

Plat Name: Hoyles Mill Village
Plat #: 220110280 - 220110290

Location: Located in the northwest quadrant of the intersection of Ashleigh Green Road and Richter Farm Road; and in the northwest quadrant of the intersection of Bear Creek Drive and Schaeffer Road

Master Plan: Germantown

Plat Details: R-200 zone; 3 parcels
Community Water, Community Sewer

Applicant: Toll MD II LP

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 the requirements of Site Plan No. 81995030D (MCPB Opinion dated February 6, 2006) and supports this minor subdivision record plat.

OWNER'S CERTIFICATE

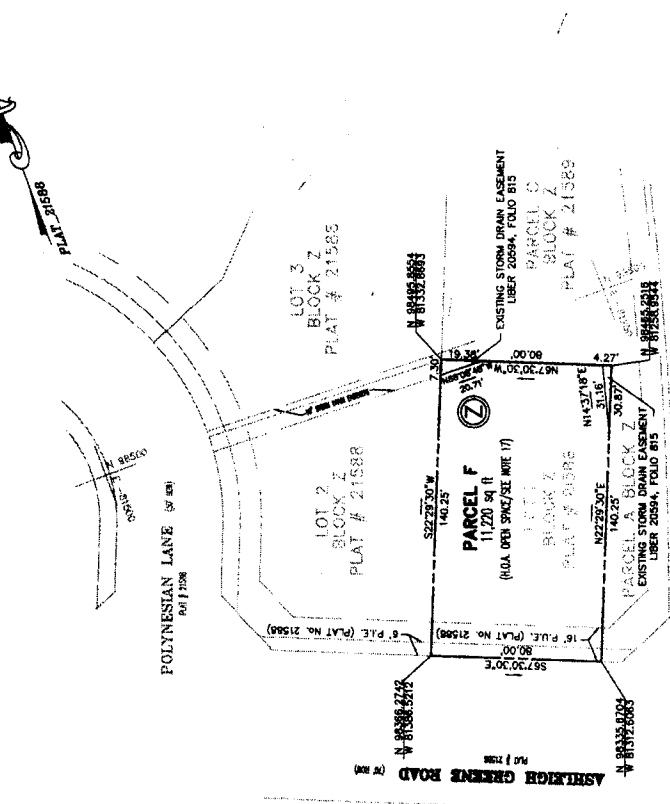
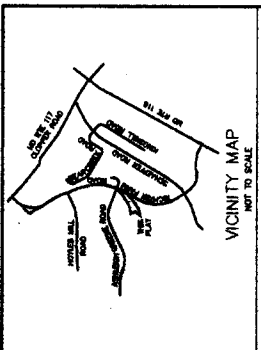
THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DISCLOSED IN THE SUBDIVISION CERTIFICATE HEREBY ADAPT THIS PLAT FOR THE PURPOSE OF CONVEYING LOT 1, BLOCK Z AS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND PLAT NUMBER 21588 TO NON-BUILDABLE PARCEL F, BLOCK Z.

AS OWNER LOT 1 I LIMITED PARTNERSHIP, A MARYLAND LIMITED LIABILITY CORPORATION OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 90-34(D) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SALES, ACTIONS OF LAW, LEASES, LENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT.

TOLL FOR LIMITED PARTNERSHIP

BY: [Signature] DATE: 3-17-2011
 JANE WILSON PRESIDENT
 BY: [Signature] DATE: 3-17-2011
 WITNESSES



RECORDER FARM ROAD (A-297)
 17' PLAT ROW
 15' PLAT ROW
 PLAT BOOK 763 PLAT No. 20313

SUBDIVISION'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A CORRECT AND COMPLETE REPRESENTATION TO A SUBDIVISION OF PART OF THE LAND CONTAINED TO TELL, AND IS THE ONLY TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE LAND HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 90-34(D) OF THE MONTGOMERY COUNTY CODE. I CERTIFY THAT THE SUBDIVISION IS BEING SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD AND OTHER RESPECTABLE MARKERS SHALL BE SET AS DEEMED APPROPRIATE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 90-34(D) OF THE MONTGOMERY COUNTY CODE. I CERTIFY THAT THE PLAT IS ACCURATE AND COMPLETE AND THAT THE SUBDIVISION IS BEING SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD AND OTHER RESPECTABLE MARKERS SHALL BE SET AS DEEMED APPROPRIATE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 90-34(D) OF THE MONTGOMERY COUNTY CODE.

