

Plat Name: Edgemoor
Plat #: 220141420

Location: Located on the south side of Wilson Lane (MD 188), 175 feet west of Clarendon Road.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Applicant: Thomas J. McGinnis

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 the property included in this application 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. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE. THE PROPERTY INCLUDED HEREON IS SUBJECT TO SECTION 59-B-5.4 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. THE PROPERTY IS SHOWN ON TAX MAP HN 122, WSSC 200' SHEET 208N05.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR REVIEW DURING NORMAL BUSINESS HOURS.
4. IFF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
5. THE PROPOSED LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
6. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN CHAPTER 50 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF LOTS PROVIDED FOR IN SECTION 50-33A(6)(3).
7. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, AND USE, NO MATTER HOW REASONABLE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
8. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C04550 DATED SEPTEMBER 28TH 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THOMAS J. MCGINNIS AND LINDA B. DUBROOF ONTO THOMAS J. MCGINNIS AND LINDA B. DUBROOF, TRUSTEES OF THE MCGINNIS FAMILY TRUST, IN LIBER 37209 AT FOLIO 131 DATED MAY 8TH, 2009 AND BEING PARTS OF LOT 4 & 5, BLOCK 3B SHOWN ON PLAT OF SUBDIVISION KNOWN AS EDGEMOOR AS RECORDED IN PLAT BOOK 4 AT PLAT 311 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED BY THIS PLAT HAVE BEEN MEASURED AND FOUND TO CONFORM WITH THE DISTANCE AND BEARING REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INCLUDED ON THIS PLAT IS 5,830 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

David J. McGinnis
DAVID J. MCGINNIS, LAND SURVEYOR #21136
DATE OF LICENSE EXPIRATION: 08-20-16

OWNERS' CERTIFICATE

WE, THOMAS J. MCGINNIS AND LINDA B. DUBROOF, TRUSTEES OF THE MCGINNIS FAMILY TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

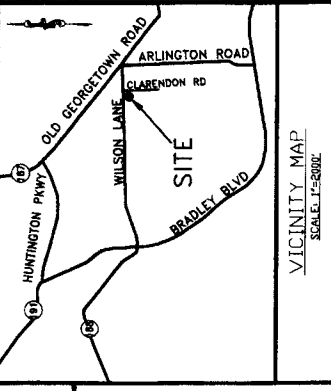
THERE ARE NO SITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON. EXCEPT FOR A CERTAIN DEED OF TRUST RECORDED IN LIBER 44287 FOLIO 257 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

Thomas J. McGinnis *Linda B. Dubroof*
THOMAS J. MCGINNIS *9/6/14* DATE
LINDA B. DUBROOF *9/6/14* DATE
Mark Hart
MARK HART, MORTGAGE SERVICES MANAGER, WITNESS
(SIGNING ON BEHALF OF PENTAGON FEDERAL CREDIT UNION)

Department of Permitting Services
Montgomery County, Maryland

Approved: *August 14, 2014*
The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date _____ Chairman _____ Asst. Secretary / Treasurer _____
M.N.C.P. & P.C. Record File No. _____

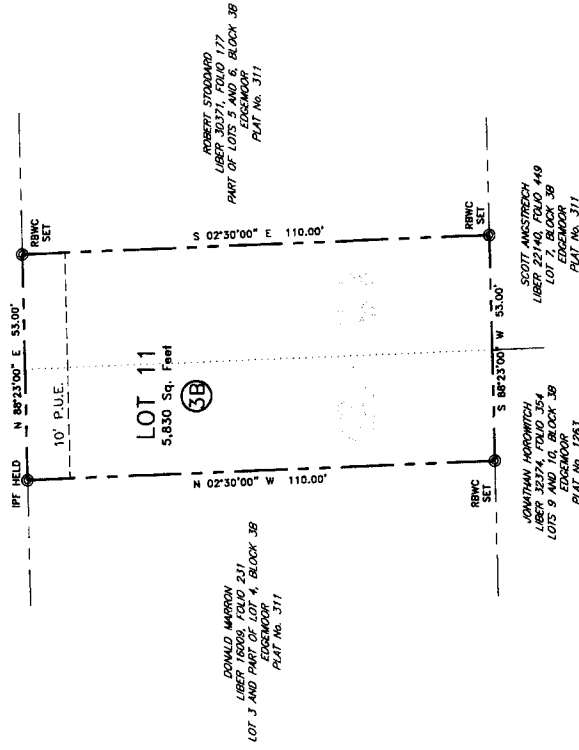
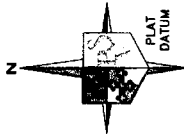


VICINITY MAP
SCALE: 1"=800'

PLAT No.

WILSON LANE
MARYLAND ROUTE 188

(50' RIGHT-OF-WAY PLAT BOOK 3 PLAT 284 AND PLAT BOOK 3 PLAT 260)



SUBDIVISION RECORD PLAT
EDGEMOOR
LOT 11 BLOCK 3B
A RESUBDIVISION OF
PART OF LOTS 4 AND 5, BLOCK 3B
PLAT BOOK 4 PLAT 311
EDGEMOOR

AREA TABULATION
LOT 11.....5,830 SQ. FT. OR 0.1338 ACRES
DEDICATION TO
PUBLIC USE.....0.00 SQ. FT. OR 0.0 ACRES
TOTAL AREA.....5,830 SQ. FT. OR 0.1338 ACRES

POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLSVILLE, MARYLAND
1-888-348-5090

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' AUGUST 2014

2-2014-143.0

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: EDGEWOOD Plat Number: 220 141420
Plat Submission Date: 5/22/14
Plat Reviewer: S. Smith
Prelim Plan Reviewer: N/A
*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A
Preliminary Plan No. N/A Checked: Initial N/A Date N/A
Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A
Site Plan Name if applicable: N/A Site Plan Number: N/A
Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

Review Items: Refer the Plat Review Checklist

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5-28-14	6-13-14		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

Consultant Notified (Initial Mark-up):
Consultant Notified (Submit Mylar):
Final Mylar & DXF/DWG Received:
Final Mylar Review Complete:

Initial

JS
JS
JS
JS

Date

6/16/14
8-5-14
8/21/14
8/22/14

Board Approval of Plat:

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

JS

9-11-14

MCDPS Approval of Plat:

Consultant 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:
Complete Reproduction:
Notify Consultant to Seal Plats:
Surveyor's Seal Complete:
Sent to Courthouse for Recordation:
Recordation Info Entered into Hansen

No. _____

MINOR SUBDIVISION SECTION 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 ✓
yes ✓

(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: _____