



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

MCPB
Item # 1B
10-1-2015

MEMORANDUM


DATE: September 22, 2015

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 1, 2015



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:

220140940 Edgemoor
220150470 Clover Ridge

Plat Name: Edgemoor
Plat #: 220140940

Location: Located in the southwest quadrant of the intersection of Old Georgetown Road (MD 187) and Woodmont Avenue.

Master Plan: Bethesda CBD Master Plan

Plat Details: CR and CRN zones; 1 lot

Applicant: TD Bank, NA

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.

OWNERS' CERTIFICATE

WE, PHIG MD 087, LLC AND MOORLAND, LLC OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY CERTIFY THAT WE HAVE REVIEWED AND ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE WIDENING OF MOORLAND LANE TO MONTGOMERY COUNTY FOR PUBLIC USE. THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES OR LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR CERTAIN DEED OF TRUST (LIBER 40738 FOLIO 158) AND ASSIGNMENT OF LEASES AND RENTS (LIBER 40738 FOLIO 159) WHICH THE PARTIES OF INTEREST HAVE HEREBY INDICATED THEIR ASSENT BELOW.

BY: PHIG MD 087, LLC
 ARBOL-HUSSEIN EXTERIAN DATE _____

NAME: MOORLAND, LLC
 EDWARD L. KOEHNKE III DATE: 7/13/2015

SHELDON P. SCHUMAN DATE: 7/13/2015

NAME: TUDANK, S.A.
 HERBERT SCHUMAN DATE: 7/13/2015
 TITLE: CHIEF WORKOUT OFFICER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED TO PHIG MD 087, LLC BY DEED DATED MAY 17, 2013 AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 32483 AT FOLIO 281 AND THAT THE SUBDIVISION OF PARTS OF LOTS 12, 13, 14 & 15 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "BLOCK 12B EDGEMOOR" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 32483 AT FOLIO 281 AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 47119 AT FOLIO 302, AND THAT IT IS A RESUBDIVISION OF LOT 2, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "BLOCK 12B EDGEMOOR" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 32483 AT FOLIO 281 AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 12.940 SQUARE FEET OR 0.297 ACRES OF LAND, OF WHICH 1.710 SQUARE FEET OR 0.039 ACRES IS DEDICATED TO PUBLIC USE BY THIS PLAT.

ROBERT C. WARR, JR., PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21387
 DATE: 7-16-15

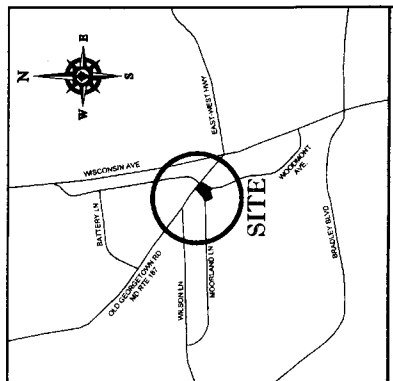
2201101940
 MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 DATE: _____
 SECRETARY-TREASURER: _____
 CHAIRMAN: _____
 M.N.C.P. & P.C. RECORD NO. _____

DEED TABULATION

PHIG MD 087, LLC (LIBER 32483 FOLIO 281)	6,256 S.F. OR 0.150 AC.
MOORLAND, LLC (LIBER 47119 FOLIO 302)	4,684 S.F. OR 0.107 AC.
TOTAL	12,940 S.F. OR 0.297 AC.

