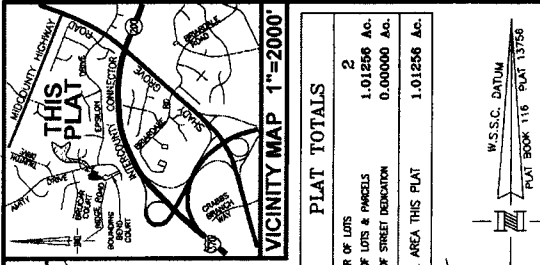


**Plat Name:** Mill Creek South  
**Plat #:** 220150120

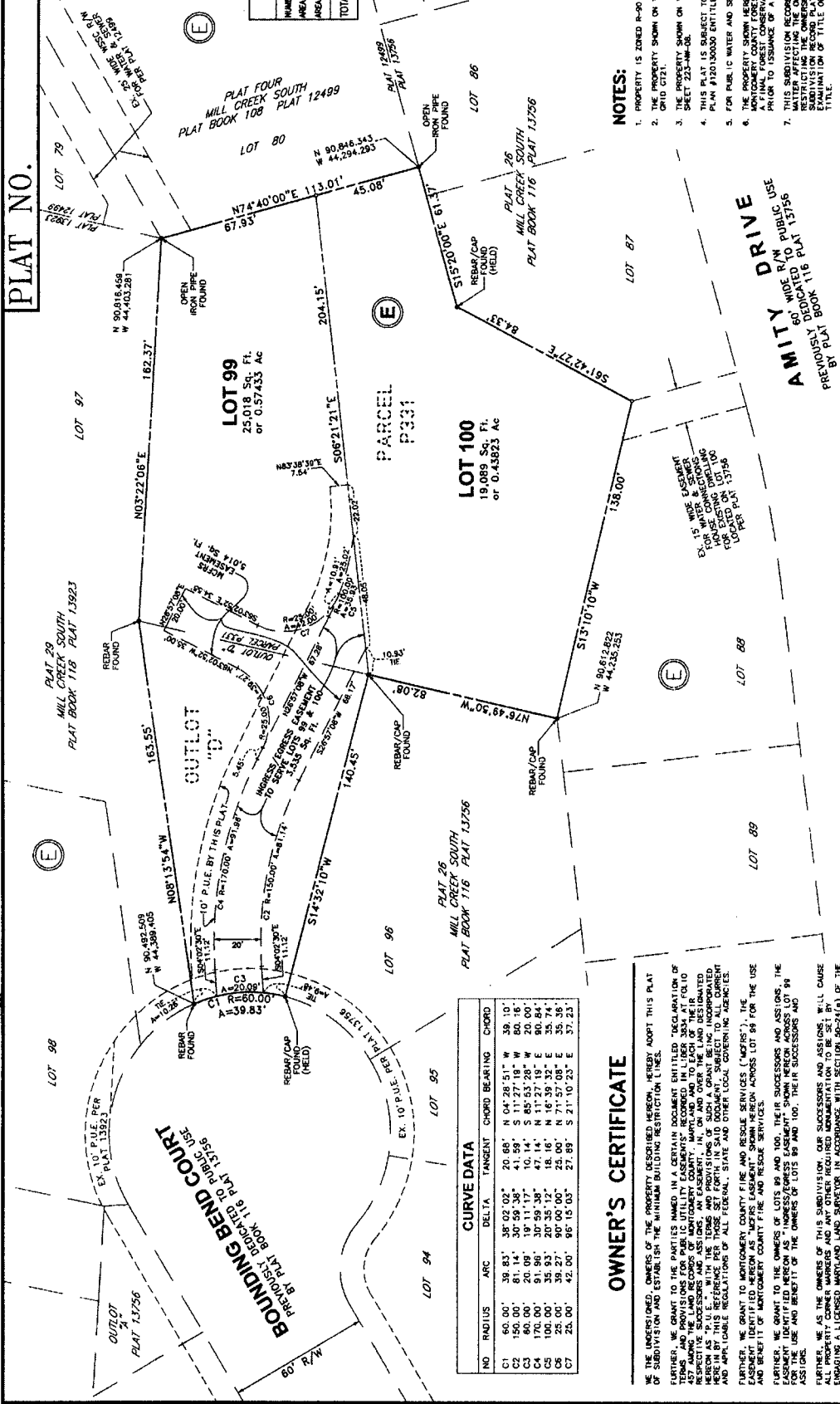
**Location:** Located at the northern terminus of Bounding Bend Court.  
**Master Plan:** Shady Grove Sector Plan  
**Plat Details:** R-90 zone; 2 lots  
**Owner:** Robert Cunningham and Kathleen Guinane

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120130030 (MCPB Resolution No. 13-157), 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.



**VICINITY MAP 1"=2000'**

NUMBER OF LOTS	2
AREA OF LOTS & PARCELS	1.01256 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	1.01256 AC.



**OWNER'S CERTIFICATE**

WE THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADMIT THIS PLAT OF SUBDIVISION AND ESTABLISH THE NECESSARY BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS ON THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND TO EACH OF THE PARTIES WHOSE INTERESTS ARE DESCRIBED IN SAID DOCUMENT" AND TO THE SUCCESSORS AND ASSIGNS OF EACH OF THEM, AND TO THE PARTIES WHOSE INTERESTS ARE DESCRIBED IN SAID DOCUMENT, AND TO THE SUCCESSORS AND ASSIGNS OF EACH OF THEM, AND TO THE PARTIES WHOSE INTERESTS ARE DESCRIBED IN SAID DOCUMENT, ALL APPLICABLE REGULATIONS OF THE FEDERAL, STATE AND OTHER LOCAL GOVERNING AGENCIES. FURTHER, WE GRANT TO MONTGOMERY COUNTY FIRE AND RESCUE SERVICES ("MCFRS"), THE USE AND BENEFIT OF MONTGOMERY COUNTY FIRE AND RESCUE SERVICES. FURTHER, WE GRANT TO THE OWNERS OF LOTS 99 AND 100, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT IDENTIFIED HEREON AS "EASEMENT/ERASEMENT," SHOWN HEREON ACROSS LOT 86 FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 99 AND 100, THEIR SUCCESSORS AND ASSIGNS.

WE, AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CHASE AND DEFEND AGAINST ANY CLAIMS, ACTIONS, SUITS, DAMAGES, LOSSES, AND COSTS OF LITIGATION ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 30-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LITIGATIONS, MORTGAGES OR TRUSTS RECORDED AGAINST THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALL PARTIES WITH AN INTEREST HERETO HAVE INDICATED THE ASSENT BELOW.

*[Signatures]*  
 \_\_\_\_\_ DATE 11/17/2014 WITNESS  
 \_\_\_\_\_ DATE 11/17/2014 WITNESS  
 \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT:  
 AS MORTGAGEE FOR OUTSIDE LOANS, INC. ITS SUCCESSORS, AND ASSIGNS  
 AS MORTGAGEE FOR OUTSIDE LOANS, INC. ITS SUCCESSORS, AND ASSIGNS  
 \_\_\_\_\_ DATE 11/17/2014 WITNESS  
 \_\_\_\_\_ DATE 11/17/2014 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT HEREBY SUBMITTED FOR RECORD IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. I HAVE RECORDED THIS PLAT IN ACCORDANCE WITH SECTION 30-24(a) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAN IS 44.107 SQUARE FEET OR 1.01256 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

*[Signature]*  
 \_\_\_\_\_ DATE 11/17/2014  
 CHARLES A. POLLARD, JR., SURVEYOR  
 LICENSE EXPIRES DECEMBER 28, 2015

**NOTES:**

- PROPERTY IS ZONED R-90 AS OF THE RECORRATION DATE OF THIS PLAT.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAN MAP 67131.
- THIS PLAT IS ZONED R-90 AS OF THE RECORRATION DATE OF THIS PLAT.
- THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON N.S.S.C. BASE SHEET 233-44-08.
- FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING APPROVAL OF THE PLAT FOR ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVED PRELIMINARY MATTER AFFECTING THE OWNERSHIP AND USE, WORK SEVER THE EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THESE NOTES IN ANY ORDER, DISCREPANCY IN THE PLAT AND RECONCILIATION ASSOCIATED WITH ANY REQUIREMENTS IN THIS PLAT, SHALL BE DEEMED TO BE A PART OF THIS PLAT. ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY OTHER PLAN, INCLUDING DEVELOPMENT OF THIS PROPERTY, APPROVED BY OTHER PLAN, SHALL BE DEEMED TO BE A PART OF THIS PLAT. UNLESS OTHERWISE STATED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES AND RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF RECORDS AND EASEMENTS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

**AMITY DRIVE R/W PUBLIC USE**  
 60' WIDE R/W TO PUBLIC USE  
 PREVIOUSLY DEDICATED BY PLAT 13756  
 BY PLAT BOOK 116

**SUBDIVISION RECORD PLAT**  
**PLAT 37**

**LOTS 99 AND 100, BLOCK "E"**  
**MILL CREEK SOUTH**  
 GAITHERSBURG ELECTION DISTRICT NO. 9  
 MONTGOMERY COUNTY, MARYLAND  
**S SITE SOLUTIONS, I.N.C.**

