



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

November 20, 2025

Mr. Phillip Estes, Planner III
Upcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Preliminary Plan No.11998004C
Seneca Meadows
Preliminary Plan Letter
REVISED LETTER

Dear Mr. Estes:

This letter supersedes the previous letters dated October 9, 2025, and October 10, 2025. It incorporates the addition of Conditions #4(c) and #4(d), and a modification to Condition #5 under the *Preliminary Plan Comments*. We have completed our review of the Preliminary Plan uploaded to ePlans on November 3, 2025. A prior version of the plan was reviewed by the Development Review Committee at its meeting on July 1, 2025. We recommend approval of the preliminary plan, subject to the following conditions:

Preliminary Plan Comments:

1. Section IV of the Statement of Justification (SOJ) states the preliminary plan # 12012021C, which seems to be a mistake and should be revised at the certified preliminary plan.
2. **Applicant's Request:** The current Preliminary Plan Amendment seeks to convert the approved office use into residential density. Additionally, the Applicant is seeking to extinguish the deed for future dedication required for Parcel L, as it is no longer necessary to accommodate the Corridor Cities Transitway ("CCT") previously envisioned. Instead, the applicant proposes to construct a 10-foot-wide shared-use path that will provide pedestrian and bicycle connectivity between Ridge

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Road and Seneca Meadows Parkway. To accomplish this, the Applicant is proposing to amend condition No. 1 and eliminate condition No. 7 as follows:

- a. Condition #1: Approval under this Preliminary Plan amendment is limited to ~~4,319,700~~ 1,157,299 square feet of R&D office use, and 206,570 square feet of retail use and 162,401 square feet of residential use.
- b. Condition # 7: ~~The record plat(s) for proposed Lots 11 and 12, and Parcel L, will note that these properties are subject to a covenant with Montgomery County regarding use of, and future access to, Parcel L by Lots 11 and 12. The text of the covenant to be recorded covering the properties will be in accordance with terms and conditions contained in an MCDOT letter dated October 5, 2010. The Liber and Folio of the recorded covenant must be placed on the record plat(s).~~

MCDOT Response: We agree with the above recommendations as requested. The applicant will be required to provide a privately maintained pedestrian path with lighting, as discussed in Condition #3 below. This path must be opened to the public, and an agreement between the developer and MNCPPC must be executed prior to the issuance of the first occupancy permit.

3. Per the Bicycle Master Plan, a separated bikeway (one-way on both sides of the road) is recommended between Ridge Road and Seneca Meadows Parkway. The proposed plans include a 10-foot-wide shared-use path, which meets the Master Plan requirements and will be privately maintained. We offer the following recommendations:
 - a. The shared-use path should be equipped with appropriate lighting to ensure safety and usability during low-light conditions.
 - b. The applicant shall enter into a covenant or similar instrument with MNCPPC to permit public access to the shared-use path.
4. Seneca Meadows Pkwy:
 - a. Per the Master Plan, it is classified as a Town Center Boulevard with a minimum right-of-way (ROW) of 130 feet, planned lanes 4 to 6, and designated transit lanes 1 to 2. The road cross sections along the site frontage comply with the master plan ROW requirements.
 - b. The roadway cross section shows a 5-ft sidewalk instead of an 8-ft sidewalk as shown in the plans along the site frontage, which should be revised prior to the certified preliminary plan.
 - c. The 8-foot sidewalk is partially located within the proposed Public Improvement Easement (PIE) according to the submitted plans; however, it is not depicted in the

roadway cross-section. The certified roadway cross-section plan must be revised to clearly show the proposed sidewalk within the limits of the PIE and the Public Access Easement (PAE), and

- d. The applicant must record the PIE/PAE as required along Seneca Meadows Parkway for the proposed 8-ft sidewalk. The Declaration of PIE and PAE document is to be recorded in the Land Records of Montgomery County. The deed reference is to be provided on the record plat.
5. Ridge Road:
 - a. According to the Master Plan, Ridge Road is designated as a Controlled Major Highway with a minimum ROW of 150 feet and six planned travel lanes. The current plans comply with the Master Plan ROW requirements.
 - b. According to the Bicycle Master Plan, a sidepath is recommended along Ridge Road. Since the roadway along the site frontage is maintained by the Maryland State Highway Administration (MDSHA), we defer to them for any improvements along the Ridge Road site frontage.
6. Sight Distance: The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
7. Storm Drain Analysis:
 - c. MCDOT has reviewed and deemed the storm drain analysis acceptable. As part of this plan, no improvements are required to the existing downstream public storm drain system.
 - d. The proposed storm drain system (EX 6 to D-100) conveys public runoff and traverses private property. As discussed during the September 9, 2025, meeting, the applicant must sign and record a drainage covenant prior to the issuance of the ROW permit to ensure ongoing maintenance of the storm drain system. Please coordinate with the Montgomery County Department of Permitting Services (MCDPS) to determine the necessary steps for the ROW permit.
 - e. Any potential impacts to the storm drain system maintained by MDSHA are deferred to their review and jurisdiction.

