



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 2
12/18/08

MEMORANDUM

DATE: December 5, 2008

TO: Montgomery County Planning Board

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

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

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for December 18, 2008

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:

220090190 **Larchmont Knolls (Revision)**

Plat Name: Larchmont Knolls (Revision)

Plat #: 220090190

Location: Located on the east side of Connecticut Avenue (MD 185), 700 feet north of Beach Drive

Master Plan: Kensington-Wheaton

Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer

Applicant: Grace Church

Background: This plat was originally approved by the Planning Board on November 13, 2008. Subsequent to that approval, Staff discovered a discrepancy between the approved Forest Conservation Plan and the associated Category I Conservation Easement as reflected on the record plat. The consultant has drafted a revised record plat mylar with the correct Category I Conservation Easement delineation.

Included in the following pages is a copy of the revised plat noting the area of discrepancy and a copy of the originally approved plat.

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(7)** of the Subdivision Regulations, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

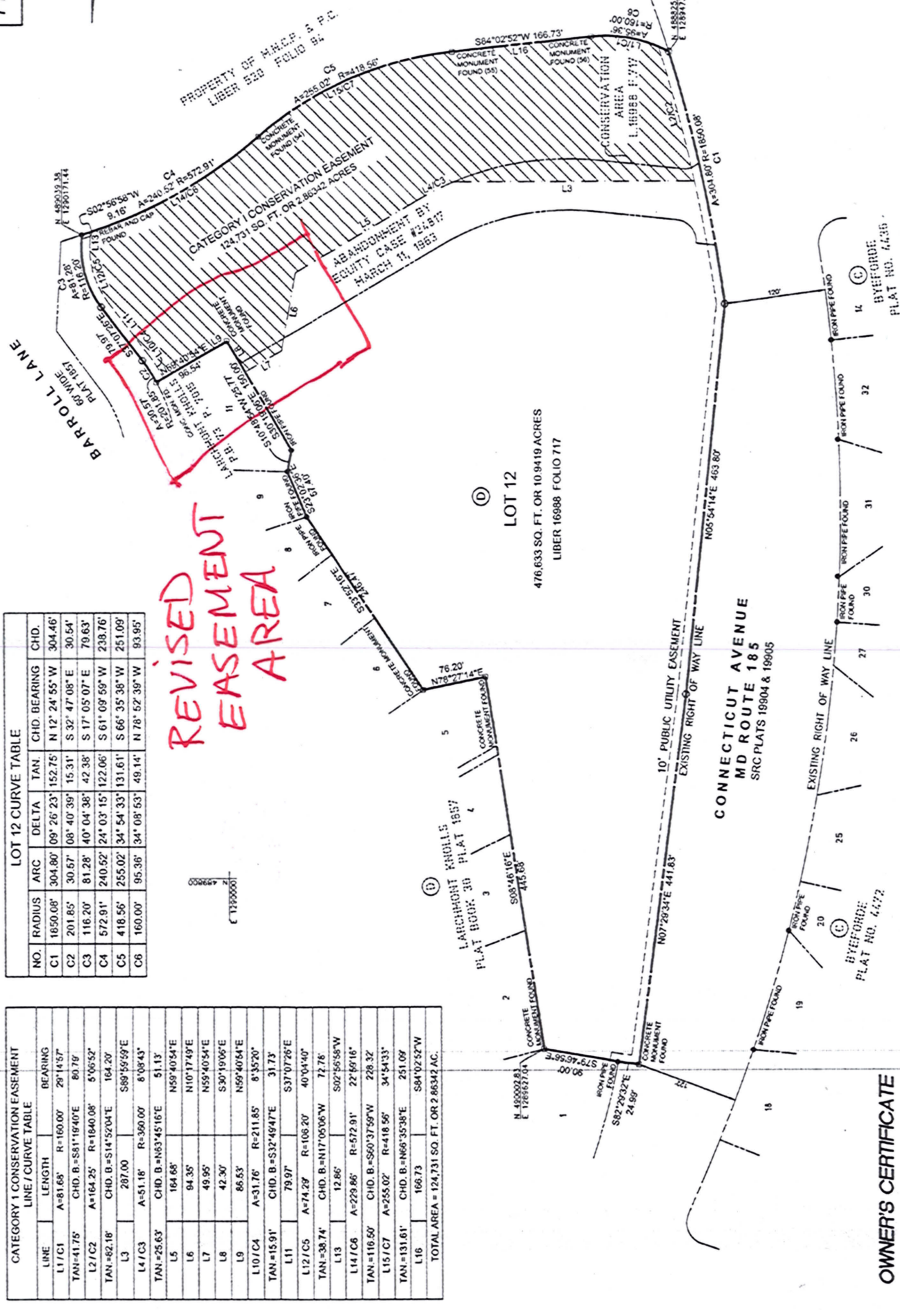
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(7) and supports this minor subdivision record plat.



