



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


MCPB
Item # 1B
6-12-2014

MEMORANDUM

DATE: June 4, 2014

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 12, 2014

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:

220081260 Edgemoor (Revision)
220100540 Burnt Hill Estates
220130740 Ray's Chance
220140840 Reserve Business Center
220141030 Forest Glen Investment Company's Subdivision
220141070 Olive Branch (Revision)

Plat Name: Edgemoor (Revision)

Plat #: 220081260

Location: Located in the northwest quadrant of the intersection of Hampden Lane and Woodmont Avenue.

Master Plan: Bethesda CBD Sector Plan

Plat Details: TS-R zone; 1 lot
Community Water, Community Sewer

Owner: Lauren Condos, LLC

Explanation of Revision

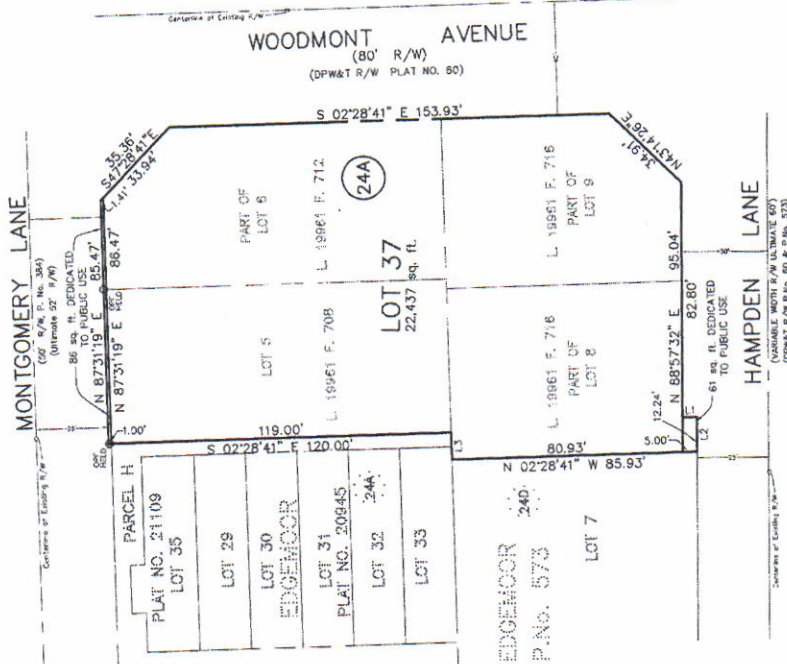
The subject plat was previously approved by the Board at its meeting on April 10, 2008. In the interim period, since the original approval, the property has been transferred to a new ownership entity, and the mylar has been re-struck by the consultant to reflect the current ownership and deed of transfer references.

The plat contains no other alterations and remains in conformance with Preliminary Plan No. 120070280, and Site Plan No. 820070060, and Staff recommends approval of the revised plat.

PLAT No.

LINE	BEARING	DISTANCE
L1	S 07°02'28" E	5.00'
L2	S 89°57'32" W	12.11'
L3	N 87°31'19" E	9.53'

LEGEND:
OPF = Open Pipe Found



- Notes:
- This property is zoned TS-R.
 - The approval of this plat is predicated on the availability of public water one year prior to the construction of buildings.
 - This plat is limited to uses and conditions as required by Preliminary Plan No. 120070260 and Site Plan No. 820070060A entitled "3301 HAMPDEN LANE".
 - The property shown hereon is exempt from the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, Exemption #2004124E.
 - Unless expressly contemplated by the plan or approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, approval, or plat shall remain in full force and effect. This property plan and plat shall not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - This Plat is not intended to show every matter affecting or restricting the use of the property shown hereon. The applicant is responsible to conduct an examination of title or to deposit or ride all matters affecting title.
 - Vehicle access is derived along Woodmont Avenue.

PLAT/ABSTRACTION

Number of Lots	= 1
Area of Lots	= 22,437 sq. ft.
Area of Street Dedication	= 22,354 sq. ft.
Total Area	= 44,791 sq. ft.
	or 0.51846 acres

FOR PUBLIC WATER AND SEWER ONLY
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

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

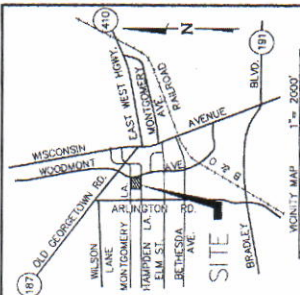
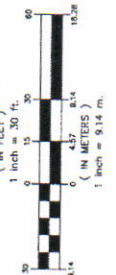
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DIRECTOR _____

DATE: _____
PLAT No.: _____

GRAPHIC SCALE



TAX MAP No. HN122

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct. It is an subdivision of the lands conveyed by Instrument, Lane Ventures, LLC to Lauren Condos, LLC by a deed dated January 13, 2014, recorded in the Montgomery County Clerk of the Circuit Court's Office as delineated on a plat of subdivision entitled "EDGEMOOR" as recorded among said Land Records as Plat No. 3584, and also being a resubdivision of part of Lot 5 and part of Lot 6, Block 24B, as shown on a plat of subdivision entitled "EDGEMOOR" as recorded among said Land Records as Plat No. 973. We hereby certify that, since mapped as shown on the Edgemoor subdivision hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code. This plat is 22.384 square feet or 0.51846 acres, including 147 square feet of street dedication.

[Signature]
Date: 5/22/14
Lauren Condos, LLC
By: Jonathan A. Russell
Property Line Surveyor
Montgomery County, Maryland
Expiration Date: 10/15/2014

OWNERS CERTIFICATE

Lauren Condos, LLC, a Delaware limited liability company, owner of the property shown hereon, hereby certifies that this plat of resubdivision, dedicating the streets as shown hereon, to public use, and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e)(2) of the Montgomery County Code.

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

[Signature]
Date: 5-22-14
Lauren Condos, LLC
By: John T. Filipek
Managing Director

SUBDIVISION RECORD PLAT
LOT 37, BLOCK 24A
EDGEMOOR
ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' MAY, 2014

MHG
Macris, Hendricks & Glascock, P.A.
Landscape Architects • Surveyors
8220 Widgeon Road, Suite 220
Montgomery Village, Maryland
20886-1276
Phone: 301.670.0840
Fax: 301.548.0093
www.mhga.com

RECORD PLAT REVIEW SHEET

Plat Name: Edgemoor Plat Number: 220081260
 Plan Name: 4901 Hampden Lane Plan Number: 120070280
 Plat Submission Date: 2-5-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: AB Date 3/27/08

Initial DRD Review:

Signed Preliminary Plan – Date 11-9-07 Checked: Initial SJS Date 3-3-08
 Planning Board Opinion – Date 10-12-07 Checked: Initial SJS Date 3-3-08
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: 4901 Hampden Lane Site Plan Number: 820070066
 Planning Board Opinion – Date 9-26-07 Checked: Initial SJS Date 3-26-08
 Site Plan Signature Set – Date 3-19-08 Checked: Initial SJS Date 3-26-08
 Site Plan Reviewer Plat Approval: Checked: Initial CM Date 3-27-08

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates ok Plan # Road/Alley Widths ok Easements N/A Open Space N/A
 Non-standard BRLs N/A Adjoining Land ok 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>Branes</u>	<u>2-13-08</u>	<u>2-27-08</u>		<u>EXEMPTION</u>
Research	Bobby Fleury			<u>2-14-08</u>	<u>No REVISIONS</u>
SHA	Doug Mills			<u> </u>	<u> </u>
PEPCO	Steve Baxter			<u> </u>	<u> </u>
Parks	Doug Powell				
DRD	Nellie Carey			<u>2-29-08</u>	<u>OK</u>

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:

Initial SJS Date 3/28/08
SJS 2-29-08
SJS 3-19-08

REVISION

5-23-14
6-12-14

Board Approval of Plat:

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

SJS 4-10-08
SJS 4-10-08
LA 4-15-08

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

SJS 4-15-08

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. _____

