



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


**MCPB**  
**Item # 1B**  
**6/30/2011**

**MEMORANDUM**

**DATE:** June 22, 2011

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Supervisor  
Regulatory Coordination Division  
(301) 495-4542

**FROM:** Stephen Smith, Senior Planner   
Regulatory Coordination Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for June 30, 2011

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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:

220100680 **Greencastle Towns**  
220110640 - 220110670 **Clarksburg Village**

**Plat Name: Greencastle Towns**

**Plat #: 220100680**

Location: Located on the west side of Greencastle Road, approximately 300 feet south of Bryant Park Circle

Master Plan: Fairland

Plat Details: RT-8 zone; 12 lots, 3 parcels  
Community Water, Community Sewer

Applicant: Tri-Capital Partners, LLC

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060600 (MCPB Resolution No. 07-68) and with Site Plan No. 820080220 (Certified Site Plan dated December 22, 2009), 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.



# RECORD PLAT REVIEW SHEET

Plat Name: GREENCASTLE TOWNS Plat Number: 220100680  
 Plan Name: SEIBLES SUBDIVISION Plan Number: 120060600  
 Plat Submission Date: 2/24/2010  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Conlon Checked: CK Date 6/8/11

**Initial DRD Review:**

Signed Preliminary Plan – Date 8-1-07 Checked: Initial SJS Date 4-2-2010  
 Planning Board Resolution – Date 6-11-07 Checked: Initial SJS Date 4-2-2010  
 Site Plan Req'd for Development? Yes X No      Verified By: SJS (initial)  
 Site Plan Name: NAYLOR PROPERTY Site Plan Number: 820080220  
 Planning Board Resolution – Date 6-16-09 Checked: Initial SJS Date 4-2-2010  
 Site Plan Signature Set – Date 12-22-09 Checked: Initial SJS Date 4-2-2010  
 Site Plan Reviewer Plat Approval: Checked: Initial      Date     

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2/24/10	3/12/10	3-15-2010	Revise Easement lines
Research	Bobby Fleury			2/25/10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

**Final DRD Review:**

Consultant Notified (Final Mark-up): Initial SJS Date 8-12-10  
 Final Mylar & DXF/DWG Received: Initial SJS Date 5-24-11  
 Final Mylar Review Complete: Initial SJS Date 6/16/2011

**Board Approval of Plat:**

Plat Agenda: Initial SJS Date 6-30-2011

Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

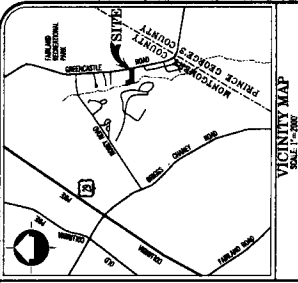
**MCDPS Approval of Plat:**

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. \_\_\_\_\_



**SITE DATA TABLE**

STANDARD	REQ. REQUIRED / MAX. PERMITTED	PROPOSED / APPROVED
Tract Area	20,000 sq. ft. min.	47,120 sq. ft.
Density	0.0 R/U/L min.	0.0 R/U/L
Number of Units	10 min.	12
Setbacks:		
Front Setback	25 ft. min.	25 ft.
Side Setback	10 ft. min.	10 ft.
Back Setback	10 ft. min.	10 ft.
Setback from Right-of-Way	10 ft. min.	10 ft.
Setback from Adjacent Property	10 ft. min.	10 ft.
Setback from Stream	10 ft. min.	10 ft.
Setback from Forest Safe Area	10 ft. min.	10 ft.
Setback from Wetlands	10 ft. min.	10 ft.
Setback from Flood Hazard	10 ft. min.	10 ft.
Setback from Other	10 ft. min.	10 ft.
Notes:	0.0 R/U/L (not counting driveway)	0.0 R/U/L (not counting driveway)
Other:	None required	None proposed

