





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

**MCPB**  
**Item #1B**  
**10-28-2021**

**MEMORANDUM**

**DATE:** October 14, 2021

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator   
Jay Beatty, Senior Planner   
I.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for October 28, 2021

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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:

**220220010 Seneca Park Senior Housing**

**Plat Name:** Seneca Park Senior Housing  
**Plat #:** 220220010

**Location:** Located on the eastern side of Frederick Road (MD 355), 950 feet south of the intersection of Plummer Drive

**Master Plan:** Germantown Sector Plan

**Plat Details:** R-90 zone; 1 parcel

**Owner:** Frederick Road, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210110 (MCPB Resolution No. 21-050), 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.

# OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate to the State of Maryland the streets shown herein to public use, establish the minimum building restriction lines, and assign, as an easement to, on and over the land herein described as a Public Utility Easement, designated herein as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document identified "Declaration of Terms and Provisions Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3524 at F-040-457. We, the undersigned, owners of this acreage with Section 80.43.3 of the Montgomery County Code. There are no recorded suits actions at law, leases, mortgages or trusts affecting the property included in this plat of subdivision.

FREDERICK ROAD LLC, a Maryland limited liability company  
 By: *Mitra Pedersen* 10/5/21  
 Date: 10/5/21  
 Director

By: *James Albert*  
 Director

## HORIZONTAL CONTROL NOTE:

Horizontal Datum shown herein is Maryland State Plane Grid, NAD 83/91 and is based upon the following CORS Stations:

PID	Designation	North	East
A4467	HAGS2 HAGERSTOWN 2 CORS ARP	687,992.26	1,110,370.32
AP3922	GAIT GAITHERSBURG CORS ARP	534,457.86	1,246,651.23
A4426	ANP1 ANNAPOLIS 1 CORS ARP	469,565.01	1,423,366.92

Project Combined Grid Factor = 1.0

Bearings are NAD 83/91 based upon the above listed monuments.

Distances are "ground" distances.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD	SHOWING THIS:
1 S 24°29'45" E	23.12'
2 R = 775.00' L = 367.57'	
3 CHD. S 30°19'39" E	364.13'
4 S 31°08'40" W	55.41'
5 R = 830.00' L = 381.50'	
6 CHD. N 30°19'39" W	378.15'
7 N 30°19'39" W	30.64'
8 N 54°11'39" E	62.14'
<b>TOTAL AREA</b>	<b>22.184 SQ. FT. OR 0.509 ACRES ±</b>

# PLAT NO.

## WHEATFIELD DRIVE (60' R/W)

PLAT BOOK 82 PLAT 10339

### CURVE TABLE

Order	Radius	Length	Chord Bearing	Chord Dist.
1	27°10'27"	775.00'	367.57'	564.13'

### AREA TABULATION

PARCELS A	82,797 SQ. FT. OR 2,103 AC. ±
STREET DEDICATION (SHW)	23,184 SQ. FT. OR 0.536 AC. ±
TOTAL AREA	114,981 SQ. FT. OR 2,639 AC. ±

### NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown herein is subject to the terms and conditions of an "Grant of Access Easement" recorded among the Land Records of Montgomery County, Maryland in Book \_\_\_\_\_ at Page \_\_\_\_\_.
- This property is subject to the terms and conditions of Preliminary Plan No. 120210110 titled "MILESTONE SENIOR GERMANTOWN" as amended.
- This property appears on Montgomery County Tax Map FU 121 in Tax Grid FU 11, WSSC Grid Z26 NW 11.
- This property is served by public water and sewer systems only.
- This property shown herein is Zoned: R-90 (Residential-90).

## SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown herein is correct, that it is a subdivision of all of the property described in a conveyance from 19000 Frederick Road LLC, a Maryland limited liability company, to Frederick Road LLC, a Maryland limited liability company by Special Warranty Deed dated April 3, 2009, and recorded among the Land Records of Montgomery County, Maryland, in Liber 2010 at F-055. The total area included in this subdivision record plat is 114,981 square feet or 2,639 acres of land, the total area dedicated to the State of Maryland for public use is 22,184 square feet or 0.5093 of an acre of land.

