PLAT NO. 220081230

Edgemoor
Located in the southwest quadrant of the intersection of Hampden Lane and Woodmont Avenue
C-2 zone; 1 lot
Community Water, Community Sewer
Master Plan Area: Bethesda CBD
Federal Realty, Applicant

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 this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

PB date: 7/10/08
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

Plat Name: Edgemoor
Plat Number: 22081238
Plat Submission Date: 1-15-08
Revisions: 2/15/08
DRD Prelim Plan Reviewer: N/A
*For category of minor see pages 2 and 3

Initial DRD Review:

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Planning Board Opinion – Date____ Checked: Initial____ Date____ Site Plan Name if applicable:____ Site Plan Number:____

Planning Board Opinion – Date____ Checked: Initial____ Date____

Lot # & Layout____ Lot Area____ Zoning____ Bearings & Distances____ Coordinates____

Plan Type: N/A Road/Alley Widths____ OK Easements N/A Open Space N/A 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____
SPA N/A

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<tr>
<th>Agency Reviews Req’d</th>
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<th>Date Rec’d</th>
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<td>Nellie Carey</td>
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Trans. Plan. Ed Atlee

Final DRD Review:

DRD Review Complete: Initial____ Date 4/27/08

Engineer Notified (Pick up Mark-up): S/5 5/14/08

Final Mylar w/Mark-up & PDF Rec’d: S/5 6/18/08

Board Approval of Plat:

Plat Agenda: S/5 7-10-08

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 #:____ No.

Update Green Books for Resubdivision:____

Notify Engineer to Seal Plats:____

Engineer Seal Complete:____

Complete Reproduction:____

Sent to Courthouse for Recordation:____
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: _____________✓________________

(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 Residually 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: ________________________

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

a) Number of Lots: ________________________

b) Written MCDPS approval of proposed septic area: ________________________

c) Required street dedication: ________________________

d) Easement for balance of property noting density and TDRS: ________________________

e) Average lot size of 5 acres: ________________________

f) Forest Conservation requirements met: ________________________