MEMORANDUM

DATE: September 26, 2011

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
     Regulatory Coordination Division
     (301) 495-4542

FROM: Stephen Smith, Senior Planner
      Regulatory Coordination Division
      (301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for October 6, 2011

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:

220111430  Whitehall Manor
Plat Name: Whitehall Manor
Plat #: 220111430

Location: Located in the southwest quadrant of the intersection of Durbin Road and Honeywell Lane
Master Plan: Bethesda-Chevy Chase
Plat Details: R-90 zone; 1 lot
Community Water, Community Sewer
Applicant: Daniel Lederberg

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 the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.
MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Whitchall Manor
Plat Number: 220111430

Plat Submission Date: 6-24-2011
DRD Plt Reviewer: S. Smith
DRD Prelim Plan Reviewer: N/A

"*For category of minor subdivision 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 V Lot Area V Zoning V Bearings & Distances V Coordinates V
Plan # N/A Road/Alley Widths V Easements V Open Space N/A Non-standard
BLR N/A Adjoining Land V Vicinity Map V Septic/Wells N/A
TDR N/A Child Lot note N/A Surveyor Cert V Owner Cert V Tax Map V
SPA N/A

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Final DRD Review:

Consultant Notified (Final Mark-up): Initial ______ Date ______
Final Mylar & DXF/DWG Received: Final Mylar Review Complete:

Board Approval of Plat:
Plat Agenda: ______
Planning Board Approval: ______
Chairman’s Signature: ______

MCDPS Approval of Plat:
Consultant 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: ______
Complete Reproduction: ______
Notify Consultant to Seal Plats: ______
Surveyor’s Seal Complete: ______
Sent to Courthouse for Recordation: ______
Recordation Info Entered into Hansen: ______
MINOR SUBDIVISION SECTION 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:  
      Yes  MS-7 

(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: 

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
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