

Plat Name: Bradley Hills (Kefauver's Subdivision)
Plat #: 220141580

Location: Located on the south side of Armat Drive, 180 feet west of Burdette Road.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer

Applicant: Eugene Krichevsky

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.

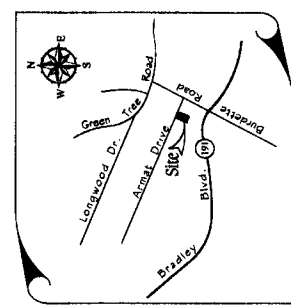
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of the property acquired by Eugene Krichewsky and Jennifer Krichewsky from Vladimir Hurns and Imritia Hurns as shown on Plat Book 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 4502/B at Folio 113. That it is also part of Lot 2 as shown on a Subdivision Record Plat entitled "Mary L. Kefauver's Subdivision, Bradley Hills" and recorded among the aforesaid Land Records in Plat Book 15 as Plat No. 977;

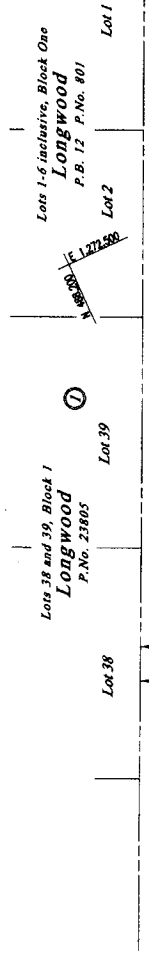
I also certify that if engaged, I will set all property owner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 39,463 square feet or 0.9059 of an acre of land. There is no street dedication by this plat.

Date: 8/20/14
 Daniel F. DeBorja
 Professional Surveyor
 Maryland Reg. No. 526
 Exp.: 02/17/2015



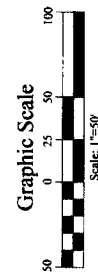
Vicinity Map
(Not to Scale)



Armat Drive

Burdette Road
 P.B. 9 P.No. 678 & P.B. 15 P.No. 977

Legend
 p/o = Part of
 P.B. = Plat Book
 P.No. = Plat Number



Owner's Certificate

The undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, Establish the minimum building restriction lines; Grant a Public Utility Easement as shown hereon and designated P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" among the Land Records of Montgomery County, Maryland in Liber 3934 at Folio 457, which said terms and provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all Federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except a certain Deed of Trust to Staley Spring Bank, recorded among the aforesaid Land Records in Liber 4501/B at Folio 119 and the parties in interest therein have below indicated their assent.

Date: 7/31/14
 Eugene Krichewsky, owner
 By: Eugene Krichewsky
 Jennifer Krichewsky, owner
 By: Jennifer Krichewsky
 Staley Spring Bank
 By: Staley Spring Bank
 Jacqueline F. Gehring, Trustee
 By: Staley Spring Bank
 Staley Spring Bank, Trustee
 By: Staley Spring Bank
 Staley Spring Bank, Trustee

We hereby assent to this subdivision record plat.

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plans are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Surveyor's Record Plat is not intended to replace an examination of title or to depict or make all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-200.
- W.S.S.C. 200 scale reference: 211 NW 07
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the creation of a lot from Part 7 of the plat provided for in 50-35A(b)(1).
- Water/Sewer Categories: W/S
- This property is shown on Tax Map GP 341
- Coordinates shown hereon were established using Trimble's Real-Time Keynotes and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (NSRS 2011). All bearings and distances shown are based on grid coordinates. The average scale factor for the subject property is 0.999952439. The average property elevation based upon NAVD88 vertical datum is 338 feet, for an elevation factor of 0.999988816. The combined factor for the subject property is 0.999941256. All bearings and distances shown are based on grid coordinates.

**Subdivision Record Plat
 Lot 23**

a Resubdivision of part of Lot 2
 Mary L. Kefauver's Subdivision

BRADLEY HILLS

Bethesda (7th) District
 Montgomery County, Maryland
 July, 2014 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 10000 Old Branch Rd., Suite 300 • Silver Spring, MD 20903 • 301.494.0400
 www.cpj.com • Gaithersburg, MD • Frederick, MD • Stevenson, MD • Fairfax, VA

Area Tabulation
 I Lot: 39,463 s.f. 0.9059 ac.
 Parcels: N/A
 Streets: N/A
 Total: 39,463 s.f. or 0.9059 ac.

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: September 3, 2014
 Date: 9/3/14
 By: Alan R. Jones
 Director

Department of Permitting Services,
 Montgomery County

Recorded: _____
 Plat No.: 220141580 (M.C.P. 1)

Chairman: _____
 Asst. Secretary-Treasurer: _____

M/NCPP&C Record File No. _____

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: (Kefauver) Bradley Hills Plat Number: 220141580
 Plat Submission Date: 6/10/2014
 Plat Reviewer: C. Blumoff
 Prelim Plan Reviewer: 0 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

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

Consultant Notified (Initial Mark-up):	<u>CB</u>	<u>7-9-14</u>
Consultant Notified (Submit Mylar):	<u>CB</u>	<u>7-23-14</u>
Final Mylar & DXF/DWG Received:	<u>SOB</u>	<u>9-17-14</u>
Final Mylar Review Complete:	<u>SOB</u>	<u>9-19-14</u>

Board Approval of Plat:

Plat Agenda:	<u>SOB</u>	<u>10-2-14</u>
Planning Board Approval:	<u> </u>	<u> </u>
Chairman's Signature:	<u> </u>	<u> </u>

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:	<u> </u>	<u> </u>
Final Mylar for Reproduction Rec'd:	<u> </u>	<u> </u>

Plat Reproduction:

Addressing:	<u> </u>	<u> </u>
File Card Update:	<u> </u>	<u> </u>
Final Zoning Book Check:	<u> </u>	<u> </u>
Update Address Books with Plat #:	<u> </u>	<u> </u>
Update Green Books for Resubdivision:	<u> </u>	<u> </u>
Complete Reproduction:	<u> </u>	<u> </u>
Notify Consultant to Seal Plats:	<u> </u>	<u> </u>
Surveyor's Seal Complete:	<u> </u>	<u> </u>
Sent to Courthouse for Recordation:	<u> </u>	<u> </u>
Recordation Info Entered into Hansen	<u> </u>	<u> </u>

No.

(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

✓
✓
✓
ok
GIS aerial photo
R-200