

**Plat Name:** Edgemoor  
**Plat #:** 220220480

Location: Located on the south side of Moorland Lane, 250 feet east of Glenwood Road.  
Master Plan: Bethesda-Chevy Chase Master Plan  
Plat Details: R-90 zone; 1 lot  
Owner: [REDACTED]

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 62020008A (MCPB Resolution No. 21-114), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

## 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 [REDACTED] by two deeds, the first (1st) from Kristina M. Kelly, Personal Representative of the Estate of Kathleen G. Kelly, dated January 21, 2021 and recorded among the Land Records of Montgomery County, Maryland in Book 61855 at Page 408, the second (2nd) from 5310 Moorland Lane LLC, a Delaware limited liability company, dated March 3, 2021, and recorded among the aforesaid Land Records in Book 62963 at Page 007, that it is a subdivision of part of Lot 2, Block 8, as shown on a subdivision record plat entitled "Edgemoor" and recorded among the aforesaid Land Records in Plat Book 3 as Plat No. 284 (acquired by said deed recorded in Book 61855 at Page 408) and also all of Lot 21, Block 8 as shown on a subdivision record plat entitled "Lots 20 & 21, Block 8, Edgemoor" and recorded among the aforesaid Land Records as Plat No. 25722 (acquired by said deed recorded in Book 62963 at Page 007).

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 33,025 square feet or 0.7582 acres of land of which 400 square feet or 0.0092 of an acre of land is dedicated to public use by this plat.

Date: 3/11/22

Daniel F. DeBolt  
Property Line Surveyor  
Maryland Reg. No. 526  
Exp.: 02/17/2023

## Owner's Certificate

Chad Sweet and Julie Sweet, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; dedicate the street widening to public use; establish the minimum building restriction lines; grant to the applicable utility companies, their respective successors and assigns, a Public Utility Easement as shown hereon and identified as "P.U.E." with the terms and provisions of said easement being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 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 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

