



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

Staff Report: Site Plan 820080220, Naylor Property

ITEM #: _____

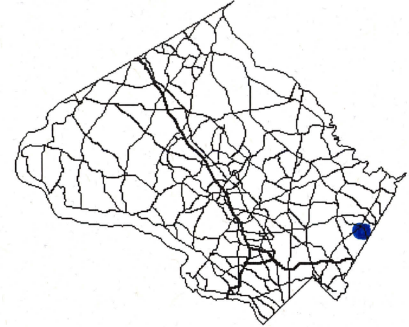
MCPB HEARING DATE: May 7, 2009

REPORT DATE: April 22, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
 Robert Kronenberg, Supervisor *RAK*
 Development Review Division

FROM: Molline C. Smith, Senior Planner *MCS*
 Development Review Division
 301.495.4573
 Molline.Smith@mncppc-mc.org



APPLICATION DESCRIPTION: Located on Greencastle Road approximately 1,800 feet southeast of the intersection with Robey Road. 2 acre site; RT-8 zone; Fairland Master Plan.

APPLICANT: Tricapital Partners, LLC

FILING DATE: April 15, 2008

RECOMMENDATION: Approval with conditions

EXECUTIVE

SUMMARY: The proposed development would remove the existing one-family home and replace it with 12 townhouses across from Fairland Recreational Park. The proposed townhouses create an up-to-date consistent pattern more similar to the current uses along Greencastle Road. The new development will complete the section of RT zoned properties. This application also protects a significant section of the stream valley buffer along the western portion of the site.

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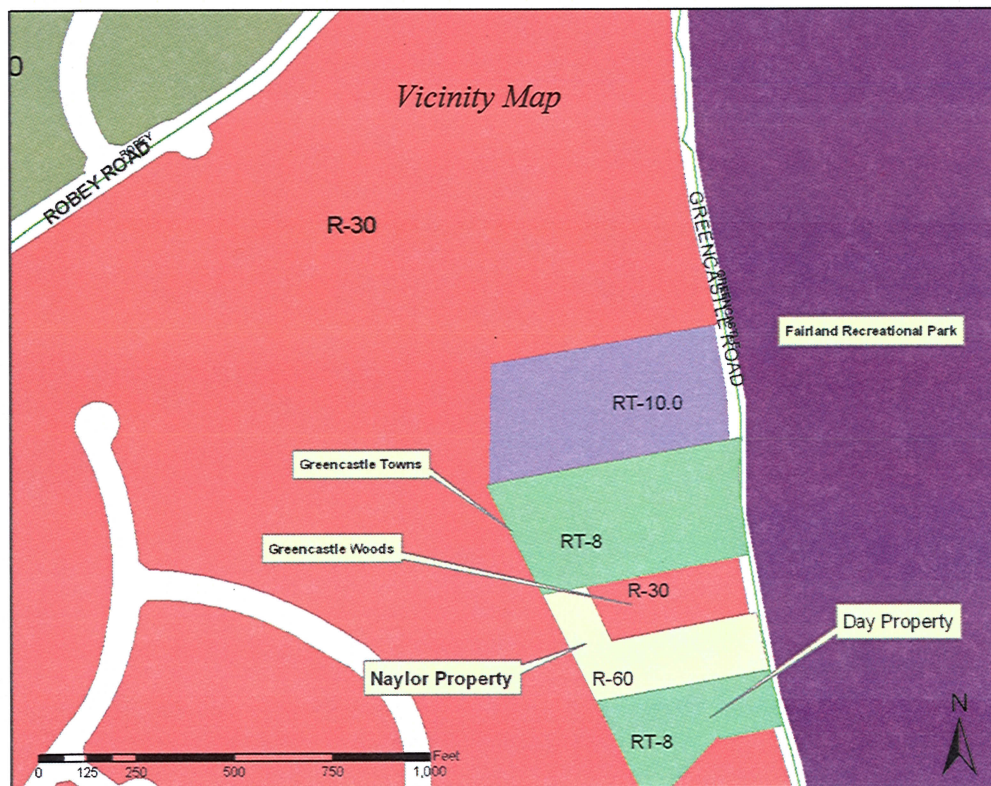
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SITE DESCRIPTION

Vicinity

The subject property is located off of Greencastle Road east of Route 29 and northwest of the county line within the Fairland community. The site is approximately $\frac{3}{4}$ of a mile away from Briggs Chaney Road and 1,800 feet from the intersection with Robey Road. This property is within the Fairland Master Plan Area, and has been identified within area 12 (on pages 43 to 44). This 2-acre property was re-zoned (from R-60 to RT-8) and adopted by the District Council on January 18, 2005. The development is surrounded by one-family dwelling units and townhouses to the north and south (within a $\frac{1}{4}$ mile radius); the Fairland Recreational Park to the east; and the Greencastle Elementary School (to the west within a $\frac{1}{2}$ mile radius). The existing floodplain, the stream valley buffers, and the forested vegetation physically divide and enclose the communities to the east and west.



Zoning Map

Nearby pending or recently approved site plan applications include the Day Property (#82004006A), and Greencastle Towns (#820030380). The zoning for this area consists of RT-10.0, RT-8 and R-30; thereby establishing residential uses as the general use within the surrounding area, in addition to the park.



Aerial Photo

Site Analysis

The subject site is currently occupied by a one-family home located at the center of the site with a circular gravel driveway accessed from Greencastle Road. The surrounding area is bounded by Greencastle Road and Fairland Recreational Park on the east, Robey Road to the north, Sheffield Manor Drive to the west, and the Prince George's County line further south. Directly south of the site is the Day Property development (#820040060, 2 acres townhouses); directly north is the Greencastle Woods development (1.36 acres, townhouses) and the Greencastle Towns development (#820030380, 4.14 acres townhouses).

The Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) Summary Map identifies the location of the site as being within the Little Paint Branch Watershed. The property is roughly L-shaped, approximately 450 feet in depth and width 150 feet of frontage (one driveway access point) on Greencastle Road. The western portion (nearly half the total acreage of the entire site, 0.94 acres) abuts a stream valley and a buffer limit line, therefore limiting the buildable area as a result of the natural topography. This portion of the site will remain forested, and has been identified on the site plan (Attachment E) as Open Space Parcel B (47,887 square feet). The stream is an unnamed tributary to the Little Paint Branch watershed, which established this area as an environmentally sensitive zone. Gently sloping 3 to 5 percent on the eastern portion of the site; the total vertical fall across the property is approximately 54 feet. The western portion of the site gradually steepens from 15 percent to as much as 25 percent near the stream bank.

The soils identified in the NRI/FSD are not erodible and are adequate for the proposed use. There are no known historic resources nor any evidence of non-tidal wetlands on this property above the elevation of the stream buffer.

BACKGROUND

Previous Approvals

Local Map Amendment # G-821 was approved on January 18, 2005 for the construction of 16 townhouses. The Applicant is also permitted to cross the conservation area to connect to an existing sewer line if necessary, but no other building activity is permitted within this protected area.

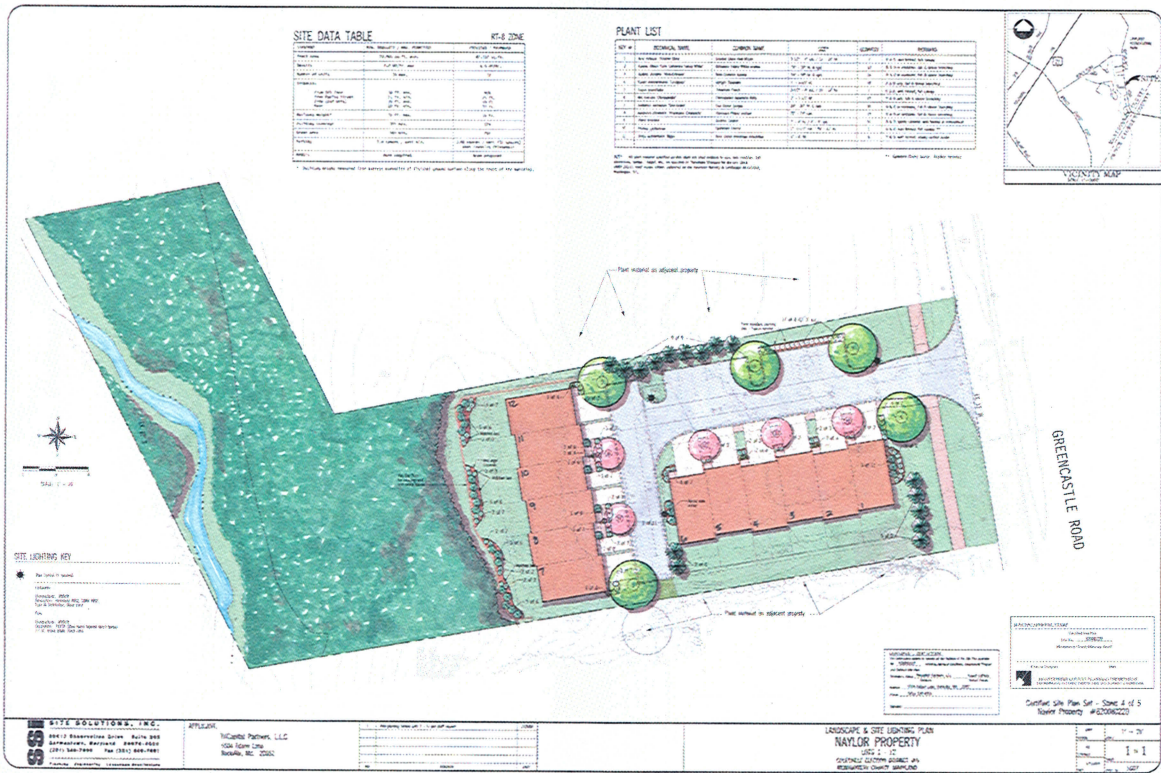
Preliminary Plan #120060600 was approved on January 11, 2007. However, it limited the development to 12 lots for 12 one-family attached residential dwelling units with 3,865 square feet dedicated to the improvements along Greencastle Road.

Proposal

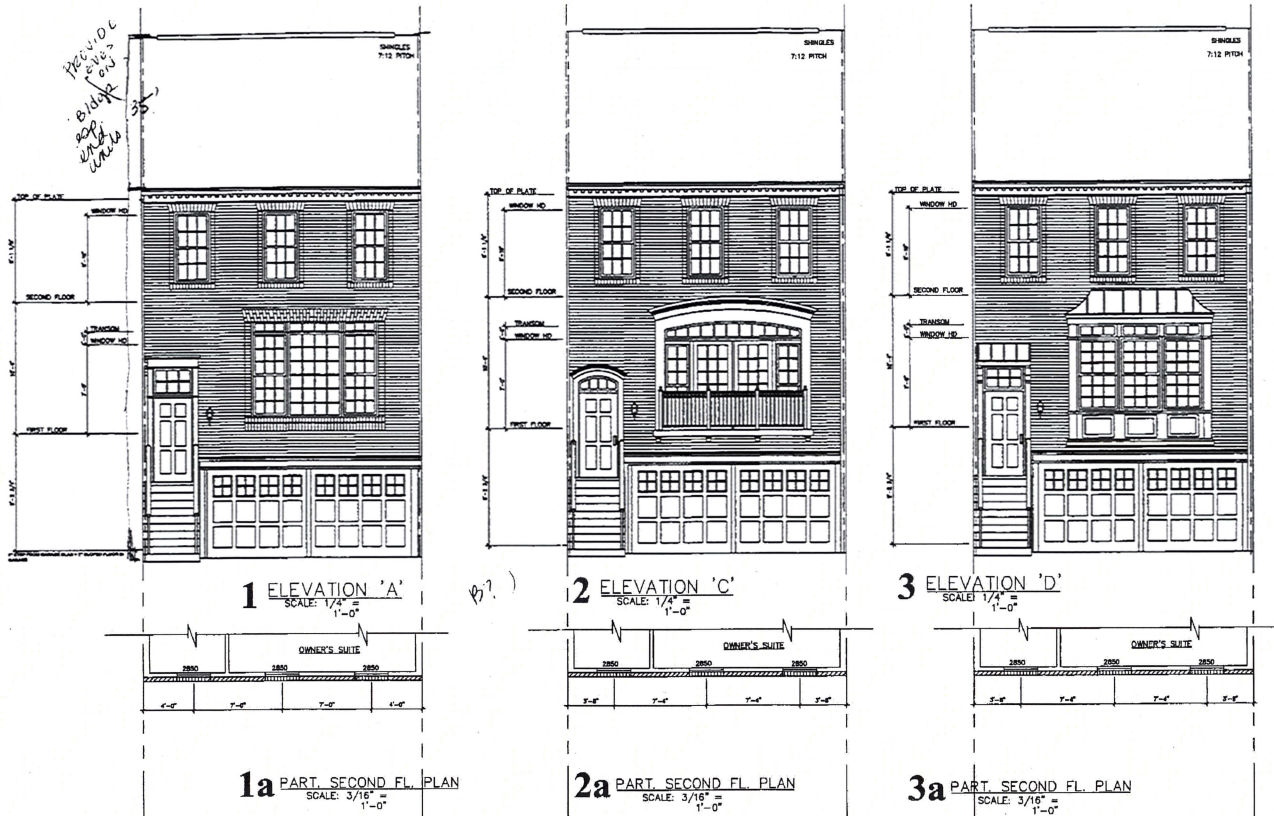
The proposed development (reference Appendix E) consists of two rows of townhouses, with 6 units each. The row of units (1 thru 6) closest to Greencastle Road will sit perpendicular to the roadway. The row of units (7 thru 12) farthest from Greencastle Road will run parallel to the roadway. All of the perpendicular units will have two car garages. The end units (7 and 12) parallel to the roadway will have two car garages, and the remaining units (8 thru 11) will have one car garages located over 200 feet away from the roadway. In addition to the proposed parking for each individual unit, 12 visitor parking spaces have also been provided.

The wooded stream valley will be included in a forest conservation easement. The sewer connection to the 12-inch sewer main runs parallel to the stream. The sewer system serving the proposed development interconnects with the sewer system of the adjoining Day Property (#820040060) to the south. One sewer outfall is required through the stream valley to serve both the Day and Naylor properties.

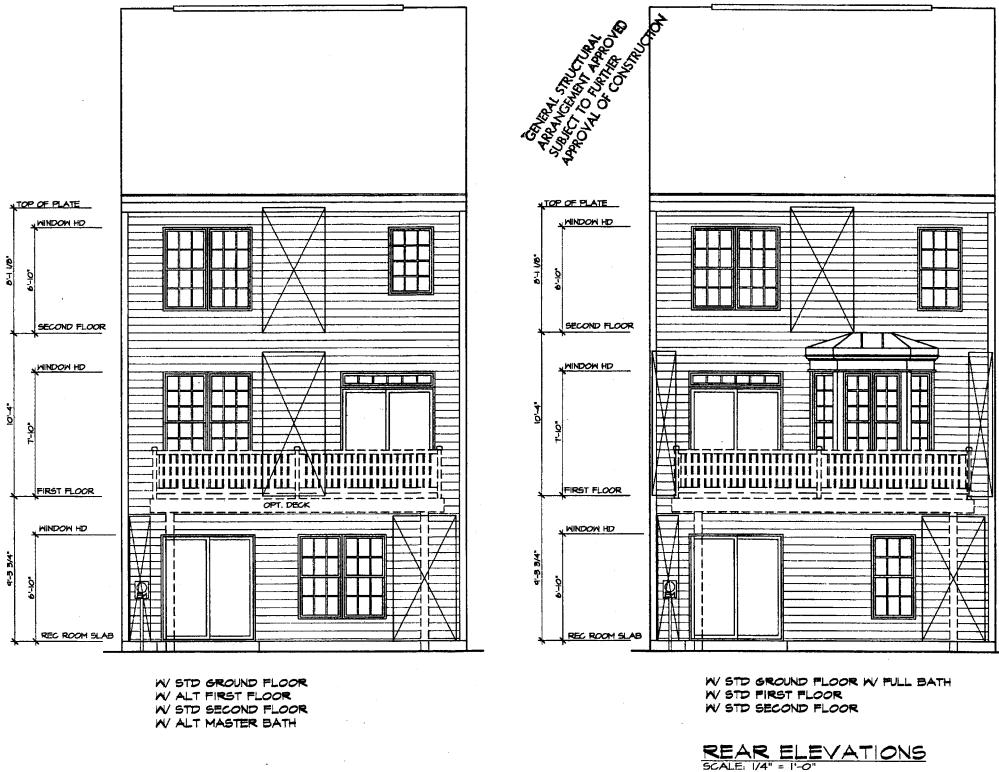
The Day and Naylor properties are also connected via an access driveway (ingress/egress easement) solely for fire access. An access easement (resulting in a physical connection between properties) has been discussed; however this was concluded to be unfeasible because of the existing conditions of the site and different ownership of the two sites. The MCFRS agreement establishes their connection for emergency use only by a Grasspave fire lane surfaced with a structural ring pavement system implanted with grass. A mountable curb will be provided at the end of both the Day and Naylor drive aisles. This will allow emergency vehicles and fire trucks full access to both developments, while eliminating the need to back up or turn around.



Illustrative Planting Plan



Option 1a, 2a or 3a (design variations in the bay window).



Option 1 or 2 (design variations in the first and basement floor windows).

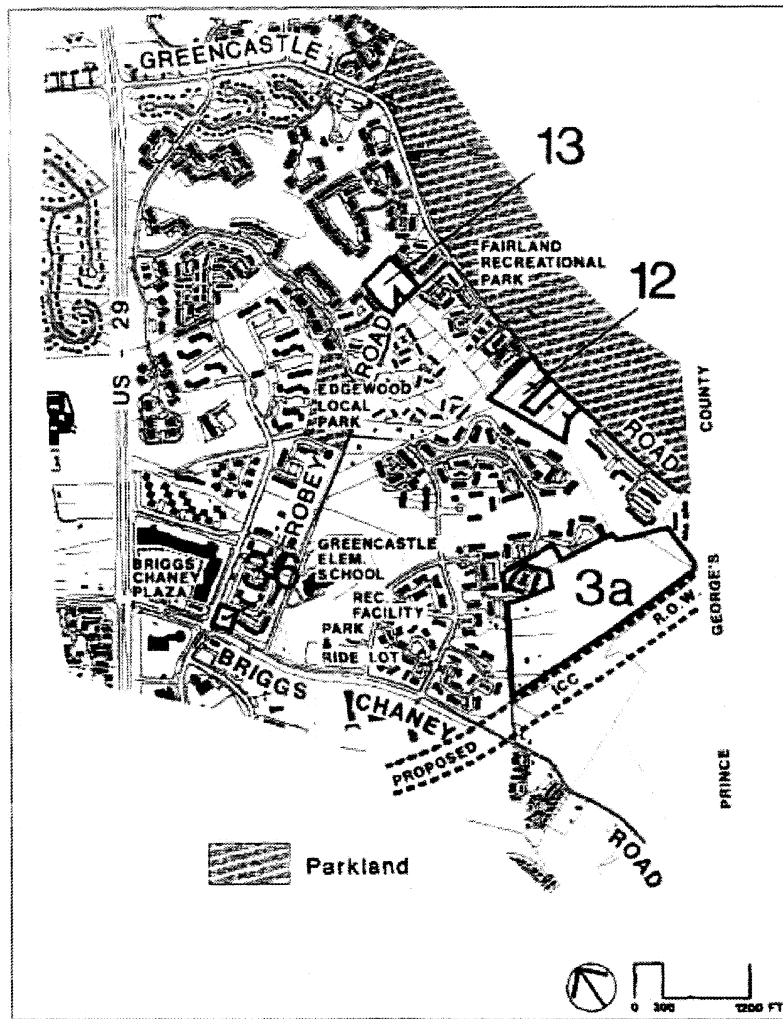
Front & Rear Elevations (Maximum height not to exceed 35')

PROJECT ANALYSIS

Master Plan Compliance

Staff has reviewed the site plan for conformance with the 1997 Approved and Adopted Fairland Master Plan. The site is located in the Greencastle/Briggs Chaney community east of Route 29, Columbia Pike. This property is one of four parcels within Area 12 (totaling 7 acres). Area 12 was designated and identified as a suitable community for townhouses (pg. 44). Re-zoned from R-60 to RT-8, this project proposes removing the existing one-family dwelling and replacing it with 12 townhouses. The plan recommends the following objectives when redeveloping the properties within Area 12.

- Provide connections to open space in adjacent properties;
- Incorporate stream buffer areas in open space in adjacent properties to expand open space along tributaries to the Little Paint Branch; and
- Require appropriate setbacks and noise mitigation along Greencastle Road (pg. 44).



Master Plan Map

The Vision Staff concludes that the site plan as submitted is consistent with the 1997 Fairland Master Plan. The setbacks, open space areas, stream valley buffer protection, and proposed landscape plans are all conducive to the overall objectives specified within Area 12 (*reference Appendix A*).

Environment Planning

ENVIRONMENTAL GUIDELINES

The site is located in the Little Paint Branch Watershed (Use Class I-P watershed), which includes 1.19 acres of existing forest, 0.46 acres of 100-year floodplain, and 0.96 acres of stream valley buffer (SVB) on-site, which will be protected by a Category I Conservation Easement. The site is not located in a Special Protection Area.

FOREST CONSERVATION

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) 420033000 was approved on July 1, 2003. A Preliminary Forest Conservation Plan for the subject site (120060600) was approved with the Preliminary Plan by the Planning Board on January 11, 2007.

Condition #2(a) of the Preliminary Plan (120060600) has been fully satisfied. The Applicant has provided permanent signage every 30 feet along the easement, a 10" DBH tree survey, a certified arborist's report detailing how the 38" DBH Red Oak will be retained, and the worksheet has been revised to include the 0.09 acres of Right-of-Way.

Condition #2(b) is not applicable since the Applicant and the arborist believe the tree can be protected and retained.

The ISA certified arborist report was submitted separately and is dated October 14, 2008. Compliance with the ISA certified arborist's report is necessary to fulfill the conditions of the preliminary and final forest conservation plans (*reference Appendix B*).

Development Standards

The subject site is zoned RT-8. The purpose of the RT Zone is to provide suitable sites for townhouses. RT zones are intended to provide the maximum amount of freedom possible in the design of townhouses, their grouping, and the layout within the areas classified within this zone, while still complying with specific requirements and purposes set by the Montgomery County Zoning Ordinance. The proposed development meets the purpose and requirements of the zone as detailed in the Findings section of this report.

