

Plat Name: Hammond Wood
Plat #: 220151300

Location: Located at the southeastern terminus of Highview Court.
Master Plan: Kensington-Wheaton Master Plan
Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer
Owner: Janet Bloomberg & Sean Brady

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

50-35A(a)(2). 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 from being converted into a buildable 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 the 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, conservation easement 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 areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

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)(2) of the subdivision regulations and supports this subdivision record plat.

