

PLAT NO. 220081580

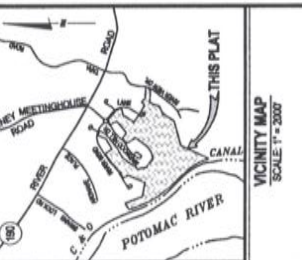
Marwood

Located on Rivers Bend Lane, 200 feet east of C&O Canal National Historic Park
RE-2C zone, 2 lots, 2 parcels
Community Water, Community Sewer
Master Plan Area: Potomac
Toll Brothers Inc., Applicant

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

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 conditions required by Site Plan No. 81990071B (MCPB Resolution 07-116, dated September 20, 2007), as approved by the Board, and supports this minor subdivision record plat.



PLAT NO.

AREA TABULATION

2 LOTS: 61,685 SQUARE FEET OR 1.6734 ACRES
 2 PARCELS: 2,424,307 SQUARE FEET OR 55,220.1 ACRES
 TOTAL BY THIS PLAT: 2,486,992 SQUARE FEET OR 57,893.5 ACRES

No.	Area	Residual	Chord Bearing	Chord
1	2795.7	1538.74	S 01° 18' 17.7" E	82.38
2	1878.7	1228.8	N 14° 23' 07.4" E	220.5
3	1878.7	1228.8	N 14° 23' 07.4" E	220.5
4	1878.7	1228.8	N 14° 23' 07.4" E	220.5
5	1878.7	1228.8	N 14° 23' 07.4" E	220.5
6	1878.7	1228.8	N 14° 23' 07.4" E	220.5
7	1878.7	1228.8	N 14° 23' 07.4" E	220.5
8	1878.7	1228.8	N 14° 23' 07.4" E	220.5
9	1878.7	1228.8	N 14° 23' 07.4" E	220.5
10	1878.7	1228.8	N 14° 23' 07.4" E	220.5
11	1878.7	1228.8	N 14° 23' 07.4" E	220.5
12	1878.7	1228.8	N 14° 23' 07.4" E	220.5
13	1878.7	1228.8	N 14° 23' 07.4" E	220.5
14	1878.7	1228.8	N 14° 23' 07.4" E	220.5

OWNER'S CERTIFICATE

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision, establish the minimum building restriction lines.

As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with section 50-24 (e) (2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

POTOMAC VIEW HOMEOWNERS ASSOCIATION, INC.
 a Maryland not-for-profit corporation
 (Parcel A)

By: David K. Sadler, Vice President
 Date: _____
 Witness/Attest: _____

TOLL MD IV LIMITED PARTNERSHIP,
 a Maryland limited partnership
 (Parcel B)

By: TOLL LAND CORP. NO. 43,
 a Delaware corporation
 General Partner
 (Lot 44)

By: David K. Sadler, Division Vice President
 Date: _____
 Witness/Attest: _____

(Lot 19)

By: Madrin L. Anzora
 Date: _____
 Witness/Attest: _____

By: Dimple Anzora
 Date: _____
 Witness/Attest: _____

We hereby assent to the plan of resubdivision.
 (L-4118 P. 32, Lot 19)

NATIONAL CITY MORTGAGE
 a division of National City Bank

Date: _____
 Witness/Attest: _____

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct; that it is a resubdivision of all of Lots 19 and 44 and Parcel A as shown on the following three (3) plats of subdivision the first (1st) being entitled "LOTS 5 THRU 10, LOTS 19 THRU 21, AND PARCEL 'E', MARWOOD" and recorded in Plat Book 163 as Plat 18473, the second (2nd) being entitled "LOTS 41 THRU 46, LOTS 49 AND 50, AND PARCEL 'H', MARWOOD" and recorded in Plat Book 163 as Plat 18476, and the third (3rd) being entitled "PARCEL 'A', MARWOOD" and recorded in Plat Book 163 as Plat 18476, respectively, said Lot 19 being described in a conveyance from Toll MD IV Limited Partnership to Madrin L. Anzora and Dimple Anzora by deed dated March 28, 2007 and recorded in Liber 24118 at Folio 27, said Lot 44 being described in a conveyance from Hallmark Development, L.L.C. to Toll MD IV Limited Partnership by deed dated July 19, 2007, and recorded in Liber 21895 at Folio 256, said Parcel A being described in a conveyance from Hallmark Development, L.L.C. to Potomac View Homeowners Association, Inc. by deed dated September 1, 2004 and recorded in Liber 20608 at Folio 705 all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property markers shown thus _____ will be set as delineated hereon in accordance with section 50-24(e)(2) of the Montgomery County Code.

The total area included in this plat of resubdivision is 2,486,992 square feet or 57,893.5 acres of land, there is no street dedication by this plat.

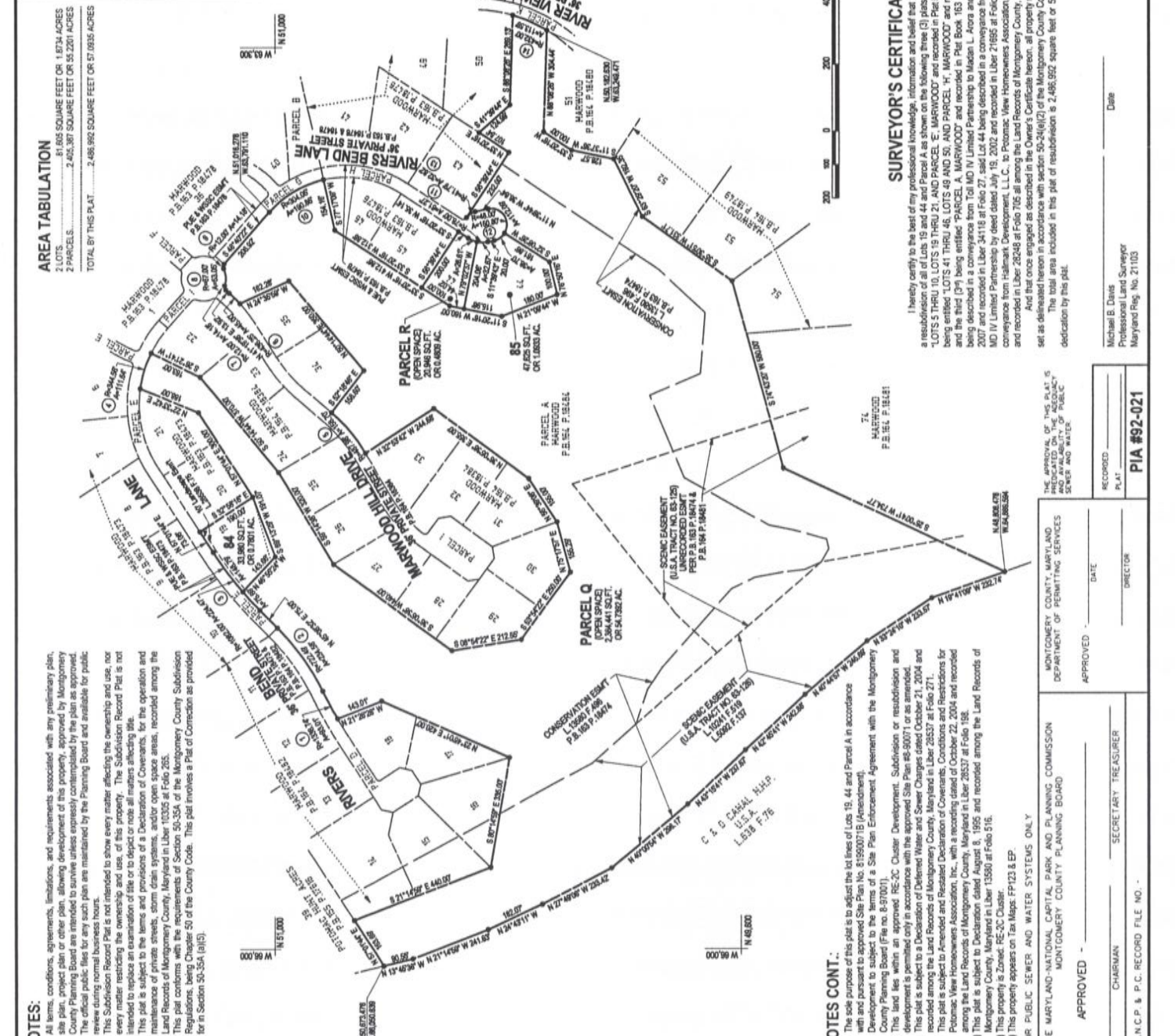
THE APPROVAL OF THIS PLAT IS AND PART OF THE RECORDS OF THE PUBLIC SEWER AND WATER