BY: [Signature]
 JANE WILSON
 LAND SURVEYOR No. 21488

APPROVED: _____
 CHAIRMAN

APPROVED: _____
 ASST. SECRETARY TREASURER

BY: _____
 DIRECTOR

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY \$2010L&EP

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

RECORDED: _____
 PLAT NO: _____
 DRAWN: 448
 CHK'D: 448/GRK
 P.L.C.: ESE PLAT NO. 1 OF 1

AREA TABULATION

1. PARCEL 11,220 sq.ft.
 STREET DEDICATION 0.0 sq.ft.
TOTAL AREA OF PLAT 11,220 sq.ft.

SCALE: 1" = 40'

- NOTES:**
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT SITE PLAN, PLAT, OR RECORDATION OF THE SAME SHALL BE DEEMED TO BE INCORPORATED INTO THIS PLAT BY REFERENCE TO THE PRELIMINARY PLAT. THIS PLAT IS SUBJECT TO ANY ORDER OR DECISION OF THE MONTGOMERY COUNTY PLANNING BOARD, INCLUDING ANY ORDER OR DECISION OF THE BOARD TO REVOKE OR REPEAL THIS PLAT FOR ANY SUCH PLAN AND REVISIONS TO THIS PLAT. ANY SUCH PLAN AND REVISIONS TO THIS PLAT SHALL BE SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD'S REVIEW DURING NORMAL BUSINESS HOURS.
 - THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EXISTING WATER OR UNDERGROUND UTILITY LINES, OR ANY OTHER UTILITIES. THE SUBDIVISION IS SUBJECT TO ANY ORDER OR DECISION OF THE MONTGOMERY COUNTY PLANNING BOARD TO REVOKE OR REPEAL THIS PLAT FOR ANY SUCH PLAN AND REVISIONS TO THIS PLAT. ANY SUCH PLAN AND REVISIONS TO THIS PLAT SHALL BE SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD'S REVIEW DURING NORMAL BUSINESS HOURS.
 - THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-500 ZONE.
 - THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP E7123.
 - DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN AND PRELIMINARY PLAT NO. 01965503 AS AMENDED, AND PRELIMINARY PLAT NO. 11883125.
 - APPROVAL OF THIS PLAT IS BASED ON THE PROTECTION OF AND THE AMOUNT OF PUBLIC WATER AND SEWER.
 - COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF THE NAD 83 DATUM AS SHOWN ON PLAT # 21588.
 - BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A PLAT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MO PLAT # 21588.
 - THIS PLAT OF THIS PROPERTY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD'S REVIEW DURING NORMAL BUSINESS HOURS, INCLUDING ANY ORDER OR DECISION OF THE BOARD TO REVOKE OR REPEAL THIS PLAT FOR ANY SUCH PLAN AND REVISIONS TO THIS PLAT. ANY SUCH PLAN AND REVISIONS TO THIS PLAT SHALL BE SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD'S REVIEW DURING NORMAL BUSINESS HOURS.
 - PARCEL F, BLOCK Z IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES REQUIRED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28945 AT FOLIO 520.
 - THIS PLAT IS SUBJECT TO A RECORDED DECLARATION FOR PUBLIC OPEN SPACES REQUIRED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28945 AT FOLIO 520.
 - THIS PLAT IS SUBJECT TO A RECORDED DECLARATION FOR PUBLIC OPEN SPACES REQUIRED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28945 AT FOLIO 520.
 - PARCEL F, BLOCK Z IS SUBJECT TO A RECORDED DECLARATION OF COVENANTS REQUIRED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 15413 AT FOLIO 715.
 - THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MAJOR SUBDIVISIONS CONTAINED IN SECTION 90-34A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 90 OF THE MONTGOMERY COUNTY CODE. THE SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF SECTION 90-34(A)(3) TO BE RECORDED PREVIOUSLY APPROVED LOT 1, BLOCK Z AS OPEN SPACE PARCEL F, BLOCK Z DUE TO THE ADJACENT PUBLIC OPEN SPACES REQUIRED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN ACCORDANCE WITH SECTION 90-34(A)(3) OF THE MONTGOMERY COUNTY CODE.
 - PARCEL F, BLOCK Z IS TO BE CONVEYED TO THE HOYLES MILL RELEASE HOMEOWNERS ASSOCIATION, INC.
 - PARCEL F, BLOCK Z HAS NO REMAINING INTEREST SURFACE RIGHTS TO BE CONVEYED TO THE HOYLES MILL RELEASE HOMEOWNERS ASSOCIATION, INC. AND MUST REMAIN OPEN SPACE PARCEL F, BLOCK Z AS OPEN SPACE PARCEL F, BLOCK Z OF SITE PLAN NO. 01965503, GROUND DATED FEBRUARY 8, 2008.

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
 7164 Columbia Gateway Dr.
 Suite 203
 Columbia, MD 21046
 TEL: 410-872-9105
 FAX: 410-872-4870

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Hoyles Mill Village Plat Number: 220110280-290
 Plat Submission Date: 9-7-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver

*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: Hoyles Mill Village Site Plan Number: 81995030
 Planning Board Opinion - Date 2/6/06 Checked: Initial SS Date 3-16-2011

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>9/2/10</u>	<u>9/22/10</u>	<u>10/5/10</u>	<u>NO REVISIONS</u> <u>OK</u>
Research	Bobby Fleury			<u>9-10-10</u>	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): SS 3/16/11
 Final Mylar & DXF/DWG Received: SS 3/21/11
 Final Mylar Review Complete: SS 3/29/11

Board Approval of Plat:

Plat Agenda: SS 4-7-11
 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: _____ *ok*
- b) Original Plat identified: _____ *ok*

(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: _____