Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(3) and 50-35A(a)(4) of the Subdivision Regulations, which respectively state:

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:

- 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.
- 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.

The subject application also contains the creation two ownership lots in accordance with the following minor subdivision provision:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner’s discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Sections 50-35A(a)(3) and 50-35A(a)(4) and supports this minor subdivision record plat.
MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Jordan Knolls addition to Silver Spur Plat Number: 220131040
Plat Submission Date: 1-8-2013
DRD Plat Reviewer: Si 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: Silver Spur Lk. Residence Plan Number: 220130100
Planning Board Opinion - Date 7-26-13 Checked: Initial 5/5 Date 1-10-2014

Lot # & Layout ________ Lot Area ________ Zoning ________ Bearings & Distances ________
Plan # ________ Road/Alley Widths ________ Easements ________ Open Space ________ Non-standard
BRLs ________ Adjoining Land ________ Vicinity Map ________ Septic/Wells ________
TDR note ________ Child Lot note ________ Surveyor Cert ________ Owner Cert ________ Tax Map ________

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Final DRD Review:

Consultant Notified (Final Mark-up): 5/5
Final Mylar & DXF/DWG Received: 5/5
Final Mylar Review Complete: 5/5

Board Approval of Plat:

Plat Agenda: 5/5
Planning Board Approval: 5/22/14
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: ____________________

(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
Revised February 2012
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