

Patricia A. Harris, Esq.
(301) 841-3832
paharris@lercheearly.com

May 21, 2021

By Overnight Delivery

Mr. Christopher Conklin
Director
Montgomery County Department of Transportation
101 Monroe Street, 9th Floor
Rockville Maryland 20850

Re: Petition for Abandonment of Portions of Denton Road and
Hampden Lane, Bethesda, Maryland (the "Petition")

Dear Mr. Conklin:

Petitioner, the Edgemoor Club, Inc., the owner of 7415 Exeter Road (Lot 8, Block 16 "Edgemoor" Subdivision) (the "Property"), requests the abandonment of portions of the Denton Road and Hampden Lane rights-of-way encompassing a total of 2,453 square feet (see Abandonment Plan and corresponding metes and bounds Exhibit "A") (the "Abandonment Area") pursuant to Section 49-62, *et seq.*, of the Montgomery County Code (the "Abandonment").

The Edgemoor Club, a neighborhood swim and tennis club, was established in 1920. The Property is improved with a swimming pool, eight tennis courts, a tennis backboard, bath houses and a club house. In the course of evaluating much needed improvements to the tennis courts, including resurfacing and irrigation for the clay courts, the Owner learned that existing improvements including portions of a tennis court, trench drain, retaining wall, landscaping and fence encroach within the Denton Road and Hampden Lane rights-of-way, as indicated on the Building Permit Site Plan ("Exhibit B"). The extent of the encroachment is three feet along Hampden Lane and four feet to four and one-half feet along Denton Road. At the radius intersection of Hampden Lane and Denton Road the landscaping projects out approximately 25.6 feet, radially.

As indicated by the Building Permit Site Plan, the sidewalks adjacent to the Property in the areas of the encroachment are a minimum of four feet wide, consistent with the width of the sidewalks throughout this area of the Edgemoor neighborhood. Denton Road is a 50 foot right-of-way and is improved with curb and gutter, a landscaping strip and a sidewalk. As indicated by the photographs ("Exhibit F") the encroachment borders the far side of the sidewalk. Hampden Lane is a 50 foot right-of-way and is improved with curb and gutter. Along the western portion of

Hampden Lane adjacent to the Abandonment Area, the sidewalk is located immediately behind the curb with a landscaping strip on the north side of the sidewalk.

As discussed below, it appears that the Edgemoor Club's tennis court, and possibly the other improvements, may have been located wholly within the Property when originally constructed and only ended up encroaching into the right-of-way as a result of a road dedication, unbeknownst to the Owner. Although the precise date of the encroachments is not known, to the best of the Edgemoor Club representatives' knowledge, they have existed for at least the last 50 to 60 years (a conservative estimate), if not from the original date of the Club.

Section 49-63(c)(1)-(2) of the Montgomery County Code (the "Code") authorizes the County Council to abandon a right-of-way (or a portion thereon) upon a finding that "(1) the right-of-way is no longer necessary for present public use or anticipated public use in the foreseeable future, or (2) the abandonment or closing is necessary to protect the health, safety and welfare of the residents near the right-of-way to be abandoned or closed." As described more fully below and in the attached materials, the Abandonment requested by this Petition satisfies Section 49-63(c)(1) of the Code as the Abandonment Area is no longer necessary for present public use or anticipated public use in the foreseeable future.

I. BACKGROUND

A. Plat History

The Edgemoor Club was established in 1920, at which time two tennis courts were built on the Property. The Club History (available on the Edgemoor Club's website) does not indicate where these courts were located. According to the Club History, by 1935 there were five clay courts on the Property and by 1946, there were a total of seven courts on the Property.

The Property has been platted three times between 1912 to 2008. A review of the plats ("Exhibit E") indicates the following:

1. Plat No. 146, recorded February 3, 1912 – Indicates that the Property configuration extended beyond a right angle at the corner of Hampden Lane and Denton Road, "arcing out" into the intersection.
2. Plat No. 284, recorded December 4, 1924 – Reconfigures the Hampden Lane and Denton Road intersection, resulting in a dedication of the corner of the Property to accommodate the reconfigured road. The owner's dedication on this plat was executed by representatives of the Edgemoor Land Company, the predecessor in interest of the Property and the owner of a good portion of the land surrounding the Property. Importantly, the plat was not executed by the owners of the Property, despite the fact that the plat resulted in the dedication of a portion of the Property to public right-of-way. If one of the then existing tennis courts were located in the southeast corner of the Property at the time, Plat No. 284 resulted in the tennis court encroaching into the right-of-way.

3. Plat No. 23897, recorded September 11, 2008 – Subdivides Lots 4, 5, 6 and part of Lots 1, 2, 3 into existing Lot 8.

B. Existing Conditions

The Property is located within a quiet residential neighborhood, with limited vehicle or pedestrian traffic. A visual inspection indicates that the vast majority of the sidewalks in the neighborhood are approximately four feet in width, comparable to the width of the sidewalks adjacent to the Abandonment Area. There are several blocks in the vicinity of the Property where there are no sidewalks on one side of the street and several blocks where there are no sidewalks on either side of the street. The existing sidewalk condition along Hampden Lane adjacent to the Abandonment Area and the resulting corner treatment of the sidewalk, are identical to the conditions across Denton Road, in the block located in the northeast quadrant of the intersection, where the Hampden Lane sidewalk is located immediately back of curb.

II. THE PETITION FOR ABANDONMENT

Section 49-63(c)(1) of the County Code permits the County Council to abandon a right-of-way if it finds that the same is no longer necessary for present public use or anticipated public use in the foreseeable future. The Abandonment is appropriate as the Abandonment Area has not been used for public use since at least 1940-1950 and possibly as early as 1920, and there is no evidence that the Abandonment Area has in any way been needed for public use. When the Owner investigated the need for permits to make the needed improvements to the Property, it realized that a corner of the property and improvements were within the rights-of-way. Montgomery County was not aware of the encroachment prior to the Owner bringing it to the County's attention through this process. Moreover, there is no foreseeable need for the Abandonment Area. The paving sections of Hampden Lane and Denton Road are consistent with the roads throughout the Edgemoor neighborhood and there is no evidence that Montgomery County has any plans to widen these roads. Similarly, there is no evidence that Montgomery County has any plans to widen the width of the sidewalks adjacent to the Abandonment Areas.

The only abutting property owner to the Abandonment Area is the Edgemoor Club.

The Abandonment Area does not accommodate or contain any public utilities.

III. LIST OF EXHIBITS

The following materials are submitted in support of this Abandonment request:

Exhibit "A" – Abandonment Plan
Exhibit "B" – Building Permit Site Plan
Exhibit "C" – Local Vicinity Map
Exhibit "D" – Tax Map
Exhibit "E" – Plat Nos. 146, 284 and 23897
Exhibit "F" – Site Photos

IV. CONCLUSION

As discussed herein, the Abandonment is appropriate as the Abandonment Area is no longer necessary for present public use or anticipated public use in the foreseeable future.

Enclosed please find the filing fee of \$2,500. We look forward to your support of this request and would be happy to answer any questions.

