

Plat Name: Seneca Springs
Plat # 220100570 - 220100580

Location: Located on the east side of Bonny Brook Lane, 350 feet north of Heather Field Court.

Master Plan: Damascus

Plat Details: RE-2C zone; & lots, 1 outlot, 2 parcels
Community Water, Private Septic

Applicant: Seneca Ridge Development LLC

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120061180 (MCPB Resolution No. 08-115), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plan.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME IS A SUBDIVISION OF PART OF THE LAND COMPREHENSIVELY DESCRIBED IN THE RECORDS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTION UNDER LICENSE NO. 23, 2010 AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 348.

I FURTHER CERTIFY THAT ALL NECESSARY RECORDS AND INSTRUMENTS HAVE BEEN FILED IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY PLANNING AND ZONING ORDINANCES AND THAT THIS PLAT OF SUBDIVISION IS 0.8314 SQUARE FEET OR 7.4228 ACRES OF WHICH 27,504 SQUARE FEET OR 0.6314 ACRES IS DEDICATED TO PUBLIC USE.

DATE: 5/19/13
 SURVEYOR: [Signature]
 PROPERTY LINE SURVEYOR: [Signature]
 LICENSE EXPIRATION DATE: 12/31/2014

NOTES

- PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON ALL RECORDS AND SURVEYS ON RECORD IN THE RECORDS OF MONTGOMERY COUNTY ZONING.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEMS. EXISTING SEWER AND WATER CATEGORIES: 3-1, W-1.
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY ZONING REGULATIONS AND ANY SUBSEQUENT ZONING REGULATIONS AND ANY SUBSEQUENT ZONING REGULATIONS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY PERMITTING SERVICES, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTION UNDER LICENSE NO. 23, 2010 AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 348.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE PERMITTING SERVICES, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTION UNDER LICENSE NO. 23, 2010 AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 348, SHALL BE APPLICABLE TO THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES OR TO BE USED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP FUDGE W.A.S.C. 2346/F09.
- SEPTIC FIELD BOUNDARIES SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE UPON REAPPRAISAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WELL AND SEPTIC SECTION.
- LOTS 115, 116, 117 APPROVED FOR A 5 BEDROOM HOUSE.
- LOTS 114, 115, 117 APPROVED FOR A 5 BEDROOM HOUSE.
- PARCEL "H" TO BE CONVERTED TO THE E.O.A.
- LOTS 115-118 AND PARCEL "H" HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS UNWRAPPED.
- PARCEL "H" SHOWN HEREON IS SUBJECT TO A DECLARATION OF OPEN SPACE COVENANT RECORDED IN LIBER 2844 AT FOLIO 278 AND LIBER 4479 AT FOLIO 284, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AS PREPARED BY THE MONTGOMERY COUNTY ZONING CODE AS APPLICABLE TO THE PROPERTY SHOWN HEREON. WE AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THE MONTGOMERY COUNTY ZONING CODE AND TO COMPLY WITH ALL REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, A MARYLAND LIMITED LIABILITY COMPANY BY SUBSTITUTION UNDER LICENSE NO. 23, 2010 AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41869 AT FOLIO 348.

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DATE: 5/15/13
 BY: [Signature]
 BY: [Signature]
 BY: [Signature]
 BY: [Signature]

