

Plat Name: Holly Hill
Plat #: 220101050

Location: Located in the southwest quadrant of the intersection of Deepwell Drive and Hollyoak Drive
Master Plan: Potomac Subregion
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Applicant: Gajinder Singh

Staff recommends approval of the this minor subdivision plat pursuant to Section 50-35A(a)(5), which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(5) of the subdivision regulations, and with an Order issued by Planning Board for Site Plan No. 819890010 (MCPB No. 10-23), and supports this minor subdivision record plat.

PLAT NO.

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	147.38	168.20'	50°12'13"	N 63°42'40"E 146.71'
C2	188.43	168.20'	45°12'17"	N 65°02'38"E 180.19'
C3	21.95'	168.20'	04°41'11"	N 40°28'39"E 11.95'

Line Table		
Line #	Direction	Length
L22	N 74°29'07" W	16.49'
L23	N 89°07'15" W	16.97'
L24	N 81°42'34" W	12.79'
L25	N 11°30'58" W	15.16'
L26	N 27°03'56" W	34.88'
L27	N 08°19'59" W	21.97'
L28	N 61°08'35" W	18.31'
L29	N 05°12'44" E	20.27'

Line Table		
Line #	Direction	Length
L1	S 89°37'17" E	5.90'
L2	S 89°19'14" E	12.81'
L3	S 1°14'18" E	7.18'
L4	S 4°50'39" E	12.17'
L5	S 30°02'14" E	6.06'
L6	S 80°29'37" E	6.85'
L7	S 32°40'48" E	8.80'
L8	S 1°29'37" E	11.91'
L9	S 80°29'37" E	8.07'
L10	S 89°17'17" E	25.09'
L11	S 34°02'31" E	4.30'

Notes:
 1) The property that is the subject of this Record Plat is zoned R-200.
 2) This property is shown on Tax Map GP21.
 3) This property is shown on M.S.S.C. Grid No. 211NW08.
 4) This subdivision record plat is not intended to show any matter affecting the title or to depict or note all matters affecting title.
 5) The purpose of this plat of subdivision is to modify the Conservation Easement limit depicted in Plat Book 163 Plat 18423 and to place additional land into a Conservation Easement. The Conservation Easement is hereby amended pursuant to an order issued by the Montgomery County Planning Board dated March 23, 2010 (MCPB Resolution No. 10-23).
 6) This drawing and the surveying work reflected hereon was prepared without the benefit of a title report, therefore, may not reflect all easements or encumbrances which may affect subject property.
 7) This plat conforms with the requirements for, and the Surveyor approves being Chapter 30 of County Code. This plat involves a plat of connection pursuant to Section 50-354(a)(5).
 8) The lot shown hereon is subject to the terms and conditions of approved Site Plan # 818990010.

OWNER'S CERTIFICATE

We, Gajinder Singh and Ritu R. Singh, owners of the property shown and described hereon, hereby adopt this plat of subdivision.
 We further grant the conservation easement shown that [] is to the parties 10029 at Folio 441 recorded among the land records of Montgomery County, Maryland.

This is on the public sections 4, by leases, liens, mortgages, or trusts affecting the property shown hereon.
 All owner of the property have affixed their signatures on this record plat.

By: Gajinder Singh Date: 10/18/10 Witness: [Signature]
 By: Ritu R. Singh Date: 10/18/10 Witness: [Signature]

Plat Tabulation

Number of Lots..... 1
 Number of Parcels..... N/A
 Area of Lots..... 35,211 S.F.
 Area of Parcels..... N/A
 Area of Street..... N/A