NOTES

- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MAJOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.55A OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A LOT FOR A PRIVATE EASEMENT AS PROVIDED FOR IN SECTION 50.55A.
- EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OF ANY PART OF THE PROPERTY SHOWN ON THIS PLAT IS INTENDED TO BE REVISED BY AN EXAMINATION OF TITLE OR TO DEPEND UPON THE COURSE OF THE LAW.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-30 ZONE AS OF THE DATE OF PLAT RECOGNITION.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP 1P-31 AND 1P-32.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON THE 1950 U.S. BUREAU OF THE CENSUS MAP.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON THE STATE AND LOCAL TAX MAPS PROJECTED TO ASSCAND SUPPLEMENTED WITH STATISTICAL SURVEY STATIONS USED AND AT LEAST 129.39613 FEET AND HAS CORNER STATIONS ON THE PLAT. THE SCALE FACTOR FOR THIS SITE IS 0.9999955. TO OBTAIN THE GRID COORDINATES OF THE CORNER STATIONS, THE GRID COORDINATES OF THE CORNER STATIONS ON THE GROUND SURFACE MUST BE MULTIPLIED BY THE GROUND SURFACE DISTANCES TO GRID DISTANCES, AND THE RESULT MUST BE MULTIPLIED BY THE COMBINED SCALE FACTOR.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND SITE PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AND EXTENDED BY RECORDING OF THIS PLAT UNLESS EXTENDED BY RECORDING OF THIS PLAT UNLESS OTHERWISE SPECIFIED, SHALL APPLY TO ANY DEVELOPMENT OF THIS PROPERTY FOR ANY USE PERMITTED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- EXISTING PROPERTY CORNERS SHOWN HEREON WERE FOUND BY THE SURVEYOR. THE SOLUTION WAS HELD FOR THE BOUNDARY OUTLINE.

PLAT NO.



REVISED EASEMENT AREA

LOT 12 CURVE TABLE

NO.	RADIUS	ARC	DELTA	TAN	CHD. BEARING	CHD.
C1	1650.08'	304.80'	109°26'23"	152.75'	N127°24'55"W	304.48'
C2	201.85'	30.57'	108°40'39"	15.31'	S32°47'08"E	30.54'
C3	118.20'	81.28'	40°04'38"	42.38'	S17°05'07"E	70.63'
C4	572.81'	200.52'	34°03'15"	122.86'	S61°09'59"W	233.76'
C5	418.56'	255.02'	34°54'33"	131.01'	S66°35'38"W	251.09'
C6	160.00'	95.38'	34°08'55"	48.14'	R178°52'35"W	93.95'

CATEGORY 1 CONSERVATION EASEMENT LINE/CURVE TABLE

LINE	LENGTH	BEARING
L1/C1	A=81.68'	R=100.00'
L1/C2	CHD. B.=S11°49'04"E	80.79'
L1/C3	A=164.25'	R=180.00'
L1/C4	CHD. B.=S14°52'04"E	164.29'
L1/C5	297.00'	S89°59'59"E
L1/C6	A=51.18'	R=90.00'
L1/C7	CHD. B.=N83°45'16"E	51.17'
L5	164.68'	N59°09'54"E
L6	94.35'	N10°17'49"E
L7	49.95'	N59°09'54"E
L8	42.30'	S30°19'02"E
L9	86.53'	N59°09'54"E
L10/C4	A=31.76'	R=211.85'
L10/C5	CHD. B.=S32°49'47"E	31.77'
L11	79.97'	S37°07'48"E
L12/C5	A=74.29'	R=102.20'
L12/C6	CHD. B.=N17°00'56"W	72.78'
L13	12.86'	S02°55'58"W
L14/C6	A=229.86'	R=572.91'
L14/C7	CHD. B.=S60°31'59"W	228.32'
L15/C7	A=255.02'	R=418.56'
L16	160.73'	CHD. B.=N60°35'38"E
L16	160.73'	S84°12'23"W

