

Plat Name: Bradley Woods
Plat #: 220140130

Location: Located at the eastern corner of the intersection of Wilson Lane (MD 188) and Oldchester Road.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Owner: 7801 Oldchester LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(11)** of the Subdivision Regulations, which states:

Creation of a Lot from Part of a Lot. A part of a previous recorded lot that created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(11) and supports this minor subdivision record plat.

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-80 ZONE, AS OF THE DATE OF PLAT RECORDATION.
2. THE PROPERTY IS SHOWN ON TAX MAP ON SAS, WSSC 200' SHEET 210 RW 04.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY SUBDIVISION RECORD PLAT, PROJECTAL OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPLICABLE TO THE PROPOSED DEVELOPMENT, SHALL BE MAINTAINED FOR SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. I/PF = IRON PIPE FOUND. / B/MWC = REBAR WITH CAP SET.
5. THE PROPOSED LOT WILL BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-30A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A LOT FROM A PART OF A LOT AS SHOWN ON FOLIO 3534 (S-50-30A(01)), NO ADDITIONAL DEVELOPMENT IS PROPOSED UNDER THIS MINOR SUBDIVISION.
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DENY OR NOTE ALL MATTERS AFFECTING TITLE.
8. PROPERTY LIES WITHIN ZONE 1 OF FEMA MAP # 2405104H50 DATED SEPTEMBER 28TH 2006.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LOTS CONVERTED BY RYAN B. BRINKHEIM AND JOHN W. BRINKHEIM, SURVEYORS, TO FOLIO 47248 AT FOLIO 024 DATED MAY 24TH, 2013, AND BEING PART OF LOT 15, BLOCK 3 AS SHOWN ON THE RECORD PLAT KNOWN AS BRADLEY WOODS AS RECORDED IN PLAT BOOK 3 AT PLAT 1031 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, IN ACCORDANCE WITH SECTION 90-24(E) OF THE TOTAL AREA INCLUDED ON THIS PLAT IS 17,961 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

David P. Moritt
 DAVID P. MORITT
 PROFESSIONAL LAND SURVEYOR #21134
 DATE OF LICENSE EXPIRATION: 06-20-14

OWNERS CERTIFICATION

WE, 7801 OLDCHESTER LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION.
 WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' BALLE," TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO SUIVS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

