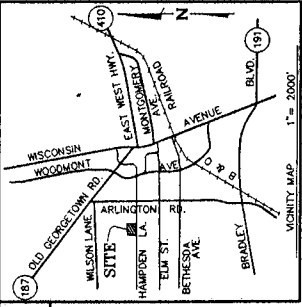


Plat Name: Edgemoor
Plat #: 220090980

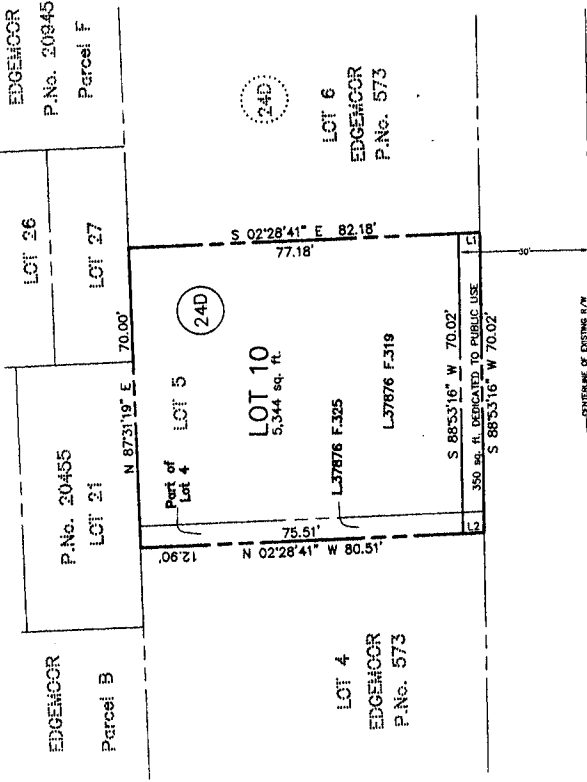
Location: Located on the north side of Hampden Lane, 175 feet east of Arlington Road
Master Plan: Bethesda CBD
Plat Details: TS-R zone; 1 lot
Community Water, Community Sewer
Owner: Housing Opportunities Commission

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070720 (MCPB Resolution No. 08-80) and with Site Plan No. 820070230 (MCPB Resolution No. 08-69), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

PLAT No.



TAX MAP No. HN 122



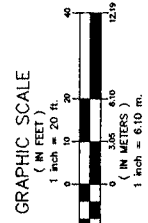
HAMPDEN LANE
(ULTIMATE 60' R/W)
(P. NO. 573)

PLAT TABULATION

Number of Lots	= 1
Area of Lot	= 5,344 sq. ft.
Area of Street Dedication	= 350 sq. ft.
Total Area	= 5,694 sq. ft.
	or 0.13072 acres

LINE TABLE

LINE	BEARING	DISTANCE
L1	S. 02°28'41" E	77.18'
L2	N. 02°28'41" W	82.18'



Notes:

- This property is zoned TS-R.
- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
- This plat conforms to the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units.
- This plat is limited to uses and conditions as required by Preliminary Plan No. 120070720 and Site Plan No. 820070230 entitled "EDGEMOOR PHASE II".
- The property is exempt from the requirements of Chapter 22A of the Montgomery County Forest Conservation Law.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, showing the location of the property, shall be deemed to be incorporated by reference into this plat. The official public files for any such plan are maintained and available for public review during normal business hours.
- This Plat is not intended to show any matter affecting or intended to replace an examination of title or to depict or note matters affecting title.
- Outlot A as depicted on the preliminary plan was to be part of the adjacent development plan. The record plat for the adjacent development plans has not been approved as of this date, therefore that area is designated as Part of Lot 4 on this plat.
- The property shown herein is subject to Public Use Space 120070720 and Site Plan No. 820070230 and any amendments thereto. (Montgomery County, Maryland will not participate in the maintenance of this one.)