Standard Comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the MCDPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk/sidepath and roadway.
3. Upgrade pedestrian facilities at all intersections as needed to comply with current ADA/PROWAG standards.
4. No steps, retaining walls, or door swings into the county's ROW.
5. Forest Conservation Easements are NOT ALLOWED to overlap any MCDOT easement.
6. The owner will be required to submit a recorded covenant for the operation and maintenance of any private storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
7. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planting within the public right of way must be coordinated with ROW must be coordinated with the MCDPS ROW Plan Review Section.
8. The applicant must submit streetlight plans that comply with MCDOT Streetlight Design Requirements at the time the ROW permit application is submitted. Installation must be completed in accordance with the approved plans. MCDPS will review and approve the location and types of streetlights as part of the ROW permitting process. Failure to meet these requirements will result in the denial of the ROW permit.
9. The Developer shall provide Erosion and Sediment control measures as required by Chapter 19 and on-site stormwater management where applicable (at no cost to the County) at locations deemed necessary by the MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built before the construction of streets, houses, and/or site grading. They are to remain in operation (including maintenance) as long as the MCDPS deems them necessary.
10. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
11. Posting of the ROW permit bond is a prerequisite to MCDPS approval of the record plat. The ROW permit will include, but not necessarily be limited to, the following improvements:

- a. Curbs and gutters, sidewalks, handicap ramps (if any), storm drainage and appurtenances, streetlights, and street trees along Seneca Meadows Parkway Street frontage.
- b. Permanent monuments and property line markers, as Section 50.4.3(G) of the Subdivision Regulations requires.
- c. The developer shall ensure the final and proper completion and installation of all utility lines underground for all new road construction.
- d. The developer shall provide streetlights according to the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III
Development Review Team
Office of Transportation Policy

M:\Subdivision\Deepak\Preliminary Plan\11998004C-Seneca Meadows\Letter\11998004C-Seneca Meadows-Prelim Plan Letter-Revised 11-19-2025.docx

Attachment: Sight Distance Form

SharePoint-Preliminary Plan

cc-e:	Michael Goodman	Vika Maryland LLC
	Steven Robins	Lerch Early and Brewer Chtd.
	Florence Dwyer	MNCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Etheridge	MCDPS WRS

Mr. Phillip Estes
Preliminary Plan No. 11998004C
November 20, 2025
Page 6

Marie LaBaw	MCDPS FRS
Michael Paylor	MCDOT DTEO
Dan Sanayi	MCDOT DTEO
Michael Baccari	MCDOT DTEO
Mark Terry	MCDOT DTEO
Rebecca Torma	MCDOT OTP



MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Plan Number:

Project Name:

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.



Signature

39885

PLS/PE MD Reg. No

10/9/2025

Date



Montgomery County Review:

☒ Approved

☐ Disapproved:

By: Deepak Somarajan
Digitally signed by Deepak Somarajan
Date: 2025.10.10 08:08:02 -04'00'

Date: _____

SENECA MEADOWS PARKWAY

CLASS BUSINESS

SPEED (MPH) 30 MPH

APPROACHING MOTOR VEHICLES

VERTICAL		TARGET (FT)	MEASURED (FT)	OK?
	L	290'	290'	YES
	R	n/a'	n/a	n/a

HORIZONTAL APPROACHING MOTOR VEHICLES

	Grade	TARGET (FT)	MEASURED (FT)	OK?
L	1.90%	290'	290'	YES
R	n/a	n/a	n/a	n/a

HORIZONTAL APPROACHING BIKEWAYS

	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

**HORIZONTAL APPROACHING SIDEWALK
(IF DIRECTED)**

	Grade	TARGET (FT)	MEASURED (FT)	OK?
L				
R				

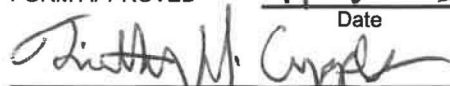
COMMENTS

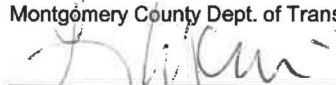
Existing Median prevents left turn movement.

FORM APPROVED

11.8.2023
Date

REVISED


Chief, Division of Transportation Engineering
Montgomery County Dept. of Transportation


Chief, Land Development
Montgomery County Dept. of Permitting Services

Montgomery County
Department of Transportation

**Sight Distance
Review Form**



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

November 24, 2025

Phillip Estes
Planner III - Regulatory Review Coordinator
Montgomery County Planning Department
2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Re: Seneca Meadows

Preliminary Plan # 11998004C

Dear Mr. Estes:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to Seventy-two (72) units with 12.5% MPDUs (up to nine (9) MPDUs) in Germantown, Maryland.