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 DIRECTOR: _____

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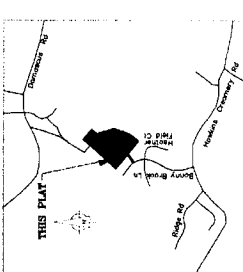
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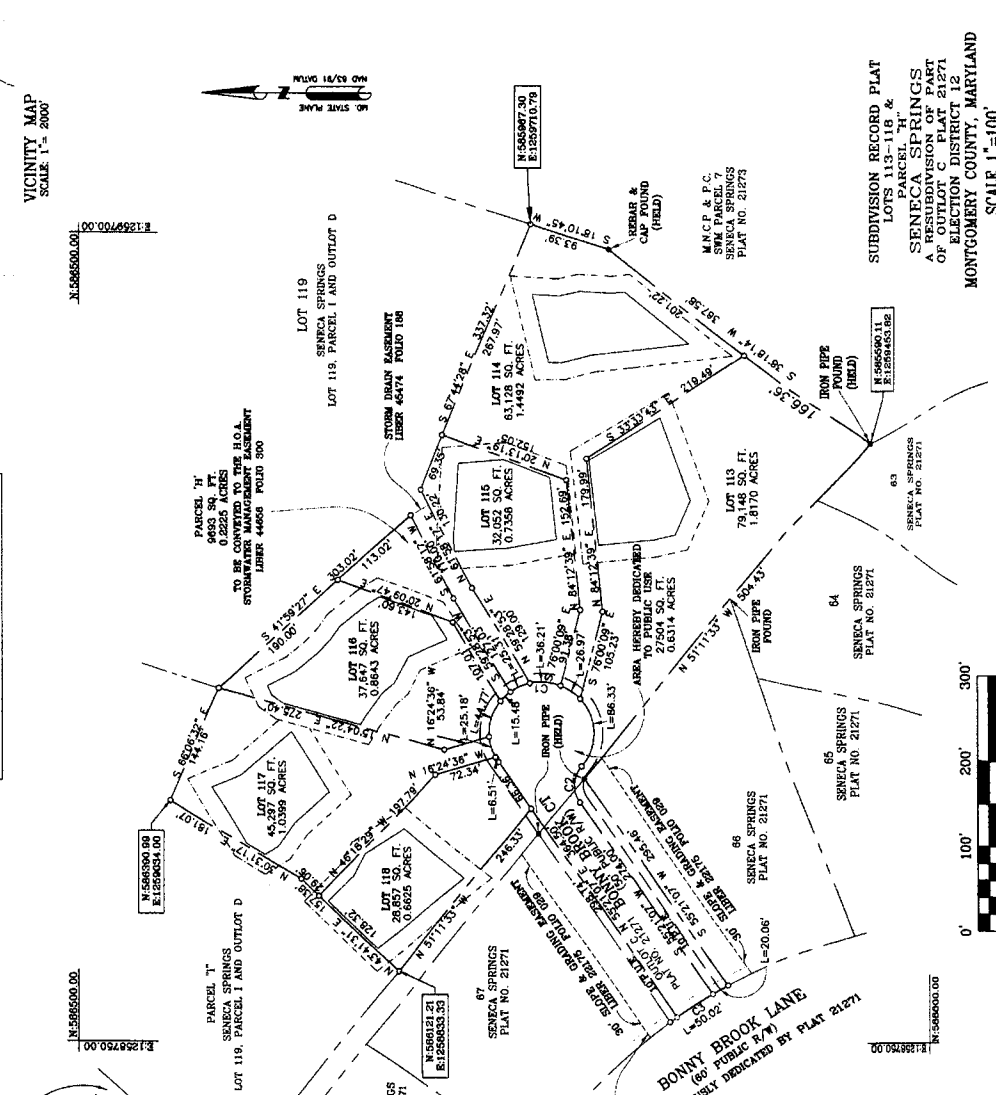
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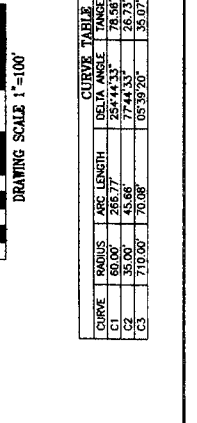
PLAT NO.



FLAT TOTALS	
NUMBER OF LOTS, PARCELS	7
AREA OF LOTS, PARCELS	6.7942 ACRES
AREA OF DEDICATION ON PLAT	0.6314 ACRES
TOTAL AREA SHOWN ON PLAT	7.4228 ACRES



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	60.00'	255.77'	254°44'33"	78.56'	S 07°43'23" W	95.37'
C2	35.00'	45.66'	77°44'33"	26.73'	N 87°16'37" E	42.45'
C3	710.00'	70.08'	05°39'20"	35.07'	N 37°31'18" W	70.05'



22c100510

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

APPROVED: _____
 SECRETARY-TREASURER

CHAIRMAN: _____
 M.N.C.P. & P.C. RECORD FILE NO.