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown herein is correct; that it is a resubdivision of the property shown and recorded in the Land Records of Montgomery County, Maryland as follows:

- All the land conveyed by BECK FAMILY TRUST to the HOUSING COMMISSION OF MONTGOMERY COUNTY, by deed dated July 21, 2009 and recorded in Liber 37876 of Folio 319.
- All of the land conveyed by 4615 HAMPDEN LANE LIMITED PARTNERSHIP to the HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY by deed dated July 16, 2009 and recorded in Liber 37876 of Folio 325; and also being a resubdivision of part of Lot 4 and all of Lot 5, Block 240, as delineated on a plat of subdivision recorded in Liber 37876 of Folio 325, as amended by Plat No. 573. We hereby certify that, once engaged as described in the owner's certification herein, all 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. The area of the street dedication is 350 square feet or 0.13072 acres, including 350 square feet of street dedication.

OWNER'S CERTIFICATE

The Housing Opportunities Commission of Montgomery County, owner of the property shown herein, hereby adopts this plat of resubdivision; dedicate the street to public use. As owners of this subdivision, we, our successors and assigns, shall be bound by the provisions of the Montgomery County Code, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no splits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

The Housing Opportunities Commission of Montgomery County

[Signature]
Date

SUBDIVISION RECORD PLAT
LOT 10, BLOCK 240
EDGE MOOR
ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST, 2009

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
8220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1778
Phone: 301.670.0940
Fax: 301.646.0883
www.mhga.com

96.349.222

FOR PUBLIC WATER AND SEWER ONLY 2-2-09B

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

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE No. _____

APPROVED: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DIRECTOR _____

DATE: _____

PLAT No. _____

RECORD PLAT REVIEW SHEET

Plat Name: Edgemoor Plat Number: 220090980
 Plan Name: Edgemoor Phase 4 Plan Number: 120070726
 Plat Submission Date: 4-6-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EA Date 6/4/09

Initial DRD Review:

Signed Preliminary Plan - Date 3/27/09 Checked: Initial SJS Date 4-30-09
 Planning Board Opinion - Date 12-5-08 Checked: Initial SJS Date 4-20-09
 Site Plan Req'd for Development? Yes X No R Verified By: _____ (initial)
 Site Plan Name: Edgemoor Phase IV Site Plan Number: 820070230
 Planning Board Opinion - Date 11-24-08 Checked: Initial SJS Date 4/30/09
 Site Plan Signature Set - Date 5-11-09 Checked: Initial SJS Date 9-4-09
 Site Plan Reviewer Plat Approval: Checked: Initial SJS Date 9/9/09

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates N/A Plan # OK Road/Alley Widths ✓ Easements N/A Open Space OK
 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 ✓

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>4-8-09</u>	<u>4-24-09</u>	<u>4-22-09</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>4-9-09</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey				

Final DRD Review:

DRD Review Complete: Initial SJS Date 9-9-07
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 6-1-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 7-13-09

Board Approval of Plat:

Plat Agenda: Initial SJS Date 9-17-09

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. _____

PLATING & CERTIFICATE

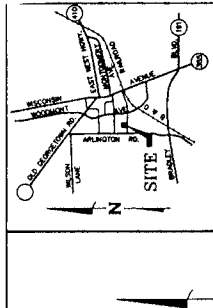
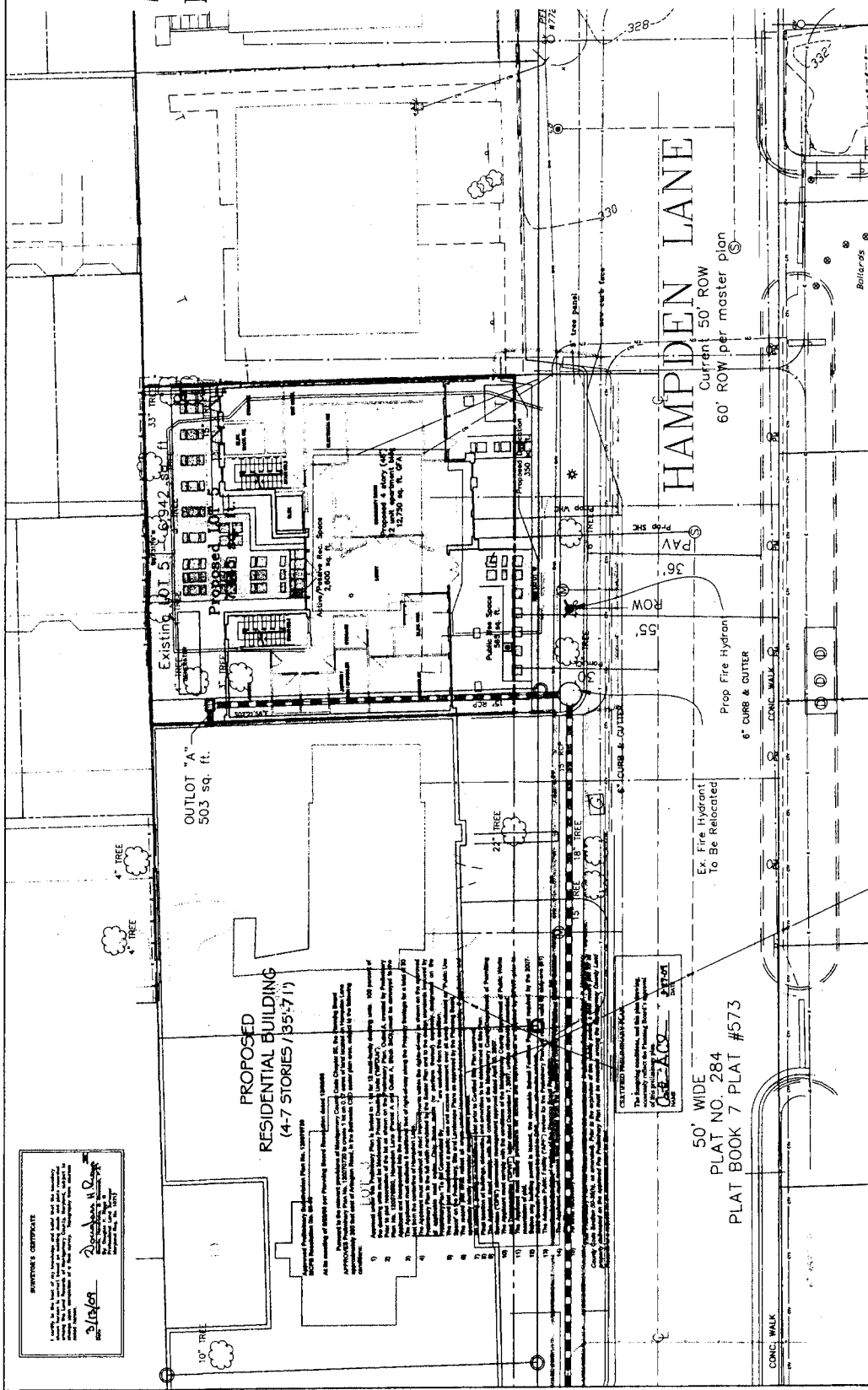
1. This is the plat of a preliminary subdivision and the owner warrants that the same is correct and that he is the owner of the land shown thereon. He also warrants that no other person has any interest in the same.

Douglas H. Ray

2/11/2008

Notary Public for the State of Maryland

PROPOSED RESIDENTIAL BUILDING (4-7 STORIES/35+71)



SITE DATA LABEL

The property is zoned IS-4
The proposed use is residential (12 unit garden apartment).
All proposed units are MFODS.
This site is within the Bethesda Central Business District of the Bethesda/Chase Master Plan Area, Planning Area 33.
The Gross Tract Area is 7,445 sq.ft. or 0.17 acres.
The Net Tract Area is 5,344 sq.ft. or 0.12 acres.
The number of proposed lots is 1.
The site to be developed is a single phase.

