



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

MCPB
Item #1B
2-11-2021

MEMORANDUM

DATE: January 29, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SJS
JRB

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 11, 2021

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:

220210120 Edgemoor

Plat Name: Edgemoor
Plat #: 220210120

Location: Located on the east side of Fairfax Road, 200 feet south of Edgemoor Lane
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Ambassador DC, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Ambassador DC LLC, a Delaware limited liability company, from Steven Kull and Nancy E. Lindberg, by deed dated August 18, 2020 and recorded among the Land Records of Montgomery County, Maryland in Book 60359 at Page 186; that it is also part of Lots 1 through 4, Block 17 as shown on a subdivision record plat entitled "Edgemoor" and recorded among the aforesaid Land Records in File Book 3 as Plat No. 284.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.3.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 26,452 square feet or 0.6075 of an acre of land, of which, 262 square feet or 0.0063 of an acre is dedicated to public use.

Date: 11/6/2020
 Daniel F. Decker
 Registered Professional Engineer
 Maryland File No. 206
 Date: 02/17/2021

Owner's Certificate

Ambassador DC LLC, a Delaware limited liability company, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, establishes the minimum building restriction lines and dedicates the street to public use; grants a Public Utility Easement as shown hereon and designated P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 2834 at F-810-457, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with Section 50.3.3.G of the subdivision regulations of Montgomery County, Maryland.

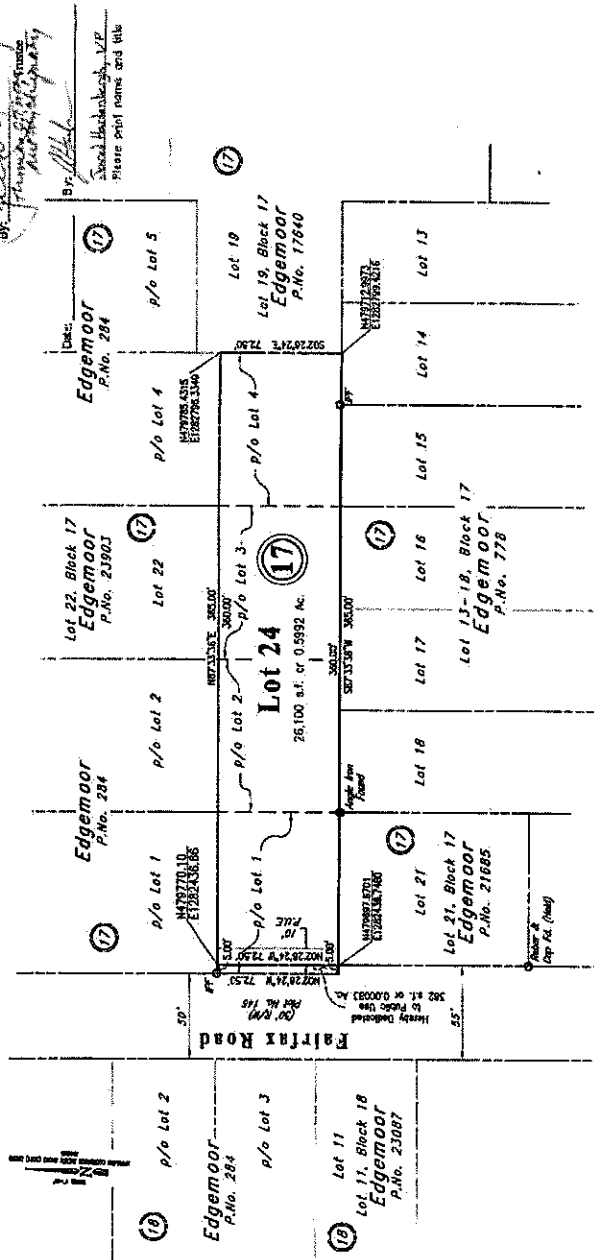
There are no rules, actions, or laws, leases, mortgages or trusts affecting the property except a certain Deed of Trust recorded among the aforesaid Land Records in Book 60668 at Page 101, and the parties in interest therein have below indicated their assent.

Date: 11/6/2020
 Ambascador DC LLC
 a Delaware limited liability company
 By: [Signature]
 Daniel Harris Rosenthal, Member

Date: 11/6/2020
 Witness
 By: [Signature]
 Courtney Urbinville, Member

I hereby assent to this subdivision record plat.

Date: 11/6/2020
 J.P. Morgan Chase Bank, N.A.
 By: [Signature]
 David Harkins, VP
 Please print name and title



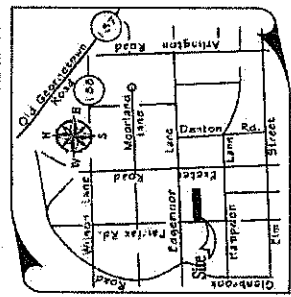
Legend
 P.L. = Plat Book
 P.No. = Plat Number
 P.P.F. = Iron Pipe Found
 R/W = Right of Way
 s.f. = Square Feet
 ac. = Acres

Area Tabulation
 Total: 26,100 s.f. or 0.5992 ac.
 Public: 262 s.f. or 0.0063 ac.
 Total: 26,338 s.f. or 0.6055 ac.



Plat No.:

Vicinity Map
 (Not to Scale)



Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plat, site plan, project plan, or any other plan, including the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as amended. The original files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter respecting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-60.
- W.S.S.C. 200 scale estimate: 209 NW 05.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of parts of lots as provided for in Section 50.7.1.C.2.
- Water/Sewer Capacities: W/S1
- This property is shown on Tax Map HN122.
- Courtlines shown hereon were established using Trimble's Real-Time Kinematics and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average scale factor for the subject property is 0.999911712. The average property elevation based upon NAVD83 vertical datum is 304 feet, for an elevation factor of 0.999987484. The combined factor for the subject property is 0.999991917. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
 Lot 24, Block 17
 a resubdivision of Part of Lots 1 - 4, Block 17

Edgemoor

Bethesda (7th) District
 Montgomery County, Maryland
 November, 2020 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
 ASSOCIATES
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 301-771-2200 Fax: 301-771-2201
 www.cpjassociates.com

Recorded:

Plat No.:

220210120