Plat Name: New Birmingham Manor  
Plat #: 220140560

Location: Located in the northwest quadrant of the intersection of Sandy Spring Road (MD 198) and Riding Stable Road.

Master Plan: Fairland Master Plan  
Plat Details: RC zone; 1 lot  
Owner: Joseph C. Berluche et al

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(9) of the Subdivision Regulations, which states:

Parcels that satisfy Section 59-B-8.1 of Chapter 59 may be platted under the minor subdivision procedure if:

(A) Any required street dedication along the frontage of the proposed lots is shown on the record plat.
(B) There is adequate sewerage and water service to the property, which may be either public service or approved private septic system/private well.

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 Section 50-35A(a)(9) and supports this minor subdivision record plat.
MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Scruggs Addition Magnet Plat Number: 22-140666
Plat Submission Date: 11-30-2013
DRD Plat Reviewer: S. Smith
DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

<table>
<thead>
<tr>
<th>Pre-Preliminary Plan No.</th>
<th>N/A</th>
<th>Checked: Initial</th>
<th>N/A</th>
<th>Date: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plan No.</td>
<td>N/A</td>
<td>Checked: Initial</td>
<td>N/A</td>
<td>Date: N/A</td>
</tr>
<tr>
<td>Planning Board Opinion - Date</td>
<td>N/A</td>
<td>Checked: Initial</td>
<td>N/A</td>
<td>Date: N/A</td>
</tr>
<tr>
<td>Site Plan Name if applicable</td>
<td>N/A</td>
<td>Site Plan Number: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning Board Opinion - Date</td>
<td>N/A</td>
<td>Checked: Initial</td>
<td>N/A</td>
<td>Date: N/A</td>
</tr>
</tbody>
</table>

Lot # & Layout____ Lot Area____ Zoning____ Bearings & Distances____ Coordinates____
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____

<table>
<thead>
<tr>
<th>Agency Reviews Req'd</th>
<th>Reviewer</th>
<th>Date Sent</th>
<th>Due Date</th>
<th>Date Rec'd</th>
<th>Date</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment</td>
<td>Evelyn Gibson</td>
<td>11/31/13</td>
<td>11/15/13</td>
<td>11/4-13</td>
<td>N/A</td>
<td>C-X</td>
</tr>
<tr>
<td>Research</td>
<td>Bobby Fleury</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHA</td>
<td>Corren Giles</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PEPCO</td>
<td>Bobbie Dickey</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>Doug Powell</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRD</td>
<td>Kelona Clark</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Final DRD Review:
Consultant Notified (Final Mark-up): Initial SGS Date 4-10-14
Final Mylar & DXF/DWG Received: SG Date 4-25-14
Final Mylar Review Complete: SGP Date 5-7-14

Board Approval of Plat:
Plat Agenda: SGP Date 5/22/14
Planning Board Approval: SGP Date 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
Page 2 of 3
(8) Plats for Certain ResidentialLots 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:

(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance
   a) Any required street dedication:
   b) Adequate sewerage/water service to the property:

(10) Combining an existing lot with adjoining property created by deed
    a) Property is not located in an Agricultural Zone
    b) Partition of land is unable to be platted on its own
    c) Applicable conditions for existing lot remain in effect
    d) Required street dedication

(11) Creation of Lot from part of a lot
    a) Property contains legal one-family dwelling
    b) Subject property located in a one-family residential zone
    c) Conditions creating the original recorded lot remain