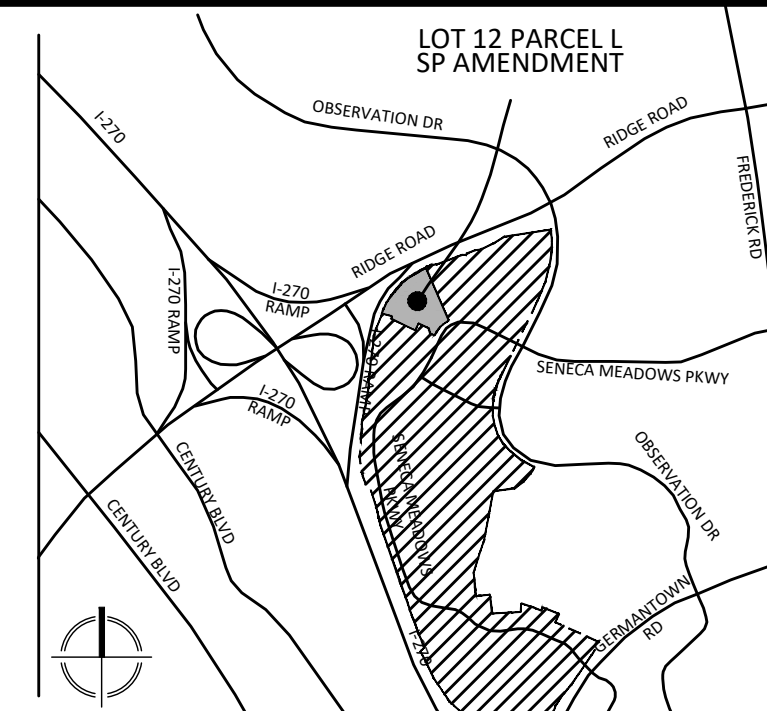


E-FILE STAMP

RIDGE ROAD
 (R/W VARIES)
 PREVIOUSLY DEDICATED R/W PLAT
 NOS. 8, 11, 15 & 16



VICINITY MAP
SCALE: 1" = 2000'



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

4041 Powder Mill Rd., Suite 215
Beltsville, MD 20705
240.848.7433 | vika.com

Our Site. Set on the Future.

PREPARED FOR:
PULTE HOME COMPANY,
LLC
9302 LEE HWY
SUITE 1000
FAIRFAX, VA 22031
703.934.9300
David DeMarco
David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
MIKE GOODMAN
GOODMAN@VIKA.COM

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
ESRA SOYTUTAN
SOYTUTAN@VIKA.COM

LAND USE ATTORNEY
LERCH, EARLY & BREWER,
CHTD.
7600 WISCONSIN AVE.
SUITE 700
BETHESDA MD, 20814
301.986.1300
STEVE ROBINS
SAROBINS@LERCHEARLY.COM

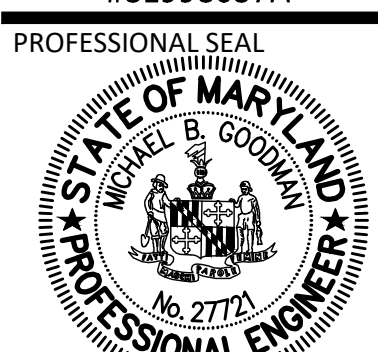
TRAFFIC ENGINEER
GOROVE SLADE
4550 MONTGOMERY AVENUE
SUITE 400
BETHESDA MD, 20814
202.296.8626
KATIE WAGNER
KLW@GOROVESLADE.COM

[illegible]

SENECA
MEADOWS
2ND ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 229NW12
TAX MAP: EV51

LOT 12 & PARCEL L
DETAILED SITE
PLAN
AMENDMENT

#81998037A



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL B. GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWING MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2019 VIKI MARYLAND, LLC

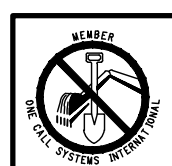
DRAWN BY: MC
DESIGNED BY: EJS
DATE ISSUED: 09/02/2025

VIKA
PROJECT VM50685C

DRAWING NO. #81998037A

SHEET NO. SHEET-9


NOT FOR CONSTRUCTION



**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

***LIST OF CHANGES SITE PLAN AMENDMENT 81998037A**

 Development of Lot 12, Block A and Parcel 1, Block A for approximately 72 townhouse dwelling units under the previous TMX-2 zone (standard method).