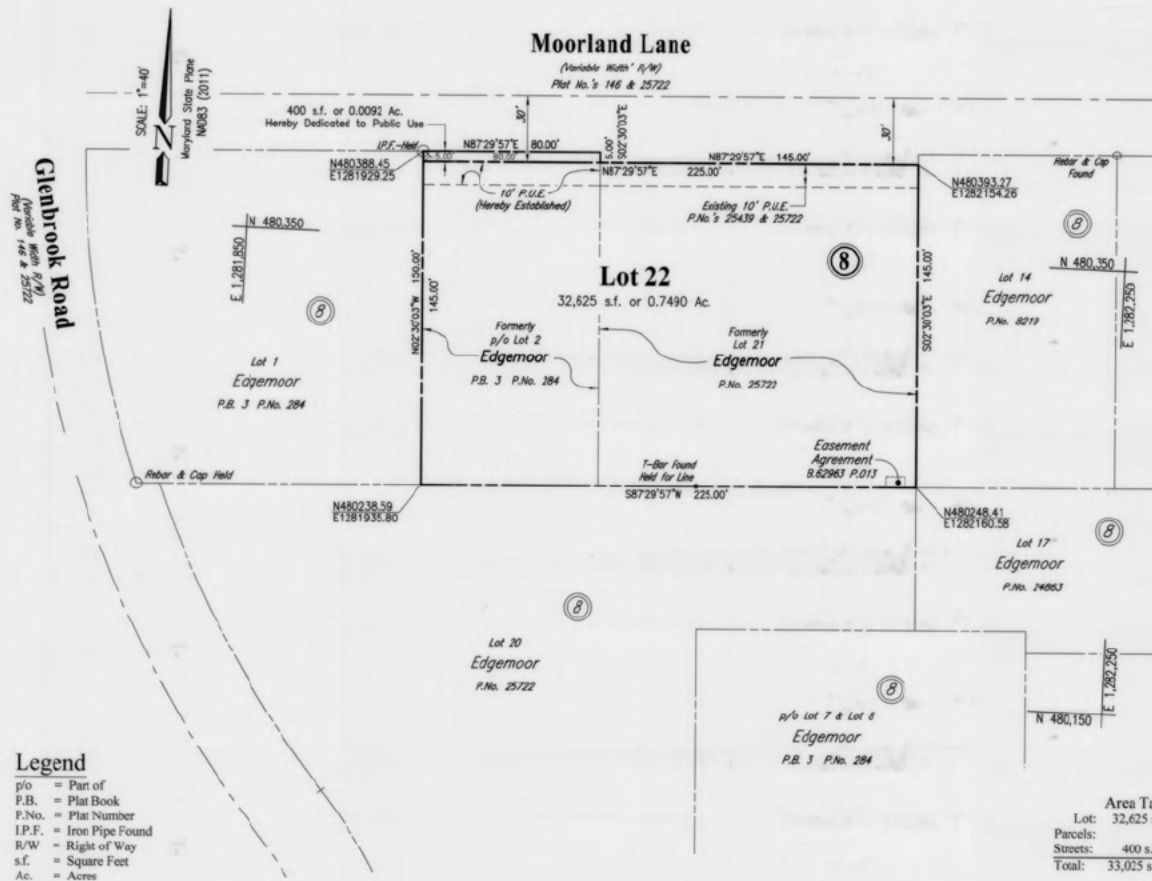
Date: 3/14/22



Vicinity Map  
(Scale 1"=1,000')

## Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing 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 approved. The official 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 restricting 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-90.
- W.S.S.C. 200 scale reference: 2/0 NW 05.
- The property shown hereon is limited to the uses and conditions as required by Administrative Subdivision Plan #62020008A entitled "Edgemoor - Lots 20, 21 & p/o Lot 2, Block 8" any proposed changes in use will require further Planning Board review and approval.
- Water/Sewer Categories: W1/S1
- This property is shown on Tax Map HN122
- Coordinates shown hereon were established using Trimble's Real-Time Keynotes 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 0.999951712. The average property elevation based upon NAVD88 vertical datum is 366 feet, for an elevation factor of 0.999987484. The combined factor for the subject property is 0.999939197. All bearings and distances shown are based on grid coordinates.



**Subdivision Record Plat**  
**Lot 22, Block 8**  
a resubdivision of p/o Lot 2 and Lot 21, Block 8

# Edgemoor

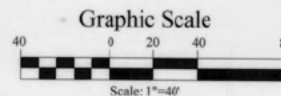
Bethesda (7th) District  
Montgomery County, Maryland  
March, 2022 Scale: 1" = 40'

**CPI** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1701 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9391  
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

DVD  
2020-1472-13

N:\2020-1472\DWG\15-01

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board  Approved: _____ Date: _____ Chair: _____ Montgomery Plat Signatory for Secretary-Treasurer	Department of Permitting Services, Montgomery County  Approved: 3/30/2022 Date: _____ Misha Podvornik Director	Recorded: _____ Plat No.: _____
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220220480

**Certified Plan - 6/2/00/00A**  
**APPROVAL**

PROPERTY BOUNDARY  
EXISTING DRIVE  
PROPOSED DRIVE  
BUILDING RESTRICTION LINE  
EXISTING DRIVE  
SPOT ELEVATION  
EXISTING FINANCY  
FENCE  
APPROX. LOCATION OF  
EX. STRUCTURE  
CRITICAL ROAD ZONE  
PROPOSED RETAINING WALL  
PROPOSED PARCELS  
(TOTAL 26)  
APPROX. LOCATION OF EX  
STRUCTURE  
APPROX. LOCATION OF EX  
STRUCTURE  
APPROX. LOCATION OF EX  
DRIVE HOUSE CONNECTION  
APPROX. LOCATION OF EX  
DRIVE HOUSE CONNECTION  
APPROX. LOCATION OF PROPOSED  
DRIVE HOUSE CONNECTION  
APPROX. LOCATION OF PROPOSED  
DRIVE HOUSE CONNECTION  
APPROX. LOCATION OF EX  
DRIVE  
APPROX. LOCATION OF EX  
ELEVATION  
APPROX. LOCATION OF EX  
OVERLOOK VULLEY

