



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #**  
**9/18/08**

**MEMORANDUM**

**DATE:** September 5, 2008

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CAC*  
(301) 495-4542

**FROM:** Stephen Smith *SSS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for September 18, 2008

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220090150 **Edgemoor**  
220090170 **Silver Spring Gateway**

**PLAT NO. 220090150**

**Edgemoor**

Located on the south side of Edgemoor Lane, 180 feet east of Fairfax Road

R-60 zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

5210 Edgemoor LLC, 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.

**NOTES**

1. WATER CATEGORY: 1 SUBER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPE - IRON PIPE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP M19Z.
5. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
6. THIS PROPERTY IS SHOWN ON H.B.S.C. 300-FOOT SHEET 204 NN 06.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS OF ANY KIND, WHETHER WRITTEN OR UNWRITTEN, IN ANY PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, SHALL BE SUPERSEDED BY THE TERMS AND CONDITIONS OF THIS ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION SHALL BE THE OFFICIAL PUBLIC FILES FOR ANY SUCH ACTION FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 90-24(A) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE CODE OF MONTGOMERY COUNTY, MARYLAND, AND IS NOT BEING SUBMITTED AS A PART OF A LOT INTO ONE LOT, AS PROVIDED FOR IN SECTION 90-24(B)(5)(C).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO BACK UP ANY RESTRICTIONS OF THE OWNERSHIP AND USE OF THIS PROPERTY, THE EXISTENCE OF WHICH IS NOT BEING CHALLENGED BY THIS PLAT. THE EXAMINATION OF TITLE OR TO DEPEND ON NOTES ON ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

WE, 800 EDGEMOOR LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND WE AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THE SAME, ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY LABOR AGREEMENT" AS RECORDED IN LIBER BOOK 17, FOLIO 228 AT FOLIO 228. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

05/27/2009 *[Signature]*  
 DATE  
 5210 EDGEMOOR, LLC  
 BRIAN LANG, AUTHORIZED SIGNATORY

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY PAGE MERRICK JACKSON UNTO 800 EDGEMOOR, LLC, BY A DEED DATED AUGUST 8, 2008, AND RECORDED AUGUST 8, 2008 IN LIBER BOOK 17, FOLIO 228, AND A PART OF THE LANDS CONVEYED BY PAGE MERRICK JACKSON UNTO 800 EDGEMOOR, LLC, BY A DEED DATED AUGUST 8, 2008, AND RECORDED AUGUST 8, 2008 IN LIBER BOOK 17, FOLIO 228, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 19,900 SQUARE FEET, NONE OF WHICH IS BEING SET AS A PUBLIC RIGHT-OF-WAY. THE TOTAL AREA INVOLVED IN THIS PLAT IS BEING SET AS A PUBLIC RIGHT-OF-WAY ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 90-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

05/27/2009 *[Signature]*  
 DATE  
 DAVID JOHN RITLANDS SURVEYOR  
 MD REG. NO. 21172

Department of  
 Planning and  
 Zoning  
 Montgomery County, Maryland

Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Director

**PLAT TABULATION**

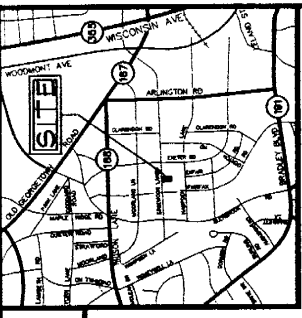
NUMBER OF LOTS	.....NA
NUMBER OF PARCELS	.....NA
AREA OF PLOTTED LOTS	.....19,900.00 SQ. FT.
AREA OF PUBLIC UTILITY	.....NA
TOTAL AREA	.....19,900.00 SQ. FT. (0.459 ACRES)

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

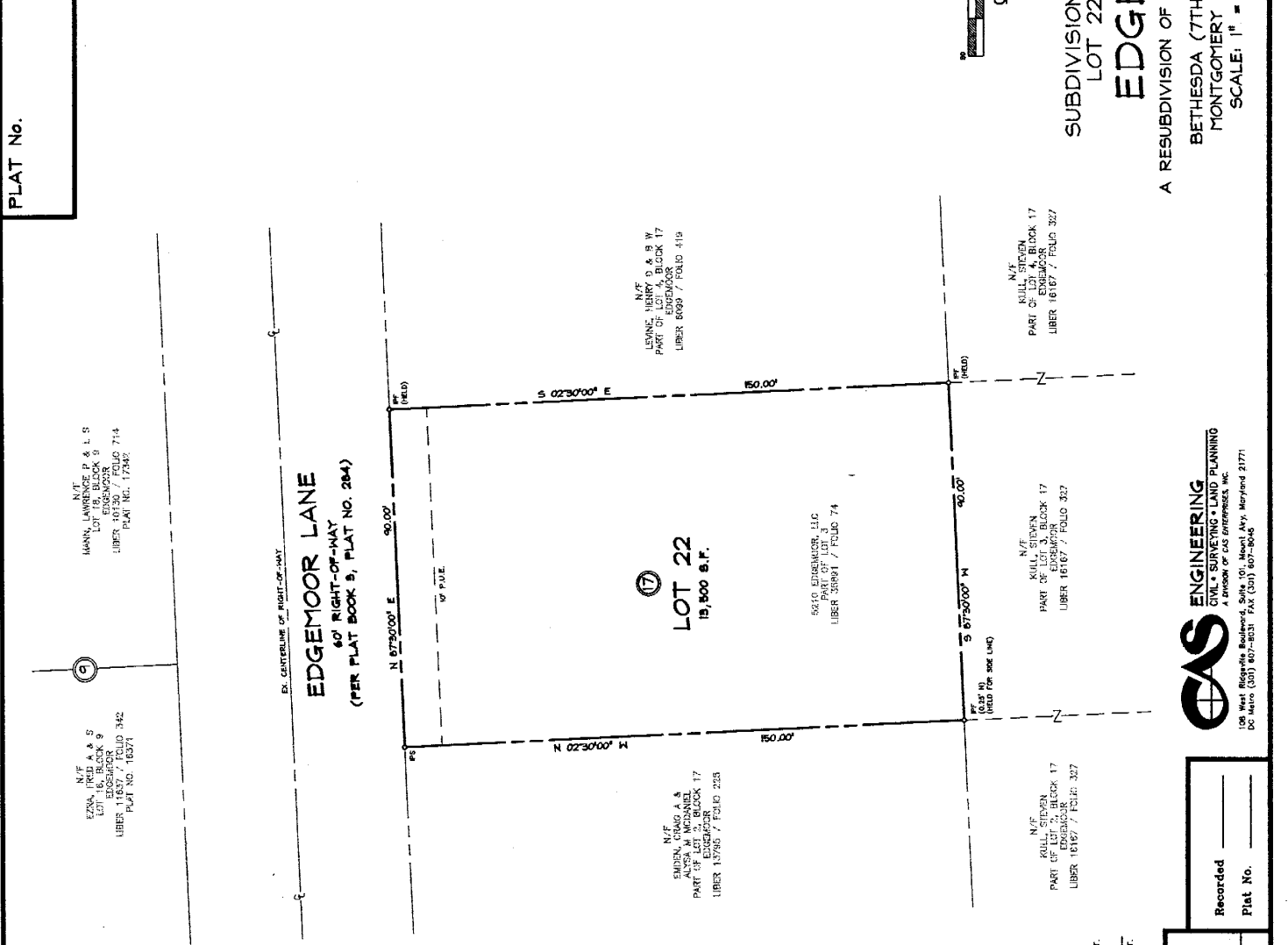
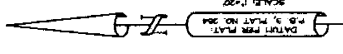
Approved: \_\_\_\_\_  
 Chairman

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

Recorded  
 Plat No. \_\_\_\_\_



VICINITY MAP  
 SCALE: 1" = 2000'



SUBDIVISION RECORD PLAT  
 LOT 22, BLOCK 17  
**EDGEMOOR**  
 A RESUBDIVISION OF PART OF LOT 3, BLOCK 17  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' JULY, 2008

**CAS ENGINEERING**  
 CIVIL • SURVEYING • LAND PLANNING  
 A DIVISION OF CAS ENTERPRISES, INC.  
 108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
 DC Metro (301) 607-8031 FAX (301) 607-8046

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Edgemoor Plat Number: 220090150

Plat Submission Date: 7-14-08

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 ok  
 Plan # N/A Road/Alley Widths  Easements  Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map ok  
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	M. Fustler	7-16-08	8-1-08	7/29/08	Check Vicinity Map
Research	Bobby Fleury			7-21-08	OK
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			8-17-08	OK

**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:

**Board Approval of Plat:**

Plat Agenda:

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:

Initial

SJS

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Date

9-5-08

8/26/08

8/28/08

8/28/08

9/18/08

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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:       dk        
\_\_\_\_\_

*(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:

\_\_\_\_\_