



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

**MCPB**  
**Item # 1B**  
**2-8-2018**

**MEMORANDUM**

**DATE:** January 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 February 8, 2018

*SS*  
*JEB*

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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:

**220170970 Seneca Park**

**Plat Name:** Seneca Park  
**Plat #:** 220170970

**Location:** Located on the east side of Frederick Road (MD 355), 375 feet south of Plummer Drive.

**Master Plan:** Germantown Sector Plan

**Plat Details:** NR zone; 1 parcel

**Owner:** Educational Systems Federal Credit Union

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120160020 (MCPB Resolution No. 17-033), and with Site Plan No. 820160170 (Certified Site Plan dated June 30, 2017), 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 plans.

PLAT NO.

- NOTES**
1. THE PROPERTY DESCRIBED HEREON IS LOCATED ON MAP # 2000-001-01-001-01-001 (SUB) SURVEY VETS AND IS ZONED R-100 (RESIDENTIAL SINGLE-FAMILY).
  2. THIS SURVEY IS IN THE MARYLAND COMPENSATION SYSTEM (MCS) AND SHALL BE SUBJECT TO THE MARYLAND COMPENSATION SYSTEM (MCS) AND SHALL BE SUBJECT TO THE MARYLAND COMPENSATION SYSTEM (MCS).
  3. THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLAT OF RECORD, PLAT NO. 18338, SENECA PARK NORTH, MONTGOMERY COUNTY, MARYLAND, WHICH WAS RECORDED ON SEPTEMBER 29, 2006.
  4. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE A FINAL SURVEY AND SHALL BE SUBJECT TO THE MARYLAND COMPENSATION SYSTEM (MCS).
  5. THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLAT OF RECORD, PLAT NO. 18338, SENECA PARK NORTH, MONTGOMERY COUNTY, MARYLAND, WHICH WAS RECORDED ON SEPTEMBER 29, 2006.
  6. APPROVED PRELIMINARY PLAN #2006070
  7. APPROVED SITE PLAN #2006070
  8. APPROVED PRELIMINARY PLAN #2006070
  9. APPROVED PRELIMINARY PLAN #2006070
  10. APPROVED PRELIMINARY PLAN #2006070

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, THE PROPERTY OWNER, HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT AND ACCURATE AND THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MARYLAND COMPENSATION SYSTEM (MCS).

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT AND ACCURATE AND THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MARYLAND COMPENSATION SYSTEM (MCS).

DATE: 10-27-17  
 TITLE: SURVEYOR

DATE: 01/19/2018  
 TITLE: SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT AND ACCURATE AND THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MARYLAND COMPENSATION SYSTEM (MCS).

I HEREBY CERTIFY THAT THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT AND ACCURATE AND THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MARYLAND COMPENSATION SYSTEM (MCS).