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

Approved: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

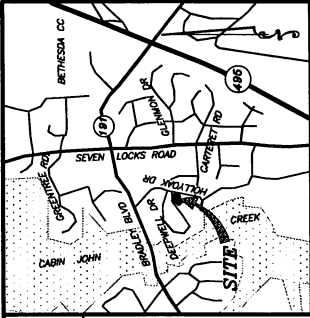
M.N.C.P. & P.C. Record File No. _____

DIRECTOR _____

DATE: _____
 PLAT NO. _____

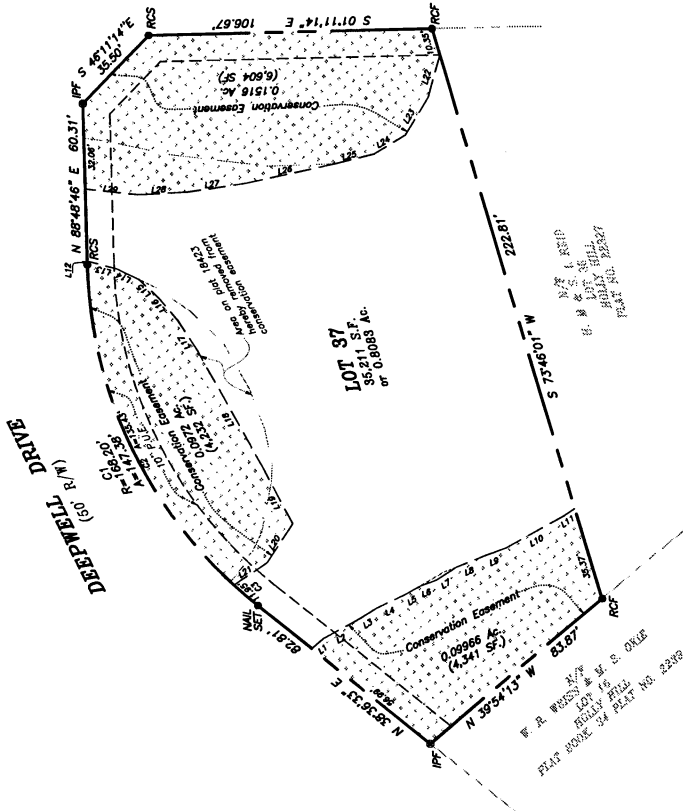
ALIMO & ASSOCIATES, LLC

LAND SURVEYORS
 3516 Singers Glen Drive
 Olney, Maryland 20832
 Tele: (240) 888-7631
 Fax: (301) 570-0967
 fred@alimocoassociates.com



Vicinity Map
 Scale: 1"=2000'

HOLLYOAK DRIVE
 (60' R/W)



Legend

- Overall Conservation Easement
- Construction Easement (Per Plat Book 163 Plat 18423)
- 10' P.U.L.E. (Per Plat Book 163 Plat 18423)
- Easement Area
- Rebar and Cap Set
- Rebar and Cap Found
- Iron Pipe Found

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a subdivision of all of the lands conveyed by Gajinder Singh and Ritu R. Singh, Register, Single and Kabir Singh, Register, Single and Ritu R. Singh, Register, Single and Kabir Singh, Register, Single, to the parties 10029 at Folio 441 recorded among the Land Records of Montgomery County, Maryland in Liber 29259 at Folio 795, and that the total area involved in this plat is 35,211 square feet or 0.8083 Acres, none of which is reserved for public use or any other purpose, and that the same are in place as shown hereon in accordance with section 50-24(E) of the subdivision regulations of Montgomery County, Maryland.

By: Ferozkh Alimohammadi Date _____
 MD Professional Land Surveyor #21382

SUBDIVISION RECORD PLAT

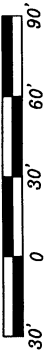
LOT 37

"HOLLY HILL"

(10th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE 1"=30'

Graphic Scale: 1"=30'



MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Holly Hill Plat Number: 220101050

Plat Submission Date: 6-2-2010

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: HOLLY HILL Site Plan Number: 819890010

Planning Board Opinion - Date 3/23/2010 Checked: Initial SS Date 8/27/2010

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates OK
 Plan # _____ Road/Alley Widths _____ Easements Open Space N/A Non-standard _____
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map OK
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	6/2/10	6/16/10	6-2-10	See Markup
Research	Bobby Fleury			6-4-10	OK
SHA	Corren Giles	↓	↓		
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SS Date 10-4-2010

Final Mylar & DXF/DWG Received: Initial SS Date 10/20/10

Final Mylar Review Complete: Initial SS Date 10/25/10

Board Approval of Plat:

Plat Agenda: Initial SS Date 11/4/2010

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: _____

(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: _____ **X**
- b) Original Plat identified: _____ **X**

(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: _____