(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: ________________________
SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown is correct. That it is a subdivision of part of the land conveyed by Griffin Family Limited Partnership, to PAUL DONALDSON CARLSON and JEANNE LYNN CARLSON. His wife, located at 1009 Harmwood Road, Potomac, Maryland on April 22, 1993 and recorded among the Land Records of Montgomery County, Maryland in Book 1152, at Folio 595, and also a subdivision of Gutierrez Street as shown on a plat of subdivision entitled "Greenway Woods" and recorded among the Areal Land Records as plat no. 35831. Since engaged as described in the certificate herein, all property will be set in accordance with the provisions of 05-24 (a) of the Montco County Code. The total area included in this plat of subdivision is 60,687 sq. ft or 1,359.47 acres of land. There is no street dedication by this plat.

[Signature]
Dated: [Date]

PROPERTY LINE SUBDIVIDER
MARYLAND REG. NO. 444

OWNERS' CERTIFICATE

To the undersigned, owners of the property shown herein, hereby adopt this plat of subdivision and by the Montgomery County zoning code establish the montgomery building restriction lines as proposed.

Further we grant to Montgomery County, Maryland a slope easement of five feet adjacent, parallel, and contiguous to the street front of this land. Any easement shall be approved after all required public improvements arising therefrom have been lawfully completed and have been accepted for maintenance by Montgomery County or others having proper legal authority. Any easements of this subdivision will be set by a registered engineer at no extra cost. The successors and assigns of the undersigned will cause all property corporation markers to be set by a registered land surveyor in accordance with section 16-56 (a) of the Montgomery County Code. There are no duties, actions or law, losses, liens, mortgages or taxes affecting this property shown hereon.

[Signature]
May 15, 1993

[Signature]
May 15, 1993

[Signature]
May 15, 1993

SUBDIVISION RECORD PLAT
LOT 4, BLOCK "I"
A RESUBDIVISION OF OUTLOT "A" BLOCK "I"
PLAT NO. 15838
GRANBY WOODS
OLNEY (NO. 8) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
MARCH 2003, SCALE 1"=60'

GOODE SURVEYS LLC
DAMASCUS, MARYLAND 20872
PHONE: (301) 588-7203
FAX: (301) 588-7204
P.O. BOX 595
PLAT NO. 220062020

Kensington Heights
Located on the south side of University Blvd; approximately 200 feet east of Drum Avenue
R-60 Zone, 1 Outlot
Community Water, Community Sewer
Master Plan Area: Kensington Wheaton
Wheaton Plaza Regional Shopping Center, L.L.P., 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 part of lots 28, 29, 30, and 31) and determined that a waiver of the Subdivision Regulations was required to permit the minor subdivision. That waiver (SRW-2006-02) was granted by the Board on April 25, 2006. Therefore, staff concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat with the following condition:

1) Record plat shall not be recorded until the resolution for SRW-2006-02 has been executed and noted on the plat.
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)

Plat Name: Kensington Heights        Plat Number: 220062020
Plat Submission Date: 5/30/06
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 N/A        Checked: Initial Date
Site Plan Name if applicable: N/A        Site Plan Number:
Planning Board Opinion – Date N/A        Date

Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓ Coordinates ✓
Plan # N/A Road/Alley Widths ✓ Easements ✓ Open Space N/A Non-standard
BRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
TDR note NA 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 Date
Engineer Notified (Pick up Mark-up):
Final Mylar w/Mark-up & PDF Rec'd:

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

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:
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: Kensington Heights
Plat Number:
Plat Submission Date: 3/3/06
DRD Plat Reviewer:

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:
PLAT NO. 220062030

Wheaton Plaza & Kensington Heights
Located on the south side of University Blvd; approximately 200 feet east of Drum Avenue
R-60 Zone, 1 Outlot
Community Water, Community Sewer
Master Plan Area: Kensington Wheaton
Wheaton Plaza Regional Shopping Center, L.L.P., Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(1) of the Subdivision Regulations, which states:

(1) **Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots of the purpose of small adjustments in boundaries; provided:

a. The total area of the adjustments does not exceed five percent of the combined area of the lots affected by the adjustment;

b. No additional lots are created;

c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,

d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan must contain the following information:

i. proposed lot line adjustment as a dashed line;

ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;

iii. any minimum building setback that would be altered by the minor lot line adjustment; and

iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

PB date: 06/15/06
met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains as an exception to platting as provided in Section 50-9(d).

Staff applied the above-noted minor subdivision criteria for this lot (shown as outlot A) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(1) of the subdivision regulations and supports this minor subdivision record plat with the following condition:

1) This record plat shall not be recorded until the referenced Outlot A is created by recordation of Plat No. 220062020.
RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
(This form contains 3 pages)
Plat Name: Wheaton Plaza
Plat Submission Date: 03/01/06
DRD Plat Reviewer: 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 N/A Checked: Initial ______ Date ______
Site Plan Name if applicable: N/A Site Plan Number: ______
Planning Board Opinion—Date N/A 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 N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
SPA N/A

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Final DRD Review:
DRD Review Complete: Initial ___ Date ___
Engineer Notified (Pick up Mark-up): ___ 5/1/06
Final Mylar w/Mark-up & PDF Rec’d: ___ 5/1/06

Board Approval of Plat:
Plat Agenda: ___ 6/1/06
Planning Board Approval: ___ 6/1/06
Chairman’s Signature: ___ 6/1/06

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 #: ___
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
1
RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Plat Name: \textit{Kensington Heights}
Plat Number: 
Plat Submission Date: \textit{3/23/06}
DRD Plat Reviewer: 

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: 
      \checkmark
   b) No additional lots created: 
      
   c) Adjusted line is approximately parallel/does not significantly change shape of the lots: 
      
   d) Date sketch plan submitted: \textit{3/23/06}
   e) Sketch plan revised or denied within 10 business days: \textit{4/3/06}
   f) Final record plat submitted within ninety days: 
      
   g) Sketch shows following information:
      i. proposed lot adjustment: 
      \checkmark
      ii. physical improvements within 15 feet of adjusted line: 
      
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(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 Residually Zoned Parcels Created by Deed prior to June 1958
   a) Deed(s) submitted: 
      
   b) Developable with only one single family detached unit: 
      

\textit{Development Review Division Check Sheet for Record Plats Under Minor Subdivision}
\textit{Created 2005./Revised May 2006}
(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

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(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

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