PLAT NO. 220090170

Silver Spring Gateway
Located on the north side of East-West Highway (MD 410), 500 feet west of Georgia Avenue (US 29)
CBD-2 zone; 2 parcels
Community Water, Community Sewer
Master Plan Area: Silver Spring CBD
The JBG Companies, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(1) of the Subdivision Regulations, which states:

**Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
b. No additional lots are created;
c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
   i. proposed lot line adjustment as a dashed line;
   ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
   iii. any minimum building setback that would be altered by the minor lot line adjustment; and
   iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) and supports this minor subdivision record plat.

PB date: 9/18/08
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: **Silver Spring Gateway**  Plat Number: **220090170**
Plat Submission Date: **7/17/08**
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. **1-04039A**  Checked: Initial **S**  Date **11/1/08**
Preliminary Plan No. **2-06439A**  Checked: Initial **S**  Date **11/1/08**
Planning Board Opinion – Date **5/11/08**  Checked: Initial **S**  Date **5/11/08**
Site Plan Name if applicable: **Silver Spring Gateway**  Site Plan Number: **820659001A**
Planning Board Opinion – Date **2-2-06**  Checked: Initial **S**  Date **2-2-06**
Lot # & Layout ✓  Lot Area ✓  Zoning ✓  Bearings & Distances ✓  Coordinates ✓
Plan # ✓  Road/Alley Widths ✓  Easements ✓  Open Space ✓  Non-standard
BLRs ✓  Adjoining Land ✓  Vicinity Map ✓  Septic/Wells ✓  N/A
TDR note ✓  Child Lot note ✓  Surveyor Cert ✓  Owner Cert ✓  Tax Map ✓
SPA ✓

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**Final DRD Review:**

DRD Review Complete: **50S**  Initial **Date 9-5-08**
(All comments rec’d and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): **50S**  Date **8-27-08**
Final Mylar w/Mark-up & PDF Rec’d: **50S**  Date **9-4-08**

**Board Approval of Plat:**

Plat Agenda: **50S**  Date **9-18-08**
Planning Board Approval: **50S**  Date **9-18-08**
Chairman’s Signature: **50S**  Date **9-18-08**

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature: **50S**  Date **9-18-08**
Final Mylar for Reproduction Rec’d: **50S**  Date **9-18-08**

**Plat Reproduction:**

Addressing: **50S**  Date **9-18-08**
File Card Update: **50S**  Date **9-18-08**
Final Zoning Book Check: **50S**  Date **9-18-08**
Update Address Books with Plat #: **50S**  Date **9-18-08**
Update Green Books for Resubdivision: **50S**  Date **9-18-08**
Notify Engineer to Seal Plats: **50S**  Date **9-18-08**
Engineer Seal Complete: **50S**  Date **9-18-08**
Complete Reproduction: **50S**  Date **9-18-08**
Sent to Courthouse for Recordation: **50S**  Date **9-18-08**
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: OK
   b) No additional lots created: OK
   c) Adjusted line is approximately parallel/does not significantly change shape of the lots: YES
   d) Date sketch plan submitted: 7/1/08
   e) Sketch plan revised or denied within 10 business days: YES
   f) Final record plat submitted within ninety days: YES
   g) Sketch shows following information:
      i. proposed lot adjustment: OK
      ii. physical improvements within 15 feet of adjusted line: OK
      iii. alteration to building setback: OK
      iv. amount of lot area affected: OK

(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 or 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:  