



MEMORANDUM

DATE: May 17, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake and Regulatory Coordination Division (301)-495-4522
Jonathan Jones, Intake & Regulatory Coordination Division (301)-495-2178

SS

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 30, 2024

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:

220240190 Edgemoor

220240540 Garrett Park – Academy of the Holy Cross

Plat Name: Edgemoor
Plat #: 220240190

Location: Located on the east side of Fairfax Road, 250 feet north of Moorland Lane
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 2 lots
Owner: Surfside Realty Investors, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620230060 (MCPB Resolution No. 23-071), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

NOTES

- This property is served by public water and sewer systems only.
- The property that is the subject of this record plat is in the R-50 zone as of the date of plat.
- The property shown hereon is located on Tax Map HN122.
- The property shown hereon is located on W.S.S.C. 200-foot street 209W005.
- This property is located on F.E.M.A. Flood Insurance Map Community-Parcel Number 24810104550, flood zone "X".
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property shall apply to this record plat. The record plat shall be subject to all conditions, covenants, easements, and other restrictions imposed by the Montgomery County Planning Board and are available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, or every matter relating to the ownership and use of the property. This subdivision record plat is not intended to represent an ownership of title or to affect or create all matters affecting title.
- The lots shown hereon are limited to the uses and conditions as required by the Administrative Subdivision Plan No. 620230060, Edgemoor.
- This property is subject to a Stormwater Management Right of Entry by deed and recorded in Book 67556 at Page 436.

LEGEND

- Iron Pin w/Black Cap Set
- Open Iron Pipe Found
- Open Iron Pipe w/ Cap Found

OWNERS' CERTIFICATE

We, Sunrise Realty Investors LLC, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building setback lines. We further grant a 6-foot Gas Easement, shown hereon as "G Gas Easement", across Lot 25 for the use and benefit of Lot 24.

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

4/23/2024 *[Signature]*
 Date *[Signature]* Witness
 Owner/Cert Managing Member

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief and is a resubdivision of all of the lands conveyed by Katherine Hope Hemphreys, sole owner and Katherine Hope Hemphreys, Trustee of the Katherine Hope Hemphreys Trust FBO Annetta H. Buehler and Katherine Hope Hemphreys, Trustee of the Katherine Hope Hemphreys Trust FBO EITH, Beneficiary and Katherine Hope Hemphreys, Beneficiary of the Katherine Hope Hemphreys Trust, as recorded in Book 66019 at Page 305, also being a resubdivision of Lot 21, Block 4, Edgemoor, as recorded in Plat Book 170, Plat 19164, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 41,783 square feet, none of which is dedicated to public use. I am a duly Licensed Professional Surveyor in the State of Maryland and this plat is in accordance with Section 91.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

4/23/2024 *[Signature]*
 Date Jeffrey Allen Holmwood
 Montgomery P&S Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/13/2025

PLAT TABULATION

Number of Lots	2
Area of Lot(s)	41,783 sq. ft.
Area of Parcel(s)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	41,783 sq. ft. (0.959 Acres)

Department of Permitting Services

Montgomery County, Maryland
 Date: 5-7-2024
 Approved: *[Signature]* Director

The Maryland National Capital Park and Planning Commission

Montgomery County Planning Board
 Approved: _____ Chair
 _____ Montgomery P&S Surveyor for Subdivision - "Witness"

M.N.C.P. & P.C. Record File No.