[illegible]

GROSS AREA OF ADMINISTRATIVE PLAZA	75,330.00 SF OR 1.73 AC.
AREA DEDICATED TO PUBLIC USE:	400.00 SF OR 0.01 AC.
NET TRACT AREA:	74,930.00 SF OR 1.72 AC.
EXISTING # OF UNITS:	3 UNIT (1 TO BE REMOVED)
PROPOSED # OF UNITS:	1 UNIT

DESCRIPTION	QUANTITY
LIT AREA (MM)	1000 SQ. FT.
LIT WITH A/B (MM)	75
LIT WITH A/B (MM)	25
EXTENDED BUILDING LINE (MM)	30
SEE DALL - ONE SIDE (MM)	30
SEE DALL - ONE OF BOTH SIDES (MM)	25
REAR DALL (MM)	25
BUILDING COVERAGE (MM)	BASED ON LOT SIZE
BUILDING HEIGHT (MM)	30' SIDE / 30' FRONT

UNITED SPECIFICALLY NOTES ON THIS PLAN DRAWING OR IN THE CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING MATERIALS, ON-SITE PARKING, SITE CIRCULATION, DRAINAGE APPOINTMENTS AND SIGNAGE. DRAWING ON THE ARCHITECTURAL SUBMISSION PLAN AND ILLUSTRATE THE FINAL LOCATION OF ALL BUILDING, EXISTING AND PROPOSED, STRUCTURES AND HARDSCAPE. ALL BE ACCORDANCE AT THE TIME OF ISSUANCE OF BUILDING PERMITS APPROVAL, PLEASE REFER TO THE ZONING MAP TABLE FOR DEVELOPMENT TOWARDS SUCH AS SIGNAGE, BUILDING RESTRICTIONS LAND, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LANDMARKS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF APPROVAL.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND REASONABLE BELIEF, THAT ALL OF THE INFORMATION AND DATA PROVIDED WITH THIS LOCATION IS ACCURATE, AND ALL OF THE FINDINGS AND RECOMMENDATIONS PROVIDED ON THIS PLAN IS CONSISTENT WITH THE STANDARDS OF THE APPLICABLE ZONING. THE INFORMATION PROVIDED, HOWEVER, IS NOT LIMITED TO BOUNDARY INFORMATION, PROPERTY INFORMATION AND SURVEYING, TOPOGRAPHY, HISTORIC RECORDINGS, ETC. I ACKNOWLEDGE THAT THE SUBMITTED PLANS MAY BE REJECTED OR RETURNED BY THE PLANNING AND ZONING DEPARTMENT, PARTIAL OR PLANNING COMMISSION IF THE PLANS ARE FOUND TO BE INACCURATE, FALSE OR MISLEADING.

[illegible]

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ADMINISTRATIVE SUBDIVISION PLAN # 62020008.  
5310 / 5314 MOORLAND LN. & 7507 GLENBROOK RD.  
WSSC: 209NW05 MAP / GRID: HN12  
EDGEMOOR-LOTS 20, 21 & P/O LOT 2, BLOCK  
BETHESDA (7th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**CPI** Charles P. Johnson & Associates, Inc.

**CF Associates**  
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
2700 Elgin Ave., Ste. 200 Silver Spring, MD 20910 (301) 434-7090 Fax: (301) 434-7091  
www.cfaa.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Towson, MD • Rockville, MD • Fairfax, VA