20410 Observation Drive, Suite 205  
 Germantown, Maryland 20878-4009  
 (301) 540-2001 Fax (301) 540-7981  
 Planning Engineering Landscape Architecture Surveying

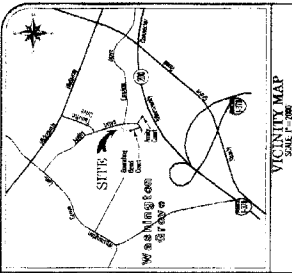
RECORDED  PLAT NO. \_\_\_\_\_

APPROVED  DATE 12-22-2014

CHAIRMAN  ASST. SECRETARY-TREASURER \_\_\_\_\_  
 M.-N.C.P. & P.C. Record File No. \_\_\_\_\_

Montgomery County, Maryland  
 Department of Permitting Services

Approved  DATE 12-22-2014  
 Director



**SITE DATA**

1. Address: 1000 N. 10th St., Suite 100, Waukesha, WI 53191
2. Assessor's Parcel ID: 10000000000000000000
3. Zoning: R-90
4. Acreage: 1.0000
5. Subdivision: 1000 N. 10th St., Suite 100, Waukesha, WI 53191
6. Owner: Don C. & M.E. Gorman
7. Project Name: BOUNDING BEND RESIDUAL
8. Project Description: A 1.0000 acre residential subdivision consisting of 10 lots.
9. Project Status: Preliminary Plan
10. Project Date: 10/15/2023
11. Project Location: 1000 N. 10th St., Suite 100, Waukesha, WI 53191
12. Project Contact: Don C. & M.E. Gorman

**GENERAL NOTES**

1. The applicant shall provide all necessary information to the Planning Board.
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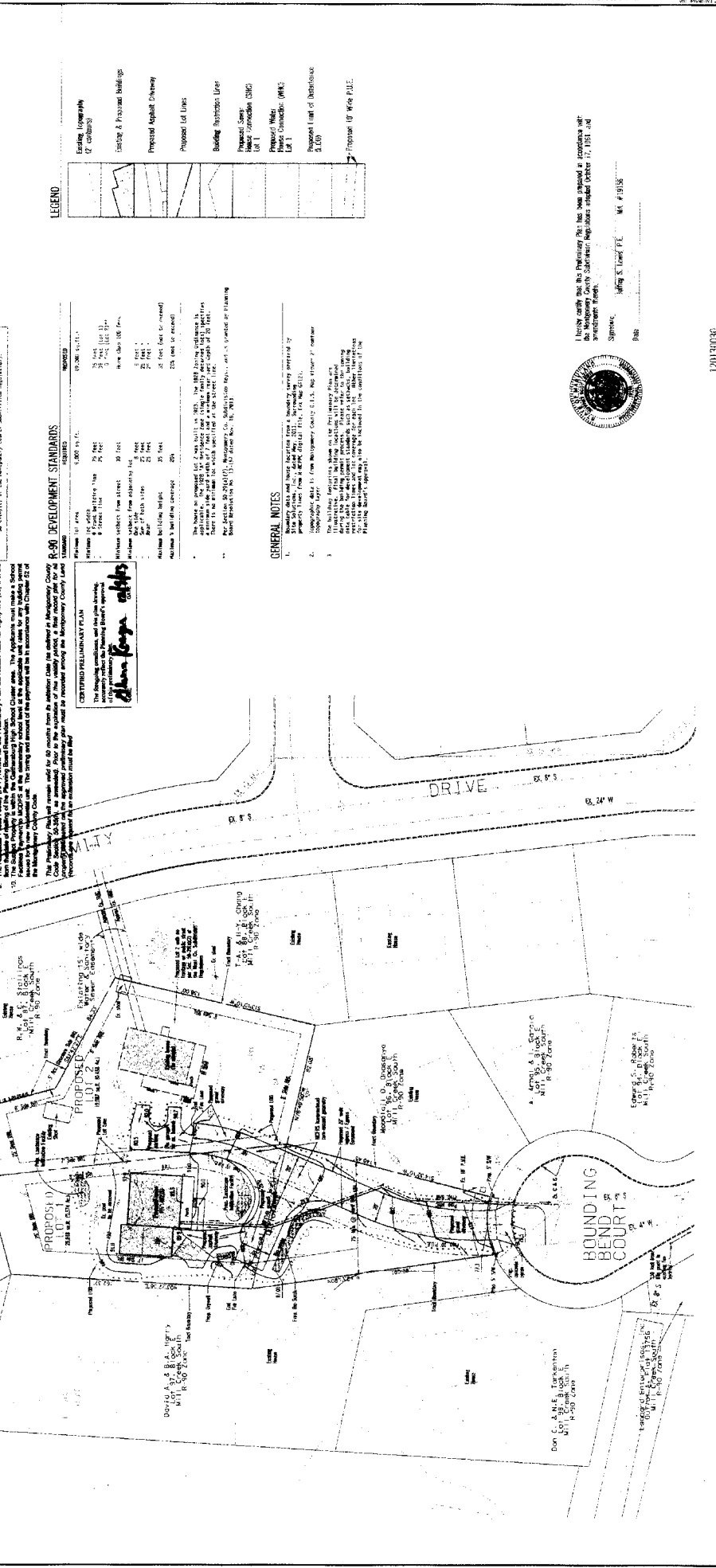
**DEVELOPMENT STANDARDS**

