

**PLAT NO. 220081230**

**Edgemoor**

Located in the southwest quadrant of the intersection of Hampden Lane and Woodmont Avenue

C-2 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda CBD

Federal Realty, 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.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Edgemoor Plat Number: 220081236  
 Plat Submission Date: 1-15-08 Revisions 2/15/08  
 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 OK Easements N/A Open Space N/A Non-standard  
 BRLs N/A Adjoining Land OK Vicinity Map OK 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	—	1-24-08	2-7-08	—	N/A
Research	Bobby Fleury	↓	↓	1-28-08	Fix Datum Reference
SHA	Doug Mills	↓	↓	—	—
PEPCO	Steve Baxter	↓	↓	—	—
Parks	Doug Powell	↓	↓	—	—
DRD	Nellie Carey	↓	↓	2-8-08	OK

Trans. Plan. Ed Adler

**Final DRD Review:**

DRD Review Complete: SOS Initial SOS Date 6/27/08  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): SOS SOS 5/14/08  
 Final Mylar w/Mark-up & PDF Rec'd: SOS SOS 6-18-08

**Board Approval of Plat:**

Plat Agenda: SOS SOS 7-10-08

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

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

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: \_\_\_\_\_

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

PLAT No.

**PLAT TABULATION**

Number of Lots	=	1
Area of Lots	=	21,156 sq. ft.
Area of Street Dedication	=	21,156 sq. ft.
Total Area	=	42,312 sq. ft.

**SITE**



TAX MAP No. HN 122

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown herein is correct; that it is a subdivision of all of the respective coparcels as Tracts of the Wood Lany Land Trust to Street Retail, Inc., a Maryland Corporation by deed dated January 20, 2006 and recorded among the Land Records of Montgomery County, Maryland, in the Office of the County Clerk, in the Book of Land Records, Page 1063, Block 24E as delineated on a Plat of Subdivision entitled "EDGEWOOD" as recorded among said Land Records on Plat No. 1063, and also being a reamburser of parts of Lots 11-13, Block 24E as delineated on a plat of subdivision entitled "EDGEWOOD" as recorded among said Land Records as previously stated. The boundaries of the lots shown on this plat are based on the old monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. There is no street dedication by this plat. The total area included on this plat is 21,156 square feet or 0.48388 acres.

*[Signature]*  
 By: Douglas H. Hagan, III  
 Licensed Professional Surveyor  
 MD. Reg. No. 10712

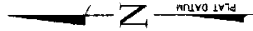
**OWNER'S CERTIFICATE**

We, Street Retail, Inc. owner of the property shown herein, hereby submit this plat for recording and approval. We warrant that the plat is correct and that we will cause all property corner markers and any other required measurement, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-21(a)(2) of the Montgomery County Code, as amended. The plat is intended to be recorded in the Montgomery County Code cases, mortgages or trusts, affecting the property included in this plat of subdivision.

STREET RETAIL, INC.

*[Signature]*  
 By: Robert H. Hagan, III  
 President and CEO

6/13/08  
 Date



WOODMONT AVENUE  
 80' R/W  
 MC R/W P. No. 102

HAMPDEN LANE  
 50' R/W - ULTIMATE 60' R/W  
 MC R/W P. No. 102

ELM STREET  
 ULTIMATE 60' R/W  
 MC R/W P. No. 102

PT. OF LOT 11  
 P.No. 573

PT. OF LOT 9  
 P.No. 573

LOT 23  
 21,156 sq. ft.

PT. OF LOT 13  
 P.No. 573

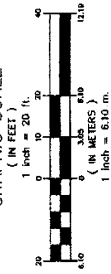
LOT 14  
 P.No. 573

LOT 15  
 P.No. 573

**NOTES:**

1. This property is zoned C-2.
2. The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
3. The property shown herein is subject to the requirements of Section 50-4-5.6 of the Montgomery County Code, which requires the filing of a Plat of Impasse and the associated right-of-way dedication for Hampden Lane.
4. Unless expressly contemplated by the plat, no agreement, all terms, conditions, covenants, limitations, and requirements associated with any preliminary plat, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board, shall be binding on the property until the final recordation of this plat. The official public fees for any such plan are maintained by the planning board and available for public review during normal business hours.
5. This plat conforms with the requirements of Section 50-25A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat is subject to the provisions of Section 50-25A(c)(3) of the County Code, which requires for a Section 50-25A(c)(3) plat, or more lots or parts of lots into one lot as provided for in Section 50-25A(c)(3).
6. This Plat is not intended to show any marker, affecting or restricting the ownership and use of the property. This Plat is not intended to require an examination of title or to depict or note all matters affecting title.

**GRAPHIC SCALE**



FOR PUBLIC WATER AND SEWER ONLY *200123*

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY-TREASURER \_\_\_\_\_

M.A.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

DATE: \_\_\_\_\_

Plat No.: \_\_\_\_\_

APPROVED: \_\_\_\_\_

**MHG** Macris, Henriks & Glascock, P.A.  
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 Landscape Architects & Surveyors  
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