



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


**MCPB**  
**Item # 1B**  
**3-3-2016**

**MEMORANDUM**

**DATE:** February 24, 2016

**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 March 3, 2016

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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:

**220160570 Edgemoor**  
**220160670 Rosedale Park**

**Plat Name: Edgemoor**  
**Plat #: 220160570**

Location: Located on the west side of Hampden Lane opposite Edgemoor lane  
Master Plan: Bethesda-Chevy Chase Master Plan  
Plat Details: R-90 zone, 1 lot  
Applicant: Michael and Francine Goldberg

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

**50-35A(a)(3) 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.

**GENERAL NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PLANNING BOARD ACTION, OR OTHER DOCUMENT DEVELOPMENT OF THIS PROPERTY INCLUDED IN THIS PLAT AS REFERENCED BY MONTGOMERY COUNTY PLANNING BOARD ARE APPLICABLE TO THIS SUBDIVISION UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAT ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, WHICH PROVIDES FOR THE CONSOLIDATION OF "NO OR MORE PART" OF A LOT INTO ONE LOT.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE RIGHTS AND USE OF THIS PROPERTY. IF SUBDIVISION RECORD PLAT IS NOT INTENDED TO MAKE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
5. THIS PROPERTY IS CURRENTLY ZONED P-30.
6. THIS PROPERTY IS SHOWN ON MONTGOMERY COUNTY TAX MAP GRID HR-12.
7. THIS PROPERTY IS SHOWN ON W.S.S.C. SHEET# 209 NW 05.

**OWNER'S CERTIFICATE:**

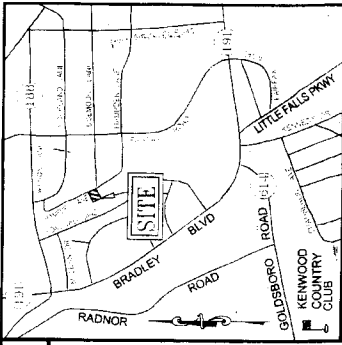
WE, MICHAEL GOLDBERG AND FRANCINE F. GOLDBERG, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, EXHIBIT ON THE URBAN BUILDING RESTRICTION LINES AND GRANT THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS TO P.U.E. TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO LEASES, EASES OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION.

1/16/16  
DATE

1/16/16  
DATE

Michael Goldberg  
FRANCINE F. GOLDBERG

Witness  
Derek Cal...  
Christina...



**VICINITY MAP  
NOT TO SCALE**

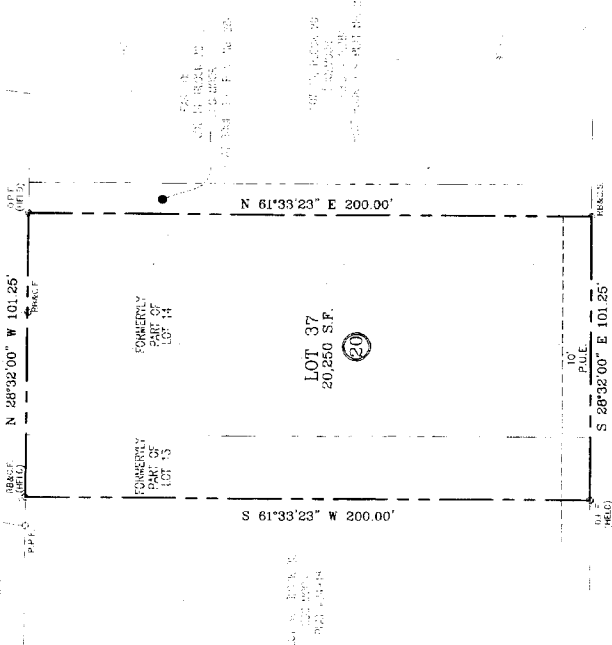
**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY MICHAEL GOLDBERG AND FRANCINE F. GOLDBERG TO MICHAEL GOLDBERG AND FRANCINE F. GOLDBERG BY DEED DATED JANUARY 16, 1999 AS RECORDED IN LIBER 16832 AT FOLIO 601; SAID PROPERTY ALSO BEING KNOWN AS PART OF A LOT NUMBERED THIRTYEEN (13) AND PART OF A LOT NUMBERED FOURTEEN (14), IN THE BLOCK NUMBERED TWENTY (20) IN THE SUBDIVISION KNOWN AS "EDGEMOOR" AS PER THAT RECORDED IN PLAT BOOK 3 AS PLAT 294, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THERE ARE IN PLACE IN ACCORDANCE WITH SECTION 55-24.6 OF THE MONTGOMERY COUNTY CODE. SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 20,250 SQUARE FEET OR 0.46488 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

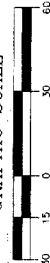
2-10-16  
DATE

Wayne F. Aubertin  
PROFESSIONAL LAND SURVEYOR  
MD REG #2133  
EXPIRES 01-07-2017



**HAMPDEN LANE**  
(50' WIDE R/W PER PLAT BOOK 3, PLAT NO. 294)

GRAPHIC SCALE



**LEGEND:**

- O.P.F. INDICATES OPEN PIPE FOUND
- R.B.C.F. INDICATES REBAR AND CAP FOUND
- P.P.F. INDICATES FINISHED PIPE FOUND
- D.H.F. INDICATES DRILL HOLE FOUND
- R/W INDICATES RIGHT OF WAY

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND DIRECTOR: [Signature] DATE: FEBRUARY 11, 2016	RECORDED: PLAT NO.:	DRAFTED: K.U.S. CHECKED: W.F.A. JOB NO.: 15-2518/REP
APPROVED: _____ CHAIRMAN		ASSIST. SECRETARY - TREASURER
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		

LOT 37 = DEDICATION AREA =	20,250 S.F. OR 0.46488 ACRES N/A
TOTAL AREA =	20,250 S.F. OR 0.46488 ACRES

SUBDIVISION RECORD PLAT  
LOT 37, BLOCK 20  
EDGEMOOR

A RESUBDIVISION OF  
PART OF LOTS 13 & 14, BLOCK 20  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' DECEMBER 2015

PREPARED BY

**SNIDER & ASSOCIATES**  
LAND SURVEYORS  
20270 GOLDENROD LANE, SUITE 110  
GERMANTOWN, MARYLAND 20876  
301/948-5100 Fax 301/948-1286

