PLAT NO. 220080770

Gateway Commons

Located on the south side of Latrobe Lane at the terminus of Woodport Road
R-200/TDR zone; 1 parcel
Community Water, Community Sewer
Master Plan Area: Clarksburg
Gateway Commons LLC, Applicant

Staff recommends approval of the this minor subdivision plat pursuant to Section 50-35A(a)(5), which states as follows:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 5C-35A(a)(5) of the subdivision regulations, and with the conditions required by Site Plan No. 82003023A, as approved by the Board, and supports this minor subdivision record plat.

PB date: 3/20/08
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Gateway Commons  Plat Number: 220080770
Plat Submission Date: 11-13-07
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 _
Pre-Preliminary Plan No. 120020480  Checked: Initial  Date 12/17/07
Planning Board Opinion – Date 8-13-02  Checked: Initial  Date 12/17/07
Site Plan Name if applicable: Gateway Commons  Site Plan Number: 82003023A
Planning Board Opinion – Date 7-6-01  Checked: Initial  Date 12-17-07

Lot # & Layout ☑ Lot Area ☑ Zoning ☑ Bearings & Distances ☑ Coordinates  Ok
Plan # ☑ Road/Alley Widths ☑ Easements ☑ Open Space  N/A Non-standard
BRLs  N/A 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>
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Final DRD Review: Initial  Date 3-6-08

DRD Review Complete:
(All comments rec’d and incorporated into mark-up)
Engineer Notified (Pick up Mark-up):  Date 12/19/07
Final Mylar w/Mark-up & PDF Rec’d:  Date 2-28-08

Board Approval of Plat:
Plat 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:

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: ______________________

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005. Revised November 2007
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: