



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

MCPB
Item # 1B
7-12-2018

MEMORANDUM

DATE: June 29, 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 July 12, 2018

SS
JRB.

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:

220100570 - 220100580 & 220150130 Seneca Springs

220180010 J.H. Miller's Addition to Bethesda

220180350 Clarksburg Childcare Center

220180510 Piney Spring

220180540 Shady Grove Life Sciences Center

220180780 Drummond

220181000 Bradford's Landing

Plat Name: Seneca Springs
Plat #: 220100570 - 220100580 & 220150130

Location: Located on the east side of Bonny Brook Lane, 375 feet north of Heatherfield Court

Master Plan Damascus Master Plan

Plat Details: RE-2C zone; 10 lots, 3 parcels

Owner: Seneca Ridge Development, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12006118A (MCPB Resolution No. 14-15), 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.



Scale: 1" = 100'
Date: 07/19/13

B&A
Blair & Associates, Inc.
2110 Pennsylvania Avenue, N.E.
Washington, D.C. 20032
Tel: (202) 556-4700
Fax: (202) 556-4711
www.ba-planning.com

SENeca SPRINGS (Lots 113-123) (Stern Property) Montgomery County, Maryland PRELIMINARY PLAN AMENDMENT

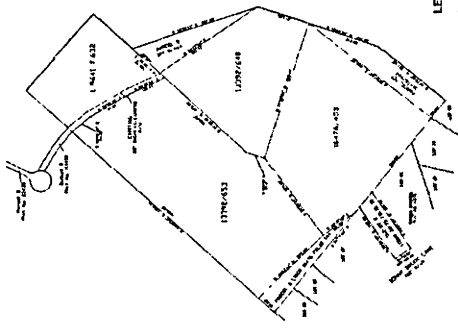
- NOTES:**
1. AREA OF PROPERTY - 29,332 ACRES
 2. EXISTING ZONING - RE2C
 3. METHOD OF DEVELOPMENT PROPOSED - CLUSTER
 4. MINIMUM LOT SIZE PERMITTED (Overall) - 15,000 SF
 5. MINIMUM LOT SIZE PERMITTED (Cluster) - 25,000 SF
 6. NUMBER OF LOTS SHOWN - 11
 7. NUMBER OF LOTS SHOWN - 11
 8. SITE TO BE SERVED BY PUBLIC WATER ON-SITE SEPTIC SYSTEMS
 9. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-3
 10. SITE LOCATED ON MS&C GRID SHEET: T28N/20E/W/21310N/09
 11. UTILITY SERVICE TO BE PROVIDED BY: Verizon, WSSIC, Potomac Edison

ZONE (RE-ZC)	Required	Provided
Minimum Area	50 acres	29,332 ac*
Density	0.4 du/ac	0.374 du/ac
Minimum Net Lot Area (15 ac)	25,000 sf (0.58 ac)	28,000 sf (0.64 ac)
Min. Lot Width @ Street	25'	25'
Setback from Street	40'	40'+
Setbacks from Other Lot Lines	15'	15'+
M/n Setback from any Boundary (except setback from street)	50'	50'+

*Number increased from minimum 15.44 acre minimum to accommodate all 11 lots (including 10 lots and 1 street) and the proposed project is a compatible subdivision of the existing development

NOTES:

- 1. Unless specifically noted on the plan drawings or in the Planning Board conditions of approval, the building footprints, building height, setbacks, and other development standards shall be in accordance with the applicable zoning ordinance. The lot locations of buildings are shown and locations are determined at the time of issuance of building permits. Please refer to the zoning code table for development standards such as setbacks, building height, building footprint, etc. Development standards for existing buildings are included in the conditions of the Planning Board's approval.



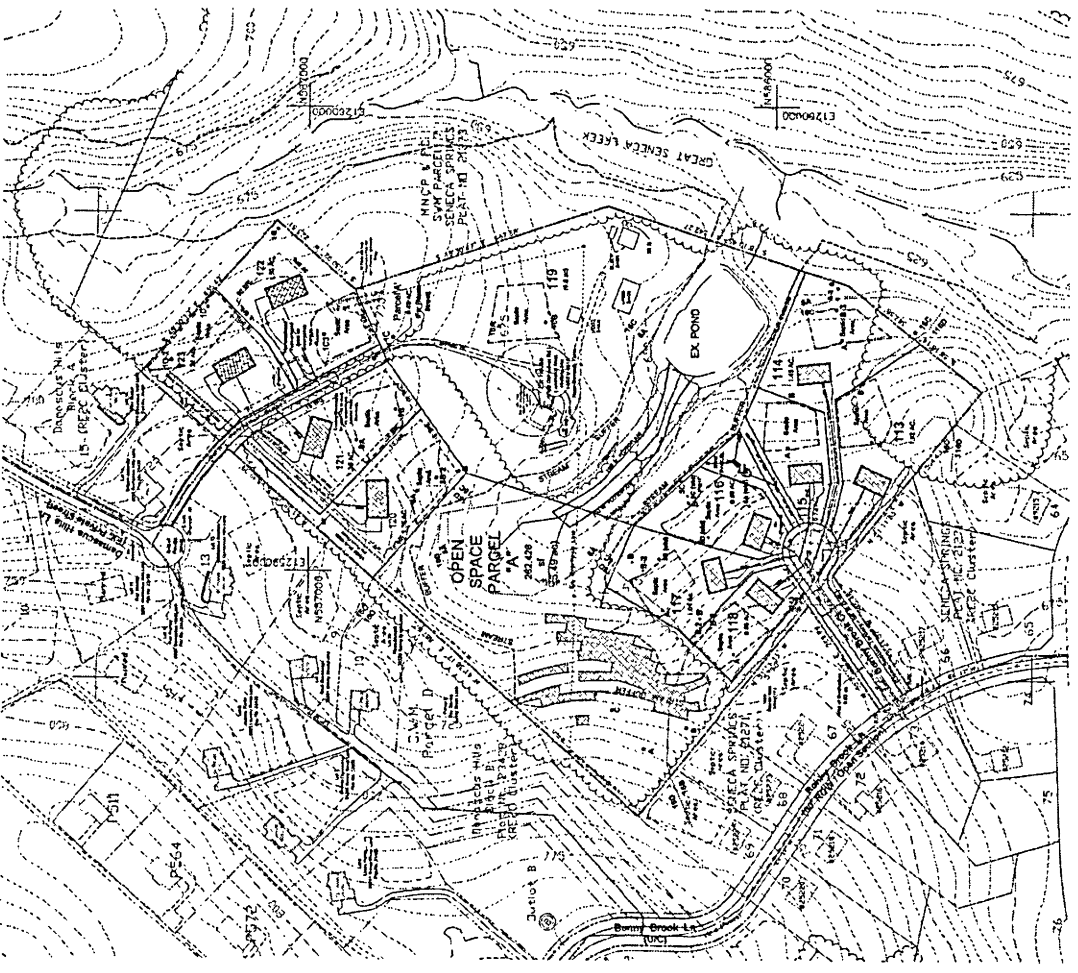
- LEGEND:**
- Proposed Features
 - Water Feature Characteristics
 - Proposed Roads
 - Set Types
 - Setbacks
 - Proposed Utilities
 - Forest / Tree Cover
 - Labels of Neighboring

PROJECT AREA:

113-123 PROPERTY:

Lower 12321	Area: 141.31	Acres
Lower 12322	Area: 141.31	Acres
Lower 12323	Area: 141.31	Acres
Lower 12324	Area: 141.31	Acres
Lower 12325	Area: 141.31	Acres
Lower 12326	Area: 141.31	Acres
Lower 12327	Area: 141.31	Acres
Lower 12328	Area: 141.31	Acres
Lower 12329	Area: 141.31	Acres
Lower 12330	Area: 141.31	Acres
Lower 12331	Area: 141.31	Acres
Lower 12332	Area: 141.31	Acres
Lower 12333	Area: 141.31	Acres
Lower 12334	Area: 141.31	Acres
Lower 12335	Area: 141.31	Acres
Lower 12336	Area: 141.31	Acres
Lower 12337	Area: 141.31	Acres
Lower 12338	Area: 141.31	Acres
Lower 12339	Area: 141.31	Acres
Lower 12340	Area: 141.31	Acres
Lower 12341	Area: 141.31	Acres
Lower 12342	Area: 141.31	Acres
Lower 12343	Area: 141.31	Acres
Lower 12344	Area: 141.31	Acres
Lower 12345	Area: 141.31	Acres
Lower 12346	Area: 141.31	Acres
Lower 12347	Area: 141.31	Acres
Lower 12348	Area: 141.31	Acres
Lower 12349	Area: 141.31	Acres
Lower 12350	Area: 141.31	Acres
Lower 12351	Area: 141.31	Acres
Lower 12352	Area: 141.31	Acres
Lower 12353	Area: 141.31	Acres
Lower 12354	Area: 141.31	Acres
Lower 12355	Area: 141.31	Acres
Lower 12356	Area: 141.31	Acres
Lower 12357	Area: 141.31	Acres
Lower 12358	Area: 141.31	Acres
Lower 12359	Area: 141.31	Acres
Lower 12360	Area: 141.31	Acres
Lower 12361	Area: 141.31	Acres
Lower 12362	Area: 141.31	Acres
Lower 12363	Area: 141.31	Acres
Lower 12364	Area: 141.31	Acres
Lower 12365	Area: 141.31	Acres
Lower 12366	Area: 141.31	Acres
Lower 12367	Area: 141.31	Acres
Lower 12368	Area: 141.31	Acres
Lower 12369	Area: 141.31	Acres
Lower 12370	Area: 141.31	Acres
Lower 12371	Area: 141.31	Acres
Lower 12372	Area: 141.31	Acres
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Lower 12374	Area: 141.31	Acres
Lower 12375	Area: 141.31	Acres
Lower 12376	Area: 141.31	Acres
Lower 12377	Area: 141.31	Acres
Lower 12378	Area: 141.31	Acres
Lower 12379	Area: 141.31	Acres
Lower 12380	Area: 141.31	Acres
Lower 12381	Area: 141.31	Acres
Lower 12382	Area: 141.31	Acres
Lower 12383	Area: 141.31	Acres
Lower 12384	Area: 141.31	Acres
Lower 12385	Area: 141.31	Acres
Lower 12386	Area: 141.31	Acres
Lower 12387	Area: 141.31	Acres
Lower 12388	Area: 141.31	Acres
Lower 12389	Area: 141.31	Acres
Lower 12390	Area: 141.31	Acres
Lower 12391	Area: 141.31	Acres
Lower 12392	Area: 141.31	Acres
Lower 12393	Area: 141.31	Acres
Lower 12394	Area: 141.31	Acres
Lower 12395	Area: 141.31	Acres
Lower 12396	Area: 141.31	Acres
Lower 12397	Area: 141.31	Acres
Lower 12398	Area: 141.31	Acres
Lower 12399	Area: 141.31	Acres
Lower 12400	Area: 141.31	Acres

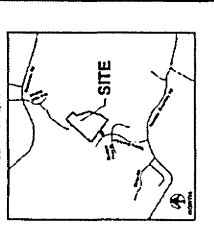
TOTAL PROJECT AREA - 29,332 AC



Surveyor's Certificate:
I, the undersigned, being a duly licensed Professional Surveyor in the State of Maryland, have surveyed the above premises, and the same are correctly shown on this plan, and I also certify that the lines shown on this plan have been established and are shown accurately.

Signature
DATE

**THIS PLAN IS AN AMENDMENT TO
APPROVED PRELIMINARY PLAN 120061180
AMENDMENT # 120061180A TO CONVERT THE
PREVIOUSLY APPROVED OUTLOT INTO 4
LOTS, BRINGING THE TOTAL LOTS TO 11.**



PREPARED FOR:
SENeca RIDGE DEVELOPMENT, LLC
PO BOX 101219
ARLINGTON, VA 22219
202.978.1024

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE AND CORRECT AS THE SAME APPEARS TO ME, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONTAINED BY REC'D ANDERSON, TRUSTEE, SUBSEQUENTLY TRANSFERRED TO SENECA SPRINGS DEVELOPMENT, INC. BY REC'D ANDERSON, TRUSTEE, AS EVIDENCED BY RECORD COPY OF DEED DATED SEPTEMBER 24, 2010 AND RECORDED ALONG WITH THIS PLAN IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND, IN LIBER 30-2461 OF THE MONTGOMERY COUNTY CLERK'S OFFICE. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND AM A MEMBER OF THE MONTGOMERY COUNTY SURVEYORS ASSOCIATION. I HAVE BEEN IN ACCORDANCE WITH SECTION 30-2461 OF THE MONTGOMERY COUNTY CODE, WHICH PROVIDES THAT A SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INSTRUMENT OR RECORD WHICH IS NOT HIS OWN WORK. I HAVE BEEN IN ACCORDANCE WITH SECTION 30-2461 OF THE MONTGOMERY COUNTY CODE, WHICH PROVIDES THAT A SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INSTRUMENT OR RECORD WHICH IS NOT HIS OWN WORK.

6/12/18 DATE
 [Signature]
 PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 LICENSE EXPIRATION DATE: 12/10/2018

NOTES

1. PROPERTY SHOWN HEREON IS SUBJECT TO ALL EXISTING AND PROPOSED EASEMENTS AND ENCUMBRANCES WHICH ARE SHOWN ON THIS PLAN AND WHICH ARE NOT SHOWN ON THIS PLAN ARE SUBJECT TO THE SHADLOWS UNDER MONTGOMERY COUNTY ZONING ORDINANCES.
2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS. EXISTING SEWER AND WATER CONDUITS 8"-4" R-3.
3. THIS PLAN IS LIMITED TO THE USES AND CONDITIONS AS DESCRIBED BY PRELIMINARY PLAN NO. 10000181A, ENTITLED "SEPTIC SYSTEM PROJECT DATED 5-23-14, ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND THE MONTGOMERY COUNTY PLANNING BOARD. ANY FURTHER PLAN AND APPROVALS MUST BE OBTAINED FROM THE PLANNING BOARD AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY FURTHER PLAN AND APPROVALS MUST BE OBTAINED FROM THE PLANNING BOARD AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
5. 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 THIS OR TO BE USED AS A BASIS FOR ANY OTHER ACTION.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON THE MAP PAGES 8 & 9 OF THE RECORD COPY OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES VEIL AND TIE-IN SECTION.
7. LOTS 113-118 AND PARCELS 113, 114, 115, 116, 117, AND 118 ARE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD. ANY FURTHER PLAN AND APPROVALS MUST BE OBTAINED FROM THE PLANNING BOARD AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.
8. 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 THIS OR TO BE USED AS A BASIS FOR ANY OTHER ACTION.
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OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADVERTISE THIS PLAN OF SUBDIVISION, EXCEPT FOR THE PARTS OF THE PROPERTY SHOWN HEREON WHICH ARE SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD, AND CERTIFY THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD. ANY FURTHER PLAN AND APPROVALS MUST BE OBTAINED FROM THE PLANNING BOARD AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD.

6/11/18 DATE
 [Signature]
 WITNESS
 6/11/18 DATE
 [Signature]
 WITNESS

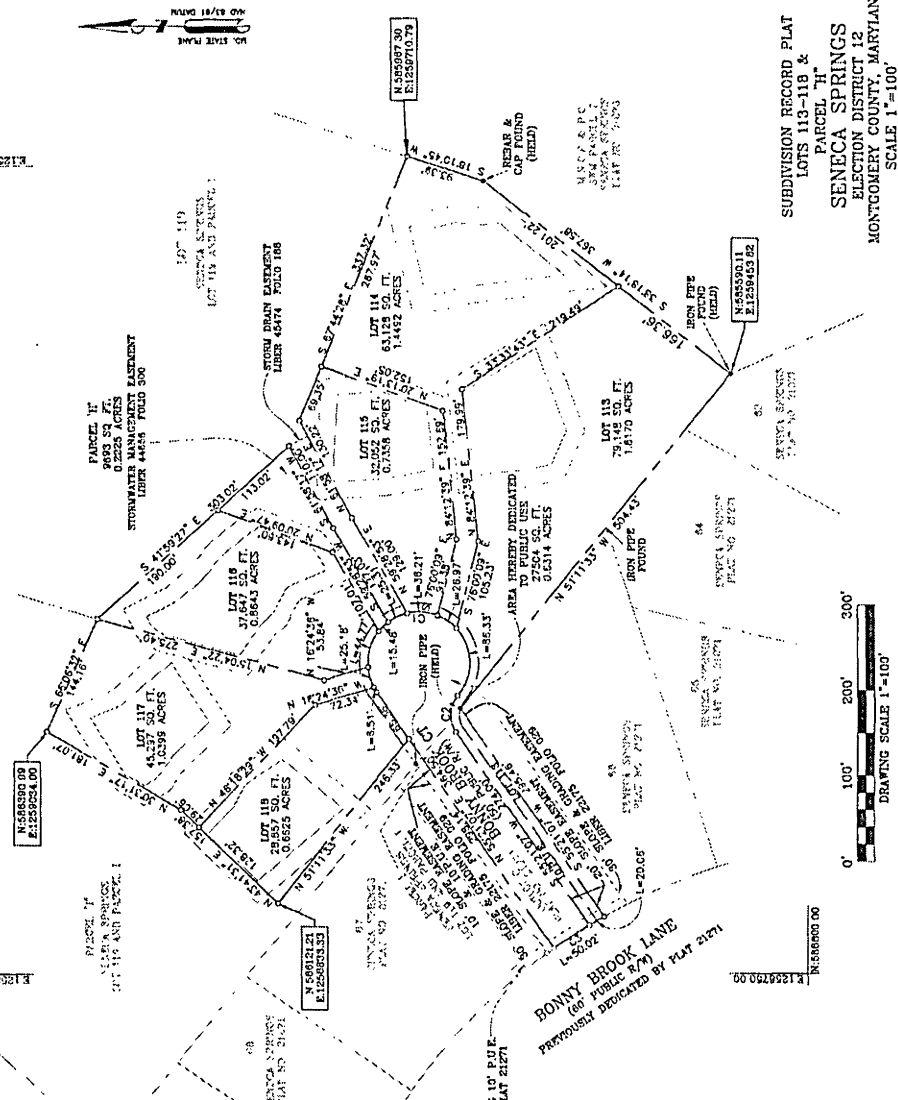
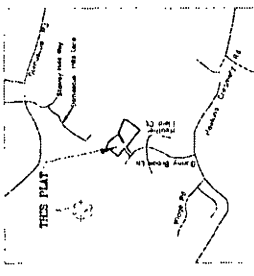
WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION
 SENECA SPRINGS DEVELOPMENT, INC.
 BY STEPHEN J. KEO, VICE PRESIDENT

[Signature]
 ERIC A. ANDERSON, TRUSTEE

PLAT NO.

PLAT TOTALS	7
NUMBER OF LOTS, PARCELS	7
AREA OF LOTS, PARCELS	6.7912 ACRES
AREA OF DEDICATION	0.6314 ACRES
TOTAL AREA SHOWN ON PLAT	7.4226 ACRES

VICINITY MAP
 SCALE: 1" = 2000'



SUBDIVISION RECORD PLAT
 LOTS 113-118 &
 PARCELS 113-118
 SENECA SPRINGS
 ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1"=100'
 JUNE 2018

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	ANGLE
C1	10.00'	286.77'	S 25°44'33" W	99.37'	90.00°
C2	710.20'	70.68'	N 89°59'20" W	70.00'	89.99°

GOODE SURVEYS, LLC
 P.O. BOX 598
 DUMFRIES, MD 20672
 PHONE: (301) 306-1000
 FAX: (301) 306-3703

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES APPROVED: June 20, 2018 [Signature] CLERK	DATE: _____ PLAT NO. _____
MONTGOMERY COUNTY, MARYLAND CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: _____ CHAIRMAN	SECRETARY-TREASURER _____

PLAT NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF PART OF THE LAND SHOWN HEREON, ACCORDING TO THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, AND THAT THE SAME HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT, AND THAT THE SAME IS SUBJECT TO THE VARIOUS LAWS, ORDINANCES, REGULATIONS, AND ORDERS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, AND THAT THE SAME IS SUBJECT TO THE VARIOUS LAWS, ORDINANCES, REGULATIONS, AND ORDERS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, AND THAT THE SAME IS SUBJECT TO THE VARIOUS LAWS, ORDINANCES, REGULATIONS, AND ORDERS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

DATE: 6/12/18

PROFESSIONAL SEAL
 MONTGOMERY COUNTY REGISTERED PROFESSIONAL SURVEYOR
 LICENSE EXPIRATION DATE: 12/31/2018

PLAT TOTALS	NUMBER OF LOTS, PARCELS	16,226 ACRES
	AREA OF LOTS, PARCELS	0.0 ACRES
	AREA OF DEDICATION	16,226 ACRES
	TOTAL AREA SHOWN ON PLAT	16,226 ACRES

NOTES

- PROPERTY OWNER HAS AS PART OF RECORDS, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OWNER'S CERTIFICATE

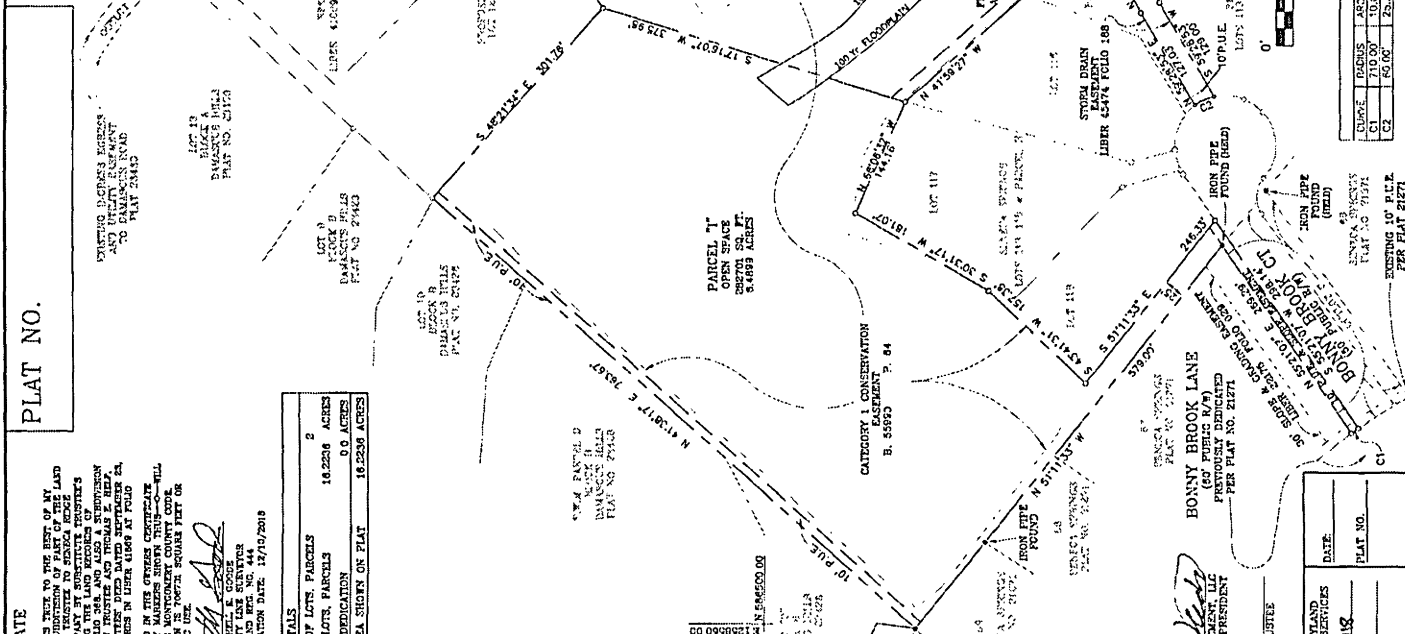
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF THE PROPERTY SHOWN HEREON, INCLUDING THEREON, AS PREPARED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, AND THAT THE SAME HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT, AND THAT THE SAME IS SUBJECT TO THE VARIOUS LAWS, ORDINANCES, REGULATIONS, AND ORDERS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, AND THAT THE SAME IS SUBJECT TO THE VARIOUS LAWS, ORDINANCES, REGULATIONS, AND ORDERS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, AND THAT THE SAME IS SUBJECT TO THE VARIOUS LAWS, ORDINANCES, REGULATIONS, AND ORDERS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.

DATE: 6/12/18

DATE: 6/12/18

Stephan Kelly
 DATE: 6/12/18

Eric A. Anderson
 DATE: 6/12/18



SUBDIVISION RECORD PLAT
 LOT 119 AND PARCEL J
 SENECA SPRINGS
 ELECTION DISTRICT 12
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1"=100'
 JUNE 2018

CURVE	RADIUS		CHORD BEARING	CHORD LENGTH
	INSIDE	OUTSIDE		
C1	210.00'	10.00'	N 55°45'10" W	10.60'
C2	60.00'	20.31'	N 24°52'28" W	25.13'

GOODE SURVEYS, LLC
 P.O. BOX 599
 DAMASCUS, MD 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3703

THE MONTGOMERY COUNTY PLANNING BOARD

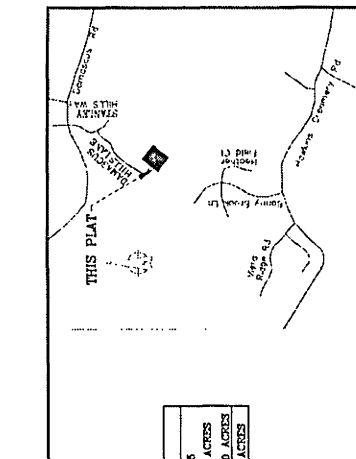
APPROVED: *Stephan Kelly* DATE: 6/12/18
Eric A. Anderson DATE: 6/12/18

WITNESSES: *Stephan Kelly* DATE: 6/12/18
Eric A. Anderson DATE: 6/12/18

WE HEREBY AGREE TO THIS PLAN OF SUBDIVISION

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORDED FILE NO.



VICINITY MAP
SCALE: 1" = 3000'

MONTGOMERY COUNTY
PROPOSED
RESUBDIVISION
LIFE TABLE

LINE	BEARING	DISTANCE
L1	N 59°37'26" E	62.00'
L2	S 37°20'34" E	40.00'
L3	S 74°37'48" W	39.50'
L4	S 74°37'48" W	39.50'
L5	N 28°30'03" W	62.00'

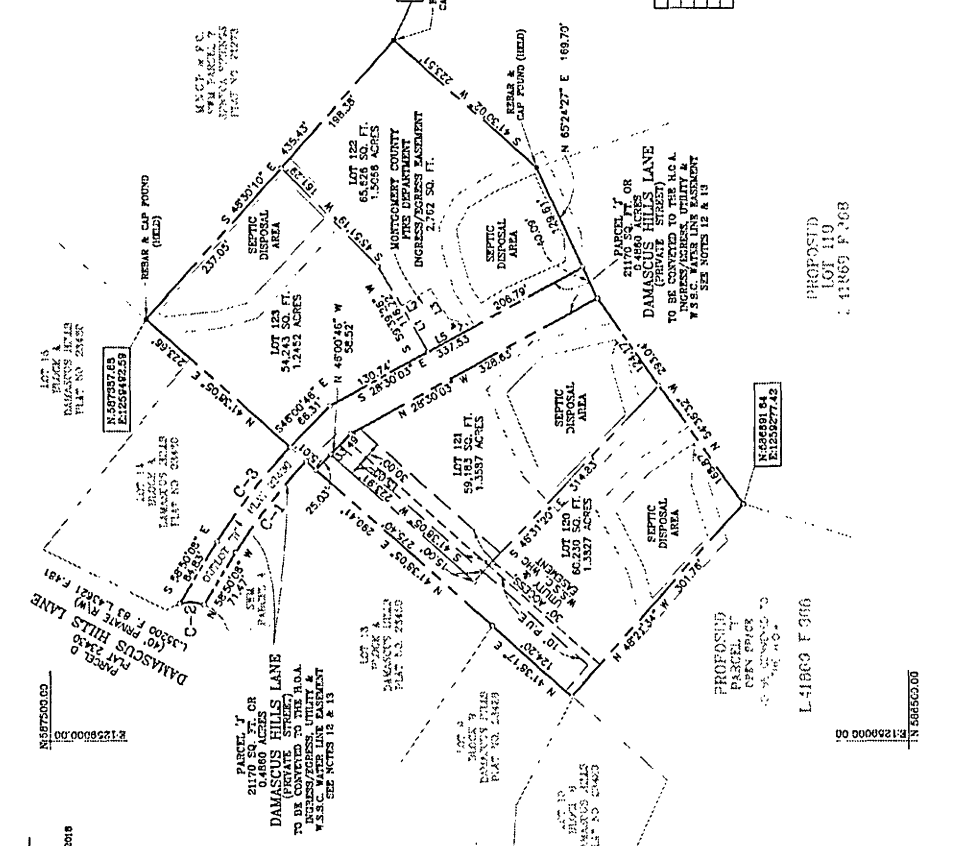
PLAT NO.

LEGEND

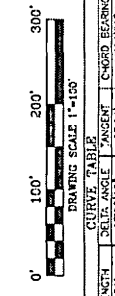
LIMIT OF TOTAL ABSORPTION SYSTEM
SEPTIC DISPOSAL AREA
20' SEPTIC FIELD B.R.L.

PLAT TOTALS

NUMBER OF LOTS, PARCELS	5
AREA OF LOTS, PARCELS	6.9791 ACRES
AREA OF DEDICATION	0.0 ACRES
TOTAL AREA SHOWN ON PLAT	6.9791 ACRES



PROPOSED
LOT 119
L 41869 F 368



CURVE TABLE

CURVE	ADIUS	ARC LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
C-1	45.00'	28.64'	164.52°	NO. CAL. BE	28.64'
C-2	45.00'	28.64'	164.52°	NO. CAL. BE	28.64'
C-3	625.00'	139.68'	17.4924°	557.25.26 E	139.68'

SURVEYOR'S CERTIFICATE

I, HERBERT W. WILSON, a duly licensed surveyor for the State of Maryland, certify that the foregoing plat is a true and correct representation of the land shown thereon, as shown to me by the owner or owners thereof, and that I have been duly sworn to the accuracy of the same. I have also examined the original records of the land shown thereon, and have found them to be correct. The total area of the land shown thereon is 6.9791 acres. The plat is subject to the provisions of the Maryland Surveyors' Act of 1964, as amended.

Herbert W. Wilson
DATE: 6/14/16
MONTGOMERY COUNTY, MARYLAND
PLAT NO. 2018

LICENSE EXPIRATION DATE: 12/10/2018

NOTES

- PROPERTY SHOWN HEREON IS SUBJECT TO THE PROVISIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES. ALL UTILITIES AND WATER MAINS SHOWN ON THIS PLAT ARE THE PROPERTY OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES.
- ALL LOTS ARE BEING SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS.
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS DESCRIBED BY PRELIMINARY PLAT NO. 10, MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES, DATED 5/23/14, ANY PROPOSED CHANGES IN USE WILL REQUIRE THE FURTHER PLANING BOARD REVIEW AND APPROVAL.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PROVISIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES. ALL UTILITIES AND WATER MAINS SHOWN ON THIS PLAT ARE THE PROPERTY OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES.
- ALL SEPTIC SYSTEMS, ACCESSORIES, EQUIPMENTS, AND STRUCTURES ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, INCLUDING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SERVE AND NOT MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO CHECK EVERY WATER AFFECTIONS OR RESTRICTIONS ON USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS LOCATED IN MONTGOMERY COUNTY TAX MAP FEES 253C 010 010003/030000.
- SEPTIC FIELD BOUNDARIES SHOWN ARE SUBJECT TO CHANGE UPON REAPPRAISAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES. LOT 128 IS APPROVED FOR A 4 BEDROOM HOUSE.
- PARCELS 1 TO 5 ARE APPROVED FOR A 6 BEDROOM HOUSE. LOT 128 IS APPROVED FOR A 4 BEDROOM HOUSE.
- THE LAND SHOWN HEREON IS SUBJECT TO CHANGE UPON REAPPRAISAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES. LOT 128 IS APPROVED FOR A 6 BEDROOM HOUSE. LOT 128 IS APPROVED FOR A 4 BEDROOM HOUSE.
- THE COMMON INDEMNITY AGREEMENT SHALL BE SUBJECT TO THE PROVISIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES. ALL UTILITIES AND WATER MAINS SHOWN ON THIS PLAT ARE THE PROPERTY OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES.
- PARCELS 1 TO 5 ARE SUBJECT TO THE TERMS AND PROVISIONS AS SET FORTH IN A DECLARATION OF COVENANTS AS RECORDED IN BOOK 6644 PAGE 448.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE FOREGOING PROPERTY, HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION, ESTABLISHING MINIMUM BUILDING RESTRICTIONS, AS DESCRIBED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON, AS SHOWN TO US BY THE OWNER OR OWNERS THEREOF, AND THAT WE HAVE BEEN DULY SWORN TO THE ACCURACY OF THE SAME. WE HAVE ALSO EXAMINED THE ORIGINAL RECORDS OF THE LAND SHOWN THEREON, AND HAVE FOUND THEM TO BE CORRECT. THE TOTAL AREA OF THE LAND SHOWN THEREON IS 6.9791 ACRES. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES. ALL UTILITIES AND WATER MAINS SHOWN ON THIS PLAT ARE THE PROPERTY OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC UTILITIES AND WATER SERVICES.

Stephen J. Knoll
DATE: 6/14/16

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
BY SENECA SPRINGS PARTNERSHIP, LLC
BY STEPHEN J. KNOLL, VICE PRESIDENT

APPROVED: *Clara A. Jones*
DATE: 6/14/16
SECRETARY-TREASURER

CHAIRMAN: *Clara A. Jones*
SECRETARY-TREASURER: *Eric A. Anderson*

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PLANNING SERVICES
RECORDED: June 20, 2018
PLAT NO. 2018

APPROVED: *Clara A. Jones*
DATE: 6/14/16
SECRETARY-TREASURER

CHURMAN: *Clara A. Jones*
SECRETARY-TREASURER: *Eric A. Anderson*

K.M.C.P. & P.C. RECORDED FILE NO.

SUBDIVISION RECORDED PLAT
LOTS 120-123 AND PARCEL "J"
SENECA SPRINGS
A RESUBDIVISION OF OUTLOT B PLAT 23430
ELECTION DISTRICT 12
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=100'
JUNE, 2018

GOODE SURVEYS, LLC
P.O. BOX 599
DAMASCUS, MD 20847
PHONE: (301) 969-9700
FAX: (301) 969-9703