APPROVED: _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

DATE: _____
 PLAT NO. _____
 DIRECTOR: _____

GOODE SURVEYS, LLC
 P.O. BOX 599
 DAMASCUS, MD 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3705

RECORD PLAT REVIEW SHEET

Plat Name: SENECA SPRINGS Plat Number: 220100580 + 0570
 Plan Name: STEAN PROPERTY Plan Number: 120061180
 Plat Submission Date: 1/6/2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: SSS Date 4-30-13

Initial DRD Review:

Signed Preliminary Plan - Date 3-9-09 Checked: Initial SSS Date 1-28-2010
 Planning Board Resolution - Date 1-22-09 Checked: Initial SSS Date 1-28-2010
 Site Plan Req'd for Development? Yes No Verified By: SSS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates ok Plan # ok Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs ok Adjoining Land ok Vicinity Map ok Septic/Wells ok
 TDR note N/A Child Lot note N/A Surveyor Cert ok Owner Cert ok Tax Map ok

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1/6/2010	1/22/10	1/20/2010	NO REVISIONS Add MSP date in
Research	Bobby Fleury			1/8/2010	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

HFC

Revised date

Final DRD Review:

Consultant Notified (Final Mark-up): SSS Initial SSS Date 4-30-2013
 Final Mylar & DXF/DWG Received: SSS Date 5-23-13
 Final Mylar Review Complete: SSS Date 6-3-2013

Board Approval of Plat:

Plat Agenda: SSS Date 6-13-2013
 Planning Board Approval: _____
 Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Plat Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen _____

No. _____

DATE	3/1/08
SCALE	1" = 100'
DRAWN BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]



Date: 3/1/08
Scale: 1" = 100'