Very truly yours,



Patricia A. Harris

Attachments

cc: Mr. Eric Willis
Mr. Dorian Patchin
Mr. Jeff Robertson

GENERAL NOTES

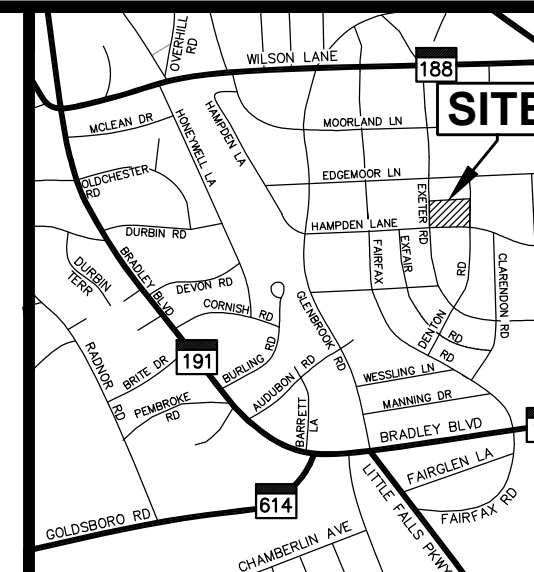
- Boundary information and two-foot contour data are based upon M-NC&PC Topo.
- Total lot area: Lot 8 = 92,163.50 sq. ft. (2.116 acres)
- Property is located on Tax Map HN 122 and WSSC 2007 Sheet 209 NW 05.
- Property is located on Soils Survey Map Number 27.
Soil type(s): ZUB, Glenelg-Urban land complex, HSG "B".
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Little Falls Branch Watershed.
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
- Property is not located in a Special Protection Area.
- Property is not a Historic Site or located in a Historic District.
- This plan was created without the benefit of a title report.

LEGEND

EXISTING FEATURES

- Ex. Storm Drain with Manhole
- Ex. Sewer Line with Cleanout
- Ex. Sewer Manhole and Invert
- Ex. Water Line with Valve
- Ex. Gas Line with Valve
- Ex. Overhead Utility with Pole
- Ex. Drain Pipe and Inlet
- Ex. Two- And Ten-foot Contours
- Ex. Spot Elevation
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Metal or Iron Fence
- Ex. Retaining Wall

- Ex. Tree (< 24" DBH)
- Ex. Roadside Tree or Ex. Tree (24" DBH - < 30" DBH)
- Ex. Tree (30" DBH and greater)
- Ex. Covenant Area



VICINITY MAP
ADC MAP 5407, GRID D-3, SCALE: 1" = 2000'

CAS JOB NO.: 10-072
DATE: 07/2021

DATE REVISION
11/03/21 EST - 2017 Covenant Sketch Issued for MC-DOT Exhibit

HAMPDEN LANE
(50' R/W, PER PLAT 284)

MATCHLINE A

SCALE: 1" = 10' →

DENTON ROAD
(50' R/W, PER PLAT 284)

SCALE: 1" = 10' ↑

EXETER ROAD
(50' R/W, PER PLAT 284)

MATCHLINE A

DENTON ROAD
(50' R/W, PER PLAT 284)

HAMPDEN LANE
(50' R/W, PER PLAT 284)

OWNER/APPLICANT
Edgemoor Club
attn: Dorian Patchin
7415 Exeter Road
Bethesda, MD 20814
(301) 907-2961 phone
dorianp@gmail.com

7415 Exeter Road
Lot 8, Block 16, Edgemoor
Right of Way Covenant Sketch

SHEET TITLE:
Right of Way Covenant
Sketch

1 of 1

CAS
ENGINEERING

CAS ENGINEERING-MD
10 South Brent Street
Frederick, Maryland 21701
301-507-8031 Phone
info@cas-engineering.com
www.cas-engineering.com

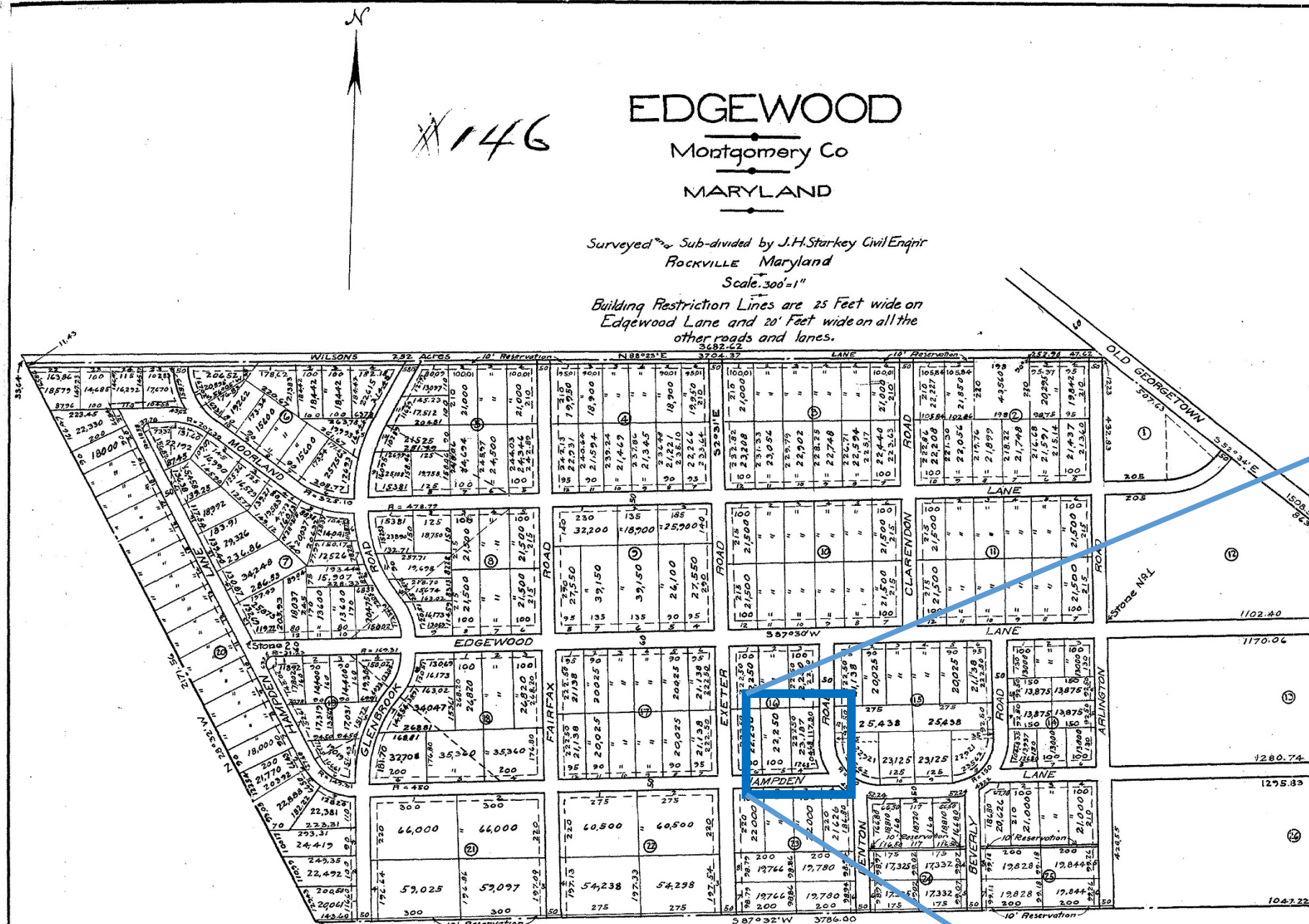
CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

0 5 10 15 20
SCALE: 1 INCH = 10 FEET

1912 Plat

Maryland State Archives

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 146, MSA_S1249_7956. Date available 1912/02/03. Printed 03/05/2021.



I hereby certify that all the lots, blocks, roads, lanes alleys etc. shown on this plat have been carefully and accurately surveyed and are parts of that portion of tracts of land called "Friendship" and "Fritchett's Purchase" lying in Montgomery County, conveyed to the National City Real Estate Corporation by Oscar K. Seddicum by deed dated June 3, 1910, and of record in liber 214, folio 57

I also certify that the bearings shown on this plat have been reduced to true meridian, and that monument stones not less than six inches square on top and designated on this plat as N:1 and N:2 have been planted two feet in the ground at the points indicated at each end of a principal.

January 26, 1912

J. H. Starkey

I hereby certify that the foregoing is a true and correct copy of the original as recorded February 3rd, A. D. 1912, in Plat 146, one of the Plat Books of Montgomery County, Maryland.

John F. Brunell Clerk.

Filed February 3rd 1912

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 284, MSA_S1249_8096. Date available 1924/12/04. Printed 03/08/2021.

Maryland State Archives

ENGINEER CERTIFICATE
EDGE MOOR RECORD MAP

STATE OF MARYLAND
COUNTY OF MONTGOMERY } S.S.

I, the undersigned, James H. Starkey, hereby certify that all the lots, blocks, roads, lanes, right-of-way and reservations shown on this plat have been carefully and accurately surveyed and each is a part of that portion of tracts of land called "Friendship" and "Pritchett's Purchase" lying in Montgomery County, Maryland which was conveyed to the National City Real Estate Corporation by Oscar H. Sedgwick by deed dated June 9th, 1910, and recorded among the land records of the above county in Liber 214 at folio 51, excepting a portion of the above named tracts conveyed by John W. Davidge et ux, to the National City Real Estate Corporation, by deed dated November 17, 1915, and recorded among the land records of the above county in Liber 254 at folio 351, and comprising a strip of land 20 feet in width lying along the southern boundary line of this plat, beginning at the west limit line of the Metropolitan Southern Railway right-of-way and extending westward 1800.22 feet as indicated on this plat; and I also certify that all the lots, blocks, roads, lanes, right-of-way and reservations shown hereon are in accordance with those shown on the plat entitled "Edgemoor, Montgomery County, Maryland" filed in plat book No. 2, Plat No. 146, under date of February 3rd, 1912, except in the particulars hereafter enumerated:

FIRST. Changes in road location made in areas on this plat designated as "A", "B", and "C" respectively, and included within the red ink lines, which changes are made in accordance with a decree rendered in equity proceedings No. 4227 in the Circuit Court for said Montgomery County, holding Equity Court under date of August 2, A.D. 1924, and among the records of said proceedings separate maps of the above areas designated as Exhibit "A", "B", and "C" respectively, have been filed.

SECOND. Change in outline of plat incident to the acquisition of the land and contained in the conveyance from John W. Davidge et ux to the National City Real Estate Corporation as above mentioned.

THIRD. Revision of building restriction lines and fixing of the same along Wisconsin Avenue as specifically shown on this plat.

FOURTH. Revision in block 20, as designated by its numbering, showing right-of-way 30 feet in width to the National City Real Estate Corporation, et ux, to the Chevy Chase to Great Falls and Corporation, by deed dated November 25, 1912, and as record in Liber No. 230 at folio 439, such right-of-way being fixed on this plat in accordance with location of the railway at this point as of the date of this plat.

FIFTH. Plan of subdivision of two parcels of ground, each 200 feet in width, lying respectively on the north and south sides of Edgemoor Lane, and extending from Wisconsin Avenue westward to the limit line of Arlington Road.

SIXTH. Location of right-of-way for sewer across southwest corner of Block No. 24, with any other subdivision, plan of record among the land records of Montgomery County, Maryland, and that monument stakes not less than six inches square on the top, designated on this plat as no. 1 and no. 2, have been planted three feet in the ground at the points indicated on a principal line.

James H. Starkey
Civil Engineer

EDGEMOOR
MONTGOMERY COUNTY
MARYLAND

SCALE
100 200 300 400 500 600
PREPARED BY OFFICE OF
JAMES H. STARKEY, CIVIL ENGINEER
AUGUST 2, 1924

OWNER'S DECLARATION OF DEDICATION
FOR EDGEMOOR RECORD PLAT

We, the undersigned, owners of this land or of rights-of-way or easements over portions of the same, hereby enter the same for road among the land records of Montgomery County, Maryland, in accordance with the provisions of decrees rendered under Equity Proceedings No. 4227, dated August 2, A.D. 1924, and we do hereby dedicate to public use the roads and lanes shown hereon, reserving, however, to ourselves and to others (without previous grants have been made), the right to construct, operate and maintain the same, and the respective appurtenances of each in, along, under, and across the said roads and lanes. Witness our hands and seals this 24th day of November, A.D. 1924.

EDGEMOOR LAND COMPANY, INC.
BY: Walter R. Tuckerman
PRESIDENT
ATTEST: Clarence C. Keiser
SECRETARY

SECURITY LAND COMPANY, INC.
BY: Harold Thompson
PRESIDENT
ATTEST: David Jayally
SECRETARY
William H. Boyd
Attorney for Petitioners in equity
Proceedings No. 4227 in the Circuit
Court of Montgomery County, Maryland
holding equity court.

207
Substance
FILED
DEC - 4 1924



EDGEMOOR LANE
25' B.R.L.
N.E. CORNER OF BLOCK 13
WISCONSIN AVE.

SCALE 200' = 1\"/>

SEE SKETCH FOR BUILDING RESTRICTION

NOTARY CERTIFICATE

County of Montgomery } S.S.
State of Maryland
I, the undersigned, Notary Public in and for the County and State aforesaid, personally appeared Walter R. Tuckerman, and Clarence C. Keiser, President and Secretary, respectively, of the Edgemoor Land Company, and Harold Thompson, and David Jayally, President and Secretary, respectively, of the Security Land Company, and William H. Boyd, Attorney for petitioners, in Equity Proceedings No. 4227, in the Circuit Court of Montgomery County, Maryland. The owners or duly authorized agent of the property shown hereon, who executed the foregoing instrument and acknowledged same to be their act and deed.
In testimony whereof, I hereunto subscribe my hand and affix my Notarial seal
My commission expires 7/2/27

BUILDING RESTRICTION LINES

Building Restriction Lines are 25 Feet on Edgemoor and 20 Feet on all other roads and lanes unless otherwise shown. The building restriction along Wisconsin Avenue south of Edgemoor is 10 feet from and parallel to the inner edge of the side walk as shown on plan on this plat

DEC - 4 1924
NOV. 21, 1924

Robert B. Benson
Notary Public

74

EDGEMOOR LANE

WISCONSIN AVENUE

SCALE: 1" = 100'

SEE SKETCH-A FOR BUILDING RESTRICTION LINE

| | |
|----|--------|
| 11 | 49.75 |
| 12 | 27.61 |
| 13 | 62.73 |
| 14 | 38.08 |
| 15 | 72.47 |
| 16 | 137.79 |
| 17 | 79.00 |
| 18 | 149.51 |

1924 Plat

Attachment C

NOTES:

PROPERTY IS ZONED R-60.
THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP HN-122, GRID HN-22.
THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W. S. S. C. BASE SHEET 209-NW-05.
FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO OR MORE LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(a)(3).

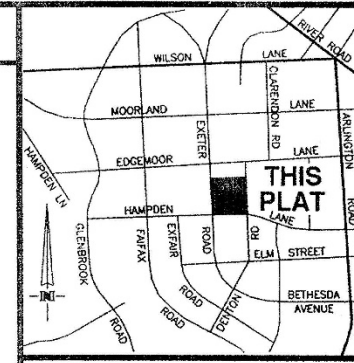
THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, 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 RECORDING THIS PLAT, UNLESS EXPLICITLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

PLAT NO. 23897

Attachment C

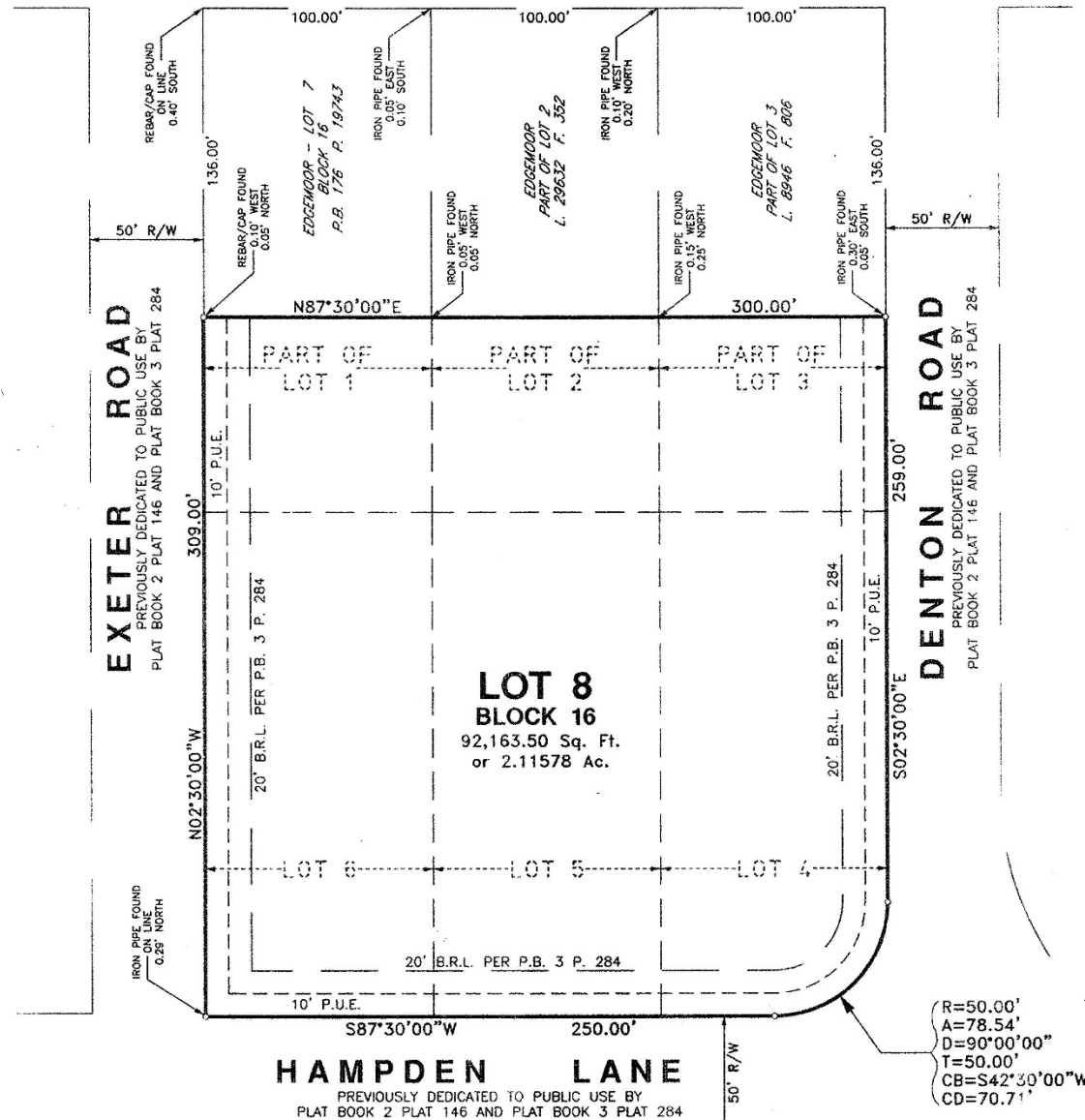
2008 Plat



VICINITY MAP 1"=1000'

EDGEMOOR LANE

60' WIDE RIGHT OF WAY
PREVIOUSLY DEDICATED TO PUBLIC USE BY
PLAT BOOK 2 PLAT 146 AND PLAT BOOK 3 PLAT 284



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF THE PART OF THE LAND DESCRIBED IN A CONVEYANCE FROM JOHN B. DIAMOND, TREASURER OF MONTGOMERY COUNTY, MARYLAND AND COUNTY COMMISSIONERS OF MONTGOMERY COUNTY TO EDGEMOOR CLUB INCORPORATED BY DEED DATED MAY 13, 1941 AND RECORDED AUGUST 15, 1941 IN LIBER 842 AT FOLIO 260, BEING MORE PARTICULARLY DESCRIBED IN THE FOLLOWING CONVEYANCES:

- ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR LAND COMPANY, A VIRGINIA CORPORATION, FORMERLY NATIONAL CITY REAL ESTATE CORPORATION TO EDGEMOOR CLUB, INC. BY DEED DATED JUNE 1, 1923 AND RECORDED NOVEMBER 1, 1923 IN LIBER 340 AT FOLIO 268, BEING ALL OF LOTS 4, 5 AND 6, BLOCK 16 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDGEMOOR" RECORDED IN PLAT BOOK 2 AS PLAT 146 AND RE-RECORDED IN PLAT BOOK 3 AS PLAT 284.
- ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM THE SECURITY LAND COMPANY, (A MARYLAND CORPORATION) TO EDGEMOOR CLUB, INC. (A MARYLAND CORPORATION) BY DEED DATED FEBRUARY 24, 1928 AND RECORDED JUNE 13, 1928 IN LIBER 462 AT FOLIO 349, BEING THE SOUTHERLY 116.5 FEET BY THE FULL WIDTH OF LOTS 1, 2 AND 3, BLOCK 16 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "EDGEMOOR" RECORDED IN PLAT BOOK 2 AS PLAT 146 AND RE-RECORDED IN PLAT BOOK 3 AS PLAT 284, SAVING AND EXCEPTING THEREFROM THE FOLLOWING CONVEYANCES:
- ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR CLUB, INC. (A MARYLAND CORPORATION) TO HERBERT S. FESSENDEN AND CLARE W. FESSENDEN BY DEED DATED JUNE 6, 1937 AND RECORDED JUNE 9, 1937 IN LIBER 669 AT FOLIO 268, BEING PART OF LOT 1, BLOCK 16 AS SHOWN ON THE AFOREMENTIONED PLATS 146 AND 284;
- ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR CLUB, INC. TO CHARLES C. KOONES AND VIOLET L. KOONES BY DEED DATED JUNE 30, 1941 AND RECORDED AUGUST 15, 1941 IN LIBER 842 AT FOLIO 262, BEING PART OF LOT 2, BLOCK 16 AS SHOWN ON THE AFOREMENTIONED PLATS 146 AND 284;
- ALL OF THE LAND DESCRIBED IN A CONVEYANCE FROM EDGEMOOR CLUB, INC. TO BYRON J. OLSON AND ELEANOR M. OLSON BY DEED DATED JUNE 30, 1941 AND RECORDED AUGUST 15, 1941 IN LIBER 842 AT FOLIO 261, BEING PART OF LOT 3, BLOCK 16 AS SHOWN ON THE AFOREMENTIONED PLATS 146 AND 284;

ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —○— WILL BE SET IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAN IS 92,163.5 SQUARE FEET OR 2.11578 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

6-11-08
DATE

Gary Dean Simpson
GARY DEAN SIMPSON
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 514



PLAT TOTALS

| | |
|---------------------------|-------------|
| NUMBER OF LOTS | 1 |
| AREA OF LOTS | 2.11578 Ac. |
| AREA OF STREET DEDICATION | 0.00000 Ac. |
| TOTAL AREA THIS PLAT | 2.11578 Ac. |

RECEIVED

SEP 11 2008

Clerk of the Circuit Court
Montgomery County, Md.

SUBDIVISION RECORD PLAT
LOT 8, BLOCK 16

EDGEMOOR

BEING A RESUBDIVISION OF
PART OF LOTS 1, 2 AND 3, BLOCK 16
AND ALL OF LOTS 4, 5 AND 6, BLOCK 16

BETHESDA ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND

SITE SOLUTIONS, INC.

20410 Observation Drive Suite 205
Germantown, Maryland 20876-4009
(301) 540-7990 Fax (301) 540-7991

Planning Engineering Landscape Architecture

JUNE, 2008

50 0 50 100 150
GRAPHIC SCALE: 1" = 50'

SCALE: 1"=50'

208156 Minor(S) R-60
The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

Approved July 3, 2008
CHAIRMAN ASST. SECRETARY-TREASURER
M-N.C.P. & P.C. Record File No. 630-2

Montgomery County, Maryland
Department of Permitting Services

Approved 07/23/08
DIRECTOR

RECORDED

PLAT NO.

EXHIBIT "A"

**DESCRIPTION OF A
RIGHT OF WAY IMPROVEMENT
DECLARATION OF COVENANT**

**Bethesda (7th) Election District
Montgomery County, Maryland**

Part A

Beginning for a part, strip or parcel of land at a point on the western right-of-way line of Denton Road (50 feet wide), said point being on and 20.33 feet from the northwestern end of the South 02°30'00" East, 259.00 foot plat line of Lot 8, Block 16, Edgemoor, as delineated on a plat entitled "Edgemoor", recorded among the Land Records of Montgomery County at Plat No. 23897, thence running with a part of said line:

1. **South 02°30'00" East, 139.00 feet** to a point, thence leaving said right-of-way line and running in, through, over and across a portion of the Denton Road right-of-way, thence
2. **North 87°30'00" East, 4.00 feet** to a point, thence
3. **North 02°30'00" West, 139.00 feet** to a point, thence
4. **South 87°30'00" West, 4.00 feet** to the Point of Beginning.

Containing 556 square feet of land, more or less.

Part B

Beginning for a part, strip or parcel of land at a point on the western right-of-way line of Denton Road (50 feet wide), said point being on and 161.74 feet from the northeastern end of the South 02°30'00" East, 259.00 foot plat line of Lot 8, Block 16, Edgemoor, as delineated on a plat entitled "Edgemoor", recorded among the Land Records of Montgomery County at Plat No. 23897, thence running with a part of said line:

1. **South 02°30'00" East, 17.63 feet** to a point, thence leaving said right-of-way line and running in, through, over and across a portion of the Denton Road right-of-way, thence
2. **North 87°30'00" East, 4.50 feet** to a point, thence
3. **North 02°30'00" West, 17.63 feet** to a point, thence
4. **South 87°30'00" West, 4.50 feet** to the Point of Beginning.

Containing 79 square feet of land, more or less.

Part C

Beginning for a part, strip or parcel of land at a point on the western right-of-way line of Denton Road (50 feet wide), said point being on and 189.58 feet from the northwestern end of the South 02°30'00" East, 259.00 foot plat line of Lot 8, Block 16, Edgemoor, as delineated on a plat entitled "Edgemoor", recorded among the Land Records of Montgomery County at Plat No. 23897, thence running with a part of said line:

1. **South 02°30'00" East, 69.42 feet** to a point, said point being the southeastern end of said plat line, thence
2. **78.54 feet** along an arc of a tangent curve deflecting to the right having a radius of 50 feet and a chord bearing and distance of South 42°30'00" West, 70.71 feet to a point, said point being the northeastern end of the South 87°30'00" West, 250.00 foot plat line, said point also being on the northern right-of-way line of Hampden Lane (50 foot right-of-way), thence running with part of said plat line
3. **South 87°30'00" West, 114.95 feet** to a point, thence leaving said right-of-way line and running in, through, over and across a portion of the Hampden Lane right-of-way
4. **South 02°30'00" East, 3.00 feet** to a point, thence
5. **North 87°30'00" East, 123.79 feet** to a point, thence
6. **South 02°30'00" East, 5.50 feet** to a point, thence
7. **North 87°30'00" East, 40.15 feet** to a point, thence
8. **North 42°30'00" East, 7.78 feet** to a point, thence
9. **North 02°30'00" West, 122.42 feet** to a point, thence
10. **South 87°30'00" West, 4.50 feet** to the Point of Beginning.

Containing 1,818 square feet of land, more or less.

Surveyor's Certification

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

Date

Jared J. Pantella
Professional Land Surveyor
Maryland Reg. 21960
Exp. Date: September 24, 2021

EXHIBIT B-1

7415 Exeter Road, Bethesda, MD 20814

The Edgemoor Club
Lot 8, Block 16, Edgemoor



N 87°30'00" E 300.00' (PLAT LINE, PLAT NO. 23897)

POINT OF BEGINNING
PART A

DECLARATION OF COVENANT -PART A- (556 SQ. FT.)

| PART A | | |
|--------|----------|---------------|
| Line # | Distance | Bearing |
| L1 | 139.00 | S 02°30'00" E |
| L2 | 4.00 | N 87°30'00" E |
| L3 | 139.00 | N 02°30'00" W |
| L4 | 4.00 | S 87°30'00" W |

16
LOT 8

PROPERTY OF
EDGEMOOR CLUB, INC.
TAX ACCT #:
07-23486374
07-23486373
LIBER 842 / FOLIO 260
PLAT 23897

| PART B | | |
|--------|----------|---------------|
| Line # | Distance | Bearing |
| L5 | 17.63 | S 02°30'00" E |
| L6 | 4.50 | N 87°30'00" E |
| L7 | 17.63 | N 02°30'00" W |
| L8 | 4.50 | S 87°30'00" W |

POINT OF BEGINNING
PART B

DECLARATION OF COVENANT -PART B- (79 SQ. FT.)



DATE

JARED J. PANTELLA

Professional Land Surveyor, Maryland Reg. No. 21960
For Corp. No. 257
Expiration Date: September 24, 2021



10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office

www.casengineering.com
info@casengineering.com

RIGHT OF WAY IMPROVEMENT
DECLARATION OF COVENANT
FOR THE BENEFIT OF
LOT 8, BLOCK 16
PLAT NO. 23897

EDGEMOOR

LIBER 842 AT FOLIO 260

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: DECEMBER, 2020

EXHIBIT B-2

7415 Exeter Road, Bethesda, MD 20814

The Edgemoor Club
Lot 8, Block 16, Edgemoor



| PART C | | |
|--------|----------|---------------|
| Line # | Distance | Bearing |
| L9 | 69.42 | S 02°30'00" E |
| L10 | 114.95 | S 87°30'00" W |
| L11 | 3.00 | S 02°30'00" E |
| L12 | 123.79 | N 87°30'00" E |
| L13 | 5.50 | S 02°30'00" E |
| L14 | 40.15 | N 87°30'00" E |
| L15 | 7.78 | N 42°30'00" E |
| L16 | 122.42 | N 02°30'00" W |
| L17 | 4.50 | S 87°30'00" W |

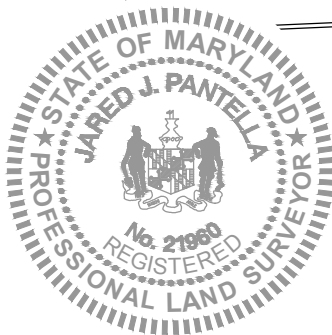
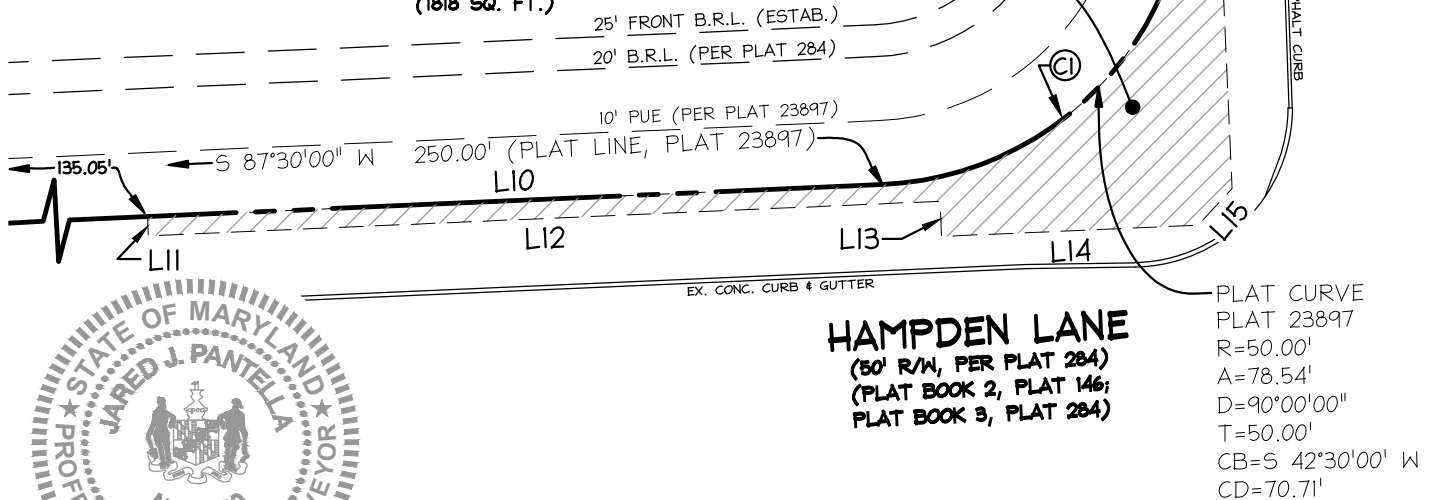
POINT OF BEGINNING
PART C

LOT 8

PROPERTY OF
EDGEMOOR CLUB, INC.
TAX ACCT #:
07-23486374
07-23486373
LIBER 842 / FOLIO 26
PLAT 23897

| PART C | | | | | |
|---------|------------|--------|---------------|----------------|-----------|
| Curve # | Arc Length | Radius | Chord Bearing | Chord Distance | Delta |
| Ⓒ | 78.54 | 50.00 | S 42°30'00" W | 70.71 | 90°00'00" |

DECLARATION OF COVENANT
-PART C-
(1818 SQ. FT.)



DATE

JARED J. PANTELLA

Professional Land Surveyor, Maryland Reg. No. 21960
For Corp. No. 257
Expiration Date: September 24, 2021



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Frederick, Maryland 21701
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RIGHT OF WAY IMPROVEMENT
DECLARATION OF COVENANT
FOR THE BENEFIT OF
LOT 8, BLOCK 16
PLAT NO. 23897

EDGEMOOR

LIBER 842 AT FOLIO 260

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' DATE: DECEMBER, 2020

GENERAL NOTES

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON AVAILABLE RECORDS.
- 3) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY WITHER ASSOCIATES
- 4) TOTAL LOT AREA: LOT 8 = 92,163.50 SQ. FT. (2.16 ACRES)
- 5) PROPERTY SHOWN ON TAX MAP H422, LOT 8, BLOCK 16, EDGEMOOR.
- 6) PROPERTY SHOWN ON H&S 200' SHEET 204 NH 05.
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 27, SOIL TYPE(S): 2UB.
- 8) FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 240304655
- 9) SITE IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
WATER 4 SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
ELECTRIC - PEPA
TELEPHONE - VERIZON
GAS - WASHINGTON GAS
- 11) THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.

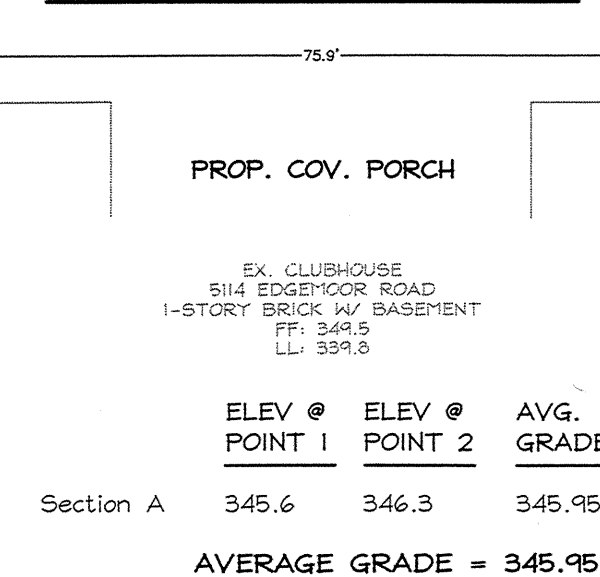
ZONING DATA

- 1) ZONING: R-60 (SPECIAL EXCEPTION)
MIN. LOT AREA = 6,000 SQ. FT.
MIN. LOT WIDTH AT R/W = 25 FT.
MIN. LOT WIDTH AT S.R.L. = 60 FT
- 2) VERIFY BUILDING HEIGHT IN ACCORDANCE WITH SECTION 59-C-1.327 OF ZONING ORDINANCE.
MEAN HEIGHT OF BUILDING FROM FIRST FLOOR = 22.42 FT (PER ARCHITECT)
FIRST FLOOR ELEVATION = 349.50 FT
HEIGHT OF BUILDING = 25.97 FT
ELEVATION @ MEAN HEIGHT OF BUILDING = 375.47 FT
AVERAGE ELEVATION ALONG FRONT OF HOUSE = 345.95 FT
HEIGHT OF BUILDING = 371.92 - 345.95 = 25.97 FEET
ALLOWABLE HEIGHT OF BUILDING = 30 FEET
PROPOSED HEIGHT OF BUILDING = 25.97 FEET
- 3) VERIFY LOT COVERAGE IN ACCORDANCE WITH SECTION 59-C-1.328 OF ZONING ORDINANCE.
ALLOWABLE LOT COVERAGE IS 35% OF TOTAL LOT AREA IN THE R-60 ZONE
LOT 8 = 92,163.50 SQUARE FEET (PER PLAT)
12,163.50 = 35% = 32,257.2 SQUARE FEET
ALLOWABLE AREA TO BE COVERED BY BUILDINGS
(INCL. ACCESSORY BUILDINGS) = 32,257.2 SQUARE FEET
TOTAL AREA COVERED BY BUILDINGS = 6,202 SQ. FT. (PER ARCHITECT)

STORM DRAIN NOTES

- 1) ALL STORM DRAIN PIPE TO BE SCHEDULE 40 PVC OR OF HIGHER QUALITY (I.E. CAST IRON). DOWNSPOUT LEADERS TO BE 4" SCHEDULE 40 PVC.
- 2) PROVIDE CLEANOUTS, AS SHOWN ON PLAN AT A MINIMUM, OR AS REQUIRED BY PLUMBING CODE.
- 3) MAINTAIN MINIMUM 12" COVER OVER ALL PIPE.
- 4) ALL STORM DRAIN DRIVEWAY OR PAVED AREAS TO BE BEDDED IN GRAVEL AND TO HAVE A MINIMUM OF 12" OF COVER, OR TO BE CAST IRON.

AVERAGE GRADE DETERMINATION



SEQUENCE OF CONSTRUCTION

- 1) PRIOR TO CLEARING OF TREES, INSTALLING SEDIMENT CONTROL MEASURES, OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE CONDUCTED ON-SITE WITH THE MCDPS SEDIMENT CONTROL INSPECTOR, 240-777-4800 (48 HOURS NOTICE), AND THE MONTGOMERY PLANNING DEPARTMENT, PLANS ENFORCEMENT INSPECTOR, 301-498-4681 (48 HOURS NOTICE).
- 2) THE LIMITS OF DISTURBANCE MUST BE FIELD MARKED PRIOR TO CLEARING OF TREES, INSTALLATION OF SEDIMENT CONTROL MEASURES, CONSTRUCTION, OR OTHER LAND DISTURBING ACTIVITIES.
- 3) THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE M-CMPC INSPECTOR, CERTIFYING THAT THE LIMITS OF DISTURBANCE AND TREE PROTECTION MEASURES ARE CORRECTLY MARKED AND INSTALLED PRIOR TO COMMENCING ANY CLEARING.
- 4) CLEAR AND GRADE FOR INSTALLATION OF SEDIMENT CONTROL DEVICES.
- 5) INSTALL SEDIMENT CONTROL DEVICES.
- 6) ONCE THE SEDIMENT CONTROL DEVICES ARE INSTALLED, THE PERMITTEE MUST OBTAIN WRITTEN APPROVAL FROM THE MCDPS INSPECTOR BEFORE PROCEEDING WITH ANY ADDITIONAL CLEARING, GRUBBING, OR GRADING.
- 7) INITIATE ROUGH GRADING. TEMPORARILY SEED ANY AREAS NOT TO BE RE-GRADED WITHIN 14 DAYS.
- 8) INSTALL BASE COURSES FOR PARKING AREA.
- 9) CONSTRUCT ADDITION, PATIO, WALKS, ETC.
- 10) INSTALL DRYWELLS AND ASSOCIATED PIPING BUT DO NOT CONNECT TO DOWNSPOUTS AND YARD INLETS AT THIS TIME.
- 11) PAVE PARKING AREA AND PERMANENTLY STABILIZE ALL REMAINING AREAS.
- 12) CONNECT DOWNSPOUTS TO DRYWELL PIPING.
- 13) OBTAIN WRITTEN APPROVAL FROM MCDPS INSPECTOR, PRIOR TO THE REMOVAL OF ANY AND ALL REMAINING SEDIMENT CONTROL DEVICES.

TOPSOIL NOTE

ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION. SPECIFICATIONS ARE SHOWN ON SHEET THREE.

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRYWELL/RECHARGE CHAMBER

MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee must give the MCDPS inspector twenty-four (24) hours notice (DPS telephone 240-777-4311). The DPS inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been completed in writing. The DPS inspector, in writing, may complete without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. The permittee must maintain a "record set" of approved 50/3M plans on-site at all times. Upon completion of the project the record set of plans, including the signed "Record Set" Certification, must be submitted to the MCDPS inspector.

EACH OF THE STEPS LISTED BELOW MUST BE VERIFIED BY EITHER THE MCDPS INSPECTOR OR THE OWNER/DEVELOPER.

| | MCDPS INSPECTOR (INITIALS/DATE) | OWNER/DEVELOPER (INITIALS/DATE) |
|-------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|
| 1. Excavation for Dry Well conforms to the approved plans | | |
| 2. Placement of backfill, perforated inlet pipe and observation well conforms to approved plans | | |
| 3. Placement of geotextiles and filter media conforms to approved plans | | |
| 4. Connecting pipes, including connection to downspout, constructed per the approved plans | | |
| 5. Final grading and permanent stabilization conforms to approved plans | | |
| TOTAL NUMBER OF DRYWELLS INSTALLED PER THIS PERMIT: APPROVED _____ CONSTRUCTED _____ | | |

NON-ROOFTOP DISCONNECTION

This Non-Rooftop Disconnection meets the conditions specified on the approved plans.

Owner/Developer Signature _____ Date _____

RECORD DRAWING CERTIFICATION

This record drawing accurately and completely represents the stormwater management practices as they were constructed. All stormwater management practices were constructed per the approved Sediment Control / Stormwater Management plan or subsequent approved revisions.

