PLAT NO. 220081240

Brookmont
Located in the southwest quadrant of the intersection of Broad Street and 61st Street
R-60 zone; 1 lot
Community Water, Community Sewer
Master Plan Area: Bethesda-Chevy Chase
Tom Buzas, Applicant

Staff recommends approval of this 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 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.
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Brookmont  Plat Number: 220081240
Plat Submission Date: 1-22-08
DRD Plat Reviewer:  Smink
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 ✓ Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
TDR note N/A  Child Lot note N/A  Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
SPA N/A

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<th>Due Date</th>
<th>Date Rec'd</th>
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Final DRD Review:

DRD Review Complete: Initial 505  Date 3-6-08
(All comments rec’d and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): Initial 505  Date 2/20/08
Final Mylar w/Mark-up & PDF Rec’d: Initial 505  Date 2/27/08

Board Approval of Plat:
Plat Agenda: Initial 505  Date 3/20/08
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:       

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005/Revised November 2007
Page 1 of 3
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: ________________
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: