

**Plat Name: Edgemoor**  
**Plat #: 220100810**

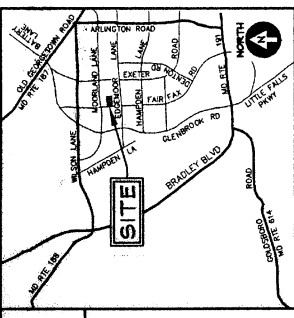
Location: Located on the east side of Fairfax Road, 300 feet north of Edgemoor Lane  
Master Plan: Bethesda-Chevy Chase  
Plat Details: R-60  
Community Water, Community Sewer  
Applicant: Sandy Spring Builders

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:

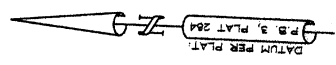
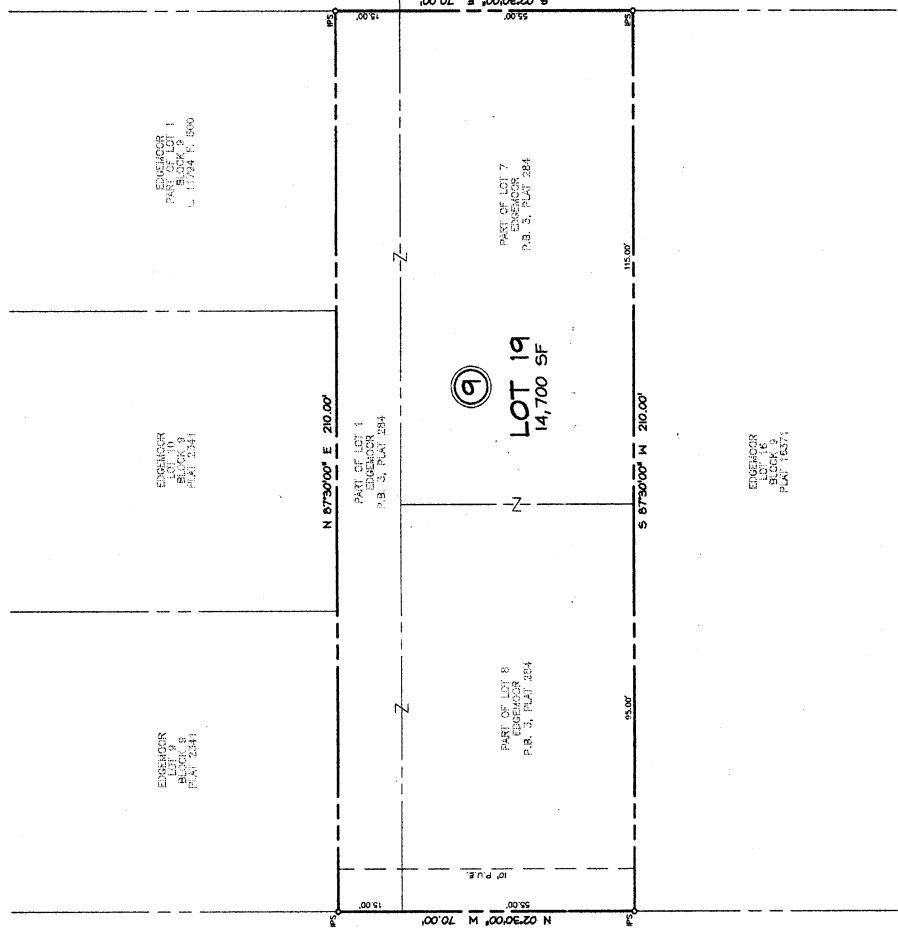
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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.



VICINITY MAP  
SCALE: 1" = 200'

PLAT No.



ENGINEER  
PART OF LOT 1  
BLOCK 9  
PLAT 284  
L. 17244 N. 500

ENGINEER  
LOT 19  
BLOCK 9  
PLAT 284  
L. 17242

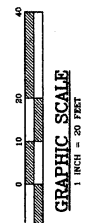
ENGINEER  
LOT 8  
BLOCK 9  
PLAT 284

ENGINEER  
LOT 7  
BLOCK 9  
PLAT 284

ENGINEER  
LOT 18  
BLOCK 9  
PLAT 284

SUBDIVISION RECORD PLAT  
LOT 19, BLOCK 9  
**EDGEMOOR**

A RESUBDIVISION OF PART OF LOT 1,  
PART OF LOT 7, AND  
PART OF LOT 8, BLOCK 9  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' MARCH, 2010



