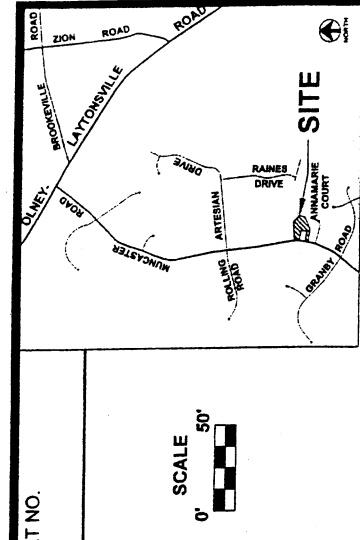


Plat Name: Griffith's addition to Muncaster Estates
Plat #: 220090180

Location: Located on the west side of Muncaster Road, 400 feet north of Annamarie Court
Master Plan: Upper Rock Creek
Plat Details: RE-1 zone; 1 lot
Private Well, Private Septic
Applicant: Wiley Griffith

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070170 (MCPB Resolution 07-205, dated December 5, 2007), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

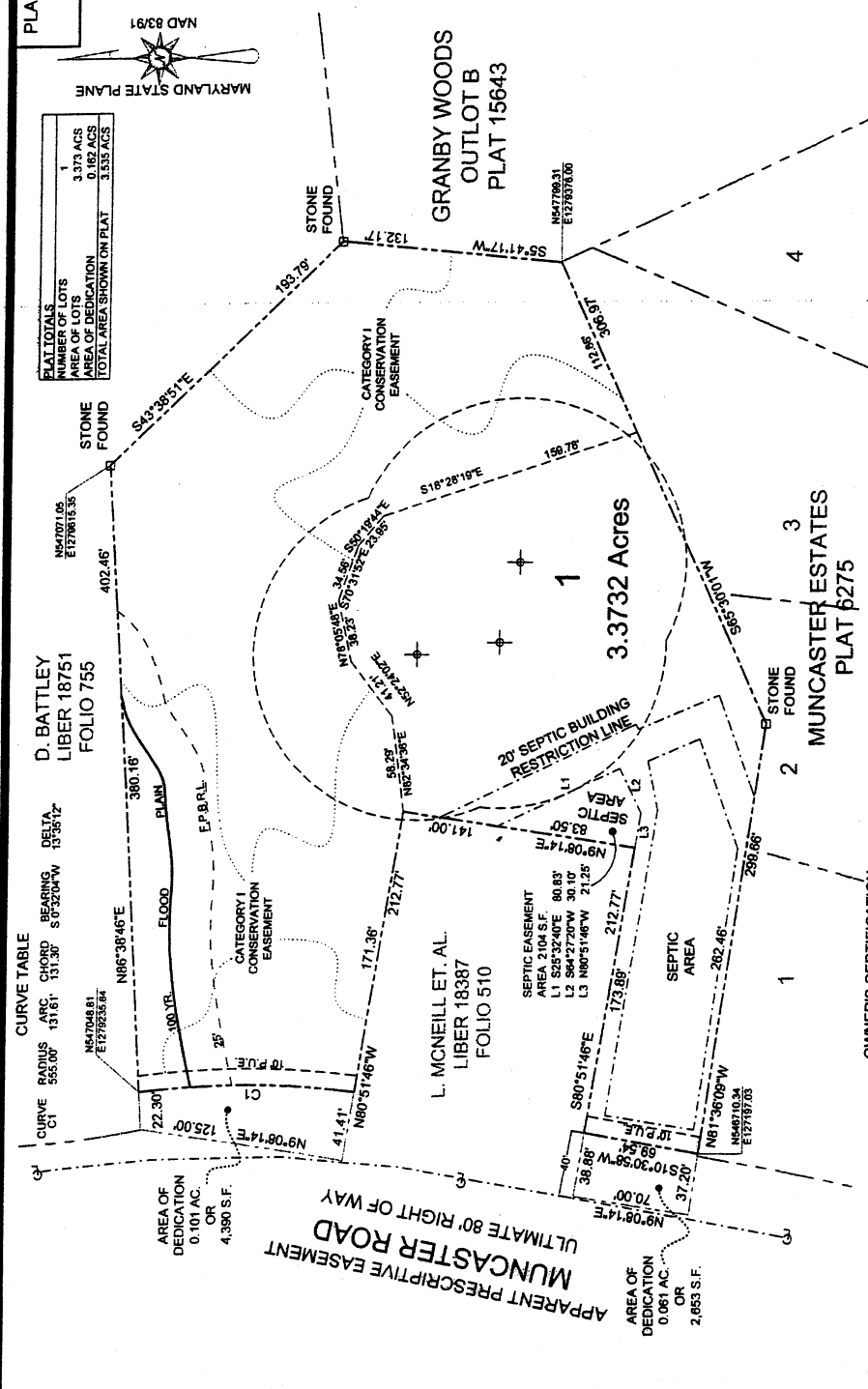


VICINITY MAP
1" = 2000'

- NOTES**
1. PROPERTY ZONED RE: AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.
 2. THIS PLAN IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE MONTGOMERY COUNTY ZONING CODE AND ANY SUBSEQUENT RESOLUTIONS OF THE BOARD OF PUBLIC UTILITIES. ANY CHANGES TO THE ZONING CODE OR BOARD OF PUBLIC UTILITIES' DECISIONS SHALL BE SUBJECT TO THE STANDARDS AND CONDITIONS OF THE ZONING CODE AND ANY SUBSEQUENT RESOLUTIONS OF THE BOARD OF PUBLIC UTILITIES. ANY CHANGES TO THE ZONING CODE OR BOARD OF PUBLIC UTILITIES' DECISIONS SHALL BE SUBJECT TO THE STANDARDS AND CONDITIONS OF THE ZONING CODE AND ANY SUBSEQUENT RESOLUTIONS OF THE BOARD OF PUBLIC UTILITIES.
 3. LOT 1 IS TO BE SERVED BY PRIVATE SEPTIC SYSTEM AND INDIVIDUAL WELL EXISTING SEWER AND WATER CATEGORIES S-8, W-8.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION PLAN, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEWAGE CONTROL PERMIT.
 5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN. THE OFFICIAL PUBLIC FILES MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 6. THIS PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GU 961 W.S.S.C. GRID Z26N006
 8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
 9. SEPTIC FIELD ON LOT 1 APPROVED FOR 8 BEDROOM HOUSE.
 10. THE 105 YEAR FLOOD PLAIN SHOWN ON THIS PLAN IS BASED ON A STUDY PREPARED BY JOHN SHANCOE, P.E. AND APPROVED ON APRIL 2, 2001 BY MCRPS.

SUBDIVISION RECORD PLAT
LOT 1
GRIFFITH'S ADDITION TO MUNCASTER ESTATES
ELECTION DISTRICT 8
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 50'
JULY, 2008

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8833 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5604



OWNER'S CERTIFICATION
The undersigned, owners of the property shown hereon, hereby adopt this plan of subdivision. Establish the minimum building restriction lines as prescribed by Montgomery County Zoning code, and dedicate the land adjacent to Muncaster Road as shown hereon, to public use. Grant a public utility easement, shown hereon as 'PUE', to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457, and further grant a Category I Conservation Easement as shown hereon in accordance with a document entitled, "Conservation Easement Agreement, Category I" as recorded in Liber 13178 at Folio 412 among the Land Records of Montgomery County, Maryland. We further, hereby, establish and grant to Lucille H. McNeill and Lisa Marie McNeill, their heirs and assigns, the septic easement shown hereon. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 90-24(e) of the Montgomery County Code.

SURVEYOR'S CERTIFICATION
I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from Lucille McNeill to Wiley G. Griffith and Carrie A. Griffith, dated September 11, 1986, and recorded in Liber 3790 at Folio 840, among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 3.535 acres of land, 0.182 acres or 7,043 square feet of land is dedicated to the public use.

OWNERS CERTIFICATION
Date: 07/10/08
Wiley G. Griffith
Carrie A. Griffith

REGISTERED PROFESSIONAL LAND SURVEYOR
Date: 07/10/08
Thomas A. Maddox

DATE	DATE
DATE	DATE
DATE	DATE

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED: _____ DATE: _____
DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____ DATE: _____
CHAIRMAN ASST.-SECRETARY-TREASURER

W.N.C.P. & P.C. RECORD FILE NO. 250218

RECORD PLAT REVIEW SHEET

Plat Name: Griffith's addition to Muncaster Est Plat Number: 220090180
 Plan Name: Griffith's add'n to Muncaster Est Plan Number: 120070170
 Plat Submission Date: 7-18-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: Erin Grayson Checked: ES Date 9/3/08

Initial DRD Review:

Signed Preliminary Plan - Date 2/4/08 Checked: Initial SS Date 8/29/08
 Planning Board Opinion - Date 12/3/07 Checked: Initial SS Date 8/29/08
 Site Plan Req'd for Development? Yes No X Verified By: SS (initial)
 Site Plan Name: Site Plan Number:
 Planning Board Opinion - Date Checked: Initial Date
 Site Plan Signature Set - Date Checked: Initial Date
 Site Plan Reviewer Plat Approval: Checked: Initial Date

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>7/23/08</u>	<u>8-8-08</u>	<u>7/28/08</u>	<u>No Comments</u>
Research	<u>Bobby Fleury</u>	<u> </u>	<u> </u>	<u> </u>	<u>Add Datum</u>
SHA	<u>Doug Mills</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	<u>Steve Baxter</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	<u>Doug Powell</u>	<u> </u>	<u> </u>	<u>8-14-08</u>	<u>No Comments</u>
DRD	<u>Nellie Carey</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Final DRD Review:

DRD Review Complete:	Initial <u>SS</u>	Date <u>1/22/09</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SS</u>	<u>1/4/09</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SS</u>	<u>1-16-09</u>
Board Approval of Plat:		
Plat Agenda:	<u>SS</u>	<u>2-5-09</u>
Planning Board Approval:	<u> </u>	<u> </u>
Chairman's Signature:	<u> </u>	<u> </u>
DPS Approval of Plat:		
Engineer Pick-up for DPS Signature:	<u> </u>	<u> </u>
Final Mylar for Reproduction Rec'd:	<u> </u>	<u> </u>
Plat Reproduction:		
Addressing:	<u> </u>	<u> </u>
File Card Update:	<u> </u>	<u> </u>
Final Zoning Book Check:	<u> </u>	<u> </u>
Update Address Books with Plat #:	<u> </u>	<u> </u>
Update Green Books for Resubdivision:	<u> </u>	<u> </u>
Notify Engineer to Seal Plats:	<u> </u>	<u> </u>
Engineer Seal Complete:	<u> </u>	<u> </u>
Complete Reproduction:	<u> </u>	<u> </u>
Sent to Courthouse for Recordation:	<u> </u>	<u> </u>

No.

DATE	2008.09.09
BY	JAS
CHECKED	JAS
APPROVED	JAS

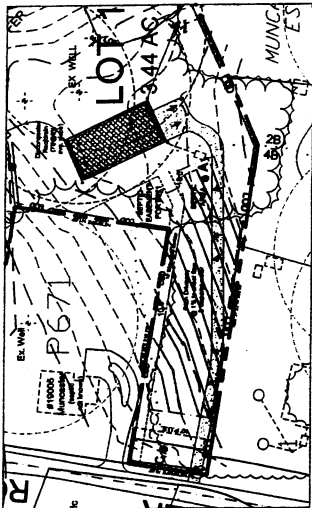


Scale: 1" = 50'

date: September 2008
 Prepared by: JAS
 Checked by: JAS
 Approved by: JAS



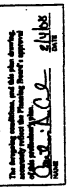
PRELIMINARY PLAN
 GRIFFITH'S ADDITION TO MUNCASTER ESTATES
 Montgomery County, Maryland



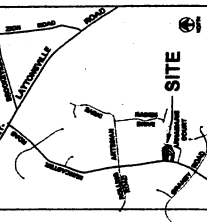
- NOTES:**
1. AREA OF PROPERTY: 3.59 acres
 2. AREA DEDICATED TO PUBLIC ROADS: 0.08 acres
 3. AREA OF PROPERTY AFTER DEDICATION: 3.44 acres
 4. FRONTAGE ALONG PUBLIC ROAD: 197.4'
 5. EXISTING ZONING: RE-1
 6. NO. OF LOTS SHOWN: 1
 7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-6
 8. SITE TO BE SERVED BY WELL AND SEPTIC SYSTEMS
 9. LOCATED IN SPECIAL PROTECTION AREA: UPPER ROCK CREEK
 10. DEVELOPMENT STANDARDS (RE-1):
 Frontyards - 50'
 Sideyards - 35' total 17' minimum
 Rearyards - 35'
 Minimum Lot Area - 40,000 sq ft
 11. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison

Prepared by: JAS
 Checked by: JAS
 Approved by: JAS

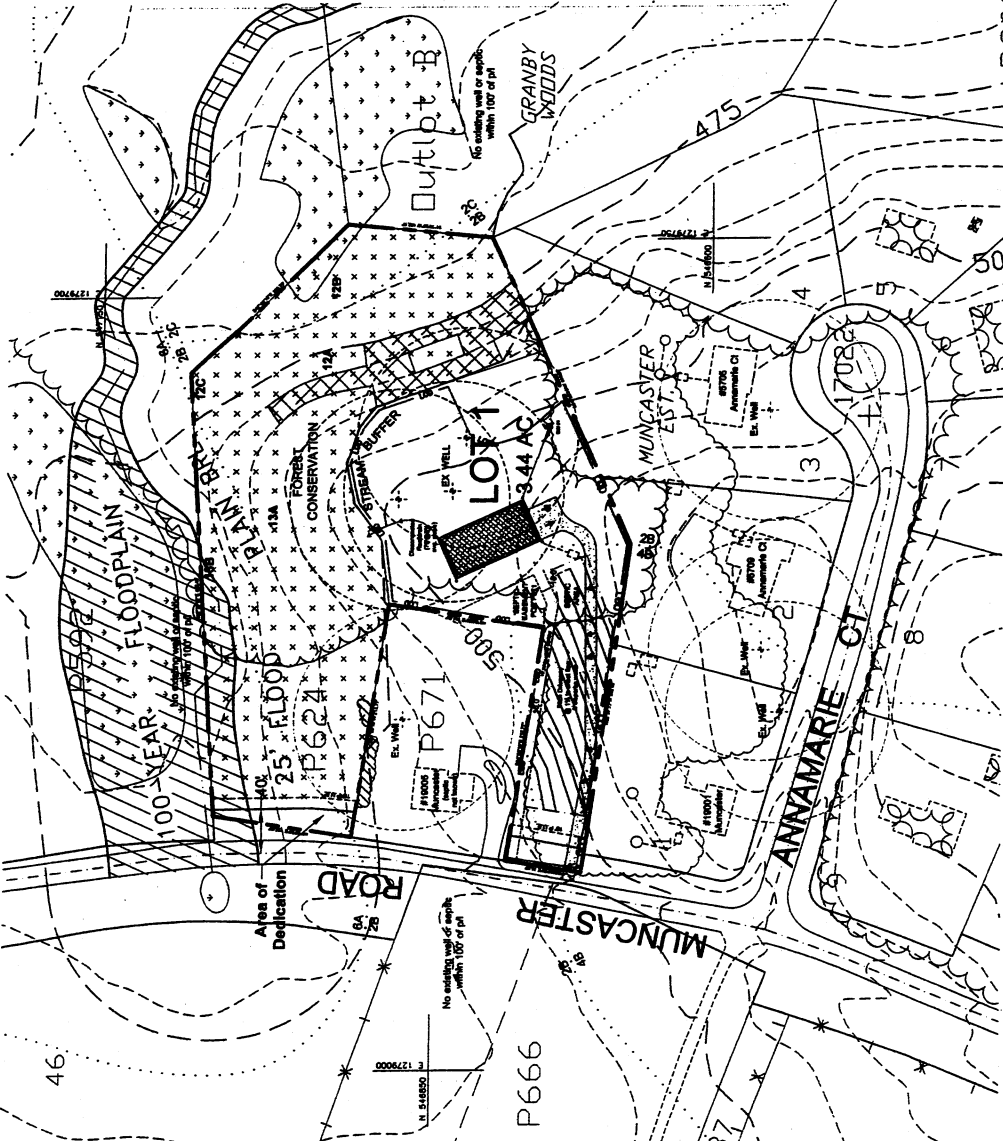
APPROVED PRELIMINARY PLAN
 The foregoing plan, map and other drawings were prepared by the undersigned professional engineer, JAS, and are hereby approved for the purposes stated herein. The undersigned professional engineer, JAS, is duly licensed and qualified to practice in the State of Maryland. The undersigned professional engineer, JAS, is not responsible for the accuracy of the information furnished to him by others, and he is not responsible for the accuracy of the information furnished to him by others, and he is not responsible for the accuracy of the information furnished to him by others.



VICINITY MAP
 1" = 5000'



PREPARED FOR:
WILEY G. GRIFFITH
 6010 OLNEY LAYTONSVILLE ROAD
 GAITHERSBURG, MD 20882
 301-928-0489



NOTE:
 SOURCE OF 100-YEAR FLOODPLAIN:
 JON A. SHANKOE, P.E.
 JAS ENGINEERING & DESIGN, LLC
 13811 BARRINGTON LANE
 UPPER MERIDIC, MD 20772
 (301)760-8546

SEWAGE DISPOSAL SYSTEM DESIGN DATA:

LOT	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400
2	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400
3	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400	38,400



Prepared by: JAS
 Checked by: JAS
 Approved by: JAS