The following data table indicates the proposed development's compliance with the Zoning Ordinance (Division 59 C-1).

Project Data Table for the RT-8 Zone

Development Standard	Permitted/Required	Proposed for Approval
Max. Building Height (feet)	35'	35'
Min. Building Setbacks (feet)		
Public Street	25'	25'
Rear	20'	20'
Side (End Unit)	10'	10'
Min. Green Area (% of lot)	50%	75%
Max. Building Coverage (%)	35%	12%
Min. Parking Facility Internal Landscaping (%)	5%	8.8%
Parking Spaces	(24) 2 spaces/ unit	(36) 2.66 spaces/ unit (Including 12 visitor parking spaces).

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received any correspondence on this matter.

FINDINGS

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

A diagrammatic plan, schematic development plan, and/or a project plan are not required for the subject site. However, the use and density of this site plan are consistent with the Zoning case.

2. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The proposed use is allowed in the RT-8 Zone. The site plan fulfills the purpose of the zone by providing 12 townhouse units, additional guest parking in combination with 1 to 2 car garages, and adequate open spaces that support the functional uses of the site.

As the project data table on page 9 indicates, the site plan meets all of the development standards of the zone. With respect to building height, setbacks, and density the proposed development is under all the maximum standards allowed. With respect to green space; the proposed development provides adequate screening from the adjacent property to the north (Greencastle Woods), thereby allowing a greater amount of permeable surface and landscaped open space to the west (within the stream buffer limits).

3. *The locations of buildings and structures, open spaces, landscaping, recreation, and pedestrian circulation in relation to vehicular circulation systems are adequate, safe, and efficient.*

The buildings and structures of the proposed development are located perpendicular and parallel to the main access road (Greencastle Road), which is appropriate for the character envisioned by the Master Plan. The overall layout is very similar to the character and pattern of surrounding developments. The locations of the buildings and structures are safe, adequate, and efficient.

The open space provided protects the stream valley, preserves the existing vegetation, and separates the proposed uses from adjoining properties. The landscaping is a visual screen for the proposed surface parking, a traditional foundation planting area for the units, and ornamental interest all-year round. The interior lighting will create enough

visibility to secure the grounds, however does not cause any glare on the adjacent roads or properties.

Existing pedestrian sidewalks (directly adjacent to the main access road), efficiently integrate the site with its surroundings. Although on-site recreation is not required for developments less than 25 units, Fairland Recreational Park is located within walking distance along Greencastle Road. The vehicular circulation directs traffic into and through the site with minimal impacts to the pedestrian circulation. The paved areas for both pedestrian and vehicular traffic are designed to minimize the impact to the natural environment, while efficiently reducing the need for excess impervious surfaces. Essentially these details adequately and efficiently address the needs of the proposed usage, while establishing a safe and sustainable living environment.

4. *Each structure and use is compatible with other uses, other site plans, and with existing adjacent development.*

The proposed development is compatible with the adjacent uses and pending development plans. The structures are in scale with the nearby buildings and will not adversely impact existing and/or proposed adjacent uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The stormwater management (SWM) concept consists of on-site water quality control via construction of a bio-filter. Onsite recharge is via nonstructural measures. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cubic feet per second. The SWM concept for this property was approved on June 20, 2005.

The proposed development is not subject to water resources protection; however it is subject to the forest conservation law. The final forest conservation plan (FFCP) shows 0.25 acres of forest clearing and 0.94 acres of forest retention. Based upon the forest conservation worksheet, the Applicant will have no afforestation/ reforestation requirement as the break-even point has been met or exceeded on this site.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of site plan 820080220, Naylor Property, for 12 townhouses on 2 gross acres. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on March 26, 2009 are required except as modified by the following conditions:

Conformance with Previous Approvals

1. Zoning Ordinance Conformance

The proposed development must comply with the purpose clause of the RT-8 Zone as approved by the Zoning Case G-821 (Resolution dated January 18, 2005) unless amended. This property is subject to the appropriate densities and uses allowed in the RT zones.

2. Preliminary Plan Conformance

The proposed development must comply with the conditions of approval for preliminary plan 120060600 as listed in the Planning Board Resolution dated January 11, 2007 unless amended. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DPWT conditions, and DPS stormwater conditions.

Environment

The Applicant must comply with the following conditions of approval:

3. The Environmental Planning staff recommends approval (reference Appendix B, memorandum dated January 27, 2009).
 - a. Compliance with all the conditions of approval for the Final Forest Conservation Plan (FFCP) prior to plat recordation, or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control as appropriate. Compliance with the arborist's report dated October 14, 2008.
 - b. Record plat must show all areas of forest retention, forest planting and environmental buffering within a Category I Conservation Easement.
 - c. The proposed development is subject to Stormwater Management Concept approval conditions dated June 20, 2005 unless amended and approved by the Montgomery County Department of Permitting Services.

Open Space & Recreation

4. Common Open Space Covenant

The record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 9th (the same number used for completion of amenities) building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

Site Plan

5. Landscaping

- a. The proposed plant materials shall be installed to meet the standards of the American Standards for Nursery Stock (AAN) with regard to the correct size and type as specified within the plant list and planting plan (sheet 4 of 5).
- b. An alternate plant list may be provided on the Landscape and Lighting plan; to accommodate plant substitutions.
- c. The proposed plantings shall be properly installed and maintained so as not to conflict with the public right of way, and/or cause damage to any existing public utilities.

6. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for residential development.
- b. All onsite light fixtures must be semi cut-off fixtures with house-side shields and refractive panels.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels of the on-site light fixtures shall not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
- e. The height of the light poles shall not exceed 14 feet, including the mounting base.

7. Development Program

The Applicant must construct the proposed development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. Street lighting and sidewalks must be installed within six months after street construction is completed. Street tree planting may wait until the next growing season.
- b. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.
- c. Community-wide pedestrian pathways, including the 8-foot wide bike pathway, must be completed within 6 months of the completion of the road construction.
- d. Provide each section of the development with necessary roads.
- e. The development program must provide phasing of dedications, stormwater management, sediment and erosion control, and other features.

8. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include stormwater management concept approval, development program, inspection schedule, and site plan resolution on the approval or cover sheet.
- b. Add a note to the site plan stating that “M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading”.
- c. Ensure consistency of all details and layout between site plan and landscape plan.
- d. Provide a building envelope (with setbacks labeled on the site plan) that will account for any minor and/or major shifts in the final construction of the proposed buildings.
- e. Provide a diagram delineating the location of the on-site Green Area.

APPENDICES

- A. Vision Division Memorandum (dated February 12, 2009)
- B. Environmental Planning Division Memorandum (dated January 27, 2009)
- C. Fire Marshal Comments (March 9, 2009)
- D. Transportation Planning Comments (dated June 2, 2008)
- E. Site Plan

Appendix A



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

February 12, 2009

MEMORANDUM

TO: Molline C. Smith, Development Review Division
FROM: Kristin O'Connor, East Transit Corridor, Vision ^{VO} Division
VIA: Khalid Afzal, Team Leader, East Transit Corridor, Vision
SUBJECT: Site Plan No. 820080220 - Naylor Property

Staff Recommendation:

Staff finds that the proposal is consistent with the *1997 Approved and Adopted Fairland Master Plan*.

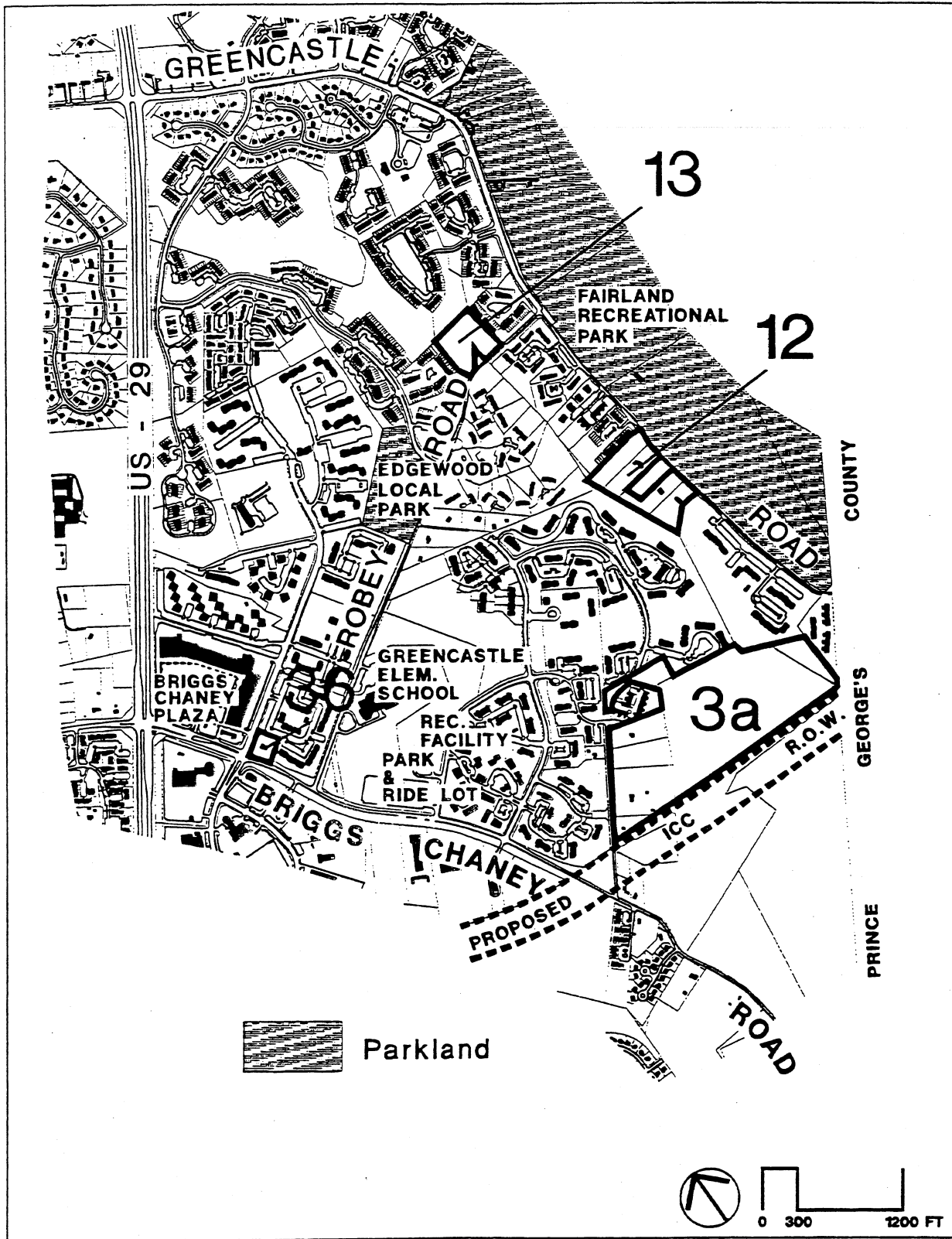
Master Plan Compliance:

Staff has reviewed the above referenced site plan for conformance with the *1997 Approved and Adopted Fairland Master Plan*. The site is located in the Greencastle/Briggs Chaney community shown in Figure 19 on page 43 in the Master Plan (attached). The 2-acre property is one of four parcels, totaling seven acres, highlighted as Area 12 and identified as suitable for townhouses and RT-8 zoning (p. 44). Rezoned from R-60 to RT-8 in 2004, the project proposes removing the existing single-family dwelling and constructing 12 townhouses. The Plan recommends the following objectives when redeveloping the properties in Area 12:

- 1) Provide connections to open space in adjacent properties
- 2) Incorporate stream buffer areas in open space in adjacent properties to expand open space along tributaries to the Little Paint Branch
- 3) Require appropriate setbacks and noise mitigation along Greencastle Road (p. 44)

After reviewing the setbacks, the open space areas, the stream valley buffer protection, and the landscaping plans, Vision staff concludes that the site plan as submitted is consistent with the Fairland Master Plan.

M:\O'Connor\Fairland\Fairland - Naylor Property townhouses.doc





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

MEMORANDUM

TO: Robert Kronenberg, Supervisor, Development Review Division

VIA: Stephen D. Federline, Master Planner,
Environmental Planning Division

FROM: Josh Penn, Senior Planner, Environmental Planning Division

DATE: January 27, 2009

SUBJECT: Site Plan 820080220 and Final Forest Conservation Plan
Naylor Property

RECOMMENDATION

Environmental Planning staff recommends **approval with conditions** of Site Plan 820080230, subject to the following conditions:

- 1) Compliance with all conditions of approval of the Final Forest Conservation Plan (FFCP) prior to plat recordation, or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permit, as appropriate. Specific conditions of note unique to this plan include:
 - a. Compliance with the arborist's report dated October 14, 2008.
2. Record plat must show all areas of forest retention, forest planting, and environmental buffer within a Category I conservation easement.

BACKGROUND

The 2.0-acre site is located on the west side of Greencastle Road, south of Robey Road in Fairland. The site is zoned RT-8, and existing townhome developments adjoin to the south and north. The property is currently wooded with one single family home. There is a tributary to the Little Paint Branch along the western edge of the property. There are 1.19-acres of existing forest, 0.46-acres of 100-year floodplain, and 0.96-acre of stream valley buffer (SVB) on-site. The proposal is for the construction of 12 single-family townhomes.

Environmental Guidelines

The site is located in the Little Paint Branch Watershed, a Use Class I-P watershed. There are 1.19-acres of existing forest, 0.46-acres of 100-year floodplain, and 0.96-acre of stream valley buffer (SVB) on-site. The site is not located inside a Special Protection Area. The entire SVB will be protected by a Category I conservation easement.

Forest Conservation

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD), 420033000, was approved on July 1, 2003. A Preliminary Forest Conservation Plan for the subject site, plan number 120060600, was approved with the preliminary plan by the Planning Board on January 11, 2007.

The final forest conservation plan (FFCP) shows 0.25-acres of forest clearing and 0.94-acres of forest retention. Based upon the forest conservation worksheet, the applicant will have no afforestation/reforestation requirement as the break-even point has been met or exceeded on this site.

Condition #2(a) of the Preliminary Plan (120060600) has been fully satisfied. The applicant has provided permanent signage every 30 feet along the easement, a 10" DBH tree survey, a certified arborist's report detailing how the 38" DBH Red Oak will be retained, and the worksheet has been revised to include the 0.09-acres of Right-of-Way.

Condition #2(b) is not applicable since the applicant and the arborist believe the tree can be protected and retained.

The ISA certified arborist report was submitted separately and is dated October 14, 2008. Compliance with the ISA certified arborist's report is necessary to fulfill the conditions of the preliminary forest conservation plan and preliminary plan approval.

PD Recommendation to Dev Rev Div: Hold for revision/additional information

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS**

By: Cathy Conlon
Development Review Division


SUBJECT: Plan # 820080220, Name Naylor Property
DRC date: Monday, June 2, 2008

The above-referenced plan has been reviewed to determine if it meets requirements of the guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

PD RECOMMENDATIONS:

Hold for the following Revisions/Additional Information before scheduling for Planning Board:

- 1- Revise forest conservation plan (see FCP recommendation sheet)

SIGNATURE: 
Josh Penn
Environmental Planning
Countywide Planning Division

DATE: 5/22/08

By: Site Solutions, Inc.

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Cathy Conlon
Development Review Division

SUBJECT: Final Forest Conservation Plan 820080220
Site Plan Naylor Property
Preliminary Plan # 120060600

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

RECOMMENDATION ADEQUACY

Adequate as submitted

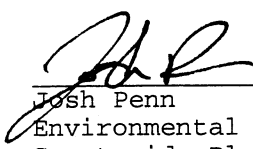
RECOMMENDATIONS

Revise according to the comments specified below.

Comments:

- 1- As per conditions of approval of the Preliminary Forest Conservation Plan please address the following items:
 - a. 10 inch DBH tree survey with Critical Root Zones (CRZ's) within 50 feet of the LOD.
 - b. Please provide an ISA certified arborist's report and evaluation of Tree "A" a 38" White Oak just off-site.
 - i. If the arborist decides it is not feasible to save this tree due to the impacts of the subdivision, mitigation, a maintenance & management agreement, and financial security would be required.

SIGNATURE:


Josh Penn
Environmental Planning
Countywide Planning Division

DATE:

5/29/08

FOR: (Site Solutions, Inc.)



FIRE MARSHAL COMMENTS

DATE: 09-Mar-09
TO: Al Blumberg
Site Solutions, Inc.
FROM: Marie LaBaw
RE: Naylor Property
820080220

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **24-Feb-09**. 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.

TRANSPORTATION PLANNING COMMENTS FOR DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Date	06/02/08 (was 01/09/06 & 03/14/08)	Policy Area:	Fairland/White Oak	Item No.:	5
Plan Number	820080220 (was 1-06060, 7-05046, & G-821)	TP Reviewer:	Cherian Eapen - Ext. 4539		
Plan Name	Naylor Property	DR Reviewer:	Michele Oaks - Ext. 4573		
Applicant/Developer	Tricapital Patrnrs, LLC - Bob LoPinto				
Civil Engineer	Site Solutions, Inc. - Alfred Blumberg				
Attorney	Holland & Knight - William Kominers				
Proposed Land Use(s)	Townhouses	Zoning	R-200		
Size/No. of Units	12 units				
Existing Land Use(s)	Remove the existing house.				

Local Area Transportation Review (LATR): Growth Policy Requirement (Check One of the 4 boxes below)

1. Traffic Statement for LATR & PAMR:	Yes	2. Traffic Study for LATR & not PAMR:	No
3. Traffic Study for PAMR & not LATR:	No	4. Traffic Study for both LATR & PAMR:	No
Date Submitted:	Update needed? / Comments?		

Traffic Mitigation Required?

PAMR Required %	N/A (45%)	Master Plan / TMD Participate in TMO	Alternative Review Procedure, Metro Policy Area:	I-3
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Facilities:

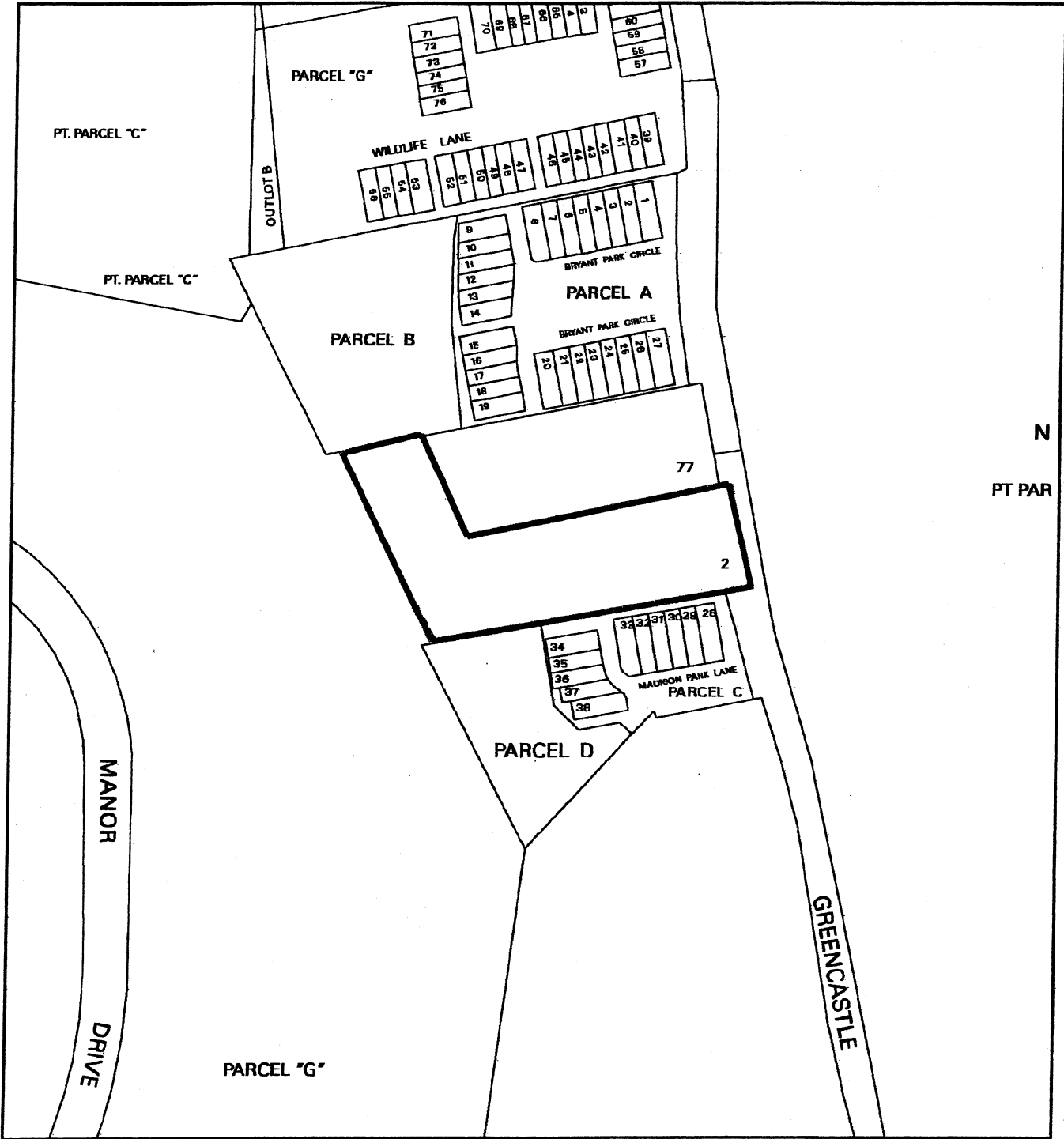
Roadway Name(s)	Greencastle Road	North-South Driveway			
Roadway Designation	Arterial, A-110	(Private)			
Required ROW	80 feet	N/A			
ROW shown on plan	+21 feet for 40 feet from the centerline				
Additional ROW required?	None				
Sidewalks/ ADA Ramps	None shown & not needed - part of shared-use path				
Bikeways	PB-52, Class I, 8-ft & SP-23, shared-use path, shown on the plan as 8-foot wide				
Bicycle Facilities					

Lighting	
Additional Transportation Issues:	Transportation Planning Memo Needed (Yes/No): No

Key Transportation Issues

- Contribute to DPWT CIP Project No. 500100, to upgrade Greencastle Road that is funded for construction includes a Class I bikepath along the Greencastle Road frontage.
- Recommend pedestrian connecting the north-south driveway with the adjacent development to the south. No vehicular connection was required at preliminary plan approval and the north-south driveway is a private road.
- Confirm that the lead-in sidewalk and bikeway are handicapped accessible.
- No PAMR requirements because this preliminary plan for the development was filed before January 1, 2007.

