



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

**MCPB**  
**Item # 1B**  
**6-28-2018**


**MEMORANDUM**

**DATE:** June 14, 2018

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for June 28, 2018

Handwritten initials in black ink, appearing to be 'SS' over 'JB'.

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220090180 Griffith's Addition to Muncaster Estates

220161010 Glenmoor Reserve

**Plat Name:** Griffiths Addition to Muncaster Estates  
**Plat #:** 220090180

**Location:** Located on the east side of Muncaster Road, 200 feet north of Annamarie Court

**Master Plan:** Upper Rock Creek Master Plan

**Plat Details:** RE-1 zone; 1 lot

**Owner:** Carrie A. Griffith Trust

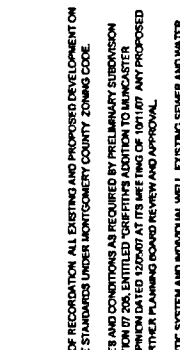
The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120070170 (MCPB Resolution No. 07-205), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT NO.

<b>PLAT TOTALS</b>
NUMBER OF LOTS 1
AREA OF LOTS 3.373 ACS
AREA OF DEDICATION 0.162 ACS
TOTAL AREA SHOWN ON PLAT 3.535 ACS



**VICINITY MAP**  
1" = 2000'



STONE FOUND & HELD  
132.77'

STONE FOUND & HELD  
402.48'

STONE FOUND & HELD  
563.3851'E

STONE FOUND & HELD  
193.78'

STONE FOUND & HELD  
132.77'

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**GRANBY WOODS**  
**OUTLOT B**  
**PLAT 15643**

**3.3732 Acres**

**MUNCASTER ESTATES**  
**PLAT 6275**

**MUNCASTER ROAD**  
APARENT PREScriptive RIGHT OF WAY

**D. BATTLE**  
**LIBER 18751**  
**FOLIO 755**

**S. YASMEEN**  
**LIBER 41181**  
**FOLIO 356**

<b>CURVE TABLE</b>
CURVE C1
RADIUS 553.00'
ARC CHORD 131.37'
BEARING DELTA 50°33'04"W
BEARING DELTA 13°35'12"

<b>AREA OF DEDICATION</b>
0.081 AC.
OR
2.653 S.F.

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0.081 AC.
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0.081 AC.
OR
2.653 S.F.

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION ACT, INCLUDING PROVISIONS FOR A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEWER CONTROL PERMIT.
2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY SUBDIVISION PLAN NO. 130707070, M.C.P.P. RESOLUTION 07-206, ENTITLED "GRIFFITH'S ADDITION TO MUNCASTER ESTATES", PER PLANNING BOARD OPINION DATED 12/20/07 AT ITS MEETING OF 10/11/07. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
3. LOT 1 IS SERVED BY PRIVATE SEPTIC SYSTEM AND INDIVIDUAL WELL EXISTING SEWER AND WATER CATEGORIES S-A, W-4.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION ACT, INCLUDING PROVISIONS FOR A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEWER CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE SUCH AS THEY ARE WRITTEN AND SHALL BE CONTROLLING OVER ANY OTHER RECORDS OR PLANS FOR ANY SUCH DEVELOPMENT UNLESS THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND UPON ANY MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP 60 561.
8. SEPTIC FIELD FOUND ON MONTGOMERY COUNTY TAX MAP 60 561.
9. SEPTIC FIELD ON LOT 1 APPROVED FOR 8 BEDROOM HOUSE.
10. THE 100 YEAR FLOOD PLAIN SHOWN ON THIS PLAN IS BASED ON A STUDY PREPARED BY SHANNON, P.E. AND APPROVED ON APRIL 2, 2007 BY M.C.P.P.
11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN A DECLARATION OF COVENANTS FOR ROAD IMPROVEMENTS DATED JUNE 13, 2013 AND RECORDED IN LIBER 52517 AT FOLIO 229 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

**OWNERS CERTIFICATION**

The undersigned, owners of the property shown hereon, hereby adopt the plat 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. Establish slope easements, 50' wide, parallel and adjacent to Muncaster Road. Said slope easements to be established after all improvements to the public right of way have been accepted for maintenance by Montgomery County, Maryland. One (1) public utility easement as shown hereon as 10' P.U.E. to the parcel shown in the document entitled "Declaration of Public Utility Easement" recorded in Liber 44205 at Folio 273, 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, 0.162 acres or 7,043 square feet of land is dedicated to the public use.

**SURVEYORS CERTIFICATION**

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from Carrie A. Griffith to Carrie A. Griffith and Emily Dudley, Trustees for The Carrie A. Griffith Trust, dated June 10, 2012, and recorded in Liber 44205 at Folio 273, 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, 0.162 acres or 7,043 square feet of land is dedicated to the public use.