PRELIMINARY PLAN
STERN PROPERTY
Montgomery County, Maryland

- NOTES:**
1. TOTAL PROPERTY - 28.288 ACRES
 2. EXISTING ZONING - RESC
 3. METHOD OF DEVELOPMENT PROPOSED - CLUSTER
 4. MINIMUM LOT SIZE PERMITTED (MINIMUM) - 35,000 SF
 5. MINIMUM LOT AREA PERMITTED (MINIMUM) - 1.1 ACRES
 6. NUMBER OF LOTS KNOWN - 7 (1 Cluster)
 7. "OUTLOT A" IS INTENDED TO BE CONVERTED TO LOTS UPON AVAILABILITY OF AFFORDABLE ACCESS TO STABLEY HILLS WAY (Public Road).
 8. BASED UPON AVAILABLE EASEMENT AND THE POTENTIAL SUBDIVISION OF "OUTLOT A" INTO TWO LOTS, THE TOTAL AVAILABILITY OF STREET FRONTAGE TO DAMASCUS HILLS LAKE AND WAIVER OF STREET FRONTAGE FOR TWO LOTS.
 9. SITE TO BE SERVED BY PUBLIC WATER/ON-SITE SEPTIC SYSTEMS
 10. EXISTING BURIED WATER SERVICE CATERING TO LOT 14, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 14AA, 14AB, 14AC, 14AD, 14AE, 14AF, 14AG, 14AH, 14AI, 14AJ, 14AK, 14AL, 14AM, 14AN, 14AO, 14AP, 14AQ, 14AR, 14AS, 14AT, 14AU, 14AV, 14AW, 14AX, 14AY, 14AZ, 14BA, 14BB, 14BC, 14BD, 14BE, 14BF, 14BG, 14BH, 14BI, 14BJ, 14BK, 14BL, 14BM, 14BN, 14BO, 14BP, 14BQ, 14BR, 14BS, 14BT, 14BU, 14BV, 14BW, 14BX, 14BY, 14BZ, 14CA, 14CB, 14CC, 14CD, 14CE, 14CF, 14CG, 14CH, 14CI, 14CJ, 14CK, 14CL, 14CM, 14CN, 14CO, 14CP, 14CQ, 14CR, 14CS, 14CT, 14CU, 14CV, 14CW, 14CX, 14CY, 14CZ, 14DA, 14DB, 14DC, 14DD, 14DE, 14DF, 14DG, 14DH, 14DI, 14DJ, 14DK, 14DL, 14DM, 14DN, 14DO, 14DP, 14DQ, 14DR, 14DS, 14DT, 14DU, 14DV, 14DW, 14DX, 14DY, 14DZ, 14EA, 14EB, 14EC, 14ED, 14EE, 14EF, 14EG, 14EH, 14EI, 14EJ, 14EK, 14EL, 14EM, 14EN, 14EO, 14EP, 14EQ, 14ER, 14ES, 14ET, 14EU, 14EV, 14EW, 14EX, 14EY, 14EZ, 14FA, 14FB, 14FC, 14FD, 14FE, 14FF, 14FG, 14FH, 14FI, 14FJ, 14FK, 14FL, 14FM, 14FN, 14FO, 14FP, 14FQ, 14FR, 14FS, 14FT, 14FU, 14FV, 14FW, 14FX, 14FY, 14FZ, 14GA, 14GB, 14GC, 14GD, 14GE, 14GF, 14GG, 14GH, 14GI, 14GJ, 14GK, 14GL, 14GM, 14GN, 14GO, 14GP, 14GQ, 14GR, 14GS, 14GT, 14GU, 14GV, 14GW, 14GX, 14GY, 14GZ, 14HA, 14HB, 14HC, 14HD, 14HE, 14HF, 14HG, 14HH, 14HI, 14HJ, 14HK, 14HL, 14HM, 14HN, 14HO, 14HP, 14HQ, 14HR, 14HS, 14HT, 14HU, 14HV, 14HW, 14HX, 14HY, 14HZ, 14IA, 14IB, 14IC, 14ID, 14IE, 14IF, 14IG, 14IH, 14II, 14IJ, 14IK, 14IL, 14IM, 14IN, 14IO, 14IP, 14IQ, 14IR, 14IS, 14IT, 14IU, 14IV, 14IW, 14IX, 14IY, 14IZ, 14JA, 14JB, 14JC, 14JD, 14JE, 14JF, 14JG, 14JH, 14JI, 14JJ, 14JK, 14JL, 14JM, 14JN, 14JO, 14JP, 14JQ, 14JR, 14JS, 14JT, 14JU, 14JV, 14JW, 14JX, 14JY, 14JZ, 14KA, 14KB, 14KC, 14KD, 14KE, 14KF, 14KG, 14KH, 14KI, 