NAYLOR PROPERTY (820080220)



Map compiled on April 17, 2008 at 9:59 AM | Site located on base sheet no - 218NE04

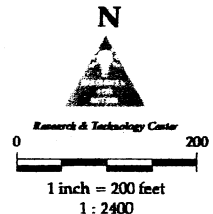
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

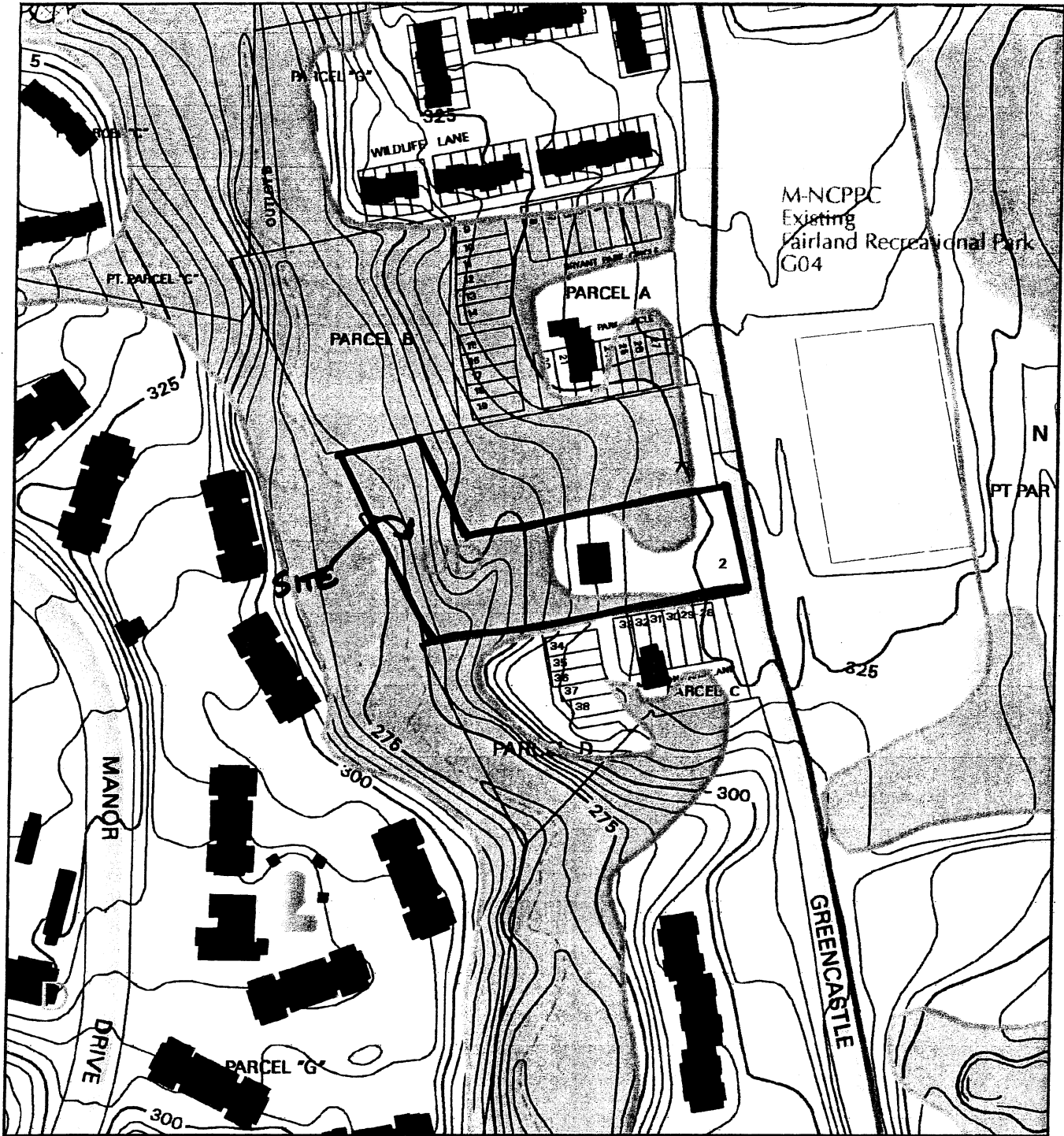
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8287 Georgia Avenue - Silver Spring, Maryland 20910-3700

NAYLOR PROPERTY (820080220)



Map compiled on April 17, 2008 at 9:54 AM | Site located on base sheet no - 218NE04

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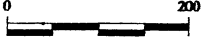
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Key Map



Research & Technology Center



1 inch = 200 feet
1 : 2400

NAYLOR PROPERTY (820080220)



Map compiled on April 17, 2008 at 10:02 AM | Site located on base sheet no - 216NE04 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

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Key Map



N



Research & Technology Center



1 inch = 100 feet
1 : 1200

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3700

Greencastle Road

Phase **A:Under Construction**

Project ID **500100**

Project Desc. Form 11-87

Project Description

Design for reconstruction of 2100 feet of existing Greencastle Road. The project is a closed section road that transitions between 2 lanes to 4 lanes from Greencastle Ridge Terrace to Fairland Park entrance.

Contractor	Ardent Company, LLC
-------------------	---------------------

Design	Dan Sheridan	(240) 777-7283
Property Acq.	Fran Marcus	(240) 777-7256
Construction	Chabi Deoraj	(240) 777-7213

ADP Issued: 7/30/07	Contract Days: 390	Total Days Charged: 268
%Completed: 61.00%	Amount Paid: \$1,573,409	Contract Amount: \$2,566,600

Milestones

<u>Activity Name</u>	<u>Projected</u>	<u>Current/Actual</u>
Concept Design Submittal	04-Mar-99	04-Mar-99 A
Preliminary Design (30%) Submittal	12-Jun-03	12-Jun-03 A
Public Meeting	25-Sep-03	25-Sep-03 A
Mandatory Referral Meeting @ MNCPPC	30-Oct-03	30-Oct-03 A
Public Hearing	14-Apr-04	14-Apr-04 A
Complete 70% Design (Utility Letter)	12-Nov-04	12-Nov-04 A
Final Right of Way Plats Submittal	18-Oct-05	18-Oct-05 A
Final Plans/Permits/Specs & Estimate (100%)	28-Sep-05	02-Nov-05 A
Advertise for Bids	21-Mar-07	23-Feb-07 A
Right of Way Clear	18-Jul-07	30-Jul-07 A
Start Construction	30-Jul-07	30-Jul-07 A
Substantial Completion	25-Aug-08	22-Aug-08
End Construction	06-Oct-08	03-Oct-08
End Warranty Period	06-Oct-09	05-Oct-09

19/2008 - Working on NB roadway excavation and subgrade prep.

Note: On Jan 14, 2008, F. Mucciardi Company, LLC formally notified the County that its corporate name was changed from F. Mucciardi Company LLC to Ardent Company, LLC. Finance and Procurement have been notified of this change.