**WITNESSES**

Carrie A. Griffith  
Emily Dudley

**DATE** 5/16/2014

**THOMAS A. MADDOX**  
PROFESSIONAL LAND SURVEYOR  
8933 STADY GROVE COURT  
CANTON, MARYLAND 21767  
(301) 964-5884

**WITNESSES**

Carrie A. Griffith  
Emily Dudley

**DATE** 5/16/2014

**THOMAS A. MADDOX**  
PROFESSIONAL LAND SURVEYOR  
8933 STADY GROVE COURT  
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PROFESSIONAL LAND SURVEYOR  
8933 STADY GROVE COURT  
CANTON, MARYLAND 21767  
(301) 964-5884

**DATE** 5/16/2014

<b>APPROVED</b>	<b>DATE</b>
<i>[Signature]</i>	August 15, 2014
<b>DIRECTOR</b>	

<b>CHAIRMAN</b>	<b>ASST. SECRETARY-TREASURER</b>
<i>[Signature]</i>	<i>[Signature]</i>
<b>APPROVED</b>	<b>DATE</b>
	5/16/14

**MONTGOMERY COUNTY**  
**DEPARTMENT OF PERMITTING SERVICES**

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

**APPROVED**

**CHAIRMAN**  
**ASST. SECRETARY-TREASURER**

**M.N.C.P. & P.C. RECORD FILE NO.**

22069-0110

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



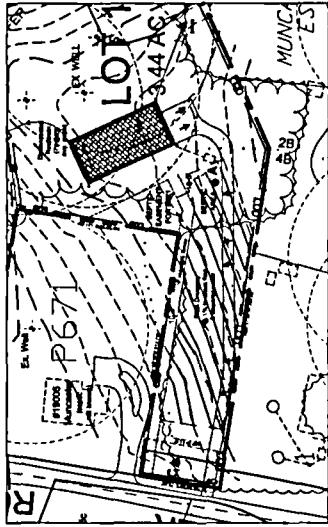
Bringing & Associates, Inc.  
 14000 Rockville Pike, Suite 200  
 Rockville, MD 20850  
 (301) 762-4000

date: September 2006  
 scale: 1" = 50'



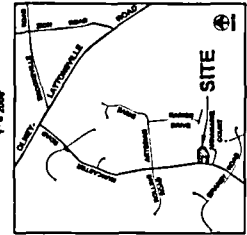
SHEET 1 OF 1

DATE	NO.	BY
09/20/06	1	JAS
09/20/06	2	JAS
09/20/06	3	JAS
09/20/06	4	JAS
09/20/06	5	JAS
09/20/06	6	JAS
09/20/06	7	JAS
09/20/06	8	JAS
09/20/06	9	JAS
09/20/06	10	JAS
09/20/06	11	JAS