*Brian L. Wood*  
 Professional Land Surveyor  
 Maryland Registration No. 10885  
 License Expires: 05/09/2022  
 Date: 10/05/2021

## FREDERICK ROAD MD 355 (R/W WIDTH VARIES)

L 19531 F 55, SHA PLAT 8998  
 PLAT BOOK 86 PLAT 9905 PLAT BOOK 92 PLAT 9962  
 1756 ACT OF ASSEMBLY, L. 117-536

## HIGH POINT DRIVE (R/W WIDTH VARIES) PLAT BOOK 92 PLAT 9962

LOT 33  
 MIDDLEBROOK HILL  
 PLAT BOOK 92 PLAT 9962

## SENeca PARK SENIOR HOUSING

GAITHERSBURG (8th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 40' DATE: SEPTEMBER 2021



ROCKVILLE OFFICE  
 2 Research Place, Suite 100, Rockville, MD 20850 P: 301.548.2790 F: 301.548.9367  
 Engineering | Surveying | Planning | Environmental Sciences  
 www.soltesz.com

APPROVED - *Mitra Pedersen* 10/11/2021  
 DIRECTOR

APPROVED - \_\_\_\_\_  
 CHAIR

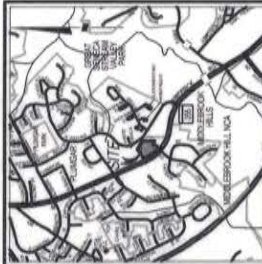
APPROVED - \_\_\_\_\_  
 MONTGOMERY PLAT SECRETARY  
 FOR SECRETARY-TREASURER

APPROVED - \_\_\_\_\_  
 MONTGOMERY COUNTY MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

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

APPROVED - \_\_\_\_\_  
 ALLENS ADDITION TO MIDDLEBROOK  
 PLAT BOOK 86 PLAT 9940

APPROVED - \_\_\_\_\_  
 PART OF LOT 1





ENGINEER CERTIFICATE  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the design and content of the above described plan and that the same conform to the laws and regulations of the State of Maryland.  
 DATE: 10/15/2011  
 PROJECT NO. 11010000000000000000  
 ENGINEER: [Signature]  
 TITLE: REGISTERED PROFESSIONAL ENGINEER

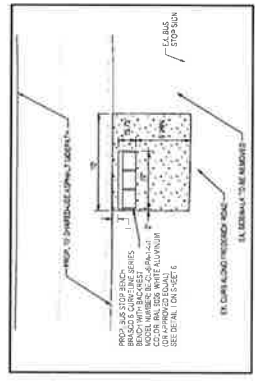
**PRELIMINARY PLAN**

**CERTIFIED PRELIMINARY PLAN - 120210110**

**MILESTONE SENIOR GERMANTOWN**

APPLICANT: PRESIDENT ROAD SENIOR HOMES, LLC  
 PROJECT: PRESIDENT ROAD SENIOR HOMES, LLC  
 ADDRESS: 10011 WHEATFIELD DRIVE, GERMANTOWN, MD 20874  
 CONTACT: JIM MILLER  
 PHONE: (301) 948-9067

PROJ. NO. 11010000000000000000  
 SHEET NO. 4 OF 6  
 DATE: 10/15/2011



- LEGEND:**
- BOUNDARY LINE
  - 2009 R/W LINE
  - 1998 R/W LINE
  - BRL LINE
  - PUE LINE
  - EXISTING CONTOUR LINE
  - PROPOSED CONTOUR LINE
  - LIMIT OF DISTURBANCE
  - PROPOSED WOOD FENCE

**SOLTESZ, INC.**

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**MISS UTILITY NOTE**

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	10/15/2011	ISSUED FOR PERMITTING	JM	JM
2	10/15/2011	REVISIONS	JM	JM
3	10/15/2011	REVISIONS	JM	JM
4	10/15/2011	REVISIONS	JM	JM