Owner/Developer Signature _____ Date _____

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: INITIALS _____ DATE _____

RELATED REQUIRED PERMITS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT.

| TYPE OF PERMIT | REQ'D | NOT REQ'D | PERMIT NO. | EXPIRATION DATE | WORK RESTRICTION DATES |
|------------------------------------|-------|-----------|------------|-----------------|------------------------|
| MCDPS Floodplain District | | X | | | |
| WATERWAYS/WETLAND(S): | | X | | | |
| a. Corps of Engineers | | X | | | |
| b. MDE | | X | | | |
| c. MDE Water Quality Certification | | X | | | |
| MDE Dam Safety | | X | | | |
| N.P.D.E.S. | | X | N/A | N/A | DATE FILED |
| NOTICE OF INTENT | | X | | | |
| OTHERS (Please List): | | X | | | |

UTILITY INFORMATION

EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

| UTILITY | REQUEST DATE | BY | INFO REC'D | PLAN REVIEWED | BY |
|------------|--------------|-----|------------|---------------|----|
| ATTN | 10/2/2010 | DCL | 11/06/2010 | NO FACILITIES | BC |
| COMCAST | 10/2/2010 | DCL | - | - | BC |
| MCI | 10/2/2010 | DCL | 11/09/2010 | NO FACILITIES | AL |
| PEPCO | 10/2/2010 | DCL | - | - | AL |
| VERIZON | 10/2/2010 | DCL | 11/09/2010 | 12/20/2010 | AL |
| WASH. GAS | 10/2/2010 | DCL | 10/21/2010 | 11/06/2010 | BC |
| WSSC SEWER | N/A | N/A | 10/20/2010 | 11/06/2010 | BC |

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-267-7777, OR LOG ON TO www.missutility.net/ttc 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16640, EXPIRATION DATE 3/8/2015, AND THAT THIS PLAN MEETS THE CRITERIA FOR BUILDING AND SEDIMENT CONTROL PERMIT APPLICATIONS.

10/06/2011
DATE

Curt A. Schreffler
CURT A. SCHREFFLER, PE



APPLICANT

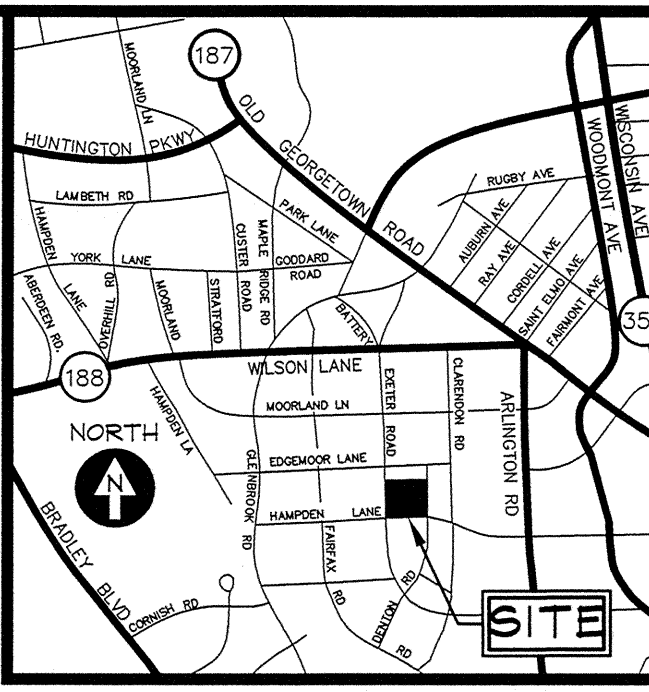
EDGEMOOR CLUB, INC.
ATTN: JOSEPH PHILLIPS, MANAGER
7415 EXETER ROAD
BETHESDA, MD 20814
(301) 907-2941 PHONE
(301) 946-8910 CELL
joe@edgemoorclub.com

ARCHITECT

WIEDEHANN ARCHITECTS, LLC
ATTN: FITZGELL PRINCE, AIA
5272 RIVER ROAD, SUITE 610
BETHESDA, MD 20814
(301) 652-4022 PHONE
(301) 652-4094 FAX

7415 EXETER ROAD
LOT 8, BLOCK 16
EDGEMOOR

BUILDING PERMIT SITE PLAN,
STORMWATER MANAGEMENT PLAN,
AND SEDIMENT CONTROL PLAN
PERMIT NO. 240046

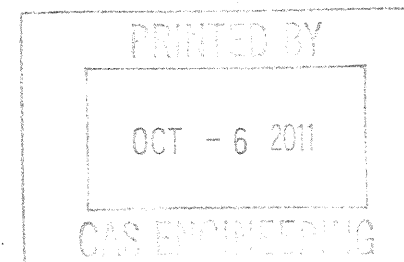


VICINITY MAP
ADC MAP 5407, GRID D-3
SCALE 1" = 2000'

MAY 2020
PERMITTING
REQUIREMENTS
EXHIBIT

LEGEND

| EXISTING FEATURES | |
|------------------------------------------|---------------|
| EX. SEWER LINE WITH CLEAN OUT | --- |
| EX. SEWER MANHOLE AND INVERT | ○ (399.3) |
| EX. WATER LINE WITH VALVE | --- |
| EX. GAS LINE WITH VALVE | --- |
| EX. OVERHEAD LINE | --- |
| EX. TWO- AND TEN-FOOT CONTOURS | 10'-0" 10'-0" |
| EX. SPOT ELEVATION | 100.0 |
| EX. CHAIN LINK OR WIRE FENCE | --- |
| EX. WOOD FENCE | --- |
| EX. STREET LAMP | ○ (DPS) |
| EX. DOWN SPOUT SPILL | ○ (T.B.R.) |
| EX. FEATURE TO BE REMOVED (T.B.R., TYP.) | ○ (T.B.R.) |
| PROPOSED FEATURES | |
| PROP. 4" PVC PIPE | --- |
| PROP. TRENCH DRAIN | --- |
| PROP. RAINWATER DRYWELL | --- |
| PROP. DOWNSPOUT (w/ PIPE) | --- |
| PROP. SPILL DOWNSPOUT | --- |
| SILT FENCE | --- |
| SOFT | --- |
| TP | --- |
| ROOT PRUNING | --- |
| LIMITS OF DISTURBANCE | |



MONTGOMERY COUNTY
DEPARTMENT OF
PERMITTING SERVICES
APPROVED FOR:

STORMWATER MANAGEMENT:
On Site

Thomas Weaden 10/10/11
REVIEWED DATE 10/10/11
APPROVED DATE 10/10/11
240583

S.M. FILE NO.

SEDIMENT CONTROL
TECHNICAL REQUIREMENTS:
Thomas Weaden 10/10/11
REVIEWED DATE 10/10/11
APPROVED DATE 10/10/11

ADMINISTRATIVE REQUIREMENTS:
Thomas Weaden 10/10/11
REVIEWED DATE 10/10/11
APPROVED DATE 10/10/11
240046

SEDIMENT CONTROL PERMIT NUMBER

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM THE DATE OF APPROVAL. IF THE PROJECT HAS NOT STARTED UNLESS THE PERMIT HAS BEEN EXTENDED.

NOTE: MCDPS APPROVAL DOES NOT NEGATE THE NEED OF A MCDPS ACCESS PERMIT.

7415 EXETER ROAD
PLAT 2847, CIRCA 09/11/09

LOT 8, BLOCK 16
EDGEMOOR

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

BUILDING PERMIT SITE PLAN, SEDIMENT CONTROL PLAN,
AND STORMWATER MANAGEMENT PLAN

ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.

108 West Ridgely Blvd., Suite 101, Mount Airy, Maryland 21771
phone: (301) 607-6031 • fax: (301) 607-6045 • internet: www.casengineering.com

1 OF 3
C1.0