**CAS** ENGINEERING  
CIVIL SURVEYING & LAND PLANNING  
A DIVISION OF CAS ENTERPRISES, INC.  
108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21171  
DC Metro (301) 807-8031 FAX (301) 807-8045

**NOTES**

- 1. MATTER CATEGORY: 1 SEWER CATEGORY: 1
- 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT REVISION.
- 3. I.P.S. - IRON PIPE FOUND
- 4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 5. THIS PROPERTY IS SHOWN ON TAX MAP 14 122.
- 6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 204 NM 06.
- 7. ALL TERMS, CONDITIONS, AGREEMENTS, LITIGATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED INTO THIS RECORD PLAT. ANY BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILER FOR ANY SUCH ACTION IS THE OFFICIAL PUBLIC FILER FOR ANY SUCH ACTION.
- 8. THIS SUBDIVISION IS SUBJECT TO THE SUBDIVISIONS PERMITS, SUBDIVISION AND ZONING REGULATIONS, AND SECTION 50-20 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, WHICH MAY INVOLVE THE CONSULTATION WITH THE COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES, SECTION 50-38A(2)(3)(4).
- 9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY RESTRICTION AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE EXAMINATION OF TITLE OR TO DETERMINE OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

WE, JIM M. DAVIS AND MRS. F. DAVIS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADVERTISE THIS PLAN OF SUBDIVISION. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREIN, TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES, AS RECORDED IN LIBER 2884 AT FOLIO 877 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE AGREE TO WAIVE ALL RIGHTS OR INTERESTS AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT AS INDICATED BELOW.

DATE 5/16/10  
DATE 5/10/10  
JAN M. DAVIS  
MRS. F. DAVIS  
WACKA F. DAVIS  
SECOND TRUST COMPANY, N.A.  
THE BANK OF AMERICA, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.  
DATE 6/9/10  
LEWETA BROWN  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWING HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS CONVEYED BY THIS PLAT. I HAVE BEEN LICENSED BY THE STATE OF MARYLAND AS A PROFESSIONAL SURVEYOR AND RECORDED AS SUCH IN THE OFFICE OF THE REGISTER OF MOUNTAIN VIEW, MARYLAND. I AM THE REGISTERED SURVEYOR OF THIS PLAT. THE TOTAL AREA INVOLVED IN THIS PLAT IS 14,700 SQUARE FEET, MORE OR LESS. THE TOTAL AREA INVOLVED IN THIS PLAT IS 14,700 SQUARE FEET, MORE OR LESS. THIS PLAT IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THEREON SHALL BE PLACED AS SHOWN HEREON IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE 5/16/10  
DAVID JOHN RYAN  
SURVEYOR  
PRO REG. NO. 2172

Department of Permitting Services  
Montgomery County, Maryland  
Date: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Director  
Z26/02/810  
Chairman  
Assistant Secretary - Treasurer

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board  
Approved: \_\_\_\_\_  
M.N.C.P. & P.C. Record File No. \_\_\_\_\_  
Recorded \_\_\_\_\_  
Plat No. \_\_\_\_\_

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: EDGEMOOR Plat Number: 220100810  
 Plat Submission Date: 4-5-2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 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 # \_\_\_\_\_ Road/Alley Widths \_\_\_\_\_ Easements \_\_\_\_\_ Open Space \_\_\_\_\_ Non-standard \_\_\_\_\_  
 BRLs \_\_\_\_\_ Adjoining Land \_\_\_\_\_ Vicinity Map \_\_\_\_\_ Septic/Wells \_\_\_\_\_  
 TDR note \_\_\_\_\_ Child Lot note \_\_\_\_\_ Surveyor Cert \_\_\_\_\_ Owner Cert \_\_\_\_\_ Tax Map \_\_\_\_\_  
 SPA \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	4/7/10	4/23/10	4/20/10	No REVISIONS OK
Research	Bobby Fleury			4-12-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 5/18/2010  
 Final Mylar & DXF/DWG Received: Initial SOS Date 6-10-2010  
 Final Mylar Review Complete: Initial SOS Date 6/11/2010

## Board Approval of Plat:

Plat Agenda: Initial SOS Date 6/24/10

Planning Board Approval: \_\_\_\_\_

Chairman's Signature: \_\_\_\_\_

## 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: \_\_\_\_\_