Deltas provided on plan to identify areas or items revised in this amendment

Additional revisions to this sheet beyond Amendment Checklist items listed above are for clerical purposes only.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 81998007A, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Pulte Home Company, LLC

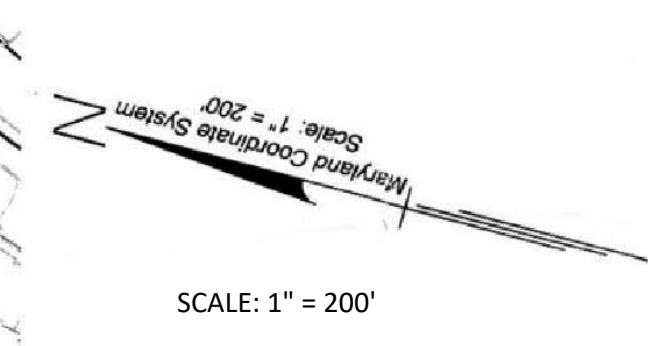
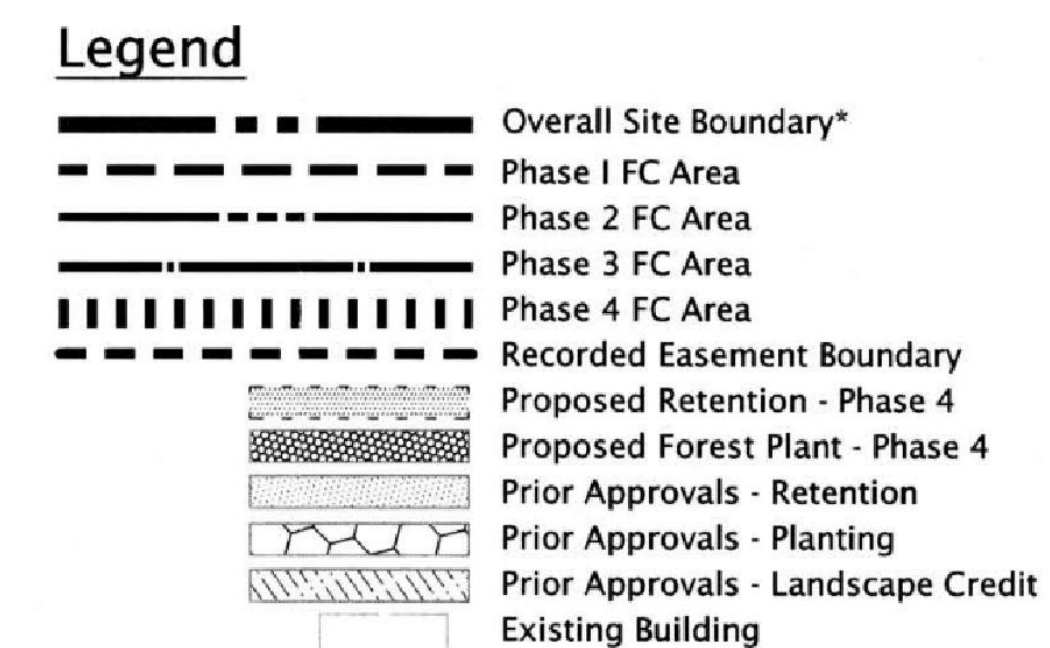
Contact Person: David DeMarco