GENERAL NOTES

- There will be an existing easement for the property.
- The easement is shown in yellow.
- The easement is to be shown in yellow.
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PREPARED FOR
Housing Opportunities Commission
10400 Detrick Ave.
Kensington, MD 20885
Phone: 301.929.5008
Attn: Mr. Brian Kim

PRELIMINARY PLAN OF SUBDIVISION
Lot 5 and Outlot "A", Block 240
EDGEMOOR -- Phase IV

7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Mechts, Hendricks & Gilmack, P.A.
Engineers & Planners
16350 Montgomery Road, Suite 100
Montgomery, Maryland 20886
Phone: 301.679.6666

DATE CALCULATIONS

Green Total Area: 38,548 sq ft
Phase I: 22,048 sq ft
Phase II: 2,138 sq ft
Phase III: 8,627 sq ft
Total Phase I, II, & III: 32,813 sq ft
Net Tract Area: 5,344 sq ft

DATE CALCULATIONS (continued)

Green Total Area: 17,412 sq ft
Phase I: 10,738 sq ft
Phase II: 1,331 sq ft
Phase III: 5,343 sq ft
Total Phase I, II, & III: 17,412 sq ft

RELOCATED/REMOVED CONC. EAS. (Zone II, Zone III)

Item	Proposed	Required/Permitted
CONC. EAS. (Zone II)	0	0
CONC. EAS. (Zone III)	0	0

RELOCATED/REMOVED CONC. EAS. (Zone II, Zone III) (continued)

Item	Proposed	Required/Permitted
CONC. EAS. (Zone II)	18,000 sq ft	0
CONC. EAS. (Zone III)	0	0

RELOCATED/REMOVED CONC. EAS. (Zone II, Zone III) (continued)

Item	Proposed	Required/Permitted
CONC. EAS. (Zone II)	0	0
CONC. EAS. (Zone III)	0	0

TOTAL OPEN SPACE

Item	Proposed	Required/Permitted
Open Space	38,548 sq ft	38,548 sq ft

DATE CALCULATIONS

Green Total Area: 38,548 sq ft
Phase I: 22,048 sq ft
Phase II: 2,138 sq ft
Phase III: 8,627 sq ft
Total Phase I, II, & III: 32,813 sq ft
Net Tract Area: 5,344 sq ft

DATE CALCULATIONS (continued)

Green Total Area: 17,412 sq ft
Phase I: 10,738 sq ft
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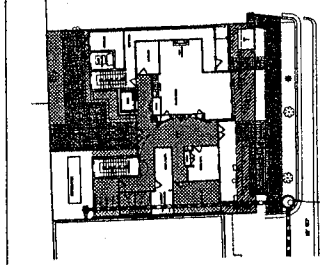
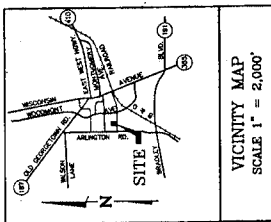
50' WIDE PLAT NO. 284 PLAT BOOK 7 PLAT #573

CERTIFIED PLANNING AND DESIGN

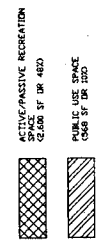
The following information is hereby certified as true and correct to the best of our knowledge and belief.

CERTIFIED PLANNING AND DESIGN

OSAC



AMENITY PLAN



Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 19652. Registration Dates: 2-1-2010 to 2-1-2015.

R. E. Chen



PREPARED FOR
Montgomery County Planning Board
10000 Detrick Ave.
Kensington, MD 20885
Phone: 301.929.5806
Attn: Mr. A. Gentry

APPROVED FOR
Montgomery County Planning Board
10000 Detrick Ave.
Kensington, MD 20885
Phone: 301.929.5806
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PREPARED FOR
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DATE 5-11-09

PROJECT NO. 04-07-07

DATE 04-07-07

SCALE 1" = 10'

PROJECT NO. 04-07-07

DATE 04-07-07

SCALE 1" = 10'

PROJECT NO. 04-07-07

DATE 04-07-07

SCALE 1" = 10'