TOTAL AREA = 124,731 SQ. FT. OR 2.86342 AC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT I AM A LICENSED SURVEYOR IN THE STATE OF MONTGOMERY COUNTY, MARYLAND, AND THAT I AM A MEMBER OF THE MONTGOMERY COUNTY SURVEYORS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND, INC. I HAVE BEEN LICENSED AS A SURVEYOR SINCE 1988 AT FOLIO 714.

I HEREBY CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS NOT FOUND AND SHOWN THIS DATE WILL BE SET AND PLACED IN ACCORDANCE WITH SECTION 50-24(b) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 476.633 SQUARE FEET OR 10.9419 ACRES. THERE IS NO STREET DEDICATION BY THIS PLAT.

Doreen Shank 11/26/08
 DOREEN SHANK
 REGISTERED PROFESSIONAL SURVEYOR
 MONTGOMERY COUNTY

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES.

FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, WASHINGTON GAS LIGHT CO. OF MD. AND TO OTHER UTILITIES THE RIGHT TO USE THE EASEMENT (PLAT) WITH ITS TERMS AND CONDITIONS AS SUCH GRANT BE AND THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "RECOGNITION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN VOLUME 5841 FOLIO 41.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE LEGAL AND SOLE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN USED OF TRUST, AND THE PARTIES IN INTEREST THEREIN HAVE BELOW INDICATED THEIR ASSENT.

BY: *Jessie M. Johns*
 JESSIE M. JOHNS
 REGISTERED PROFESSIONAL SURVEYOR
 WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.
 CITIZENS BANK

ATTEST: *Richard Shackelford*
 RICHARD SHACKLEFORD
 SENIOR WITNESS, GRACE CHURCH

DATE: 11/26/08

APPROVED: _____ DATE: _____

WITNESS: _____

KEVIN MACKOWN
 SENIOR VICE PRESIDENT

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____

BY: _____

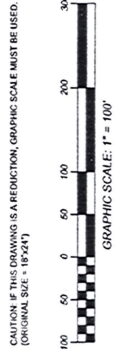
PLAT NO. _____

DIRECTOR

ASST. SECRETARY - TREASURER _____

CHAIRMAN _____

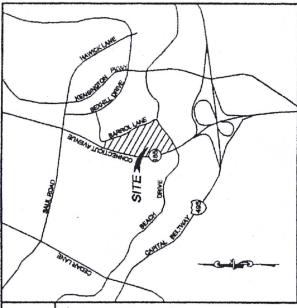
MANAGING RECORD FILE NO. _____



CAUTION: IF THIS DRAWING IS A REDUCTION, GRAPHIC SCALE MUST BE USED. (ORIGINAL SIZE = 15'x21')

SUBDIVISION RECORD PLAT
LOT 12 BLOCK D
LARCHMONT KNOLLS
ELECTION DISTRICT NO. 19
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' MARCH, 2008
A. MORTON THOMAS AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 12750 TIMBROOK PARKWAY, ROCKVILLE, MARYLAND 20852
 301-881-2545 (TELE) 301-881-0848 (FAX)
 JOB NO. 006-572

