

Item #12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**M E M O R A N D U M**

**DATE:** June 21, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for June 27, 2002.

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Attached are copies of plan drawings for Items #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on June 27, 2002. The items are further identified as follows:

Agenda Item #11 - Preliminary Plan 1-02105  
Donald B. Griggs Property

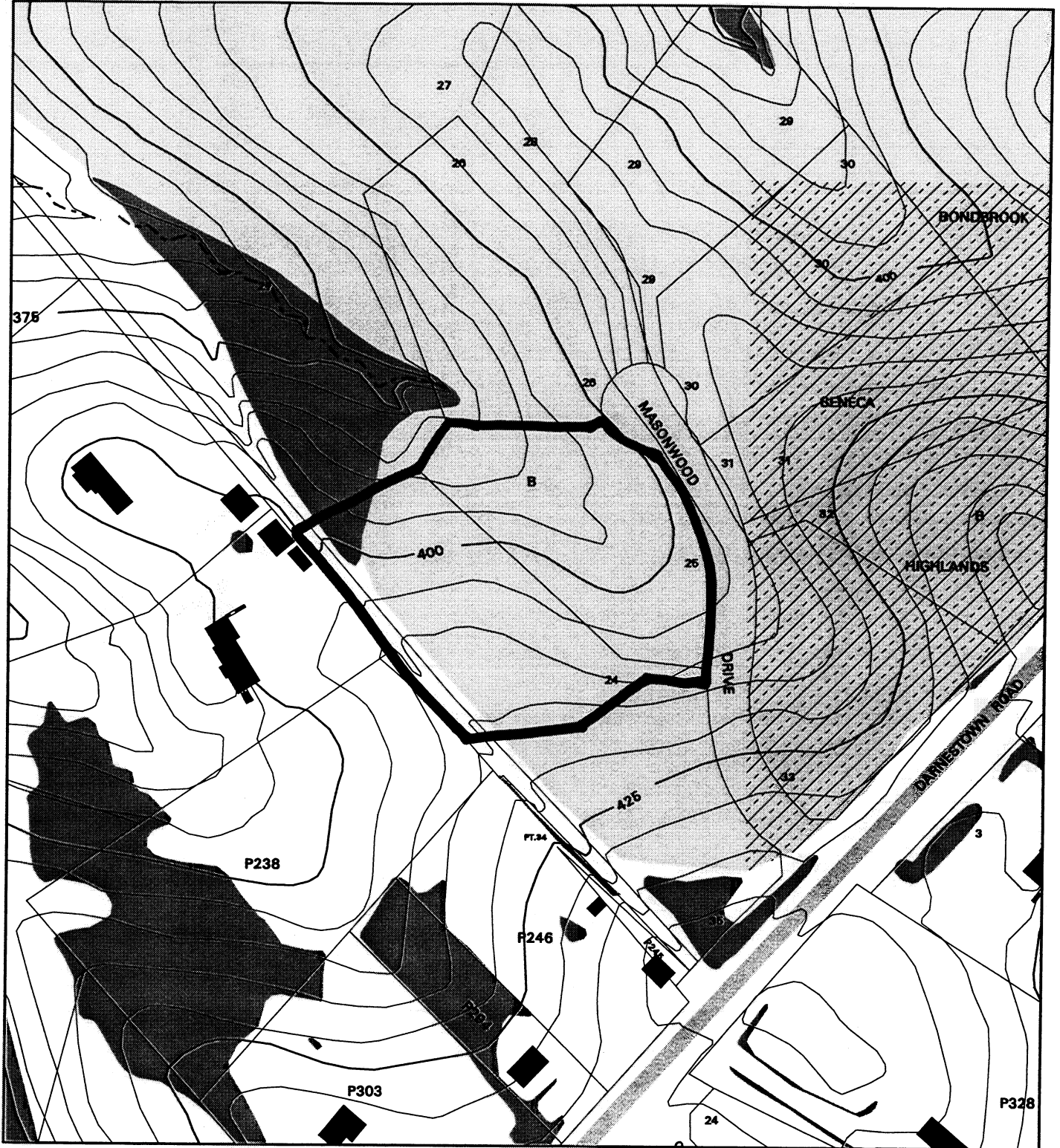
Agenda Item #12 - Subdivision Regulation Waiver SRW-02010  
Seneca Highlands

Agenda Item #13 - Pre-Preliminary Plan 7-02042  
Cabin Branch

Agenda Item #14 - Preliminary Plan 1-97098  
Thompson Farm

Attachment

VICINITY MAP FOR  
**SENECA HIGHLANDS (SRW-02010)**



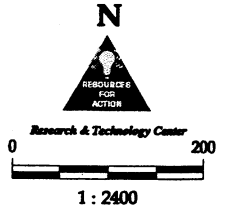
Map compiled on June 20, 2002 at 6:42 PM | Site located on base sheet no - 220NW14