RECREATION CALCULATIONS

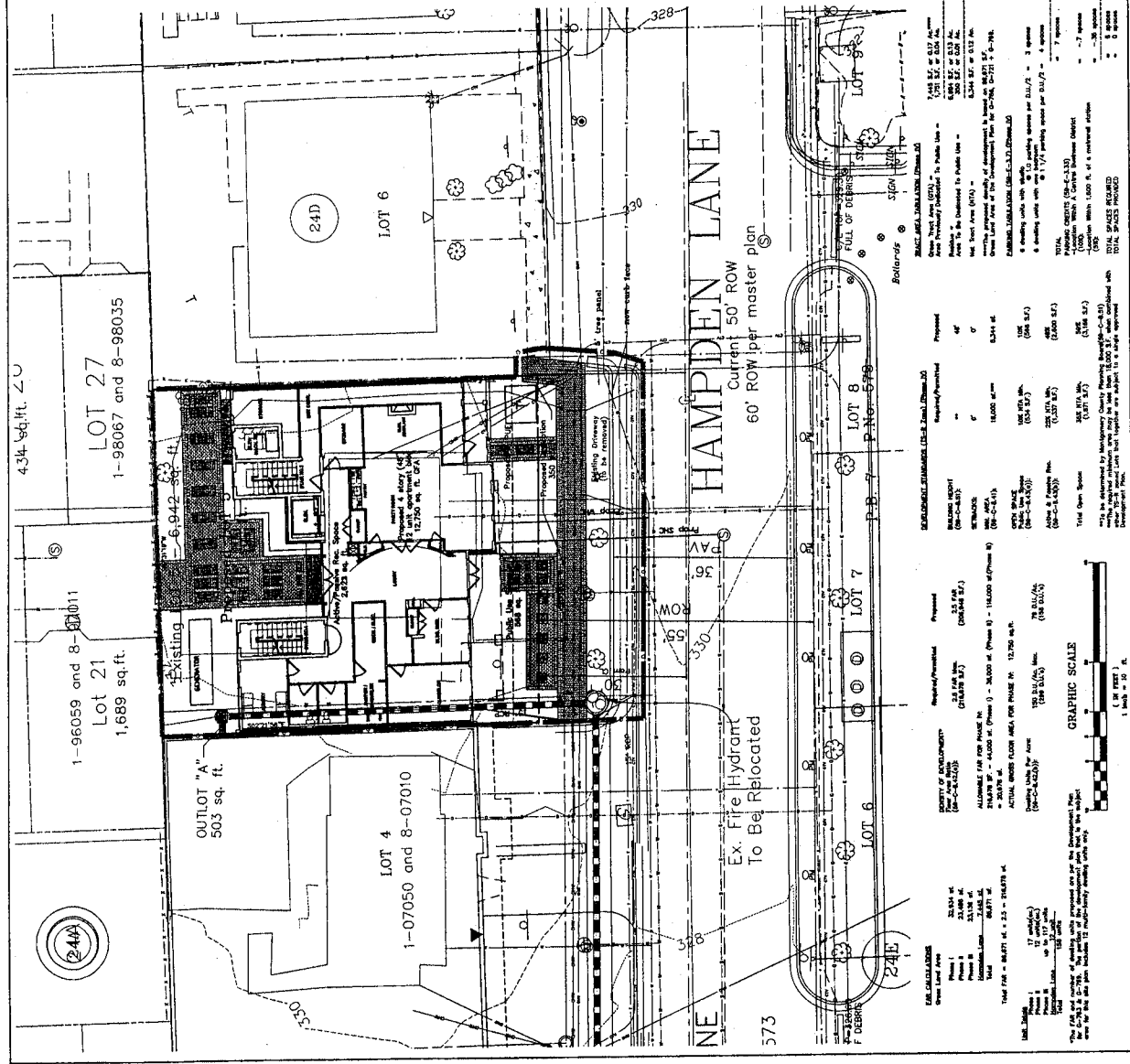
Activity	Area (sq. ft.)	Rate (sq. ft./person)	Capacity (persons)
Active/Passive Recreation	2,600	100	26
Public Use Space	3,669	100	37
Total	6,269	100	63