14KJ, 14KK, 14KL, 14KM, 14KN, 14KO, 14KP, 14KQ, 14KR, 14KS, 14KT, 14KU, 14KV, 14KW, 14KX, 14KY, 14KZ, 14LA, 14LB, 14LC, 14LD, 14LE, 14LF, 14LG, 14LH, 14LI, 14LJ, 14LK, 14LL, 14LM, 14LN, 14LO, 14LP, 14LQ, 14LR, 14LS, 14LT, 14LU, 14LV, 14LW, 14LX, 14LY, 14LZ, 14MA, 14MB, 14MC, 14MD, 14ME, 14MF, 14MG, 14MH, 14MI, 14MJ, 14MK, 14ML, 14MN, 14MO, 14MP, 14MQ, 14MR, 14MS, 14MT, 14MU, 14MV, 14MW, 14MX, 14MY, 14MZ, 14NA, 14NB, 14NC, 14ND, 14NE, 14NF, 14NG, 14NH, 14NI, 14NJ, 14NK, 14NL, 14NM, 14NO, 14NP, 14NQ, 14NR, 14NS, 14NT, 14NU, 14NV, 14NW, 14NX, 14NY, 14NZ, 14OA, 14OB, 14OC, 14OD, 14OE, 14OF, 14OG, 14OH, 14OI, 14OJ, 14OK, 14OL, 14OM, 14ON, 14OO, 14OP, 14OQ, 14OR, 14OS, 14OT, 14OU, 14OV, 14OW, 14OX, 14OY, 14OZ, 14PA, 14PB, 14PC, 14PD, 14PE, 14PF, 14PG, 14PH, 14PI, 14PJ, 14PK, 14PL, 14PM, 14PN, 14PO, 14PP, 14PQ, 14PR, 14PS, 14PT, 14PU, 14PV, 14PW, 14PX, 14PY, 14PZ, 14QA, 14QB, 14QC, 14QD, 14QE, 14QF, 14QG, 14QH, 14QI, 14QJ, 14QK, 14QL, 14QM, 14QN, 14QO, 14QP, 14QQ, 14QR, 14QS, 14QT, 14QU, 14QV, 14QW, 14QX, 14QY, 14QZ, 14RA, 14RB, 14RC, 14RD, 14RE, 14RF, 14RG, 14RH, 14RI, 14RJ, 14RK, 14RL, 14RM, 14RN, 14RO, 14RP, 14RQ, 14RR, 14RS, 14RT, 14RU, 14RV, 14RW, 14RX, 14RY, 14RZ, 14SA, 14SB, 14SC, 14SD, 14SE, 14SF, 14SG, 14SH, 14SI, 14SJ, 14SK, 14SL, 14SM, 14SN, 14SO, 14SP, 14SQ, 14SR, 14SS, 14ST, 14SU, 14SV, 14SW, 14SX, 14SY, 14SZ, 14TA, 14TB, 14TC, 14TD, 14TE, 14TF, 14TG, 14TH, 14TI, 14TJ, 14TK, 14TL, 14TM, 14TN, 14TO, 14TP, 14TQ, 14TR, 14TS, 14TT, 14TU, 14TV, 14TW, 14TX, 14TY, 14TZ, 14UA, 14UB, 14UC, 14UD, 14UE, 14UF, 14UG, 14UH, 14UI, 14UJ, 14UK, 14UL, 14UM, 14UN, 14UO, 14UP, 14UQ, 14UR, 14US, 14UT, 14UU, 14UV, 14UW, 14UX, 14UY, 14UZ, 14VA, 14VB, 14VC, 14VD, 14VE, 14VF, 14VG, 14VH, 14VI, 14VJ, 14VK, 14VL, 14VM, 14VN, 14VO, 14VP, 14VQ, 14VR, 14VS, 14VT, 14VU, 14VV, 14VW, 14VX, 14VY, 14VZ, 14WA, 14WB, 14WC, 14WD, 14WE, 14WF, 14WG, 14WH, 14WI, 14WJ, 14WK, 14WL, 14WM, 14WN, 14WO, 14WP, 14WQ, 14WR, 14WS, 14WT, 14WU, 14WV, 14WW, 14WX, 14WY, 14WZ, 14XA, 14XB, 14XC, 14XD, 14XE, 14XF, 14XG, 14XH, 14XI, 14XJ, 14XK, 14XL, 14XM, 14XN, 14XO, 14XP, 14XQ, 14XR, 14XS, 14XT, 14XU, 14XV, 14XW, 14XX, 14XY, 14XZ, 14YA, 14YB, 14YC, 14YD, 14YE, 14YF, 14YG, 14YH, 14YI, 14YJ, 14YK, 14YL, 14YM, 14YN, 14YO, 14YP, 14YQ, 14YR, 14YS, 14YT, 14YU, 14YV, 14YW, 14YX, 14YY, 14YZ, 14ZA, 14ZB, 14ZC, 14ZD, 14ZE, 14ZF, 14ZG, 14ZH, 14ZI, 14ZJ, 14ZK, 14ZL, 14ZM, 14ZN, 14ZO, 14ZP, 14ZQ, 14ZR, 14ZS, 14ZT, 14ZU, 14ZV, 14ZW, 14ZX, 14ZY, 14ZZ