CUSTOMER: **7018 Chesapeake Lane**  
**Bethesda, MD 20814**

WORK ORDER: **2010W03** TAKEOFF: **W03**

DRAWN: **ERI** CHECKED: **ERI**

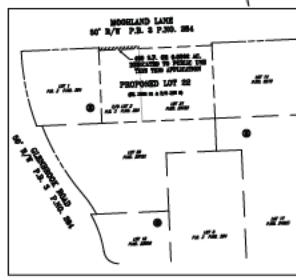
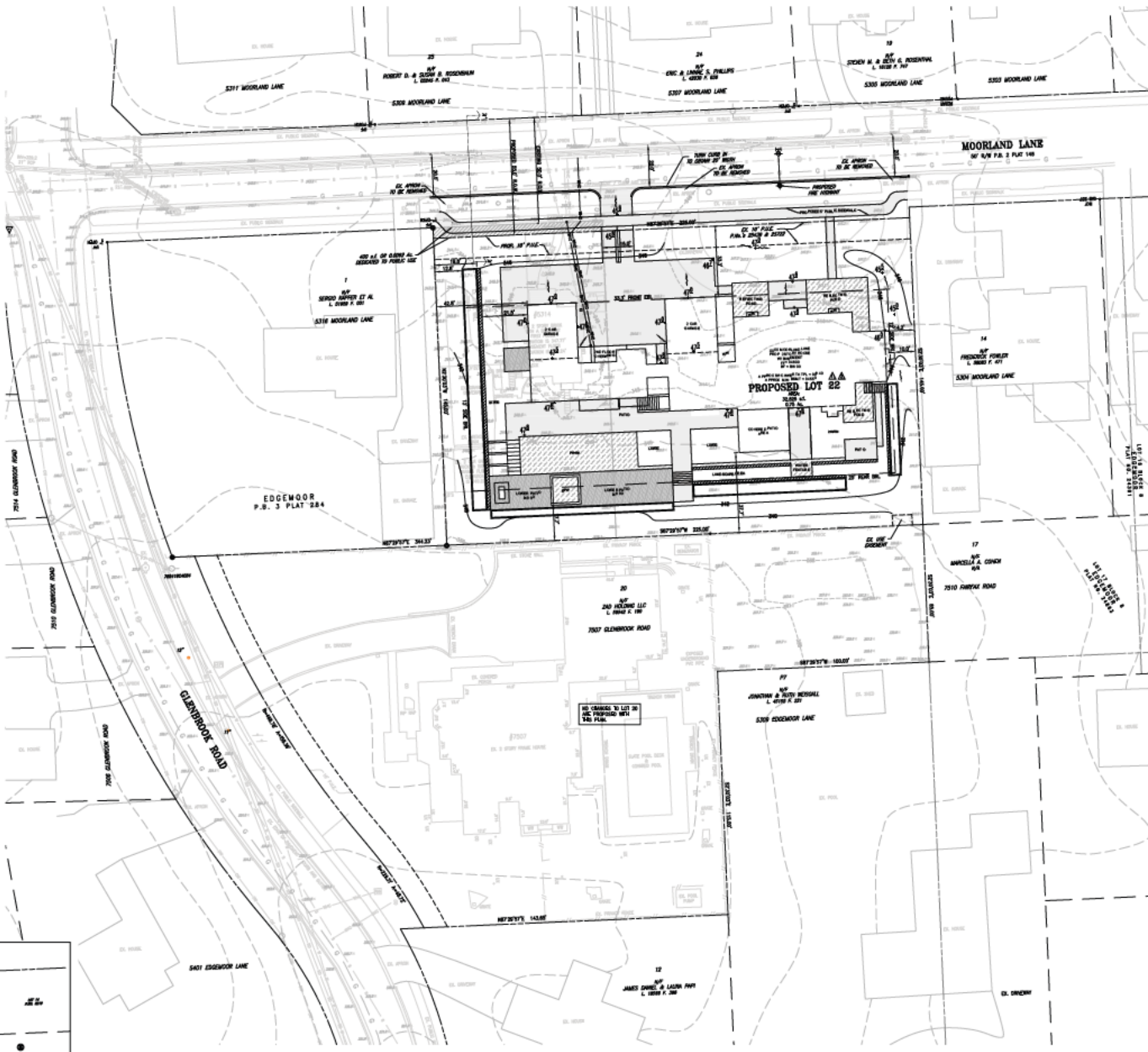
DRAFT: **ERI** **4** OF **7**

