Plat Name: Jones Manor
Plat #: 220130580

Location: Located on the south side of Whites Ferry Road, approximately 1,100 feet west of Morrow Road.
Master Plan: Agriculture and Rural Open Space
Plat Details: RDT zone; 1 lot
Private Well, Private Septic
Owner: Estate of Phyllis Jones

Staff recommends approval of this minor subdivision submitted pursuant to Section 50-35A(a)(8) of the Subdivision Regulations, which states:

Plats for Certain Residential Lots located in the Rural Density Transfer Zone. Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

a. Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;

b. Any required street dedications along the frontage of the proposed lots must be shown on the record plat;

c. An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and

d. Lots created in the RDT zone through the minor subdivision procedure must not exceed an average lot size of 5 acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision and;

e. Forest conservation requirements must be satisfied prior to recording the plat.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(8) of the subdivision regulations, and with Pre-Preliminary Plan No. 720110010 (MCPB Resolution No. 12-28) and supports this minor subdivision record plat.
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: Jones Farm
Plat Submission Date: 1/29/12
DRD Plat Reviewer: H. Martin
DRD Prelim Plan Reviewer: N/A
*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. 72-000-000-0000 Checked: Initial Date 11/27/12
Preliminary Plan No. Checked: Initial Date
Planning Board Opinion – Date Checked: Initial Date
Site Plan Name if applicable: Site Plan Number:
Planning 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

<table>
<thead>
<tr>
<th>Agency</th>
<th>Reviews Req’d</th>
<th>Reviewer</th>
<th>Date Sent</th>
<th>Due Date</th>
<th>Date Rec’d</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Environment</td>
<td>Evelyn Gibson</td>
<td>10/15/12</td>
<td>11/2/12</td>
<td>11/26/12</td>
<td>NO REVISIONS</td>
</tr>
<tr>
<td></td>
<td>Research</td>
<td>Bobby Fleury</td>
<td></td>
<td></td>
<td>10/18/12</td>
<td>OK</td>
</tr>
<tr>
<td></td>
<td>SHA</td>
<td>Corren Giles</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>PEPCO</td>
<td>Bobbie Dickey</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parks</td>
<td>Doug Powell</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>DRD</td>
<td>Keiona Clark</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Final DRD Review:
Consultant Notified (Final Mark-up): Initial Date 9-11-13
Final Mylar & DXF/DWG Received: 11-4-13
Final Mylar Review Complete: 11-25-13

Board Approval of Plat:
Plat Agenda: 12-5-13
Planning Board Approval: 12-5-13
Chairman’s Signature: 12-5-13

MCDPS Approval of Plat:
Consultant Pick-up for DPS Signature: 12-5-13
Final Mylar for Reproduction Rec’d: 12-5-13

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:
Recodration Info Entered into Hansen:

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Revised February 2012
Page 1 of 3
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: ____________________
(8) Plats for Certain Residential Lots in the RDT Zone: 5 Lot Maximum
   a) Number of Lots: OK
   b) Written MCDPS approval of proposed septic area: N/A
   c) Required street dedication: OK
   d) Easement for balance of property noting density and TDRS:
      less than/OK
   e) Average lot size of 5 acres: yes
   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