Category	Standard	Notes
Minimum Lot Area	1. 10,000 sq. ft.	10,000 sq. ft.
	2. 10,000 sq. ft.	10,000 sq. ft.
	3. 10,000 sq. ft.	10,000 sq. ft.
	4. 10,000 sq. ft.	10,000 sq. ft.
Minimum Lot Width	1. 25 feet	25 feet
	2. 25 feet	25 feet
Minimum Lot Depth	1. 30 feet	30 feet
	2. 30 feet	30 feet
Minimum Front Setback	1. 10 feet	10 feet
	2. 10 feet	10 feet
Minimum Side Setback	1. 5 feet	5 feet
	2. 5 feet	5 feet
Minimum Rear Setback	1. 5 feet	5 feet
	2. 5 feet	5 feet
Maximum Building Height	1. 25 feet	25 feet
	2. 25 feet	25 feet
Maximum Building Coverage	1. 25%	25%
	2. 25%	25%

**CERTIFIED PRELIMINARY PLAN**

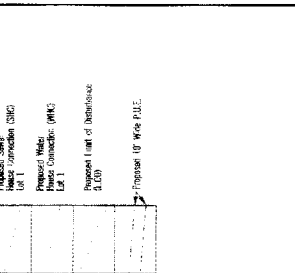
The applicant certifies that the information provided in this Preliminary Plan is true and correct to the best of their knowledge and belief. The applicant also certifies that the information provided in this Preliminary Plan is true and correct to the best of their knowledge and belief.

*Don C. & M.E. Gorman*



**LEGEND**

- Existing Topography
- Proposed Lot Lines
- Proposed Building Footprints
- Proposed Easements
- Proposed Setback Lines
- Proposed Utility Lines
- Proposed Driveways
- Proposed Fences
- Proposed Landscaping
- Proposed Other Features



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**CERTIFIED PRELIMINARY PLAN**

The applicant certifies that the information provided in this Preliminary Plan is true and correct to the best of their knowledge and belief. The applicant also certifies that the information provided in this Preliminary Plan is true and correct to the best of their knowledge and belief.

*Don C. & M.E. Gorman*

**OWNER:**  
**SITE SOLUTIONS, INC.**  
 2010 Greenfield Drive, Suite 100  
 Waukesha, WI 53191  
 (262) 533-2800 Fax (262) 533-2801  
 A Division of Greenfield Solutions  
 Engineering Division

**PREPARED BY:**  
**REINHOLD M. GORMAN & ROBERT CUMMINGS**  
 7915 Bounding Bend Court  
 Waukesha, WI 53191

1:10,000

PRELIMINARY PLAN

**BOUNDING BEND RESIDUAL**

1000 N. 10th St., Suite 100, Waukesha, WI 53191

PLANNING BOARD CASE NO. 2023-0001

PLANNING BOARD MEETING DATE: 11/15/2023

PLANNING BOARD MEETING TIME: 7:00 PM

PLANNING BOARD MEETING LOCATION: 1000 N. 10th St., Suite 100, Waukesha, WI 53191

PLANNING BOARD MEETING CONTACT: Don C. & M.E. Gorman

PLANNING BOARD MEETING PHONE: (262) 533-2800

PLANNING BOARD MEETING FAX: (262) 533-2801

PLANNING BOARD MEETING EMAIL: don.gorman@sitesolutions.com

PLANNING BOARD MEETING WEBSITE: www.sitesolutions.com