REVISED PLAT



NOTES

- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MAJOR SUBDIVISIONS APPROVED IN SECTION 95-20A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING THE CREATION OF A LOT FOR A PRIVATE SCHOOL AS PROVIDED FOR IN SECTION 95-20A(M).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW THE BOUNDARIES OF ANY ADJACENT PROPERTIES OR ANY OTHER MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT TO BE CONSIDERED AS EVIDENCE OF TITLE OR TO DEFECT ON OR TO AFFECT THE TITLE TO ANY OTHER MATTER AFFECTING TITLE.
- THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE AS OF THE DATE OF PLAT RECORDATION.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP HP 341 AND HP 342.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON THE W.S.S.C. BASE SHEET 211 NW 04 AND 210 NW 04.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLAT GRID WITH DATUM ESTABLISHED BY 1987 AND WERE NO. 20041 WITH COORDINATES OF NORTH 482,563.00 FEET AND WEST 18,855.00 FEET. THE GRID COORDINATES TO AND ADJACENT TO THIS SITE IS 0.00000000. TO CONVERT THE GRID COORDINATES TO GROUND SURFACE, MULTIPLY THE GRID COORDINATES BY THE COMBINED SCALE FACTOR. THE DISTANCES SHOWN ON THIS PLAT ARE MEASURED ON THE GROUND SURFACE. TO CONVERT PLAT COORDINATES TO GROUND SURFACE, MULTIPLY THE PLAT COORDINATES BY THE COMBINED SCALE FACTOR.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOREST CONSERVATION PLAN AND APPROPRIATE PERMITS ISSUED BY THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN AND APPROPRIATE PERMITS.
- THE APPROVAL OF THIS PLAT IS PRECEDENT ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE INTENDED TO SURVIVE AND NOT BE CONSIDERED AS WAIVED BY THE RECORDATION OF THIS PLAT UNLESS EXPRESSLY SO INDICATED. THE PLAT UNLESS OTHERWISE SPECIFIED IS FOR THE PURPOSE OF PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- EXISTING PROPERTY OWNERS SHOW HEREON WERE FOUND IN PLACE, AND A BEST FIT SOLUTION WAS HELD FOR THE BOUNDARY OUTLINE.

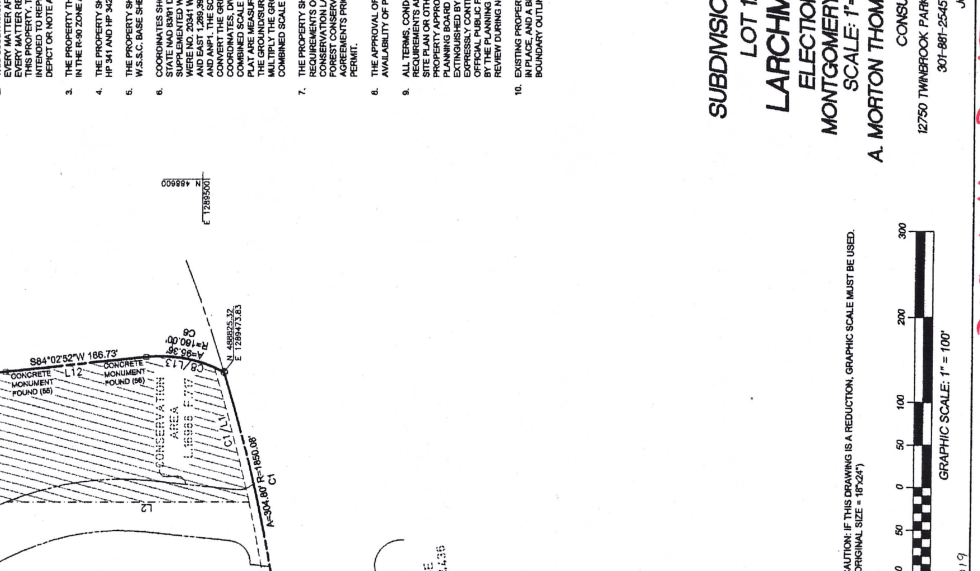
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A CORRECT AND ACCURATE REPRESENTATION OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN ACCORDANCE WITH SECTION 95-24(b) OF THE MONTGOMERY COUNTY CODE.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE, I HAVE CONDUCTED A REASONABLE SEARCH FOR BOUNDARY MARKERS NOT FOUND AND SHOWN THIS PLAT IN ACCORDANCE WITH SECTION 95-24(b) OF THE MONTGOMERY COUNTY CODE.

TOTAL AREA INCLUDED ON THIS PLAT IS 476,633 SQUARE FEET OR 10.9419 ACRES. THIS IS AN APPROXIMATE REPRESENTATION OF THIS PLAT.

