

**PLAT NO. 220081560**

**Edgemoor**

Located in the northwest quadrant of the intersection of Hampden Lane and Denton Road  
R-60 zone, 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Edgemoor Club Inc., Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

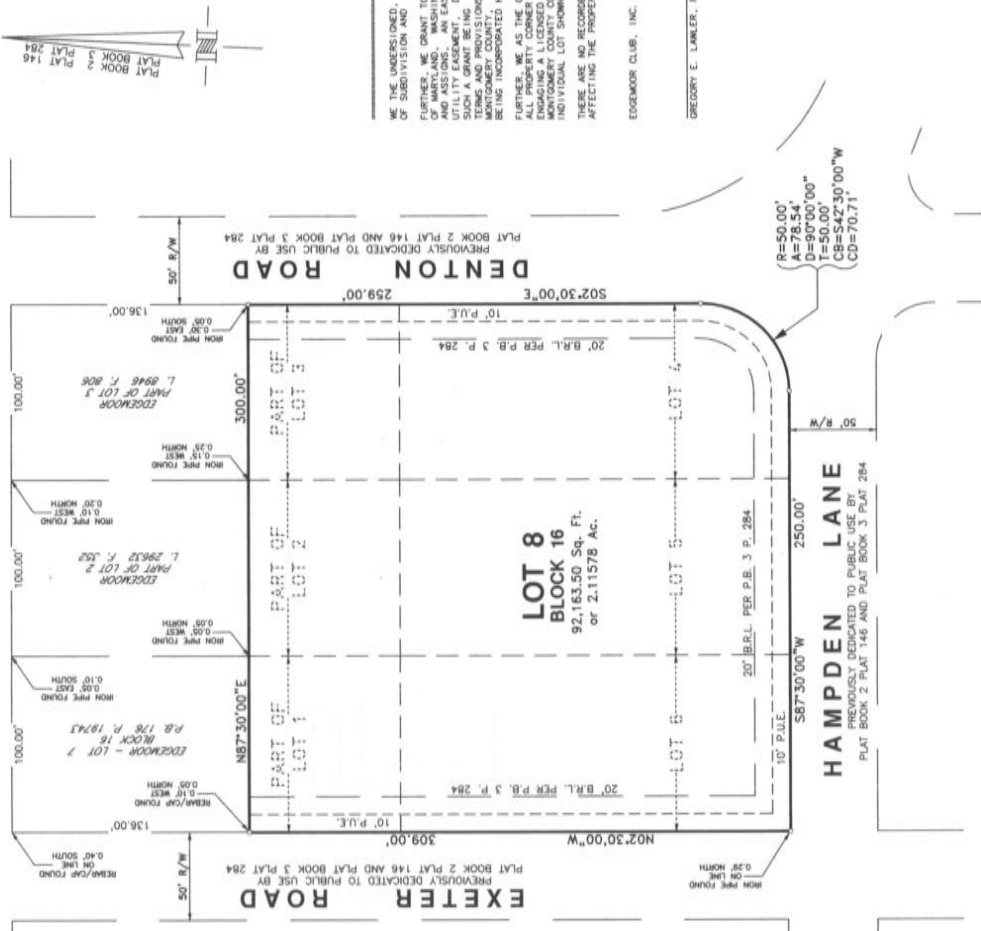
**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**PLAT NO.**

**EDGEMOOR LANE**  
60' WIDE RIGHT OF WAY  
PREVIOUSLY DEDICATED TO PUBLIC USE BY  
PLAT BOOK 2 PLAT 146 AND PLAT BOOK 3 PLAT 284



PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOTS	2.11578 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	2.11578 Ac.



**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONVEYANCE TO THE WINNABO BOTTLING RESTRICTION, LIMITED, AND FURTHER, WE GRANT TO SAID ELECTRIC COMPANY AND TO EACH OF THEIR SUCCESSORS, ASSIGNS, AN EASEMENT, IN, ON, AND OVER THE LAND HEREIN DESCRIBED AS A PUBLIC UTILITY EASEMENT, TO BE SET OUT AND SHOWN IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS AND PROVISIONS BEING INDICATED HEREIN BY THIS REFERENCE. OUR SUCCESSORS AND ASSIGNS WILL CHASE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE, AND SHALL BE RESPONSIBLE FOR THE OCCUPANCY OF THE DEDICATED INDIVIDUAL LOT SHOWN HEREON.

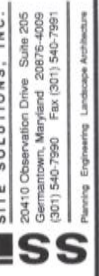
THESE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

EDGEMOOR CLUB, INC.