DEMAND TABLE

Activity	Area (sq. ft.)	Rate (sq. ft./person)	Capacity (persons)
Active/Passive Recreation	2,600	100	26
Public Use Space	3,669	100	37
Total	6,269	100	63

NOTES:

- This plan is for the proposed development and is not to be used for any other purpose.
- The site is within the Edgemoor/Cherry Chase Improvement District.
- The site is within the Edgemoor/Cherry Chase Improvement District.
- The site is within the Edgemoor/Cherry Chase Improvement District.
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- The site is within the Edgemoor/Cherry Chase Improvement District.
- The site is within the Edgemoor/Cherry Chase Improvement District.
- The site is within the Edgemoor/Cherry Chase Improvement District.



EXISTING DEVELOPMENT

Lot	Area (sq. ft.)	Use
Lot 4	12,750	Residential
Lot 6	12,750	Residential
Lot 7	12,750	Residential
Lot 8	12,750	Residential
Lot 27	1,689	Residential

PROPOSED DEVELOPMENT

Lot	Area (sq. ft.)	Use
Lot 4	12,750	Residential
Lot 6	12,750	Residential
Lot 7	12,750	Residential
Lot 8	12,750	Residential
Lot 27	1,689	Residential

GRAPHIC SCALE
1" = 10'

PREPARED FOR
Housing Opportunities Commission
10400 Detrick Ave.
Kensington, MD 20885
Phone: 301.929.5806
Attn: Mr. A. Gentry

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Montgomery County Planning Board
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DATE 5-11-09

PROJECT NO. 04-07-07

DATE 04-07-07

SCALE 1" = 10'

PROJECT NO. 04-07-07

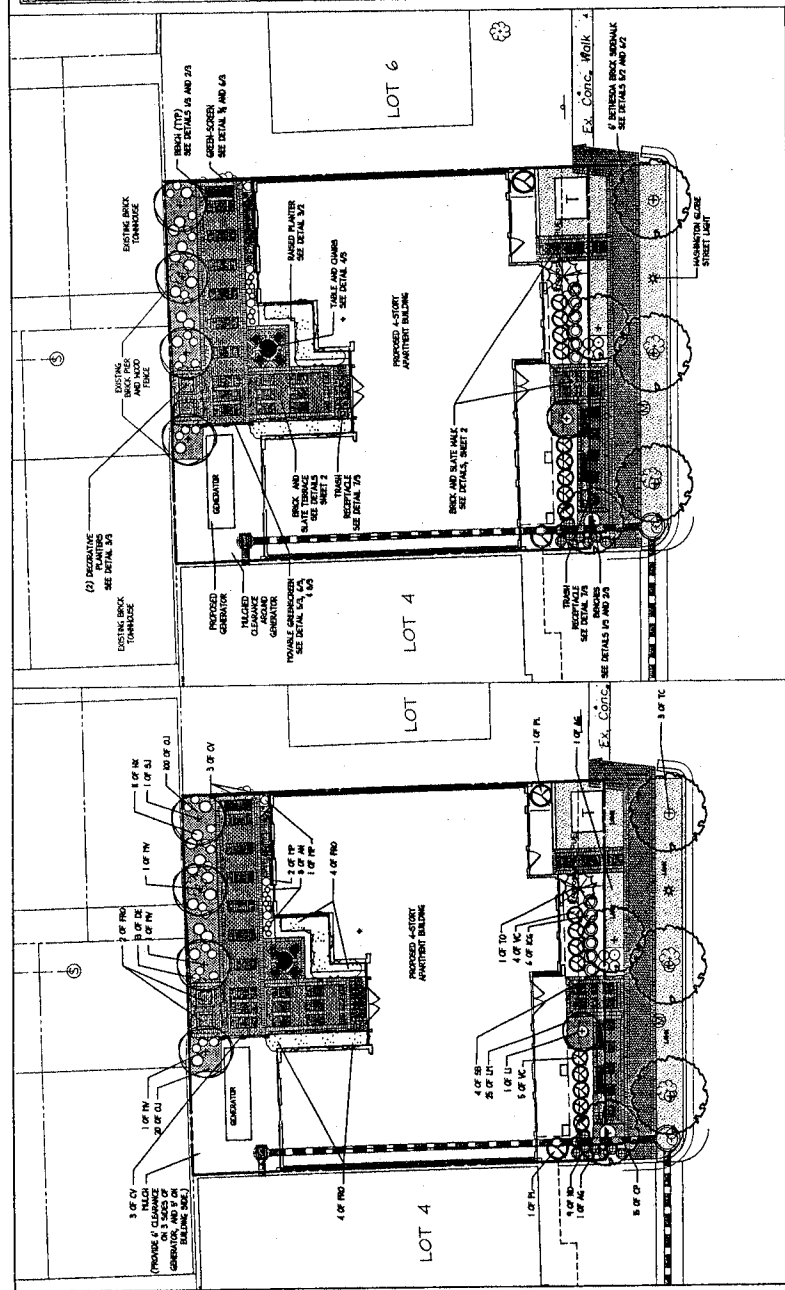
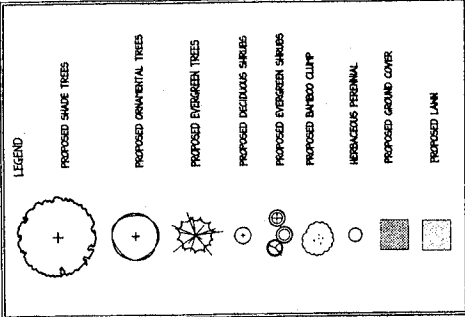
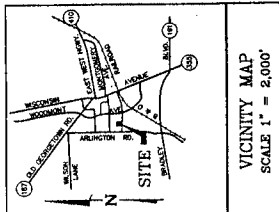
DATE 04-07-07