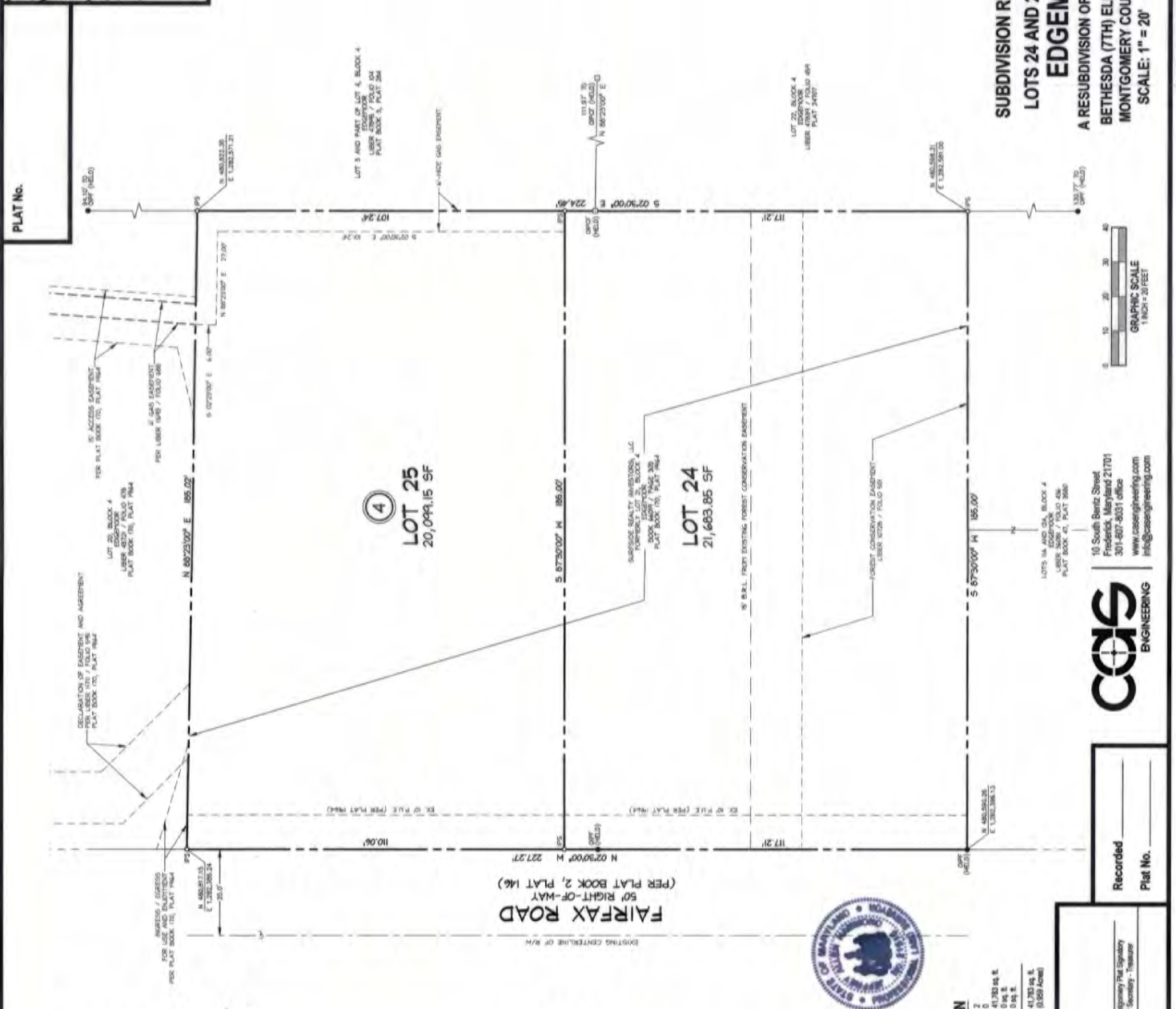
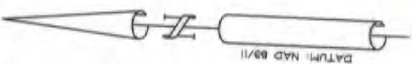
Recorded

Plat No. _____



10 South Benitz Street
 Frederick, Maryland 21701
 301-507-8031 office
 www.cosengineering.com
 info@cosengineering.com

SUBDIVISION RECORD PLAT
LOTS 24 AND 25, BLOCK 4
EDGEWOOD
 A RESUBDIVISION OF LOT 21, BLOCK 4
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' AUGUST, 2023



ADMINISTRATIVE SUBDIVISION PLAN - M-NCP&PC No. 620230060

CAS JOB NO: 17178
DATE: 10/02/22



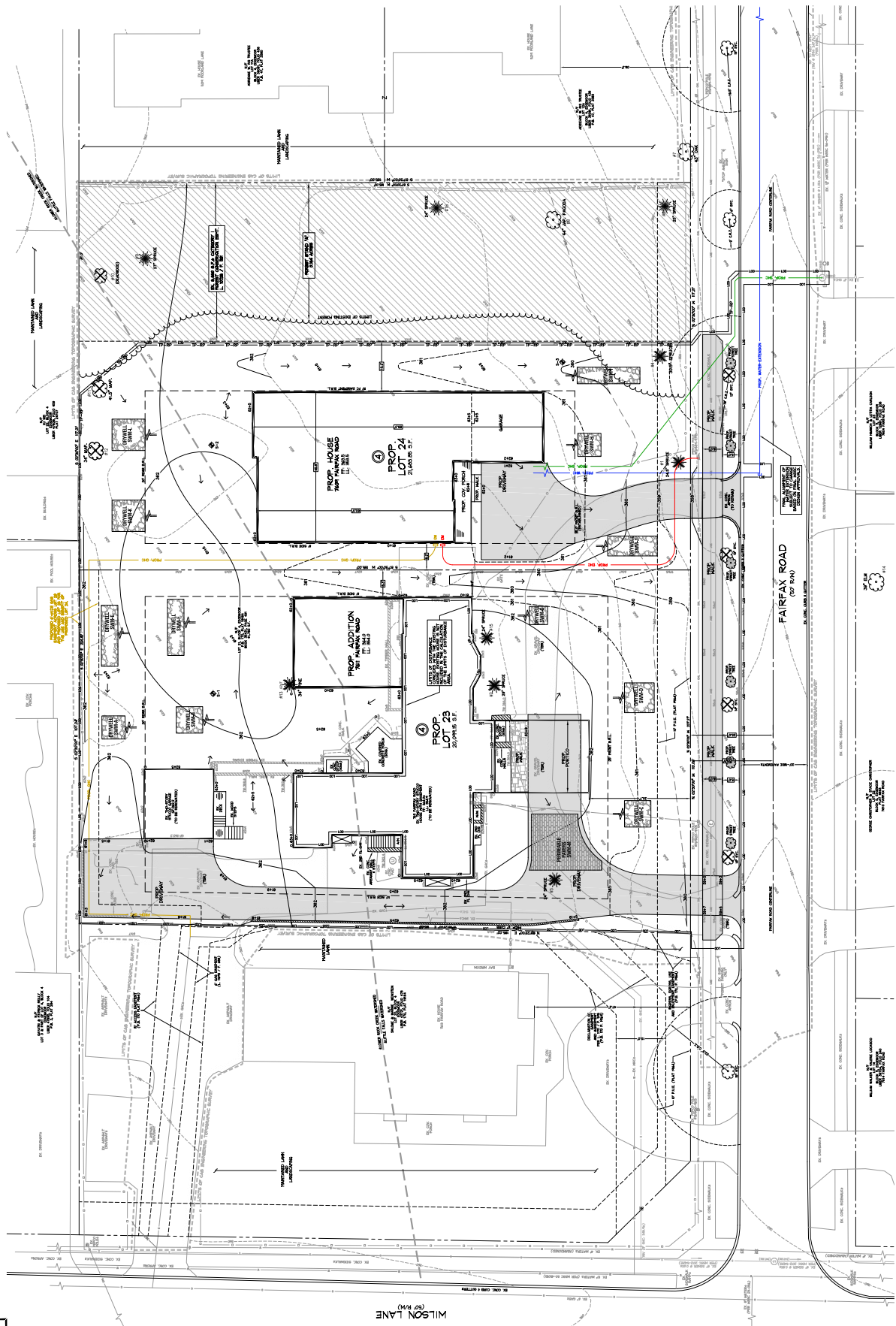
Curt A. Sauer
NATIONAL EXERCISE CERTIFICATE
Professional Engineer
Mechanical Engineering
No. 15000
State of Maryland
Exp. 12/31/2025