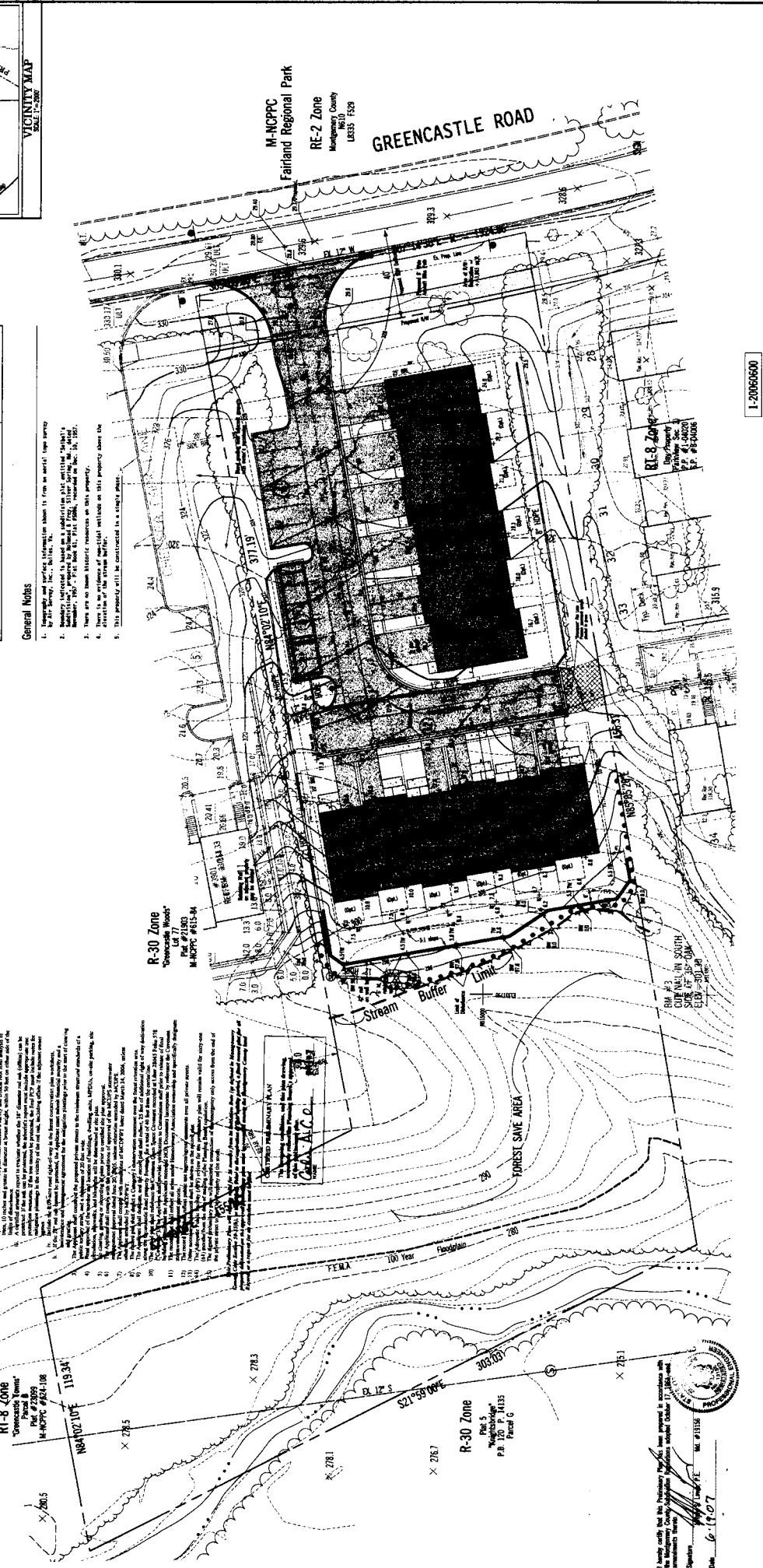
**General Notes**

1. Topography and existing information shown is from an aerial type survey.
2. Boundaries indicated is based on a 2010 aerial type survey. The boundaries are not guaranteed to be correct. The boundaries are shown for informational purposes only. The boundaries are not to be used for any other purpose.
3. There are no known historic resources on this property.
4. There is no evidence of wetland within on this property. The direction of the stream buffer.
5. This property will be constructed in a single phase.