GREGORY E. LAMLER, PRESIDENT  
WITNESS  
DATE

**SUBDIVISION RECORD PLAT**  
**LOT 8, BLOCK 16**  
**EDGEMOOR**

BEING A RESUBDIVISION OF  
PART OF LOTS 1, 2 AND 3, BLOCK 16  
AND ALL OF LOTS 4, 5 AND 6, BLOCK 16  
BETHESDA ELECTION DISTRICT No. 7  
MONTGOMERY COUNTY, MARYLAND



SCALE: 1"=50'

JUNE, 2008

**NOTES:**  
PROPERTY IS ZONED R-60.  
THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP MM-122,  
GRID NN-22.  
BASE SHEET 209-MM-05.  
FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.  
THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-25A  
OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING PART 10  
OF TITLE 50, SUBTITLE 2, CHAPTER 25, OF THE MONTGOMERY COUNTY  
CODE, AND WITH THE REQUIREMENTS OF SECTION 50-24(a)(3).  
THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY  
MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER  
AFFECTING THE TITLE OR TO DEPICT OR NOTE ALL MATTERS  
AFFECTING TITLE.  
THE TERMS, CONDITIONS, EASEMENTS AND RESERVATIONS  
HEREIN ASSOCIATED WITH ANY REAL ESTATE IN THIS PLAT, INCLUDING  
PLANS OR OTHER PLANS, ALLOWING DEVELOPMENT OF THIS PROPERTY,  
TO SURVIVE AND NOT BE EXTINGUISHED BY RECORDING THIS PLAT,  
UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE  
PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING  
NORMAL BUSINESS HOURS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR OF THE STATE OF MONTGOMERY COUNTY,  
MARYLAND, LICENSE NO. 1118. I HAVE PERSONALLY EXAMINED THE PLAT AND THE  
COUNTY COMMISSIONERS OF MONTGOMERY COUNTY TO EDGEMOOR CLUB INCORPORATED BY DEED  
DATED JANUARY 14, 1941 AS SHOWN IN LIBER 842 AT FOLIO 260, BEING  
RECORDED AMONG THE FOLLOWING CONVEYANCES:

- 1) THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR CLUB, INC. (A  
MONTGOMERY COUNTY CORPORATION) TO WALTER S. FESSENDEN AND CLARE W. FESSENDEN BY  
DEED DATED JUNE 6, 1937 AND RECORDED JUNE 9, 1937 IN LIBER 569 AT FOLIO  
146 AND 284;  
AS PLAT 146 AND RECORDED IN PLAT BOOK 3 AS PLAT 284.
- 2) ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM THE SECURITY LAND COMPANY, (A  
MARYLAND CORPORATION) TO EDGEMOOR CLUB, INC. (A MARYLAND CORPORATION) BY DEED  
DATED JUNE 15, 1941 IN LIBER 842 AT FOLIO 262, BEING PART OF LOT 2,  
BLOCK 16 AS SHOWN ON THE APPOINTMENTED PLATS 146 AND 284;  
AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDGEMOOR" RECORDED IN PLAT BOOK 2  
AS SHOWN IN LIBER 5, 1941 IN LIBER 842 AT FOLIO 281, BEING PART OF LOT 3,  
BLOCK 16 AS SHOWN ON THE APPOINTMENTED PLATS 146 AND 284;  
AND  
AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDGEMOOR" RECORDED IN PLAT BOOK 2  
AS SHOWN IN LIBER 5, 1941 IN LIBER 842 AT FOLIO 281, BEING PART OF LOT 3,  
BLOCK 16 AS SHOWN ON THE APPOINTMENTED PLATS 146 AND 284;  
AND  
AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDGEMOOR" RECORDED IN PLAT BOOK 2  
AS SHOWN IN LIBER 5, 1941 IN LIBER 842 AT FOLIO 281, BEING PART OF LOT 3,  
BLOCK 16 AS SHOWN ON THE APPOINTMENTED PLATS 146 AND 284.

ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON,  
ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET IN  
ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.  
THE TOTAL AREA INCLUDED ON THIS PLAT IS 92,163.50 SQUARE FEET OR 2.11578 ACRES,  
NONE OF WHICH IS DEDICATED TO PUBLIC USE.

6-11-08  
DATE  
GARY BEAN SIMMONS  
PROPERTY LINES SURVEYING, INC.  
MARYLAND REGISTRATION NO. 514

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

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN ASST. SECRETARY-TREASURER

Approved \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, MARYLAND  
Department of Permitting Services  
DIRECTOR

RECORDED \_\_\_\_\_  
PLAT NO. \_\_\_\_\_

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Edgemoor Plat Number: 220081560  
 Plat Submission Date: 4-3-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor 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 # N/A Road/Alley Widths  Easements  Open Space N/A Non-standard  
 BRLs  Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Fush</u>	<u>4-9-08</u>	<u>4-23-08</u>	<u>5/16/08</u>	<u>Modify Vic. Map</u>
Research	Bobby Fleury			<u>4-15-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>4-11-08</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial \_\_\_\_\_ Date \_\_\_\_\_  
SOS 6/19/08  
SOS 5-13-08  
SOS 6-11-08

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

Initial \_\_\_\_\_ Date \_\_\_\_\_  
SOS 7/3/08  
 \_\_\_\_\_  
 \_\_\_\_\_

**DPS Approval of Plat:**

Engineer 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:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

\_\_\_\_\_  
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 \_\_\_\_\_

No. \_\_\_\_\_

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: \_\_\_\_\_

✓  
OK ✓

*(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: \_\_\_\_\_