An Agreement to Build must be submitted, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU layouts will need to be approved by DHCA at the MPDU Agreement to Build stage.

Sincerely,

Mr. Adrian Hopson, Planning Specialist III
Affordable Housing Programs Section

Division of Housing

Affordable Housing

Landlord Tenant Affairs

Multifamily Housing

montgomerycountymd.gov/311



240-773-3556 TTY

81998037A SENECA MEADOWS

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-BSITE-81998037A-009.pdf V5” uploaded on/ dated **“9/30/2025”** and

The followings need to be addressed prior to the certification of site plan:

1. Access points on public roads:
 - a. Provide truck turning movement for all (especially right turn) movements.
 - b. Ensure the minimum curb radii that will accommodate the site traffic.
 - c. Driveway apron should not cross the frontage.
2. Provide public sidewalk:
 - a. to ADA standards and label/ notate accordingly.
 - b. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made.
 - c. Ensure positive drainage toward ROW.
 - d. Provide at-grade sidewalk crossing.
 - e. Ensure adequate PIE/PAE is provided.
3. Please justify the proposed storm drain easement and label the downstream pipes (beyond the proposed connection) as private. A recorded drainage covenant before ROW permit issuance is required.
4. Please label the proposed culvert along Ridge Road as private.
5. Provide/ label PUE along the site frontages based on zoning requirements. Please ensure it remains clear so it can be used by the utility companies.
6. Please provide easement for the proposed streetlight along Seneca Meadows Parkway.
7. On landscaping plan, provide street trees per approved tree species list at the required spacing and clearances.

And the following needs to be a condition of the certified site plan:

1. Ensure and notate private streets to be built to the corresponding public road classification standards per County Code 50.4.3.E.4.c.



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 21-Nov-25
TO: Michael Goodman
VIKA, Inc
FROM: Marie LaBaw
RE: Seneca Meadows
81998037A

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **21-Nov-25**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** See statement of performance based design *****

***** Fire lane order shall be submitted for recordation after addresses are assigned and before first unit is occupied *****

Memo

November 20, 2025

Ms. S Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
2425 Reedie Drive, 7th Floor
Wheaton, MD 20902

Re: Seneca Meadows
Performance Based Fire Access Letter
Site Plan #81998037A
VIKA Project #VM50685C

Dear Marie:

On behalf of our client, Pulte Home Company LLC, the developer of the proposed four story Townhouses at Seneca Meadows, we are requesting the review and approval of the fire access design revisions for Site Plan #81998037A.

The existing site is currently vacant, and received entitlement approvals over twenty years ago. The site will be developed with 72 four-story townhouses, including associated private roads and alleys. The majority of the townhouses will meet access requirements by providing less than 50 feet from the fire access lane to the front (side hinged) door of the townhouse.

There are 22 townhouses that are proposed to use performance-based Travel and Operational Access Alternatives. Those 22 townhouses (Lots 7 through 22, and Lots 26 through 31) will provide access to the rear wall of the units as well as the front doors. All alleys that will provide fire access will have Type B Aprons per the DFRS Modified Residential Driveway Guideline Dated 3/22/2016. The rear wall will be located at least 10 feet and no more than 50 feet to a fire access lane (via 20 foot wide alleys). The front doors of those 22 units will be within 150 feet from a fire access lane. The additional fire access lanes will allow for better operational performance for emergency services.

We hope that this letter and the Fire Access Plan are acceptable for your approval. Please contact me with any questions or if you need additional information.



Sincerely,

Michael Goodman



VIKA Maryland, LLC

Michael B. Goodman, PE
Principal Director VIKA Maryland

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SAC FM: DPS DATE: 11/21/2025



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Date: 09/10/2025

Fire Lane Establishment Order

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

LOCATION: 0 SENECA MEADOWS PARKWAY
GERMANTOWN, MD 20876

Delineate all areas where indicated by signs and/or paint.

☒ **SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

☐ **PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: SENECA MEADOWSFIRE LANE LOCATION/ADDRESS: 0 SENECA MEADOWS PARKWAY
GERMANTOWN, MD 20876

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVENAME: DAVID DEMARCO TITLE: PULTE HOME COMPANY, LLC
VP, LAND ACQUISITIONSIGNATURE: PHONE: 703.273.6196 DATE: 09/10/2025

ADDRESS (where processed order will be mailed):