RECORDED _____ DATE _____
 PLAT _____ DIRECTOR

CHAIRMAN _____ SECRETARY/TREASURER _____
 M.A.C.P. & P.C. RECORD FILE NO. _____

SUBDIVISION RECORD PLAT
PLAT OF CORRECTION
LOTS 84 & 85 AND PARCELS Q & R
MARWOOD
 (Being a resubdivision of Lots 19 & 44 and Parcel A Marwood)
 P.B. 163 P. 32, 18473, 18474 & 18476)
 POTOMAC (10TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 200' DATE: MARCH, 2008

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100, Rockville, MD 20850 (301) 541-2700 (301) 541-9097
 www.LLSurveyors.com



NOTES CONT.:

5) The sole purpose of this plat is to adjust the lot lines of Lots 19, 44 and Parcel A in accordance with and pursuant to approved Site Plan No. 81590071B (Amendment).

6) Development to be subject to the terms of a Site Plan Enforcement Agreement with the Montgomery County Planning Board (File no. 8-97001).

7) This land lies within an approved REC-2C Cluster Development. Subdivision or resubdivision and development is permitted only in accordance with the approved Site Plan #8-90071 or as amended.

8) This plat is subject to a Declaration of Dedicated Water and Sewer Charges dated October 21, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 28537 at Folio 271.

9) This plat is subject to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Potomac View Homeowners Association, Inc., with a recording date of October 22, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 28537 at Folio 198.

10) This plat is subject to Declaration dated August 1, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13580 at Folio 316.

11) This property is not REC-2C Cluster.

12) This property appears on Tax Maps: FP123 & EP

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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

APPROVED _____ DATE _____
 CHAIRMAN _____ SECRETARY/TREASURER _____
 M.A.C.P. & P.C. RECORD FILE NO. _____

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET

(This form contains 3 pages)

Plat Name: Marwood Plat Number: 220081580
 Plat Submission Date: 4-9-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A
 *For category of minor 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: Marwood Site Plan Number: 81990071B
 Planning Board Opinion - Date 11-2-07 Checked: Initial SJS Date 5-13-08

Lot # & Layout Lot Area OK Zoning OK Bearings & Distances Coordinates
 Plan # OK Road/Alley Widths Easements Open Space OK 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
 SPA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Fuster</u>	<u>4-9-08</u>	<u>4-23-08</u>	<u>5-16-08</u>	<u>Add Adjoining Easements</u>
Research	Bobby Fleury			<u>4-15-08</u>	<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>4-11-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:	Initial <u>SJS</u>	Date <u>6/19/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SJS</u>	<u>5/13/08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SJS</u>	<u>6-12-08</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>7/3/08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
DPS Approval of Plat:		
Engineer 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:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. _____

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-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: _____

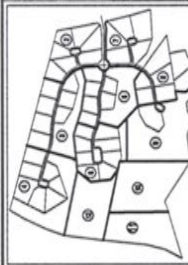
d) Easement for balance of property noting density and TDRS: _____

e) Average lot size of 5 acres: _____

f) Forest Conservation requirements met: _____



VICINITY MAP
SHEET NO. 15-00001-01 GRID 4-3



KEY MAP
NOT TO SCALE

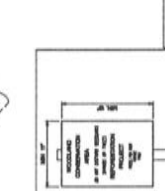
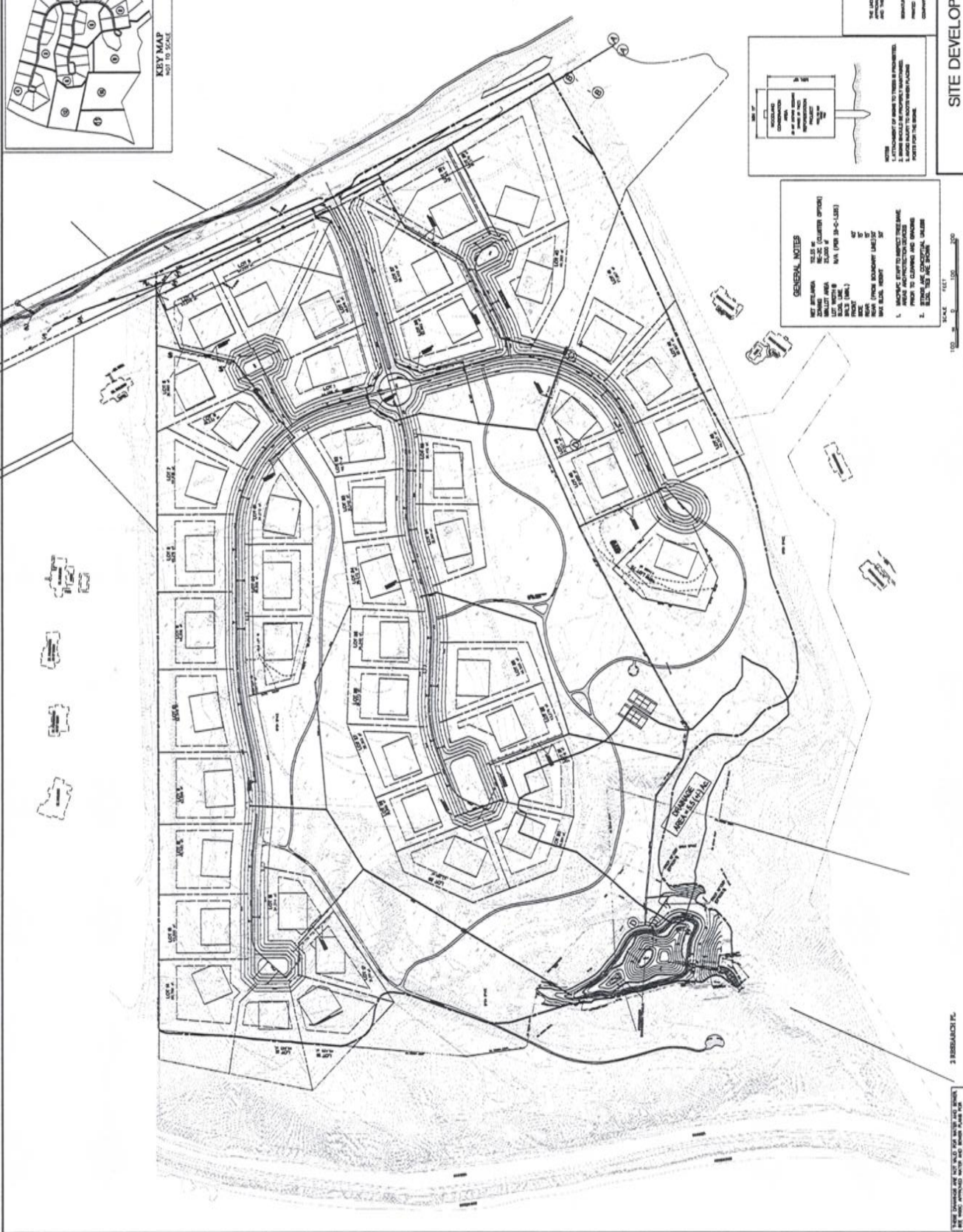
LOT #	AREA	LOT #	AREA
1	10000	11	10000
2	10000	12	10000
3	10000	13	10000
4	10000	14	10000
5	10000	15	10000
6	10000	16	10000
7	10000	17	10000
8	10000	18	10000
9	10000	19	10000
10	10000	20	10000
11	10000	21	10000
12	10000	22	10000
13	10000	23	10000
14	10000	24	10000
15	10000	25	10000
16	10000	26	10000
17	10000	27	10000
18	10000	28	10000
19	10000	29	10000
20	10000	30	10000
21	10000	31	10000
22	10000	32	10000
23	10000	33	10000
24	10000	34	10000
25	10000	35	10000
26	10000	36	10000
27	10000	37	10000
28	10000	38	10000
29	10000	39	10000
30	10000	40	10000
31	10000	41	10000
32	10000	42	10000
33	10000	43	10000
34	10000	44	10000
35	10000	45	10000
36	10000	46	10000
37	10000	47	10000
38	10000	48	10000
39	10000	49	10000
40	10000	50	10000
41	10000	51	10000
42	10000	52	10000
43	10000	53	10000
44	10000	54	10000
45	10000	55	10000
46	10000	56	10000
47	10000	57	10000
48	10000	58	10000
49	10000	59	10000
50	10000	60	10000
51	10000	61	10000
52	10000	62	10000
53	10000	63	10000
54	10000	64	10000
55	10000	65	10000
56	10000	66	10000
57	10000	67	10000
58	10000	68	10000
59	10000	69	10000
60	10000	70	10000
61	10000	71	10000
62	10000	72	10000
63	10000	73	10000
64	10000	74	10000
65	10000	75	10000
66	10000	76	10000
67	10000	77	10000
68	10000	78	10000
69	10000	79	10000
70	10000	80	10000
71	10000	81	10000
72	10000	82	10000
73	10000	83	10000
74	10000	84	10000
75	10000	85	10000
76	10000	86	10000
77	10000	87	10000
78	10000	88	10000
79	10000	89	10000
80	10000	90	10000
81	10000	91	10000
82	10000	92	10000
83	10000	93	10000
84	10000	94	10000
85	10000	95	10000
86	10000	96	10000
87	10000	97	10000
88	10000	98	10000
89	10000	99	10000
90	10000	100	10000

NOTICE: THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EXISTING RECORDS OF THE COUNTY OF MONTGOMERY, MARYLAND, AND THE DISTRICT OF COLUMBIA, AND THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EXISTING RECORDS OF THE COUNTY OF MONTGOMERY, MARYLAND, AND THE DISTRICT OF COLUMBIA, AND THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EXISTING RECORDS OF THE COUNTY OF MONTGOMERY, MARYLAND, AND THE DISTRICT OF COLUMBIA.

SITE PLAN NO. BS-1990071-B
APPROVED SITE PLAN
FOR 15 LOTS

OWNER / DEVELOPER'S CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE INFORMATION AND REQUIREMENTS OF THE ACT AND THE REGULATIONS THEREUNDER HAVE BEEN FULLY COMPLIED WITH IN THE PREPARATION OF THIS PLAN.

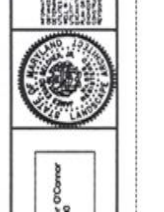
SCALE 1" = 100'
SHEET 1 OF 12
PROJECT NO. 0641-06-00



GENERAL NOTES:
1. ALL UTILITIES TO BE SHOWN IN PROFILES.
2. ALL UTILITIES TO BE SHOWN IN PLAN VIEW.
3. ALL UTILITIES TO BE SHOWN IN CROSS SECTION.
4. ALL UTILITIES TO BE SHOWN IN ELEVATION.

SITE DEVELOPMENT PLAN
PHASE I LOTS 1 - 46
MARWOOD
MONTGOMERY COUNTY, MARYLAND

DEVELOPER / PERMITTEE
TOM MOYER
1244 COLUMBIA AVENUE, SUITE 200
COLUMBIA, MD 21046
410-271-7000



3 BRESNAHAN PC
15000 WOODBURN ROAD, SUITE 200
ROCKVILLE, MD 20850
301-781-1000

NO.	DATE	DESCRIPTION
1	06/11/00	PRELIMINARY PLAN
2	06/11/00	FINAL PLAN

15
15000 WOODBURN ROAD, SUITE 200
ROCKVILLE, MD 20850
301-781-1000

15
15000 WOODBURN ROAD, SUITE 200
ROCKVILLE, MD 20850
301-781-1000

15
15000 WOODBURN ROAD, SUITE 200
ROCKVILLE, MD 20850
301-781-1000

SEP 20 2007



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-116
Site Plan No. 81990071B
Project Name: Marwood
Hearing Date: September 6, 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on November 14, 2005, Toll Brothers ("Applicant"), filed a site plan amendment application designated Site Plan No. 819900071B ("Amendment") for approval of the following modification:

- 1) Modify the landscaping along the property frontage and along Marwood Hill Drive and Circle;
- 2) Changes to the grading for the stormwater management facility;
- 3) Relocation of the pedestrian pathway in the rear of the site;
- 4) Lot line adjustments to lots 19 and 44; and
- 5) Revise the conditions of approval to allow the release of the building permits prior to installation of the tennis courts. The final building permit for the site shall not be released until the recreation facilities are constructed.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated August 24, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on September 6, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81990071B; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is SEP 20 2007
(which is the date that this opinion is mailed to all parties of record); and

APPROVED AS TO LEGAL SUFFICIENCY

Handwritten signature of Kathleen A. Stoltz in cursive.

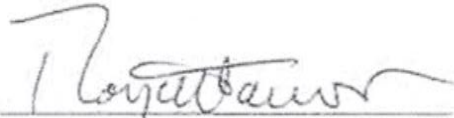
M-NCPPC LEGAL DEPARTMENT

DATE 8/24/07

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

At its regular meeting, held on Thursday, September 6, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Bryant, with Commissioners Hanson, Bryant, Cryor, Lynch, and Robinson voting in favor, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 81990071B, Marwood.



Royce Hanson, Chairman
Montgomery County Planning Board