DATE: **11/11/10**

COMPANY: **CF ASSOCIATES** LATEST DATE REVISION: **CHANGED**

JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED, UNAUTHORIZED USE OR REPRODUCTION IS	DATE MAY 2001	FILE NO:
	NAME	

Last Saved 1/10/2022 Last Plotted 1/11/2022 12:09 PM Sheet N:\2020-1472\DWG\21



DEDICATION / LOT EXHIBIT EXHIBIT 1<sup>st</sup> = 100

**UTILITY SITES**  
CONTAINING UTILITY LOCATIONS AND HAZARDOUS IMPROVEMENTS  
INCLUDING BUILDINGS AND STRUCTURES ARE APPROXIMATE. THEY  
DO NOT REPRESENT THE ACTUAL LOCATION OF THE UTILITY SITES  
TO THE BEST OF OUR KNOWLEDGE. ALL UTILITY LOCATIONS  
MAY BE FIELD LOCATED.

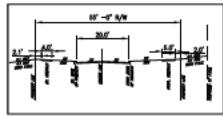
**AREA UTILITIES**  
CALLERS MUST CALL UTILITY AT 1-800-253-7777 OR 408 PRIOR TO THE  
START OF WORK. THE ENGINEER MUST NOTIFY ALL PUBLIC  
UTILITY COMPANIES WITH UNDERGROUND UTILITIES IN THE  
AREA OF PROPOSED CONSTRUCTION AND HAVE THEM LOCATED  
LOCATED BY THE UTILITY COMPANIES PRIOR TO CONSTRUCTION  
BEGINNING. BEFORE CONSTRUCTION THE CONTRACTOR IS  
RESPONSIBLE FOR CALLING TEST CHAINS AT 1-800-885-8228  
TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, AND HAZARDOUS  
UTILITY CALLERS MUST NOTIFY. THE ENGINEER IS RESPONSIBLE FOR  
COORDINATING WITH REPRESENTATIVES OF CHARTER AREA  
CITIES AND THE MOUNTAIN VIEW DISTRICT.

**SEALING/STABILIZING MIX:**  
THE SUBGRADE REGULATIONS REQUIRE THAT A F F PUBLIC SEWER BE CONSTRUCTED ALONG THE PERIMETER OF THE PUBLIC PROPERTY AS PART OF THE SEWERAGE SYSTEM. THE MIXTURE OF A F PUBLIC PROPERTY IS PRESENT AND WILL BE SUBMITTED TO FOR THE FORDWARD.

**SOILS**  
CLAY/CLAY-LAND COMPLEX (2010) 0-SE  
THIS SOIL IS WELL DRAINAGE WITH A 100% WATER CAPACITY. MODERATE POOR FERTILITY, MODERATE PERMEABILITY RATES AND EXPLORE TO A DEPTH THAN 5 FEET. POURED IN URBAN LAND AREAS WITH NO DEVELOPMENT. NO CAPABILITY CLASSIFICATION IS ASSIGNED.

-SOILS WERE OBTAINED THROUGH WEB 908, SURVEY METHOD: AREA/urban land complex and data.gov/perm/urban land SURVEY AREA: 10, 2010

**SOILS**  
 BLOOMSBURG URBAN LAND COMPLEX (2018) 0-W  
 THE SOIL IS WELL DRAINAGE WITH A HIGH WATER CAPACITY. MODERATE POTENTIAL FOR  
 PROST ACTION. MODERATE PERMEABILITY RATE AND DEPTH TO BEDROCK IS TYPICALLY  
 1-2 FEET. THERE ARE NO SOIL PROBLEMS. SOILS WITH NO REAL IMPACTS TO  
 DEVELOPMENT. NO CAPABILITY CLASSIFICATION IS ASSIGNED.  
 -SOILS WERE OBTAINED THROUGH WEB SOIL SURVEY WEBSITE  
<http://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx> SURVEY AREA DATA: VERSION 8, DEC.  
 13, 2012



PROPOSED CROSS SECTION OF MOORLAND LANE N.T.

3. Update approved Final Forest Conservation Plan to include Part of Lot 2.