Address: 9301 LEE HIGHWAY SUITE 1000, FAIRFAX VA 22031

Phone: 703.934.9300

Signature: _____ Date: _____


LAYOUT: 07-BSITE-81998037A-009. Plotted By: eric.schlatter



*FFCP-1	FINAL FOREST CONSERVATION PLAN - PHASE 4 SENECA MEADOWS OVERALL PLAN
**FFCP-1A	PLAN APPROVALS
*FFCP-2	FINAL FOREST CONSERVATION PLAN - PHASE 4, LOTS 8, 11, 12
FFCP-3	FINAL FOREST CONSERVATION PLAN - PHASE 4, LOTS 8, 11, 12
**FFCP-4	LANDSCAPE NOTES AND DETAILS

NOTE: THE AMENDED LOT 12/PARCEL 1 SENECA MEADOWS DEVELOPMENT AND SHEET INDEX ARE THE ONLY ITEMS CHANGED ON THIS PLAN.

***LIST OF CHANGES FOREST CONSERVATION PLAN AMENDMENT FZ02050640**

 The FCFP Amendment is submitted to show the proposed construction of residential townhomes, access roads, utility connections, open space, and on Lot 12 of the overall Seneca Meadows development.

Deltas provided on plan to identify areas or items revised in this amendment

Additional revisions to this sheet beyond Amendment Checklist items listed above are for clerical purposes only. See redline sheet for full list of revisions.

#	Easement		Acres	Plat #	FFCP		Approval #
	Category	Phase					
1	2	0.08	21773	1		819980386	
2	2	0.18	21483	1		819980386	
3	2	0.36	21483	1		819980386	
4	1	1.83	21483	1		819980386	
5	1	0.40	21259	2	819980220, 819990390	820010290	
6	1	3.57	21259	1		819980386	
7	1	4.13	21483	1		819980386	
8	1	0.59	21259	2	819980220, 819990390	820010290	
9	1	0.19	21102	2	819980220, 819990390	820010290	
10	1	1.74	21148	2	819980220, 819990390	820010290	
11	1	17.04	21147	2	819980220, 819990390	820010290	
12	1	1.45	21564	3		820000290	
13	1	0.33	21564	3		820000290	
14	1	0.60	21564	3		820000290	
	Total	32.49					

Overall FFCP	819980370
Phase 1 FFCP	819980380
Phase 2 FFCP	819990220, 819990390, 820010290
Phase 3 FFCP	820000290


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYUTUTAN, RLA, LEED AP ND
LICENSE No.: 3960
EXPIRATION DATE: 03/09/2027

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20250640 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Signature: _____

NOTE: THE AMENDED LOT 12/PARCEL L SENECA MEADOWS DEVELOPMENT AND SHEET INDEX ARE THE ONLY ITEMS CHANGED ON THIS PLAN.

***LIST OF CHANGES FOREST CONSERVATION PLAN
AMENDMENT F20250640**

 The FFCP Amendment is submitted to show the proposed construction of residential townhomes, access roads, utility connections, etc. on Lot 12 of the overall Seneca Meadows development.

Deltas provided on plan to identify areas or items revised in this amendment.

Additional revisions to this sheet beyond Amendment Checklist items listed above are for clerical purposes only. See redline sheet for full list of revisions.

Owner/Developer:
SENECA MEADOWS CORPORATE CENTER VII LLP
 c/o Minkoff Development Corporation
 20457 Seneca Meadows Parkway
 Germantown, Maryland 20876
 Phone: (240) 912-0200
 Contact: Andrew S. Chod

RODGERS
CONSULTING
Knowledge • Creativity • Enduring Value

19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.roddgers.com

THE SHOPS AT SENECA MEADOWS

ELECTION DISTRICT NO. 2
MONTGOMERY COUNTY, MARYLAND

SCALE:	1"=200'
JOB No.	680A15
DATE:	JUNE, 2010
	FFCP-1
SHEET No.	1 OF 3