

Plat Name: Jordan and Smith addition to Silver Spring
Plat #: 220131040

Location: Located in the southwest quadrant of the intersection of Wayne Avenue and Fenton Street
Master Plan: Silver Spring CBD Sector Plan
Plat Details: CBD-1 zone; 1 lot (2 ownership lots)
Owner: Montgomery County

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:

- c. 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.
- d. 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 Smith's addition to Silver Sp. Plat Number: 270131040
 Plat Submission Date: 1-8-2013
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

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 Spring Lb. Residence Site Plan Number: 820130100
 Planning Board Opinion - Date 7-26-13 Checked: Initial SOS Date 1-10-2014

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 Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>1-10-13</u>	<u>1-25-13</u>	<u>1-14-13</u>	<u>OK</u>
Research	Bobby Fleury			<u>1-14-13</u>	<u>ok</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				<u>N/A</u>
DRD	Keiona Clark				<u>N/A</u>

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>1-10-14</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>4-29-14</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>5-6-14</u>

Board Approval of Plat:

	Initial	Date
Plat Agenda:	<u>SOS</u>	<u>5/22/14</u>
Planning Board Approval:	_____	_____
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	_____	_____

No. _____

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: ok
N/A Taking

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: ok

(5) Plat of Correction

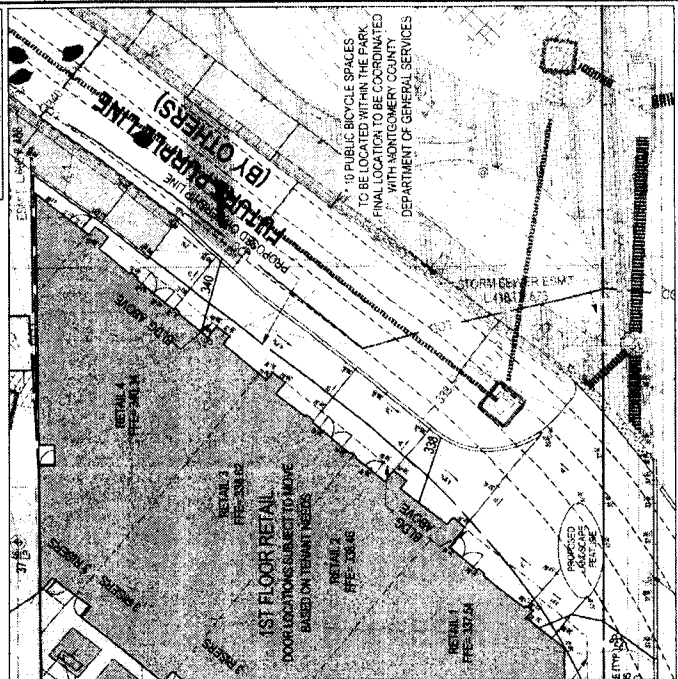
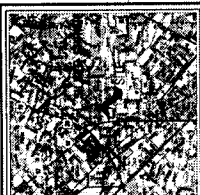
- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(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: _____



LEGEND

- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS
- EXISTING UTILITIES
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING SAND
- EXISTING GRADE
- EXISTING CURBS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING PARKING
- EXISTING LANDSCAPE
- EXISTING TREES
- EXISTING SHRUBS
- EXISTING GRASS
- EXISTING SOIL
- EXISTING ROCK
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- EXISTING SOIL
- EXISTING ROCK

DATE: 08/11/11

SCALE: 1"=10'

PROJECT: SILVER SPRING LIBRARY RESIDENCES LP

LOCATION: 929 BONIFANT STREET, SILVER SPRING, MD 20910

DESIGNER: SOLTESZ ARCHITECTS

PROJECT NO: 2009-01

DATE: 08/11/11

SCALE: 1"=10'

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SITE PLAN

SILVER SPRING LIBRARY RESIDENCES
929 BONIFANT STREET
SILVER SPRING, MD 20910

SCALE: 1"=10'

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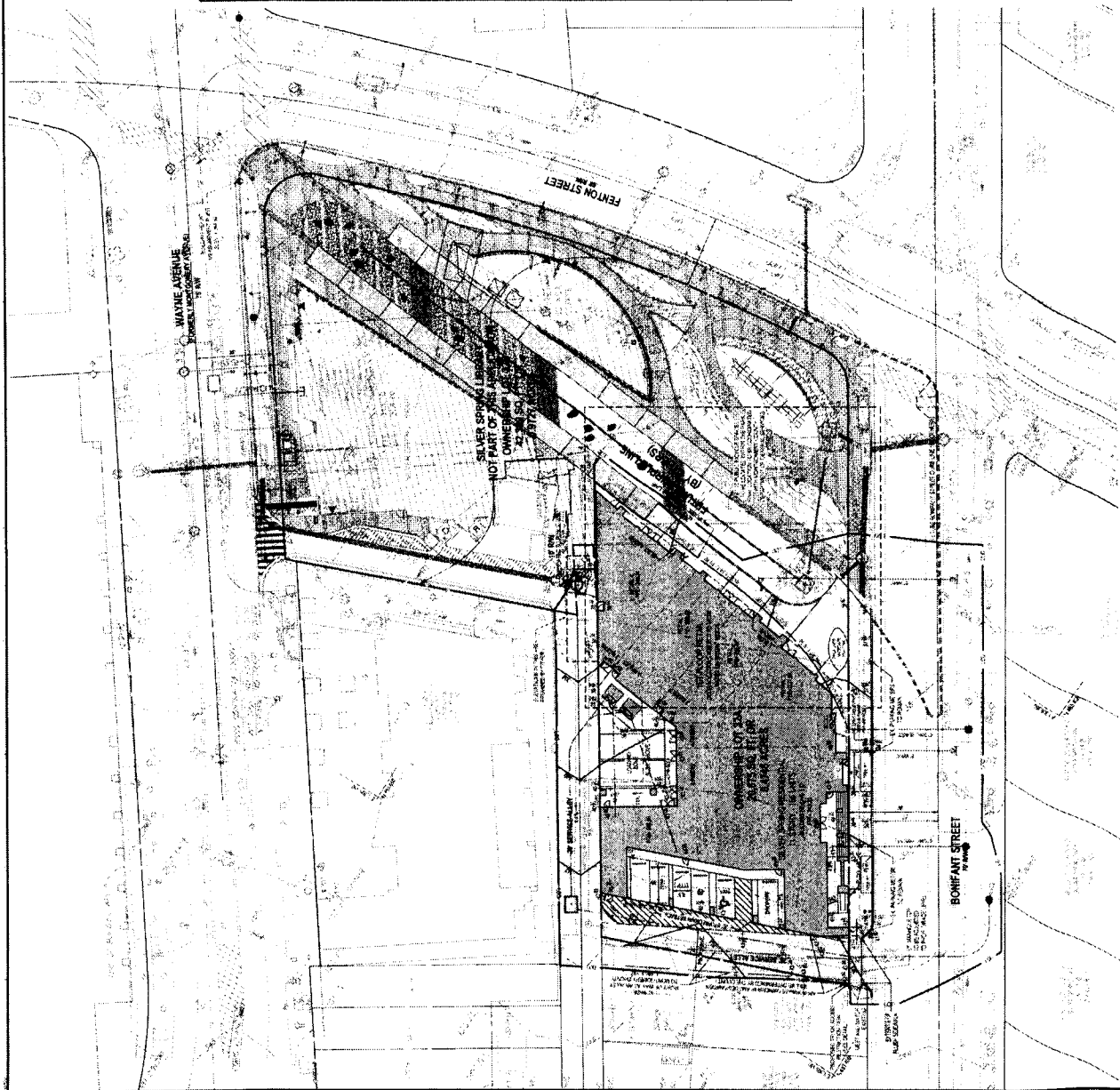
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SILVER SPRING LIBRARY RESIDENCES LP

2101 WILSON AVENUE NW
WASHINGTON, DC 20001
CONTACT: (301) 252-4212

DATE: 08/11/11

SCALE: 1"=10'

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