**NOTICE**

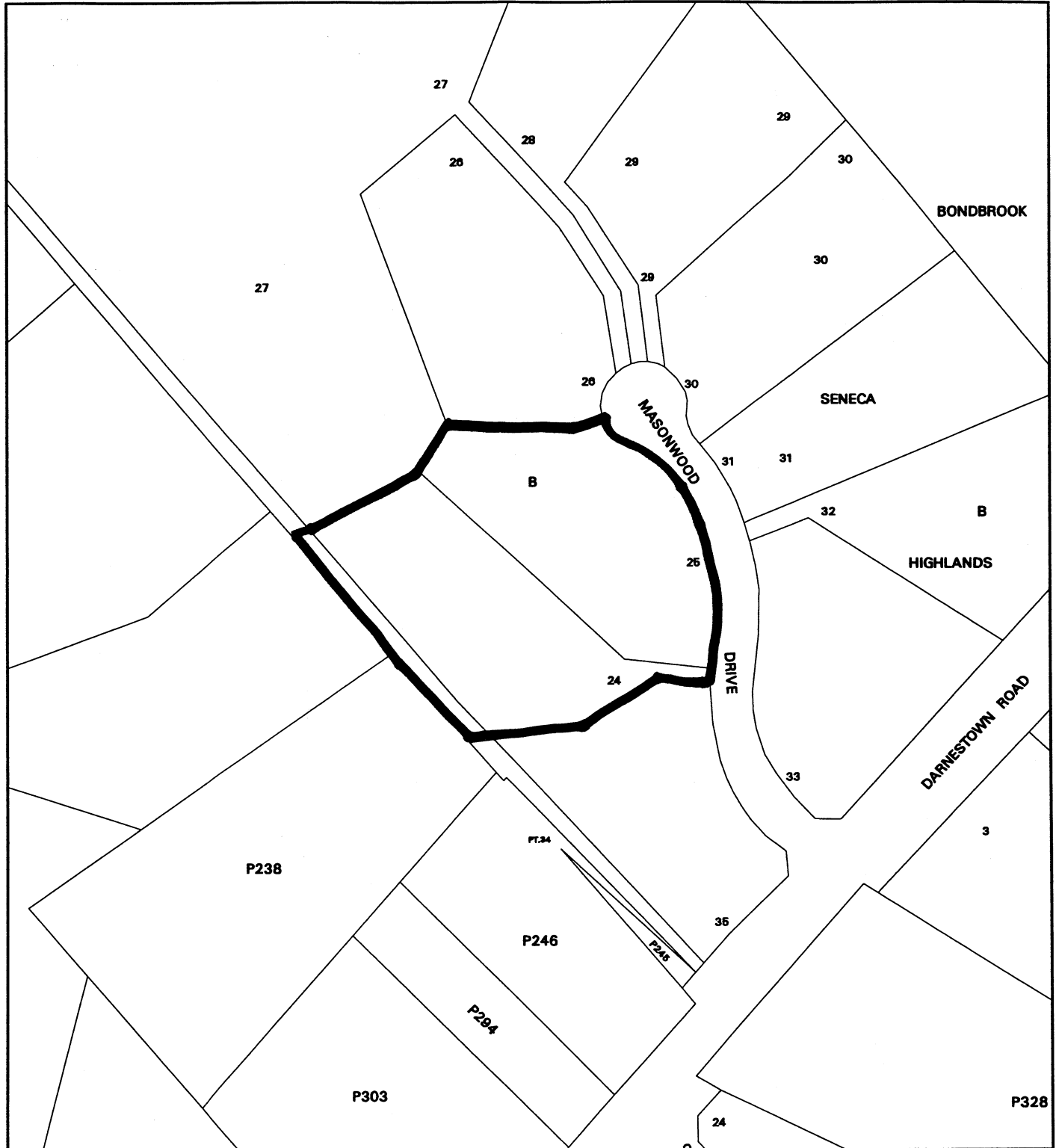
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR  
**SENECA HIGHLANDS (SRW-02010)**



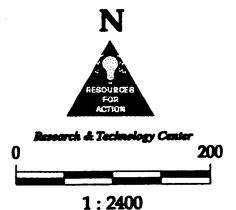
Map compiled on June 20, 2002 at 6:39 PM | Site located on base sheet no - 220NW14

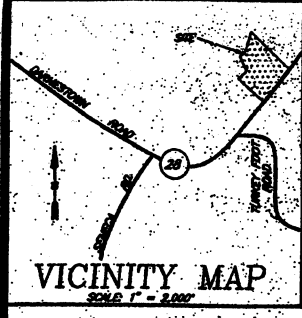
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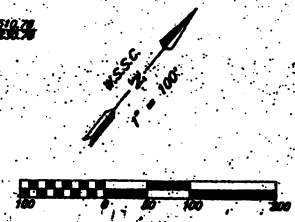
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CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	283.00'	301.72'	282.85'	S 74°51'00" W	57°00'00"	145.46'
C2	283.00'	271.40'	282.85'	S 17°56'00" E	57°00'00"	145.46'
C3	283.00'	311.00'	282.85'	S 62°00'00" E	57°00'00"	145.46'
C4	283.00'	271.40'	282.85'	S 17°56'00" E	57°00'00"	145.46'
C5	283.00'	301.72'	282.85'	S 74°51'00" W	57°00'00"	145.46'
C6	283.00'	311.00'	282.85'	S 62°00'00" E	57°00'00"	145.46'
C7	283.00'	271.40'	282.85'	S 17°56'00" E	57°00'00"	145.46'
C8	283.00'	301.72'	282.85'	S 74°51'00" W	57°00'00"	145.46'
C9	283.00'	311.00'	282.85'	S 62°00'00" E	57°00'00"	145.46'
C10	283.00'	271.40'	282.85'	S 17°56'00" E	57°00'00"	145.46'

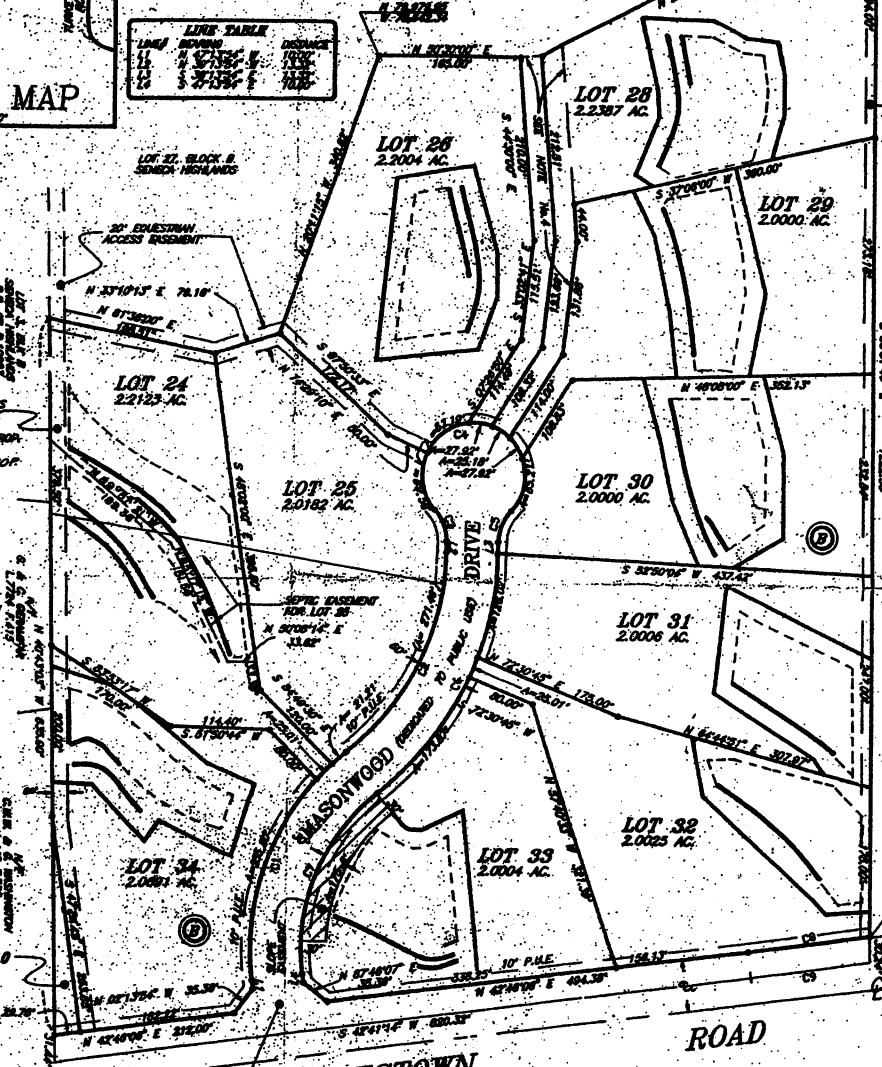
LINE	BEARING	DISTANCE
L1	S 74°51'00" W	173.30'
L2	S 17°56'00" E	145.46'
L3	S 62°00'00" E	145.46'



**LEGEND**

- LIMIT OF ROAD RESERVATION (SEE RURAL ADJACENT SYSTEM)
- 50'00' FIELD B.U.L.
- SLURRY SEPARATION AREA
- NO ACCESS DISSENT TO CHRISTIAN PROP. AND BYRD PROP.