SCALE 1" = 10'

PROJECT NO. 04-07-07

DATE 04-07-07

SCALE 1" = 10'



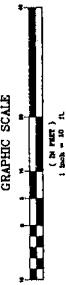
SITE AMENITIES

PLANTING PLAN

LANDSCAPE PLANT LIST

KEY	CITY	Botanical Name	Common Name	COL	LOT	SPD	BEST	SPACING
1	NY	Quercus alba	White Oak	30-35'	4	10'	10'	30'-40'
2	NY	Prunella serotina	Black Cherry	20-25'	4	10'	10'	30'-40'
3	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
4	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
5	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
6	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
7	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
8	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
9	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
10	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
11	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
12	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
13	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
14	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
15	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
16	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
17	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
18	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
19	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
20	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
21	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
22	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
23	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
24	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
25	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
26	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
27	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
28	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
29	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'
30	NY	Prunella virginiana	Black Cherry	20-25'	4	10'	10'	30'-40'

PREPARED FOR
Housing Opportunities Commission
10400 Detrick Ave.
Kensington, MD 20885
Phone: 301.929.6308
Attn: Mr. AJ Gentry



LANDSCAPE ARCHITECT
10000 Detrick Ave.
Kensington, MD 20885
Phone: 301.929.6308
Attn: Mr. AJ Gentry

REGISTERED PROFESSIONAL ENGINEER
No. 33662/0230
Montgomery County Planning Department
Division of Planning

TAX MAP NO. 122

LANDSCAPE PLAN
Lot 5 and Outlot "A", Block 240
EDGEWOOD - Phase IV

7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Montgomery, Maryland & Glasscock, P.A.
Landscape Architects & Planners
20000-1275

PREPARED FOR
Housing Opportunities Commission
10400 Detrick Ave.
Kensington, MD 20885
Phone: 301.929.6308
Attn: Mr. AJ Gentry

NO. 17 2005

RECEIVED

DATE: 5-11-07

PROJECT NO. 04-349

SHEET NO. 1 OF 4

NO.	DATE	REV	PREP	BY	ISSUES	BY
1	4.30.06	REV PRE ELEC & ROW ISSUES	VB			