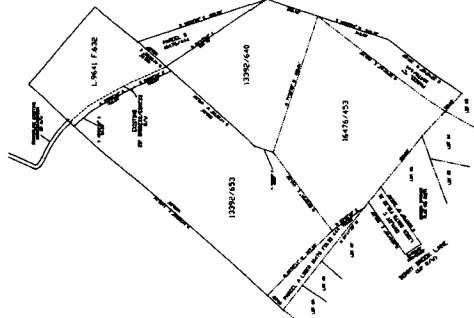
At the time of the filing of this Preliminary Plan, the following information is available:

1. The proposed development is located on a portion of the Stern Property, which is currently zoned RESC (Residential Single-Family Cluster).
2. The proposed development consists of 7 lots, including 1 cluster lot and 6 individual lots.
3. The proposed development is located on a portion of the Stern Property, which is currently zoned RESC (Residential Single-Family Cluster).
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50. The proposed development is located on a portion of the Stern Property, which is currently zoned RESC (Residential Single-Family Cluster).

ZONING STANDARDS:

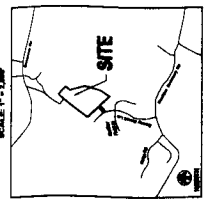
ZONE	Req.	Prov.
ZONE-2C	50 acres	29,269 ac*
Minimum Area	0.4 du/ac	0.375 du/ac
Density	25,000 sf	28,000 sf
Minimum Net Lot Area	25'	0' x 0'
Min. Lot Width @ Street	40'	40'+
Setback from Street	15'	15'+
Setbacks	50'	50'+
Lot Liner		
Min. Rear		
Setback from any Boundary		

*whether required from minimum area requirements in accordance with Section 95C-1.02B (Planning Board) and the proposed project is a compatible extension of the existing development)

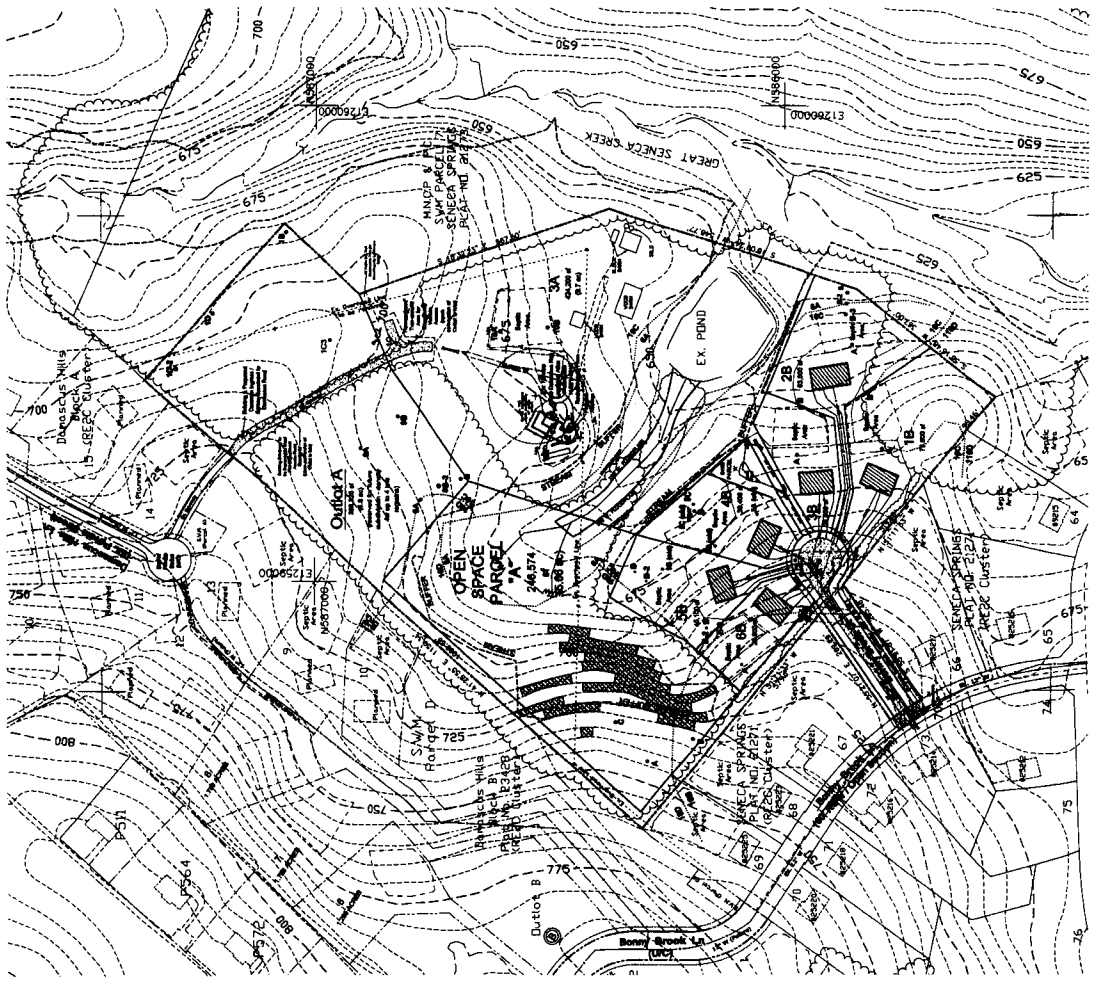


PROJECT AREA:
 1326/433 = 0.888 ac
 1378/440 = 0.801 ac
 1474/433 = 1.000 ac
 Total = 2.689 ac

- LEGEND:**
- Proposed Subdivisions
 - Proposed Lots
 - Lot Types
 - Proposed 20% Street Right-of-Way
 - Proposed 10% Street Right-of-Way
 - Utility of Subdivisions



PREPARED FOR:
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 CLERMONT, MD 21118
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Scale: 1" = 100'

Professional Engineer
 [Signature]
 License No. [Number]