[Signature]
DATE: 10/23/08
REGISTERED PROFESSIONAL SURVEYOR
MARYLAND NO. 316



LOT 12 CURVE TABLE

NO.	RADIUS	ARC	DELTA	TAN.	CHD. BEARING	CHD.
C1	1850.00	304.81	08° 26' 23"	152.73	N 12° 24' 55" W	304.46'
C2	201.85	30.57	08° 40' 38"	15.31	S 52° 47' 08" E	30.54'
C3	116.20	81.28	40° 04' 38"	42.38	S 17° 05' 07" E	79.63'
C4	572.91	240.52	24° 03' 13"	122.06	S 51° 05' 59" W	238.76'
C5	418.55	255.02	34° 54' 33"	131.61	S 66° 35' 38" W	251.09'
C6	180.00	95.38	34° 08' 53"	48.14	N 78° 52' 38" W	93.95'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THE PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, THE RIGHT TO CONVEY TO THE COUNTY, MARYLAND, TO THE COUNTY ENGINEER, THE EASEMENT (P.U.E.) WITH TERMS AND CONDITIONS OF SUCH GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED 'DECLARATION OF LIMITS AND AMOUNTS FOR PUBLIC UTILITY EASEMENTS' AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN ACCORDANCE WITH SECTION 95-24(b) OF THE MONTGOMERY COUNTY CODE.

WE HEREBY ASSURE THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED 'CONSERVATION EASEMENT AGREEMENT' AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN ACCORDANCE WITH SECTION 95-24(b) OF THE MONTGOMERY COUNTY CODE.

WE HEREBY ASSURE THAT, IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE, I HAVE CONDUCTED A REASONABLE SEARCH FOR BOUNDARY MARKERS NOT FOUND AND SHOWN THIS PLAT IN ACCORDANCE WITH SECTION 95-24(b) OF THE MONTGOMERY COUNTY CODE.

BY: *[Signature]*
DATE: 10/23/08
RECTOR, GRACE CHURCH

WE HEREBY ASSURE TO THIS PLAN OF SUBDIVISION.
CITIZENS BANK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A CORRECT AND ACCURATE REPRESENTATION OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN ACCORDANCE WITH SECTION 95-24(b) OF THE MONTGOMERY COUNTY CODE.

I FURTHER CERTIFY THAT, IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE, I HAVE CONDUCTED A REASONABLE SEARCH FOR BOUNDARY MARKERS NOT FOUND AND SHOWN THIS PLAT IN ACCORDANCE WITH SECTION 95-24(b) OF THE MONTGOMERY COUNTY CODE.

TOTAL AREA INCLUDED ON THIS PLAT IS 476,633 SQUARE FEET OR 10.9419 ACRES. THIS IS AN APPROXIMATE REPRESENTATION OF THIS PLAT.

[Signature]
DATE: 10/23/08
REGISTERED PROFESSIONAL SURVEYOR
MARYLAND NO. 316

APPROVED: MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES

BY: *[Signature]* ASST. SECRETARY - TREASURER

BY: *[Signature]* DIRECTOR

M-MOP-2008-FILE NO. 2.010.19

ORIGINAL PLAT Approved Nov. 13th

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: LARCHMONT KNOLLS Plat Number: 220090190 (Revision)
 Plat Submission Date: 7-18-08
 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. _____ 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 OK Easements OK Open Space N/A Non-standard
 BRLs N/A Adjoining Land OK Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A Lindsay</u>	<u>7/23/08</u>	<u>8/8/08</u>	<u>10-31-08</u>	<u>FCP Approved</u>
Research	<u>Bobby Fleury</u>			<u>7/28/08</u>	<u>OK</u>
SHA	<u>Doug Mills</u>				
PEPCO	<u>Steve Baxter</u>			<u>8-8-08</u>	<u>EXTEND PVE</u>
Parks	<u>Doug Powell</u>				
DRD	<u>Nellie Carey</u>			<u>8-11-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: _____
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): _____
 Final Mylar w/Mark-up & PDF Rec'd: _____

Initial

SJS
SJS
SJS

Date

10/31/08
9/21/08
10-29-08

Revision 12/5/08
Revision 11/24/08

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____

SJS
SJS
NS

11-13-08
11/13/08
11/14/08

Revision 12/18/08

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

SJS

11/17/08

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: _____

No. _____

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: Exempt
- b) Street dedication required: None
- c) Forest conservation: ✓
- d) Storm water management: ✓
- e) Special Protection Area/Water Quality Plan: N/A
- f) Landscaping and lighting plan including parking lot layout: ✓

g) Approved Special Exception:

N/A

(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: _____