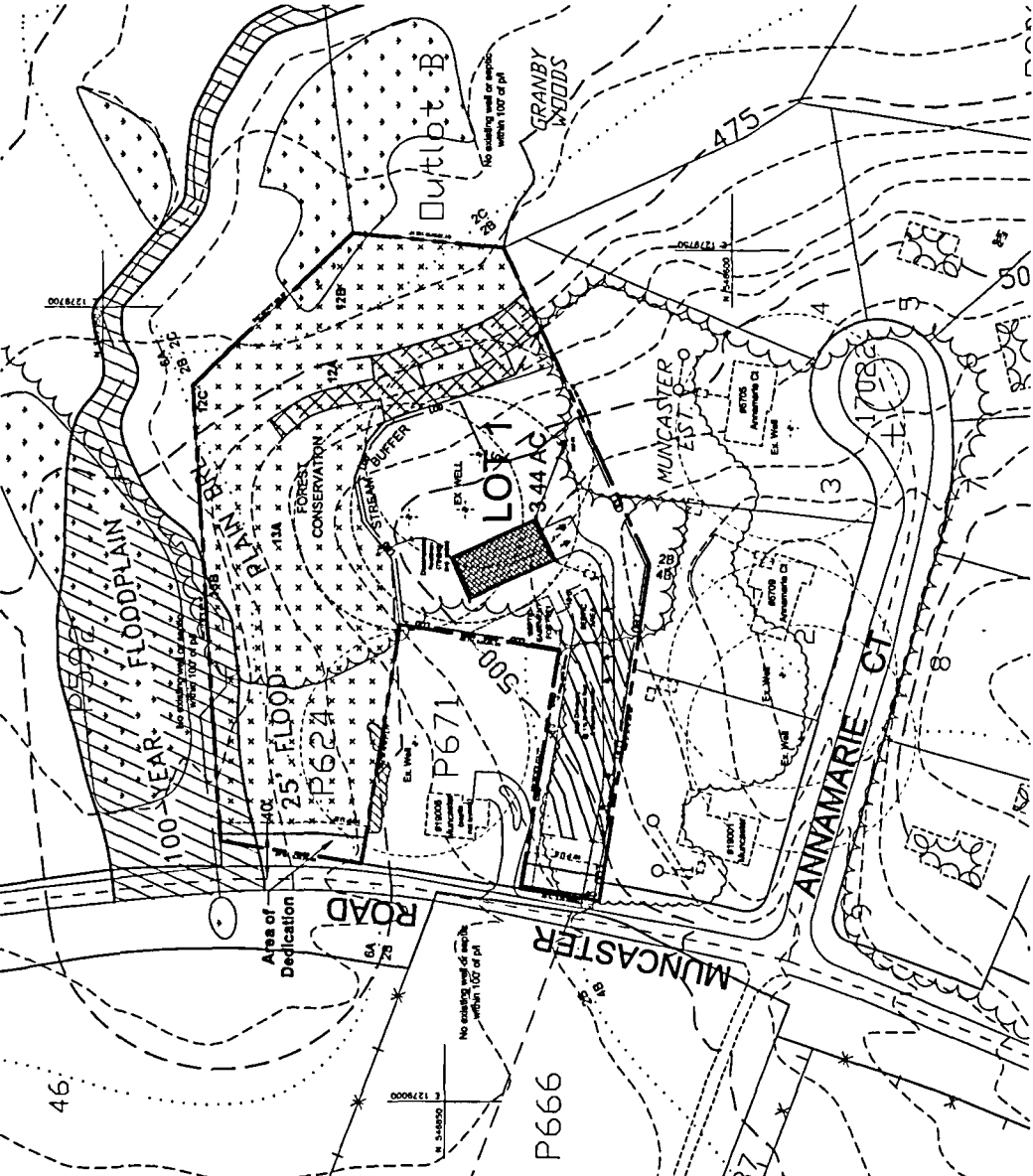


- NOTES:**
1. AREA OF PROPERTY, 3.52 acres
  2. AREA DEDICATED TO PUBLIC ROADS, 0.08 acres
  3. AREA OF PROPERTY AFTER DEDICATION, 3.44 acres
  4. FRONTAGE ALONG PUBLIC ROAD, 197.4'
  5. EXISTING ZONING, RE-1
  6. NO. OF LOTS SHOWN, 1
  7. EXISTING SEWER & WATER SERVICE CATEGORIES, S-4, W-8
  8. SITE 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' (not 17' minimum)  
 Rearyards - 35'  
 Minimum Lot Area - 40,000 sq ft
  11. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, Potomac Edison

**CONTRACTOR'S OBLIGATION:**  
 The Contractor shall be responsible for obtaining all necessary permits from the appropriate agencies and for paying all associated fees. The Contractor shall also be responsible for obtaining all necessary easements and rights-of-way from the appropriate agencies and for paying all associated fees. The Contractor shall also be responsible for obtaining all necessary approvals from the appropriate agencies and for paying all associated fees. The Contractor shall also be responsible for obtaining all necessary approvals from the appropriate agencies and for paying all associated fees.



**PREPARED FOR:**  
**WILEY G. GRIFFITH**  
 6010 QUINCY LAYTONVILLE ROAD  
 GAITHERSBURG, MD 20882  
 301-928-0499



**NOTE:**  
 SOURCE OF 100-YEAR FLOODPLAIN:  
 JON A. SHANCOE, P.E.  
 JAS ENGINEERING & DESIGN, LLC  
 13911 BARRINGTON LANE  
 UPPER MARLBORO, MD 20772  
 (301) 760-3548

**SEWAGE DISPOSAL SYSTEM DESIGN DATA:**

LTD	Flow (gpd)	Flow (mgd)	Flow (cfs)	Flow (gpm)	Flow (lpm)	Flow (m³/d)	Flow (m³/h)	Flow (m³/s)
1	100	0.0001	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003
2	200	0.0002	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006
3	300	0.0003	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009
4	400	0.0004	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012
5	500	0.0005	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015
6	600	0.0006	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018
7	700	0.0007	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021
8	800	0.0008	0.0024	0.0024	0.0024	0.0024	0.0024	0.0024
9	900	0.0009	0.0027	0.0027	0.0027	0.0027	0.0027	0.0027
10	1000	0.0010	0.0030	0.0030	0.0030	0.0030	0.0030	0.0030



**Jon A. Shancoe, P.E.**  
 JAS ENGINEERING & DESIGN, LLC  
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 (301) 760-3548