

**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: Scandens New B.C.M. Manor Plat Number: 22-140560  
 Plat Submission Date: 10-30-2013  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

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

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	10/31/13	11/15/13		
Research	Bobby Fleury			11-4-13	
SHA	Corren Giles				C.K.
PEPCO	Bobble Dickey			11-12-13	N.T. objection
Parks	Doug Powell				
DRD	Kelona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>4-10-14</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>4-25-14</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>5-7-14</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>5/22/14</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
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: \_\_\_\_\_

**(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: \_\_\_\_\_

**(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance**

- a) Any required street dedication: ok ✓
- b) Adequate sewerage/water service to the property: ok ✓

**(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 \_\_\_\_\_