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

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 Howard Ltd. and Henry S. Kline, by deed dated August 18, 2000 and recorded as instrument 94049 in the Land Records of Montgomery County, Maryland in Book 20709 at Page 168, that it is the plat of Lots 1 through 6, Block 17 as shown on a subdivision record plat entitled "Edgemoor" and recorded among the Real Estate Records in Plat Book 5 at Page No. 284.

I also certify that if engaged, I will set out property corner markers in accordance with Section 59.16.3.5 of the subdivision regulations of Montgomery County, Maryland.

[Signature]

Date: 11/6/2010

Owner's Certificate

Ambassador DC, LLC, a Delaware limited liability company, owners of the property shown herein and described in the Surveyor's Certificate, hereby state that this subdivision record plat satisfies the minimum building, subdivision, and grading rules and standards that are established by the county in accordance with the Maryland State Plan and the provisions of the County's Zoning Regulations, including the provisions of the Zoning Regulations of Montgomery County, Maryland.

[Signature]

Date: 11/6/2010

Plat No: ________

Notes:
1. All terms, conditions, restrictions, limitations, and requirements associated with any plat or plan, except as herein provided, shall not constitute a restriction of use, manner, or manner affecting the use of the property shown on the plat or plan.
2. The subdivision record plat is intended to limit the use and coordinate the use of the property shown on the plat or plan and to ensure that the use of the property shown on the plat or plan is consistent with the plat or plan.
3. The plat is located on an existing recorded plat or plan and is hereby approved by the County.
4. The plat is recorded in the office of the County Recorder of Montgomery County, Maryland.
5. The plat is recorded in the office of the County Recorder of Montgomery County, Maryland.
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8. The plat is recorded in the office of the County Recorder of Montgomery County, Maryland.
9. The plat is recorded in the office of the County Recorder of Montgomery County, Maryland.

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

Edgemoor
Bethesda (7th) District
Montgomery County, Maryland
November, 2000
Scale: 1" = 50'

Legend

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Graphic Scale

50 50 100

Kramer & Assoc. Inc.

Charles P. Johnson & Associates, Inc.

CPJ

Edgemoor

The Standard Noted Capital Park and Planning Commission
Montgomery County Planning Board

Department of Planning Services
Montgomery County

Recorded: 220210120