**DEVELOPMENT REVIEW COMMITTEE
TRANSPORTATION PLANNING COMMENTS**

Item No. 9	Memo Required ?	Yes	No	X
Meeting Date 01/09/06	Transportation Planner Cherian Eapen		Ext	4539
Date of Prior DRC 03/14/05	Dev. Rev. Planner D. Janousek		Ext	4564
Plan Number(s) 1-20060600	Zone RT-8			
Plan Name Seibel's Subdivision - Lot 2				

Applicant Name, Representative, or Attorney
 Applicant=**Tropical Partners, LLP – Bob LoPinto**
 Developer=
 Engineer=**Site Solution, Inc. – Al Blumberg**
 Attorney=**Holland & Knight, LLP – William Kominers**

Policy Area Fairland/White Oak	Parcel or Lot Numbers Lot 2 (Record Plat No. 162-49)
---------------------------------------	---

Development Type **Town houses**

Size/Number of Units **+12 new & total units**

No. of Lots 1 to 12	Phasing none
WSSC Map No(s) 218NW04	Tax Map No(s) KR 562

I. ADEQUATE PUBLIC FACILITIES

Existing Land Use/Occupied House(s) **Remove the existing single-family detached unit.**

Prior approval for	+12(13 new & total) single-family detached units	As	7-05046	On	No PB Hearing
For	From R-60 to RT-8 zone for 16 townhouses	As	G-821	On	PB Hearing=09/09/04
For		As		On	
For		As		On	

- a. Policy Area Transportation Review** (*Required to be tracked by County Council*)
 If not a Rural Policy Area, remaining staging ceiling capacity negative? Jobs HU's **Yes**
- b. Proposed traffic mitigation program:**
 Required/optional participation in TMO for **to satisfy PATR** I-3 Zone

c. Local Area Transportation Review
 Traffic study required **No** Traffic statement required **No** Submitted on
 Traffic study/statement complete Letter Submitted by

Key Transportation Issues

1. **Contribute to DPWT CIP Project No. 500100, to upgrade Greencastle Road that is funded for construction includes a Class I bikepath along the Greencastle Road frontage.**
2. **Construct the bikepath to be level across the driveway from Greencastle Road.**
3. **Provide handicapped ramps for the lead-in sidewalk.**
- 4.

II. RIGHT-OF-WAY DESIGNATION/USE

Roadway(s) **Greencastle Road**

Functional Roadway designation **Arterial (A-110)**

Required right-of-way **80 feet**

<input checked="" type="checkbox"/>	Dedicated as shown on plan	+25 feet for 40 feet from the centerline
<input type="checkbox"/>	Additional dedication for	
<input checked="" type="checkbox"/>	Designated bikeway as Class/Side of Road	PB-52, Class I, 8-ft SP-23, shared-use path, shown on the plan as 8-foot wide
<input checked="" type="checkbox"/>	Sidewalk	Not needed - part of shared-use path

Rustic Road

Roadway(s)

Functional Roadway designation

Required right-of-way

<input type="checkbox"/>	Dedicated as shown on plan
<input type="checkbox"/>	Additional dedication for
<input type="checkbox"/>	Designated bikeway as Class/Side of Road
<input type="checkbox"/>	Sidewalk

Rustic Road

<input type="checkbox"/>	Provide roadway connection to	
<input checked="" type="checkbox"/>	Provide sidewalk connection to	a 4-foot lead-in sidewalk & a shared-use path along Greencastle Road as shown on plan
<input type="checkbox"/>	Abandonment needed for	
<input type="checkbox"/>	Place in reservation for	
<input type="checkbox"/>	Place in easement (transit/roadway) for	

Sight distance adequate?	From	Greencastle Road		
Yes	No	At Preliminary Plan Review	Needed Now!	
Transit service routes?		Ride-On	Metrobus	None X
Segment of Greencastle Road		Ride-On	Metrobus	None
Transit service routes?		Ride-On	Z-13	None
Nearby Greencastle Rd at Robey Rd		Ride-On	Metrobus	None
Transit service routes?		Ride-On	Metrobus	None

COMMENTS: Note that this is the same applicant who also developed the adjacent Parcel N058, Day Property.

**DEVELOPMENT REVIEW COMMITTEE
TRANSPORTATION PLANNING COMMENTS**

Item No. **9** Memo Required ? Yes No **X**
Meeting Date **03/14/05** Transportation Planner **Cherian Eapen** Ext **4539**

Date of Prior DRC Dev. Rev. Planner Ext
Plan Number(s) **7-05046** Zone **RT-8**

Plan Name **Seibel's Subdivision - Lot 2**

Applicant Name, Representative, or Attorney
Owner=

Applicant= Tricapital Partners, LLP – Bob Lopinto

Engineer= Site Solutions, Inc. – Alfred Blumberg

Attorney=

Policy Area **Fairland/White Oak** Parcel or Lot **Lot 2**
Numbers

Development Type **Single-Family
Detached Units**

Size/Number of Units **+12 (13 new & total)**

No. of Lots **1 to 13** Phasing **none**

WSSC Map No(s) **218NE04** Tax Map No(s) **KR 562**

I. ADEQUATE PUBLIC FACILITIES

Existing Land Use/Occupied **Remove the existing house.**
House(s)

Prior approval for As **G-821** On

For As On

For As On

For As On

a. Policy Area Transportation Review (for Required County Council Tracking Purposes)

Remaining staging ceiling capacity available? Rural Policy Area If yes- N/A No, continue

Jobs remaining Positive No. If negative No., track

Housing units remaining Positive No. If negative No., track **-3,557**

If negative, satisfied by? De Minimis Mitigation Pay & Go DAP

b. Proposed traffic mitigation program:

Required/optional participation in TMO I-3 Zone

c. Local Area Transportation Review

Traffic study required **No** Traffic statement required **No** Submitted on

Traffic study/statement complete Letter sent Submitted by

Key Transportation Issues

1. **Contribute to DPWT CIP Project No. 500100, to upgrade Greencastle Road.**
2. **Provide handicapped ramps for the lead-in sidewalk.**
- 3.
- 4.

II. RIGHT-OF-WAY DESIGNATION/USE

Roadway(s) **Greencastle Road**

Functional Roadway designation **Arterial (A-110)**

Required right-of-way **80 feet**

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<input type="checkbox"/>	Additional dedication for	
<input checked="" type="checkbox"/>	Designated bikeway as Class/Side of Road	PB-52, Class I, 8-ft SP-23, shared-use path, shown on the plan
<input checked="" type="checkbox"/>	Sidewalk	Not needed - part of shared-use plan

Rustic Road

Roadway(s)

Functional Roadway designation

Required right-of-way

<input type="checkbox"/>	Dedicated as shown on plan
<input type="checkbox"/>	Additional dedication for
<input type="checkbox"/>	Designated bikeway as Class/Side of Road
<input type="checkbox"/>	Sidewalk

Rustic Road

<input type="checkbox"/>	Provide roadway connection to	
<input checked="" type="checkbox"/>	Provide sidewalk connection to	a 4-foot lead-in sidewalk & a shared-use path along Greencastle Road as shown on plan
<input type="checkbox"/>	Abandonment needed for	
<input type="checkbox"/>	Place in reservation for	
<input type="checkbox"/>	Place in easement (transit/roadway) for	

Sight distance adequate? From **Greencastle Road**

Yes No At Preliminary Plan Review **X**

Transit service routes? Ride-On Metrobus None **X**

Segment of Greencastle Road

Transit service routes? Ride-On Metrobus **Z-13** None

Nearby Greencastle Road at Robey Road

Transit service routes? Ride-On Metrobus None

COMMENTS:

Note that this is the same applicant who also developed the adjacent Parcel N058, Day Property.

Appendix E