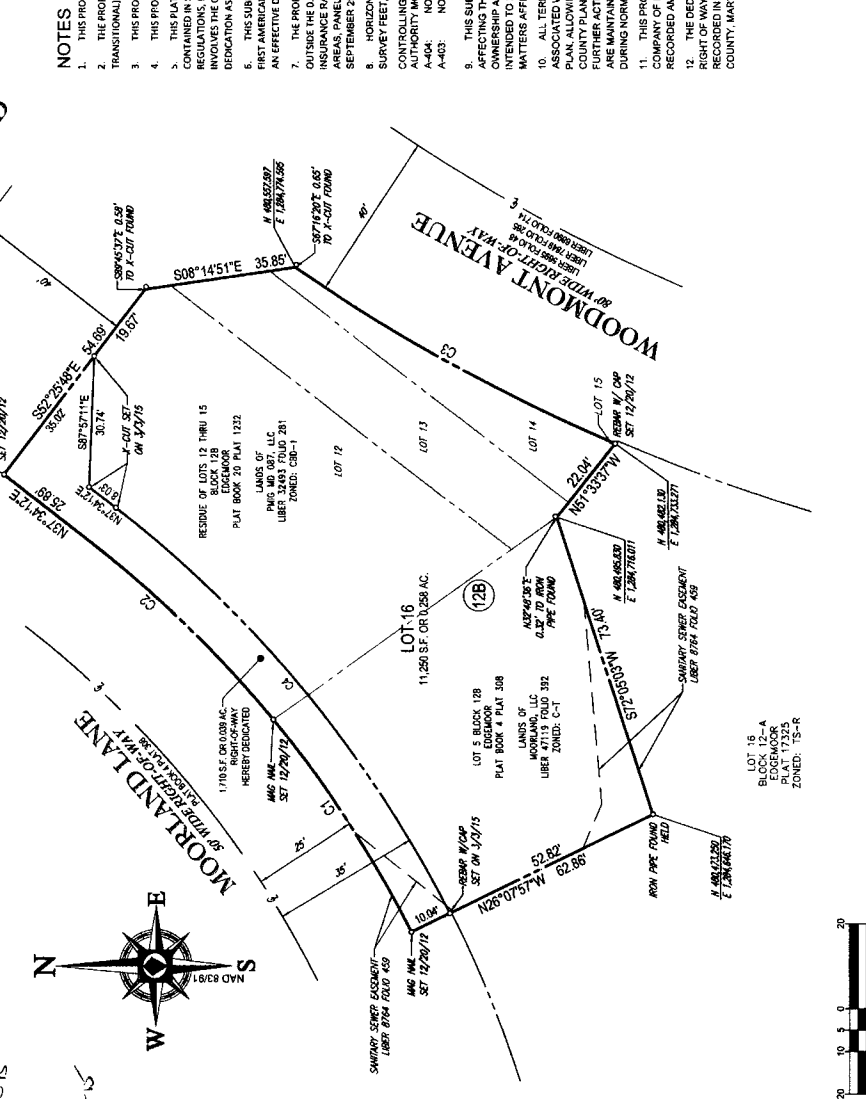
AREA TABULATION

LOT 16	11,250 S.F. OR 0.258 AC.
ROW DEDICATION	1,710 S.F. OR 0.039 AC.
TOTAL	12,960 S.F. OR 0.297 AC.



VICINITY MAP
SCALE: 1"=2,000'

- NOTES**
- THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER SYSTEMS ONLY.
 - THE PROPERTY IS ZONED CDS-1 (CENTRAL BUSINESS DISTRICT) AND C-1 (COMMERCIAL TRANSITIONAL) AS SHOWN HEREON.
 - THIS PROPERTY IS SHOWN ON T&M MAP PH 122.
 - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT IS SUBJECT TO ONE LOT AND RIGHT-OF-WAY DEDICATION AS PROVIDED FOR IN SECTION 50-35A(4)(3).
 - THIS SUBDIVISION PLAT IS BASED ON A TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE CO. MAP NUMBER NO. NC535623PHIL, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2012 (REVISION 1).
 - THE PROPERTIES ARE LOCATED IN OTHER AREAS WHERE EASES DETERMINED TO BE OUTSIDE THE 0.7% CHANCE ANNUAL FLOOD HAZARD (FLOOD ZONE 1A) DETERMINED BY INSURANCE RATE MAP, MONTGOMERY COUNTY, VIRGINIA, AND INCORPORATED INTO PANEL 458 OF 480". MAP NUMBER 24031C0458D, MAP EFFECTIVE DATE SEPTEMBER 28, 2006.
 - HORIZONTAL DATUM IS MARYLAND COORDINATE SYSTEM (MAD 8301) US SURVEY FEET, BASED ON GPS AND CONVENTIONAL SURVEY MEASUREMENTS. CONTROLLING STATIONS ARE WASHINGTON, METROPOLITAN AREA TRANSIT AUTHORITY MONUMENTS A-04 AND A-03.
 - A-04: NORTHING 415,390.3702; EASTING 772,355.8440
 - A-03: NORTHING 418,654.4880; EASTING 772,377.0810
 - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY, MARYLAND, SHALL APPLY TO THIS PROPERTY. THE OFFICIAL PUBLIC RULES FOR ANY PLAN FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC RULES FOR ANY PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - THIS PROPERTY IS SUBJECT TO CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY EASEMENT RECORDED IN LIBER 272 FOLIO 4 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 - THE DEDICATION AREA IS SUBJECT TO A SUBORDINATION OF EASEMENT AND RIGHT OF WAY AGREEMENT WITH WASHINGTON SUBURBAN SANITARY COMMISSION RECORDED IN LIBER 50889 FOLIO 151 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	271.06'	59.83'	N85°42'42"E	56.81'	0°12'40"04"	30.09'
C2	271.06'	60.40'	N43°57'23"E	60.28'	0°12'40"05"	30.33'
C3	440.00'	98.16'	S30°42'15"W	86.04'	0°11'13"19"	43.23'
C4	281.06'	124.83'	N65°18'22"E	123.90'	025°29'00"	63.51'

LOT 16
 BLOCK 12B
 PLAT 17323
 ZONED: TS-R

APPROVED ON: September 14, 2015

DIRECTOR: Diana R. Johnson

RECORDED

BOHLER ENGINEERING

2208 DAVIS DRIVE, SUITE 250
 STEELERS WOODROW WALK
 FORT BELLEVILLE, MD 20743
 WWW.BOHLENER.COM

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA