MEMORANDUM

DATE:         September 5, 2008

TO:           Montgomery County Planning Board

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

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

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

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.

PB date: 9/18/08
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Edgemore  Plat Number: 22090150
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 ✓ 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

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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 Date
5/5-08 9-5-08
5/24-08 9/18-08
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: ______________

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005/Revised November 2007
Page 2 of 3
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: 