

Plat Name: The Towns at Germantown Park
Plat #: 220140810

Location: Located in the southeast quadrant of the intersection of Woodhouse Road and Longford Glen Drive.
Master Plan: Germantown Master Plan
Plat Details: RT 12.5 zone; 33 lots, 6 parcels
Community Water, Community Sewer
Owner: Beazer Homes Corp.

Staff recommends approval of this minor subdivision submitted pursuant to Section **50-35A(a)(5)** of the Subdivision Regulations, 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 of 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 notes for the Board that the purpose of this Plat of Correction is to modify the extent of the PUE upon Parcel A and Lot 33, and, in addition, note the location and Liber/folio of an existing WSSC right of way.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: The Towns at Germantown Park

Lots 21-42, 54-64, Parcels K, L, M, N, and
Parts of Parcels A + B

Plat Submission Date: 12/21/2013

Plat Number: 220140810

DRD Plat Reviewer: C. Bunn

DRD Prelim Plan Reviewer: _____

*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: _____

Site Plan Number: _____

Planning Board Opinion - Date _____

Checked: Initial _____

Date _____

Lot # & Layout ☒

Lot Area ☒

Zoning ok

Bearings & Distances ok

Coordinates ok

Plan # ok

Road/Alley Widths ok

Easements ok

Open Space ok

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	12-12-13	12-27-13		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey			12-19-13	Reference L/E <u>ok</u>
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

CB/SJS

2-25-14

Final Mylar Review Complete:

SJS

3-5-14

Board Approval of Plat:

SJS

3-27-14

Plat Agenda:

SJS

4-3-14

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 SJS
- b) Original Plat identified: Note to be added OK SJS

(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: _____