MEMORANDUM

DATE: May 31, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor, Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for June 15, 2006

The following five record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plats. The following plats are included:

220061030 Silver Crest
220061650 H.M. Martins Fourth Addition to Chevy Chase
220061970 Granby Woods
220062020 Kensington Heights
220062030 Wheaton Plaza & Kensington Heights
PLAT NO. 220061030

Silver Crest
Located on the east side of Hilton Place, approximately 2000 feet north of Hilton Road
R-200 Zone, 1 Lot
Private Well, Private Septic
Master Plan Area: Damascus
Seneca Valley Estates, Inc., Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A
(a)(2) of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the
minor subdivision procedures provided:

a. The outlot is not required open space or otherwise constrained so as to prevent it
   being converted into a building lot;
b. There is adequate sewerage and water service to the property, which may be
   either public service and/or approved private septic system/private well;
c. All applicable requirements and/or agreements that may be relevant, in
   accordance with provisions for adequate public facilities, as contained in Section
   50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the
   plat;
d. All applicable conditions and/or agreements applicable to the original subdivision
   approval creating the outlot will also apply to the new lot. The conditions and
   agreements may include, but are not limited to, any adequate public facilities
   agreement or building restriction lines; and

e. If the outlot is located within a special protection area, as shown on an approved
   and adopted master plan, all applicable special protection area requirements and
   guidelines, including the approval of a water quality plan, are satisfied prior to
   recordation of the plat.

Staff applied the above-noted minor subdivision criteria for this lot (previously known as
Outlot A) and concludes that the proposed minor subdivision complies with the criteria of
Section 50-35A (a)(2) of the subdivision regulations and supports this minor subdivision
record plat.
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Silver Crest  Plat Number: 280061030
Plat Submission Date: 10/27/05
DRD Plat Reviewer: P. Weiss
DRD Prelim Plan Reviewer: N/A
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A  Checked: Initial TA  Date 5/30/06
Preliminary Plan No. N/A  Checked: Initial TA  Date 5/30/06
Planning Board Opinion – Date N/A  Checked: Initial TA  Date 5/30/06
Site Plan Name if applicable: N/A  Site Plan Number: N/A
Planning Board Opinion – Date N/A  Checked: Initial  Date

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

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Final DRD Review:

DRD Review Complete:

Initial TA  Date 5/26/06

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec’d:

Board Approval of Plat:

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

DPS Approval of Plat:

Engineer 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:
Notify Engineer to Seal Plats:
Engineer Seal Complete:
Complete Reproduction:
Sent to Courthouse for Recordation:

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005/.Revised May 2006
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Silver Crest
Plat Number: 22061039
Plat Submission Date: 10/27/05
DRD Plat Reviewer: P. Weiss

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: N/A

(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: _______________________
PLAT NO. 220061650

H.M. Martin's Fourth Addition to Chevy Chase
Located on the east side of Delfield Street, between Thornapple Street and Taylor Street
R-60 Zone, 1 Lot
Community Water, Community Sewer
Master Plan Area: Bethesda-Chevy Chase
7515 Delfield, L.L.C., Applicant

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 this lot (previously known as
lot 8 and part of lot 9) and concludes that the proposed minor subdivision complies with
the criteria of Section 50-35A (a)(3)b of the subdivision regulations and supports this
minor subdivision record plat.
**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name:  
Plat Number:  
Plat Submission Date:  
DRD Plat Reviewer:  
DRD Prelim Plan Reviewer:  

*For category of minor see pages 2 and 3

**Initial DRD Review:**

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<td>Site Plan Name if applicable</td>
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**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
- [ ] SPA

**Agency Reviews**

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**Final DRD Review:**

DRD Review Complete:  
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:  

**Board Approval of Plat:**

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

**DPS Approval of Plat:**

Engineer 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:  
Notify Engineer to Seal Plats:  
Engineer Seal Complete:  
Complete Reproduction:  
Sent to Courthouse for Recordation:  

Initial Date 5/26/06  

**Development Review Division Check Sheet for Record Plats Under Minor Subdivision**  
Created 2005./Revised May 2006
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: H.M. Martinz Fourth Add. to Chevy Chase
Plat Number: 220061660
Plat Submission Date: 2/10/96
DRD Plat Reviewer: J. Weis/ E. Allam

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:

(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:
Granby Woods
Located on the east side of Muncaster Road, on the south west corner of Artesian Drive
and Raines Drive
RE-1 Zone, 1 Lot
Private Well, Private Septic
Master Plan Area: Upper Rock Creek
Pawl Douglass Carlton, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(2) of the Subdivision Regulations, which states:

Conversion of an Outlot into a Lot. An outlot may be converted into a lot under the minor subdivision procedures provide:

b. The outlot is not required open space or otherwise constrained so as to prevent it being converted into a building lot;
b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
f. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to recordation of the plat;
g. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement or building restriction lines; and
h. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat.

Staff applied the above-noted minor subdivision criteria for this lot (previously known as Outlot A) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(2) of the subdivision regulations and supports this minor subdivision record plat.

PB date: 06/15/06
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Granby Woods
Plat Submission Date: 3/24/06
DRD Plat Reviewer: P. Weiss
DRD Prelim Plan Reviewer: N/A
*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial — Date —
Preliminary Plan No. N/A Checked: Initial — Date —
Planning Board Opinion — Date — Checked: Initial — Date —
Site Plan Name if applicable: N/A Site Plan Number: —
Planning Board Opinion — Date — Checked: Initial — Date —

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 ✓
SPA N/A

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Final DRD Review: Initial Date
DRD Review Complete: TA 5/24/06
Engineer Notified (Pick up Mark-up): TA 4/24/06
Final Mylar w/Mark-up & PDF Rec'd: TF 5/23/06

Board Approval of Plat:
Plat Agenda: TA
Planning Board Approval: TA
Chairman's Signature: 6/15/06

DPS Approval of Plat:
Engineer 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 #: No.
Update Green Books for Resubdivision: 
Notify Engineer to Seal Plats: 
Engineer Seal Complete: 
Complete Reproduction: 
Sent to Courthouse for Recordation: 

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Created 2005/Revised May 2006
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Granby Woods
Plat Number: 22501-910
Plat Submission Date: 8/24/16
DRD Plat Reviewer: P. Weiss

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 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: __________