



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

MCPB
Item # 1B
1-23-2020


MEMORANDUM

DATE: January 10, 2020

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior 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 January 23, 2020



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:

220190500 Edgemoor

Plat Name: Edgemoor
Plat #: 220190500

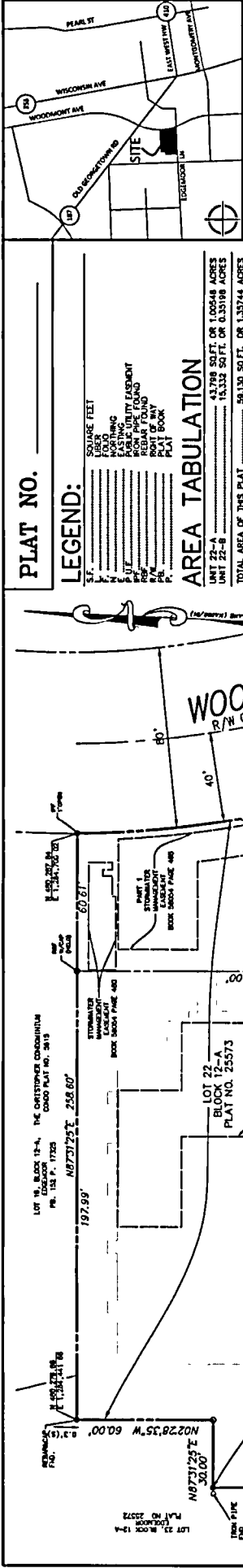
Location: Located in the northwest quadrant of the intersection of Woodmont Avenue and Edgemoor Lane
Master Plan: Bethesda Downtown Sector Plan
Plat Details: CR zone; 2 ownership units within an existing recorded lot
Owner: Abraham Morrison Memorial, LLC; EQR-Edgemoor, LLC; EQR-Chase, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.E.** of the Subdivision Regulations; which state:

- E. *Ownership Plat.* An ownership plat may be recorded to delineate separate ownership units within a lot approved for a Commercial, Industrial, Multi-unit Residential or Group Living use as follows:
1. Ownership units to reflect deed, mortgage, or lease lines may be created by an ownership plat if:
 - a. the lot on which the ownership units are created is included on a plat approved by the Board and has:
 - i. site plan approval under Section 59-7.3.4;
 - ii. conditional use approval under Section 59-7.3.1; or
 - iii. special exception approval under the Zoning Ordinance in effect before November 1, 2014;
 - b. the location and design of all structures on the ownership units satisfy Chapters 8, 19, and 22;
 - c. the ownership units do not violate any other provision of law or adversely affect any conditions of approval for the subdivision plan that created the underlying lot or any approval required by Subsection 7.1.E.1.a;
 - d. any necessary cross easements, covenants, or other deed restrictions necessary to implement all conditions of approval are executed before recording the ownership plat; and
 - e. the ownership units are suitable for the type of development, the use contemplated, and the available utilities and services.

2. Ownership units must be depicted on the ownership plat with metes and bounds descriptions inside the boundary of the underlying lot as shown on the record plat.
3. Private roads may not be delineated as a separate ownership unit on an ownership plat.
4. No person can record an ownership plat, or sell any property with reference to an ownership plat, until the plat has been approved by the Board and recorded in the land records.
5. The Board may apply conditions to the approval of an ownership plat.
6. An ownership unit created under this section is not:
 - a. a change to any condition of approval for the subdivision that created the lot in the original subdivision or any approval required by Subsection 7.1.E.1.a.; or
 - b. used to establish building setbacks or to establish conformance with subdivision or zoning requirements.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed plat complies with the requirements of Section 50.7.1.E. and supports this minor subdivision record plat.



VICINITY MAP
SCALE 1" = 1000'

PLAT NO.

LEGEND:

1. LOT 22-A, 43,798 SQ. FT. OR 1.00548 ACRES
 2. LOT 22-B, 15,332 SQ. FT. OR 0.35198 ACRES
 3. EASEMENT FOR THE UNDERLYING PROPERTY BOUNDARIES, TO BE SET BY A LICENSED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND RECORDED HEREBY ADVERTISE THIS OWNERSHIP PLAT. WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION FOR THE UNDERLYING PROPERTY BOUNDARIES, TO BE SET BY A LICENSED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, LIENS, MORTGAGES, OR TRUSTS, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT CERTAIN DEEDS OF TRUST AND MEMORANDUM OF LEASE (BOOK 5818, PAGE 183), AND THE UNDERSIGNED HEREBY ADVERTISE THEIR SIGNATURE HEREBY INDICATING THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

ABRAHAM MORRISON MEDICAL, LLC
 BY: *[Signature]*
 NAME: BEN STOLL
 TITLE: FIRST VICE PRESIDENT DEVELOPMENT

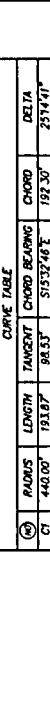
EDR-EDGEWOOD, LLC
 BY: *[Signature]*
 NAME: BEN STOLL
 TITLE: FIRST VICE PRESIDENT DEVELOPMENT

AREA TABULATION

UNIT 22-A 43,798 SQ. FT. OR 1.00548 ACRES
 UNIT 22-B 15,332 SQ. FT. OR 0.35198 ACRES
 TOTAL AREA OF THIS PLAT 59,130 SQ. FT. OR 1.35744 ACRES

CORNER TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
1	440.00'	193.87'	98.53'	S75°32'48"E	192.30'	2374.91'



NOTES

1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 1W122 WITH TAX ACCOUNT NOS. 07-0271657 (ZONED "C1") AND NO. 07-069935 (ZONED "D1").

2) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/W1).

3) 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.

4) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS THE PLANNING BOARD AND THE PROPERTY OWNER HAVE AGREED IN WRITING THAT SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.

6) THE OWNERSHIP LINES CREATED BY THIS PLAT MUST NOT CAUSE ANY NEW OR EXISTING BUILDING ON THE UNDERLYING LOT TO BE NON-COMPLIANT WITH ANY BUILDING, FIRE SAFETY, OR MECHANICAL CODES APPLICABLE TO THE RESPECTIVE BUILDING AT THE TIME OF PERMITTING. AN EASEMENT IS HEREBY CREATED ON THE OWNERSHIP UNIT, FOR THE BENEFIT OF ANY OTHER CO-OWNERS OF THE PROPERTY, TO PERMIT THE USE OF THE OWNERSHIP UNIT, FOR THE BENEFIT OF ANY OTHER ADJOINING OWNERSHIP UNIT, USE OF THE OWNERSHIP UNIT MUST NOT INTERFERE WITH THE EASEMENT HEREBY CREATED.

7) OWNERSHIP UNIT 22-A AND OWNERSHIP UNIT 22-B ARE SUBJECT TO THE REGULATIONS OF RESPECTUAL EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY AT BOOK 5833A, PAGE 351.

8) THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A CONDOMINIUM DECLARATION ENTITLED "DECLARATION OF CONDOMINIUM FOR THE EDGEMOOR CONDOMINIUM" AS RECORDED IN LIBER 3059 AT FOLD 309 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

9) THE PROPERTY SHOWN HEREBY IS SUBJECT TO AN UNMODIFIED NON-EXCLUSIVE EASEMENT TO COMCAST OF POTOMAC LLC AS DESCRIBED IN LIBER 17824 AT FOLD 040.

10) THIS PLAT IS BEING SUBMITTED FOR RECORDATION UNDER THE UNIFORM SUBDIVISION REGULATIONS CONTAINED IN CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, SECTION 50.7.1(C).

11) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.U.C.P. & P.C. PRELIMINARY PLAN #1984-0058A AND SITE PLAN #2010-0101A, ENTITLED "EDGEMOOR AT BETHESDA II", AS MAY BE AMENDED.

12) THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A TRAFFIC MITIGATION AGREEMENT ENTITLED "EDGEMOOR AT BETHESDA II" AS RECORDED IN BOOK 5818B AT PAGE 188 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

THE PROPERTY SHOWN HEREON IS CORRECTLY DIVIDED INTO A PLAT OF THE PROPERTY DESCRIBED IN THE FOREGOING. THE PLAT SHOWN HEREON IS CORRECTLY DIVIDED INTO A PLAT OF THE PROPERTY DESCRIBED IN THE FOREGOING. THE PLAT SHOWN HEREON IS CORRECTLY DIVIDED INTO A PLAT OF THE PROPERTY DESCRIBED IN THE FOREGOING. THE PLAT SHOWN HEREON IS CORRECTLY DIVIDED INTO A PLAT OF THE PROPERTY DESCRIBED IN THE FOREGOING.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE BEEN EMPLOYED BY THE PROPERTY OWNER AND HAVE CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT. I HAVE FOUND THAT THE PROPERTY IS CORRECTLY DIVIDED INTO THE UNITS SHOWN ON THIS PLAT. I HAVE FOUND THAT THE PROPERTY IS CORRECTLY DIVIDED INTO THE UNITS SHOWN ON THIS PLAT. I HAVE FOUND THAT THE PROPERTY IS CORRECTLY DIVIDED INTO THE UNITS SHOWN ON THIS PLAT. I HAVE FOUND THAT THE PROPERTY IS CORRECTLY DIVIDED INTO THE UNITS SHOWN ON THIS PLAT.

DATE: *Nov 27, 2019*
 JONAS G. PRICE
 PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES: MAY 31, 2020

OWNERSHIP PLAT

OWNERSHIP UNITS 22-A AND 22-B

EDGEMOOR

BLOCK 12-A

(AN OWNERSHIP PLAT OF LOT 22 EDGEWOOD, BLOCK 12-A, PLAT NO. 25573) 7TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: NOVEMBER 27, 2019

22010000

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED: *[Signature]*
 DATE: *12/13/2019*

APPROVED: *[Signature]*
 DATE: *12/13/2019*

CHAIRMAN SECRETARY - TREASURER

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

NOTES

OWNERSHIP UNIT PERMITS # 86377, 86423
 BUILDING PERMIT # 84613
 OFFICE PROPERTY ADDRESS: 4885 EDGEWOOD LN, 4803 EDGEWOOD LN
 OFFICE PHONE: 301-278-2444, 249-
 ORIGINAL PLAT # 25573

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