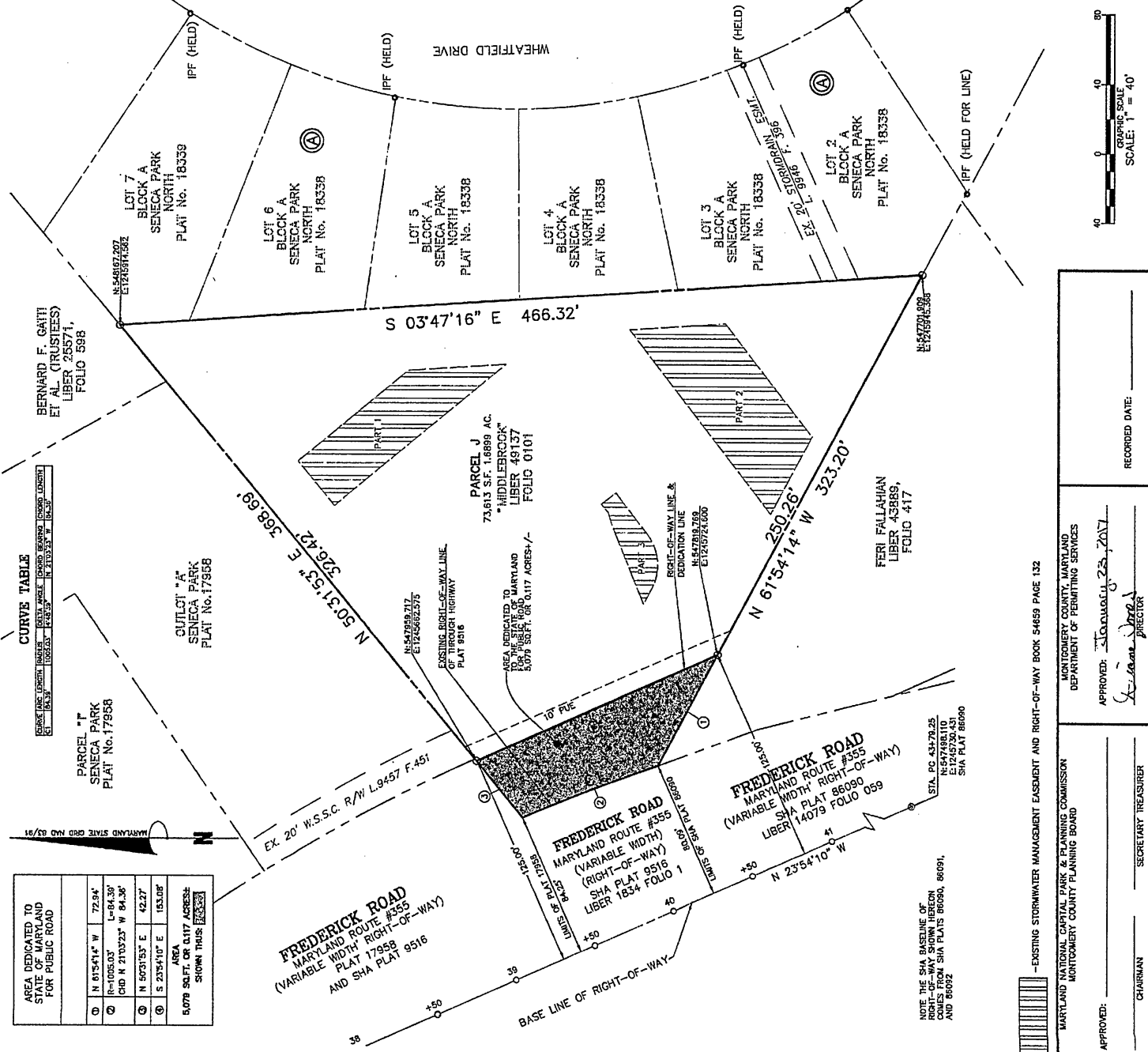
SUBDIVISION RECORD PLAT

PARCEL J  
 SENECA PARK  
 GAITHERSBURG (9TH) DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**Bowman CONSULTING**

Phone: 410-224-7860  
 18 West Chesapeake  
 Frederick, Maryland 21701  
 www.bowmanconsulting.com

CHIEF SURVEYOR: [Signature]  
 DATE: JUNE 2017



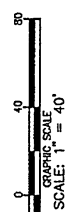
**CURVE TABLE**

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
N 50°31'53" E	328.42'	10°05'03"	54.30'
S 23°54'10" W	153.08'	10°05'03"	54.30'

**AREA DEDICATED TO STATE OF MARYLAND FOR PUBLIC ROAD**

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
N 01°54'14" W	72.94'	10°05'03"	54.30'
S 23°54'10" W	153.08'	10°05'03"	54.30'

5,079 SQ. FT. OR 0.117 ACRES ± SHOWN THIS [Symbol]



RECORDED DATE: 2/22/2017  
 PLAT NO. 220170270

APPROVED: [Signature]  
 SECRETARY

APPROVED: [Signature]  
 SECRETARY TREASURER

APPROVED: [Signature]  
 CHAIRMAN

INTEGRATED PLANNING BOARD

MONTGOMERY COUNTY PLANNING BOARD  
 DEPARTMENT OF PERMITTING SERVICES  
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