MEMORANDUM

DATE: November 29, 2007

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
Development Review Division
(301) 495-4542

FROM: Stephen Smith
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for December 13, 2007

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:

220080580 Somerset Heights
PLAT NO. 220080580

Somerset Heights
Located on the south side of Dorset Avenue, 200 feet west of Surrey Street
R-60 zone; 1 lot
Community Water, Community Sewer
Master Plan Area: Bethesda-Chevy Chase
Matthew Zaft, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.

b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat.

PB date: 12/13/07
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Seminole Heights  Plat Number: 220080580
Plat Submission Date: 9-26-07
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: N/A
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. __________________ Checked: Initial ______ Date ______
Preliminary Plan No. __________________ Checked: Initial ______ Date ______
Planning Board Opinion - Date ______ Checked: Initial ______ Date ______
Site Plan Name if applicable: __________ Site Plan Number: __________
Planning Board Opinion - Date ______ Checked: Initial ______ Date ______

Lot # & Layout  __ Lot Area  __ Zoning  __ Bearings & Distances  __ Coordinates  __
Plan # N/A Road/Alley Widths  __ Easements  __ Open Space  N/A  Non-standard
BRLs  N/A Adjoining Land  __ Vicinity Map  OK Septic/Wells  N/A
TDR note  N/A Child lot note  __ Surveyor Cert  OK Owner Cert  OK Tax Map  OK
SPA  N/A

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Final DRD Review:

Initial Date
DRD Review Complete: 505 11/29/07
DRD Review: 505 10/26/07
Engineer Notified (Pick up Mark-up): 505 11/19/07
Final Mylar w/Mark-up & PDF Rec'd: 505 12-13-07

Board Approval of Plat:
Plate Agenda:
Planning Board Approval:
Chairman's Signature:

DPS Approval of Plat:
Engineer Pick-up for DPS Signature:
Final Mylar for Reproduction Rec'd:

Plat Reproduction:
Addressing:
File Card Update:
Final Zoning Book Check:
Update Address Books with Plat #:
Update Green Books for Resubdivision:
Notify Engineer to Seal Plats:
Engineer Seal Complete:
Complete Reproduction:
Sent to Courthouse for Recordation:
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment
   a) Total area does not exceed 5% of combined area affected: ____________
   b) No additional lots created: ____________
   c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ____________
   d) Date sketch plan submitted: ____________
   e) Sketch plan revised or denied within 10 business days: ____________
   f) Final record plat submitted within ninety days: ____________
   g) Sketch shows following information:
      i) proposed lot adjustment: ____________
      ii) physical improvements within 15 feet of adjusted line: ____________
      iii) alteration to building setback: ____________
      iv) amount of lot area affected: ____________

(2) Conversion of Outlot into a Lot
   a) Outlot not required for open space or otherwise constrained: ____________
   b) Adequate sewerage and water service/public or private: ____________
   c) Adequate public facilities and AGP satisfied: ____________
   d) Any conditions/agreements of original subdivision: ____________
   e) Special Protection Area, Water Quality Plan required: ____________

(3) Consolidation Of Two of More Lots
   a) Any prior subdivision conditions: ____________
   b) Part of lot created by deed prior to June 1 1958: ____________________

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
   Any subdivision/conditions; APF agreement satisfied: ____________

(5) Plat of Correction
   a) All owners and trustees signed: ____________
   b) Original Plat identified: ____________

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958
   a) Deed(s) submitted: ____________
   b) Developable with only one single family detached unit: ____________

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels
   a) Adequate Public Facilities satisfied: ____________
   b) Street dedication required: ____________
   c) Forest conservation: ____________
   d) Storm water management: ____________
   e) Special Protection Area/Water Quality Plan: ____________
   f) Landscaping and lighting plan including parking lot layout: ____________

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005./Revised July 2006
Page 2 of 3
g) Approved Special Exception: ____________________

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum
   a) Number of Lots: ____________________
   b) Written MCDPS approval of proposed septic area: ____________________
   c) Required street dedication: ____________________
   d) Easement for balance of property noting density and TDRS: ________
   e) Average lot size of 5 acres: ____________________
   f) Forest Conservation requirements met: ____________________