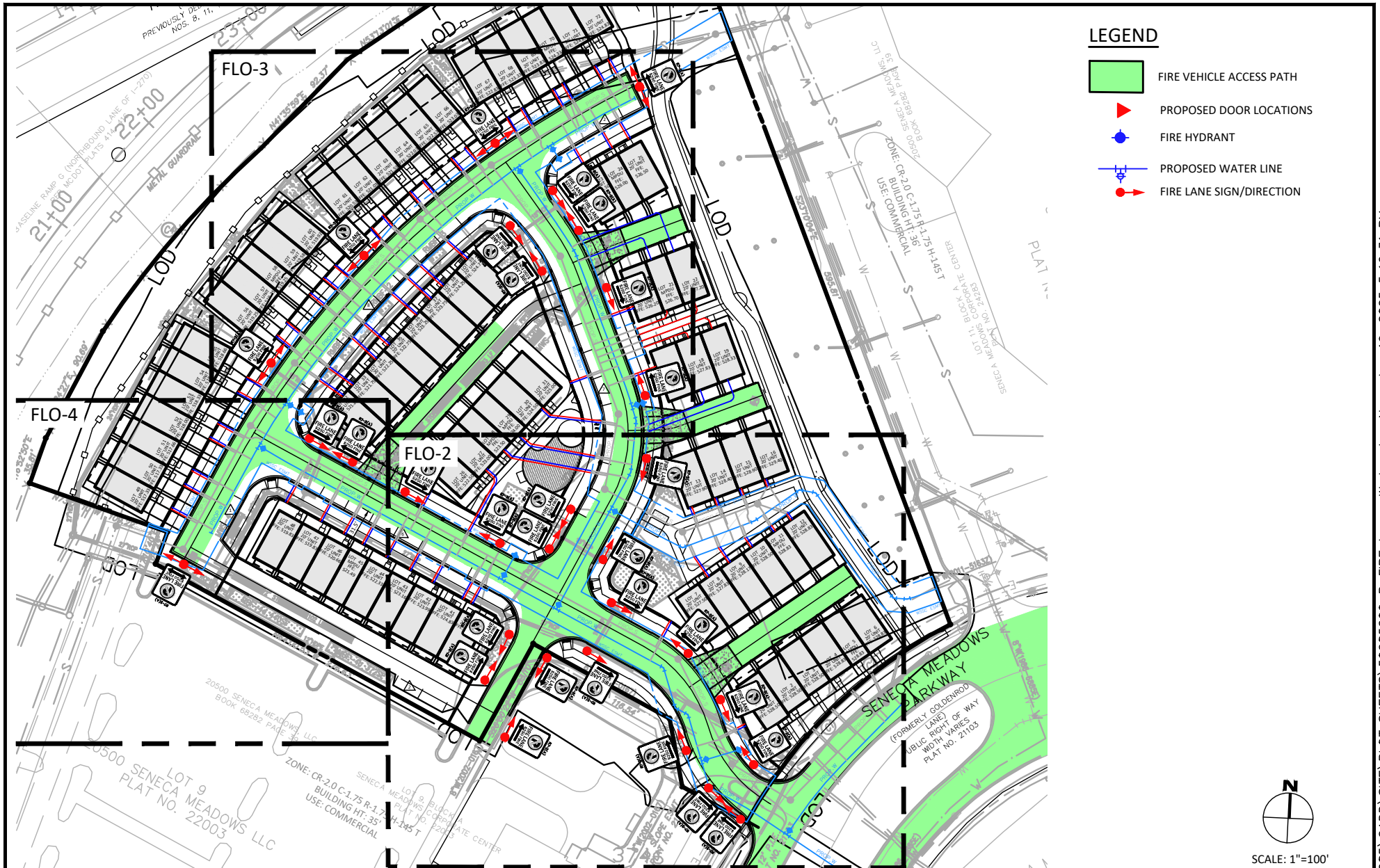
9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VA 22031 DavidDeMarco@PulteGroup.com-----
The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: _____ SIGNATURE: _____

STA.#: _____ I.D.#: _____ DATE: _____

Comments: _____
-----Fire Lane Installed Per Order

NAME: _____ DATE: _____



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

FIRE LANE ESTABLISHMENT ORDER








VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

DRAWN BY:	EJS
DESIGNED BY:	EJS
DATE ISSUED:	09/11/2025
PROJECT No.	VM50685C
SHEET No.	FLO-1

LAYOUT: FLO-1, Plotted By: matt.crowell

Y:\50501-51000\50685\CADD\SITE\LOT SHEETS\50685200_P_FIRE.dwg ~ Wednesday, November 19, 2025 5:16:31 PM

LEGEND

-  FIRE VEHICLE ACCESS PATH
-  PROPOSED DOOR LOCATIONS
-  FIRE HYDRANT
-  PROPOSED WATER LINE
-  FIRE LANE SIGN/DIRECTION



SCALE: 1"=50'

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

FIRE LANE ESTABLISHMENT ORDER



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

Our Site Set on the Future.

DRAWN BY:	EJS
DESIGNED BY:	EJS
DATE ISSUED:	09/11/2025
PROJECT No.	VM50685C
SHEET No.	FLO-2