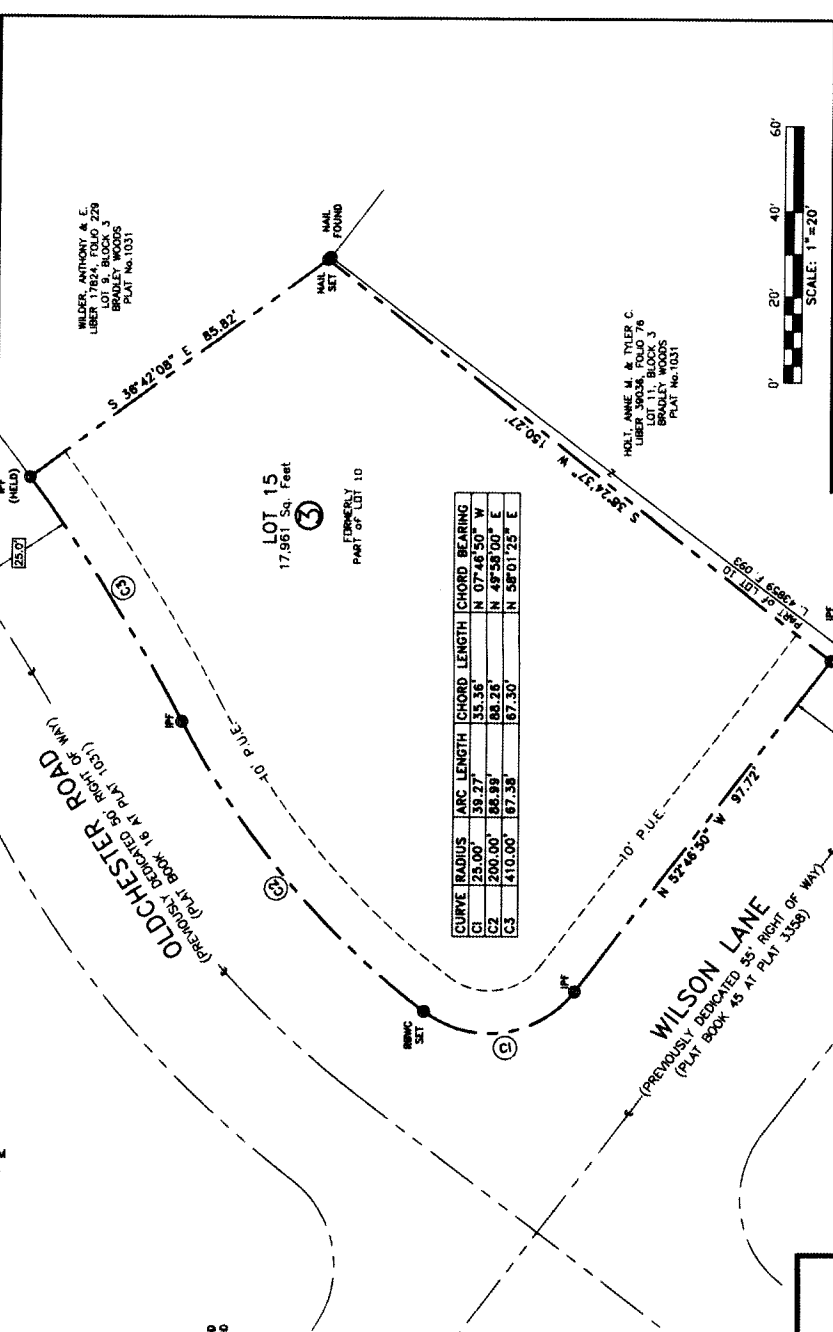
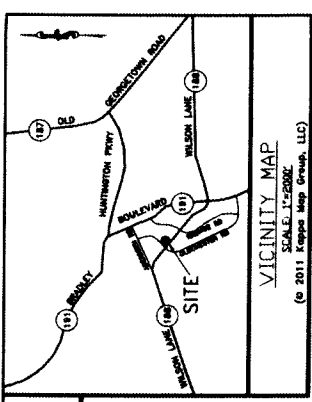
Carole Sherman
 CAROLE SHERMAN, MANAGING MEMBER
 WITNESS
 (SIGNING ON BEHALF OF 7801 OLDCHESTER LLC)
 DATE: 09-12-13

Department of Permitting Services
 Montgomery County, Maryland

Approved: _____ Date: _____
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 M.N.C.P. & P.C. Record File No. _____

Recorded
 Plat No. _____



SUBDIVISION RECORD PLAT
 BRADLEY WOODS
 LOT 15, BLOCK 3
 A RESUBDIVISION OF
 A PART OF LOT 10
 BLOCK 3
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' SEPTEMBER 2013

POTOMAC VALLEY
 SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5000

PLAT No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bradley Woods Plat Number: 220140130
 Plat Submission Date: 8/13/2013
 DRD Plat Reviewer: W. Mylar
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout _____ Lot Area _____ Zoning _____ Bearings & Distances _____ Coordinates _____
 Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____ Non-standard _____
 BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8/14/13	8/30/13		
Research	Bobby Fleury			9/16/13	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>9/9/13</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>9/20/13</u>
Final Mylar Review Complete:	<u>WM</u>	<u>9/26/13</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>10/10/13</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) Combining an existing lot with adjoining property created by deed

- a) Property is not located in an Agricultural Zone _____
- b) Partition of land is unable to be platted on its own _____
- c) Applicable conditions for existing lot remain in effect _____
- d) Required street dedication _____

(11) Creation of Lot from part of a lot

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____

yes

yes

OK