

**PLAT NO. 220081270**

**Griffith Park**

Located on the east side of Fitzgerald Drive, approximately 2,000 feet south of Griffith Road

RDT zone; 1 lot

Private Well, Private Septic

Master Plan Area: Olney

George Gregg, Applicant

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(2) of the Subdivision Regulations, which states:

**Conversion of an Outlot into a Lot.** An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines; and
- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for this application, which is converting an outlot into a record lot, and concludes that the proposed subdivision complies with the criteria of Section 50-35A(a)(2) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.

GRIFFITH PARK

BLOCK C

P.B. 102, P. 11597

LOT 10

L. 16676, F. 343

S. 64°18'28" W. 1143.98'

20' SEPTIC B.R.L.

100' YEAR FLOODPLAIN

APPROXIMATE

125' STREAM BUFFER

FORMERLY

OUTLOT B

L. 10338, F. 279

P.B. 102, P. 11597

N. 64°18'25" E. 1077.00'

GRIFFITH PARK

BLOCK C

P.B. 102, P. 11597

LOT 9

L. 16972, F. 266

LOT 17  
4.1256 Acres

LOT 8

L. 4972, F. 530

LOT 7

P.B. 102, P. 11543

LOT 6

L. 16455, F. 146

LOT 5

L. 23075, F. 487

LOT 4

L. 23075, F. 487

LOT 3

L. 23075, F. 487

LOT 2

L. 23075, F. 487

LOT 1

L. 23075, F. 487

WILLETT ESTATES  
PLAT TWO

P.B. 102, P. 11597

IRON PIPE FOUND & HIDDEN PER THIS PLAT

60' WIDE R/W PER PLAT BOOK 102, PLAT 11597

PTZFERALD DRIVE

60' WIDE R/W PER PLAT BOOK 102, PLAT 11597

IRON PIPE FOUND & HIDDEN PER THIS PLAT

VICINITY MAP

ADC MAP PAGE 11 GRID G-7

SCALE: 1" = 2000'

GENERAL NOTES

- 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 UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50-35A(g)(2).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS TO BE SERVED BY PRIVATE WELL AND SEPTIC.
- THIS PROPERTY IS CURRENTLY ZONED RDT.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE RDT ZONE.
- THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID GV63 AND W.S.C. SHEET #231, NW 06.
- THE PROPERTY SHOWN HEREON IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW PER EXEMPTION NO. #2008113E. THIS PROPERTY IS SUBJECT TO A TREE SAVE PLAN.
- THE SEPTIC BUILDING LINES SHOWN HEREON ARE SUBJECT TO CHANGE UPON REAPPROVAL OF THE WELL AND SEPTIC SECTION OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
- THIS LOT IS APPROVED FOR NO MORE THAN 6 BEDROOMS.
- THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 59-C-9.74 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.

OWNERS' CERTIFICATE

WE, GEORGE E. AND JOYCELENE F. GREGG, OWNERS OF THE PROPERTY, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS TO "P.U.E." FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION.

DATE 7/23/08 *George E. Gregg* OWNER

DATE 7/23/08 *Joycelene F. Gregg* OWNER

DATE 7/23/08 *George E. Gregg* OWNER

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DATE 7/23/08 *George E. Gregg* OWNER

DATE 7/23/08 *Joycelene F. Gregg* OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED TO GEORGE E. GREGG AND JOYCELENE F. GREGG KNOWN AS OUTLOT B, BLOCK C AS SHOWN ON A PLAT OF SUBDIVISION OF GRIFFITH PARK AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 102 PLAT NO. 11597. SAID OUTLOT B HAVING BEEN CONVEYED BY LDG, INC. BY DEED DATED APRIL 24, 1992, AS RECORDED IN LIBER 10338, FOLIO 278; AND THAT PROPERTY CORNERS MARKED THUS        ARE IN PLACE AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 4.1256 ACRES, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE 7/21/2008

*Joseph E. Snider*  
JOSEPH E. SNIDER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REG. #21229

M-NCPPC Record File No.:

Department of Permitting Services  
Montgomery County, Maryland

Recorded: \_\_\_\_\_  
Plat No.: \_\_\_\_\_

Drafted: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Job No.: 97-25013RP

Date: \_\_\_\_\_

Approved: \_\_\_\_\_

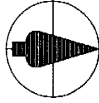
Chairman: \_\_\_\_\_  
Asst. Secretary - Treasurer: \_\_\_\_\_

Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Date: \_\_\_\_\_

Lot 17 = Area Tabulation  
Dedication Area = N/A  
Total Area = 4.1256 Acres

GRAPHIC SCALE



SUBDIVISION RECORD PLAT  
LOT 17, BLOCK C  
GRIFFITH PARK  
LAYTONSVILLE (1st) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 80' JULY 2008

Prepared by  
**SNIDER & ASSOCIATES**  
LAND SURVEYORS

20270 Goldenrod Lane, Suite 110  
Germantown, Maryland 20876  
301/948-5100 Fax 301/948-1286

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Golfball Park Plat Number: 220081270  
 Plat Submission Date: 2-7-08  
 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: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion – Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area ok Zoning ok Bearings & Distances  Coordinates ok  
 Plan #  Road/Alley Widths ok Easements  Open Space N/A Non-standard  
 BRLs N/A Adjoining Land ok Vicinity Map ok Septic/Wells ok  
 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	<u>J. Penn</u>	<u>2-13-08</u>	<u>2-27-08</u>	<u>5/20/08</u>	<u>FCP Exemption</u>
Research	Bobby Fleury	↓	↓	<u>2/19-08</u>	<u>No REVISIONS</u>
SHA	Doug Mills	↓	↓	<u>N/A</u>	<u>N/A</u>
PEPCO	Steve Baxter	↓	↓	<u>N/A</u>	<u>N/A</u>
Parks	Doug Powell	↓	↓	<u>N/A</u>	<u>N/A</u>
DRD	Nellie Carey	↓	↓	<u>2/29/08</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>SJS</u>	<u>9/14/08</u>
<u>SJS</u>	<u>6/20/08</u>
<u>SJS</u>	<u>7/28/08</u>

**Board Approval of Plat:**

Plat Agenda: \_\_\_\_\_  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

9/25/08

**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: ok
- 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: N/A

*(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: \_\_\_\_\_