- NOTES**
- 1) SEPTIC FIELD BUILDING RESTRICTION LINES SUBJECT TO CHANGE UPON APPROVAL BY THE HEALTH DEPARTMENT.
  - 2) ALL LOTS APPROVED FOR SIX-BEDROOM HOUSES.
  - 3) THE APPROVAL OF THIS PLAN IS PRECEDENT UPON THE AVAILABILITY OF PUBLIC WATER FROM THE CONSTRUCTION OF HOMES.
  - 4) AREA WITHIN PARALLELS (LOTS 27 & 28) IS DESIGNATED AS AN ACCESS AND UTILITY EASEMENT.
  - 5) THE EASEMENT IS FOR USE BY THE GENERAL PUBLIC.
  - 6) THE 50' WIDE EASEMENT AND EASEMENTS SHOWN HEREON IS FOR ACCESS TO ADJACENT PROPERTY OWNED BY DEED TO:
    - a) RAYMOND E. & DOROTHY E. CHRISTIAN LESS 1.54 & 1.80 A.C.
    - b) JOSEPH S. & E.B. BYRD 1.1803 A.C.
  - 7) RURAL CLUSTER DEVELOPMENT SUBDIVISION STRICTLY CONTROLLED.



**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY DEEDS FILED SEPARATELY BY ET AL. TRUSTEES UNDER ESTATE OF WILLIAM H. DEED DATED FEBRUARY 1891, 1890 AND RECORDED IN LATER ASST. AT FOLD 710 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS SHOWN THIS "O" OR "B" HAVE BEEN FOUND ON SET (RESPECTIVELY) AS INDICATED HEREON.

THE TOTAL ACRES SHOWN ON THIS PLAT IS 28.0000 ACRES OF LAND OF WHICH 1.8075 ACRES IS RESERVED TO PUBLIC USE.

DATE: 7-24-91  
 SURVEYOR: DANIEL T. GAYWOOD  
 REGISTERED PROFESSIONAL SURVEYOR  
 MARYLAND NO. 408

DATE: 7-24-91  
 ENGINEER: RAYMOND A. MORRIS  
 REGISTERED PROFESSIONAL ENGINEER  
 MARYLAND NO. 14940

**OWNER'S DEDICATION**

I, ELOISETH STEVENS MOORE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS ADJACENT AND CONTIGUOUS TO ALL PROPOSED LOTS TO THE BUILDING RESTRICTION LINE OR AS SHOWN HEREON. SLOPE EASEMENTS SHALL BE ESTABLISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN COMPLETELY COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY.

I, FURTHER GRANT UTILITY EASEMENTS, SHOWN HEREON AS "10' PILE" TO THESE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LATER ASST. AT FOLD 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, TRUSTS OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

WITNESSED AND SIGNED BY ME, ELOISETH STEVENS MOORE, ON THIS 24th DAY OF JULY, 1991.

DATE: 4-1-92  
 PLAT BOOK: 100  
 PAGE: 16450

TOTAL AREA DEDICATED TO PUBLIC USE: 1.8075 AC.

**DARNESTOWN**  
 MARYLAND ROUTE No. 28  
 120' RIGHT OF WAY

LOTS 24 THRU 26 & 28 THRU 34  
 BLOCK B  
**SENECA HIGHLANDS**  
 DARNESTOWN ELECTION DISTRICT No. 8  
 MONTGOMERY COUNTY, MARYLAND  
 MAY, 1991 SCALE: 1" = 100'

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED MAY 30, 1991

CHARMAN: [Signature]  
 ASST. SECRETARY: [Signature]  
 TREASURER: [Signature]

M.N.C.P. & P.C. RECORD FILE NO. 563-54

MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION  
 APPROVED: JUNE 20, 1991

[Signature]

MONTGOMERY COUNTY DEPARTMENT OF HEALTH  
 APPROVED: 7/31/91

[Signature]

**MADDOX**  
 ENGINEERS & SURVEYORS, INC.  
 100 PARK AVENUE  
 ROCKVILLE, MARYLAND 20850  
 (301) 762-9001