7611 Fairfax Road
Bethesda (7th) Election District, Montgomery County, MD
Plat Book 170, Plat No. 19164, Recorded 10/13/1993
Lot 21, Block 4, Edgemoor (Proposed Lots 23 & 24)

COG ENGINEERING
1425 WOODBURN DRIVE
BETHESDA, MD 20814
301.281.1100
www.cog-engineering.com

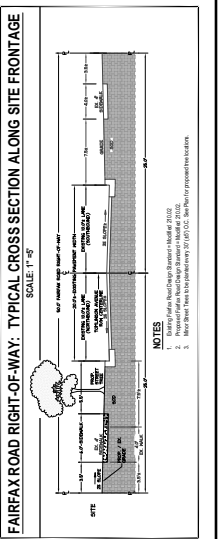
ADMINISTRATIVE SUBDIVISION PLAN
M-NCP&PC No. 620230060

ASP-5



7611 Fairfax Road
Lot 21, Block 4, Edgemoor
Proposed Lots 23 & 24
Administrative Subdivision Plan - Subdivision Plan
M-NCP&PC No. 620230060

ADMINISTRATIVE SUBDIVISION PLAN STATE (Title specific to the plan)
This plan is submitted to the State Department of Transportation for review and approval. The State Department of Transportation will review the plan for compliance with the State Department of Transportation's rules and regulations. The State Department of Transportation will issue a decision on the plan within 30 days of the date of submission. The State Department of Transportation will issue a decision on the plan within 30 days of the date of submission. The State Department of Transportation will issue a decision on the plan within 30 days of the date of submission.



GENERAL NOTES

1. The proposed subdivision is shown on the attached site plan.
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5. The proposed subdivision is shown on the attached site plan.
6. The proposed subdivision is shown on the attached site plan.
7. The proposed subdivision is shown on the attached site plan.
8. The proposed subdivision is shown on the attached site plan.
9. The proposed subdivision is shown on the attached site plan.
10. The proposed subdivision is shown on the attached site plan.

FEASIBILITY STUDY FOR PROPOSED LOT 24
DATE: 10/02/22
BY: [Name]
PROJECT: 7611 FAIRFAX ROAD



UTILITY INFORMATION

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED. THE USER OF THIS PLAN SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

PROPOSED LOT 23
PROPOSED LOT 24
PROPOSED ADDITION
PROPOSED DRIVEWAY
PROPOSED SIDEWALK
PROPOSED PARKING
PROPOSED LANDSCAPE
PROPOSED UTILITY

PROPOSED LOT 23
20,000 S.F.
20,000 S.F.

PROPOSED LOT 24
20,000 S.F.
20,000 S.F.

PROPOSED ADDITION
20,000 S.F.
20,000 S.F.

PROPOSED DRIVEWAY
20,000 S.F.
20,000 S.F.

PROPOSED SIDEWALK
20,000 S.F.
20,000 S.F.

PROPOSED PARKING
20,000 S.F.
20,000 S.F.

PROPOSED LANDSCAPE
20,000 S.F.
20,000 S.F.

PROPOSED UTILITY
20,000 S.F.
20,000 S.F.