**RT-8 Zone**  
**GreenCastle Road**  
 Pk # 22383  
 M-NCPCC #614-108

**R-30 Zone**  
**GreenCastle Woods**  
 Pk # 22383  
 M-NCPCC #615-84

**R-30 Zone**  
**GreenCastle Woods**  
 Pk # 22383  
 M-NCPCC #615-84



**1-20060600**

**PRELIMINARY PLAN**  
**SEIBEL'S SUBDIVISION - LOT 2**  
 (MAJOR PROPERTY)  
 COLLETSVILLE ELECTION DISTRICT #45  
 MONTGOMERY COUNTY, MARYLAND

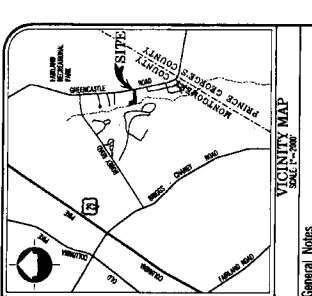
**1" = 20'**  
 SHEET NO. **1 of 1**  
 DRAWING NO. **1384**

**APPLICANT:** TriCapital Partners, LLC  
 5504 Edison Lane  
 Rockville, MD 20852

**DATE:** 6/18/07

**DESIGNER:** SITE SOLUTIONS, INC.  
 8641's Observation Drive, Suite 200  
 Rockville, MD 20850  
 (301) 440-2000 Fax (301) 440-2001

**PLANNING ENGINEERING LANDSCAPE ARCHITECTURE**



**General Notes**

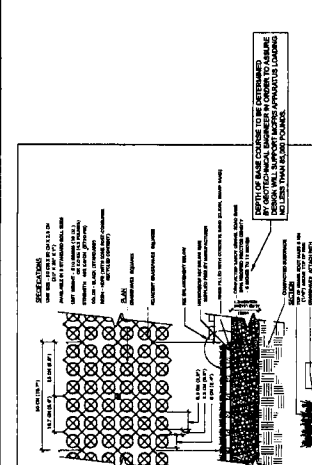
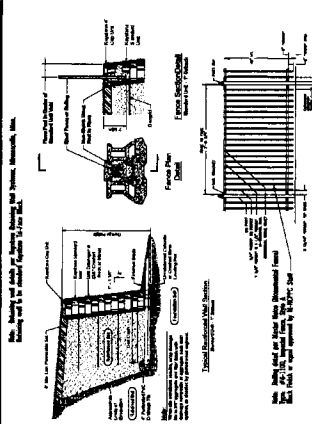
1. All dimensions are in feet and inches. All dimensions are to the center of the lot.
2. Boundary data is per a survey by Fowler Associates, Inc., Montpelier, Md., dated March, 2001.
3. There are no known historic resources on this property.
4. The property is located in the M-NCPPC Fairland Regional Park, which is a public park and recreation area.
5. This property will be developed in a single phase.
6. All utilities are shown as shown on the site plan.
7. All structures shall be constructed in accordance with the applicable zoning ordinance.
8. All structures shall be constructed in accordance with the applicable building code.
9. All structures shall be constructed in accordance with the applicable fire code.
10. All structures shall be constructed in accordance with the applicable health and safety code.

**M-NCPPC**  
Fairland Regional Park  
**RE-2 Zone**  
Montgomery County  
MD 301  
LASSY FEZ

**RECEIVED**

Montgomery County Planning Department  
12-22-09

Certified Site Plan Set - Sheet 3 of 6  
Major Property #62080220



**Legend**

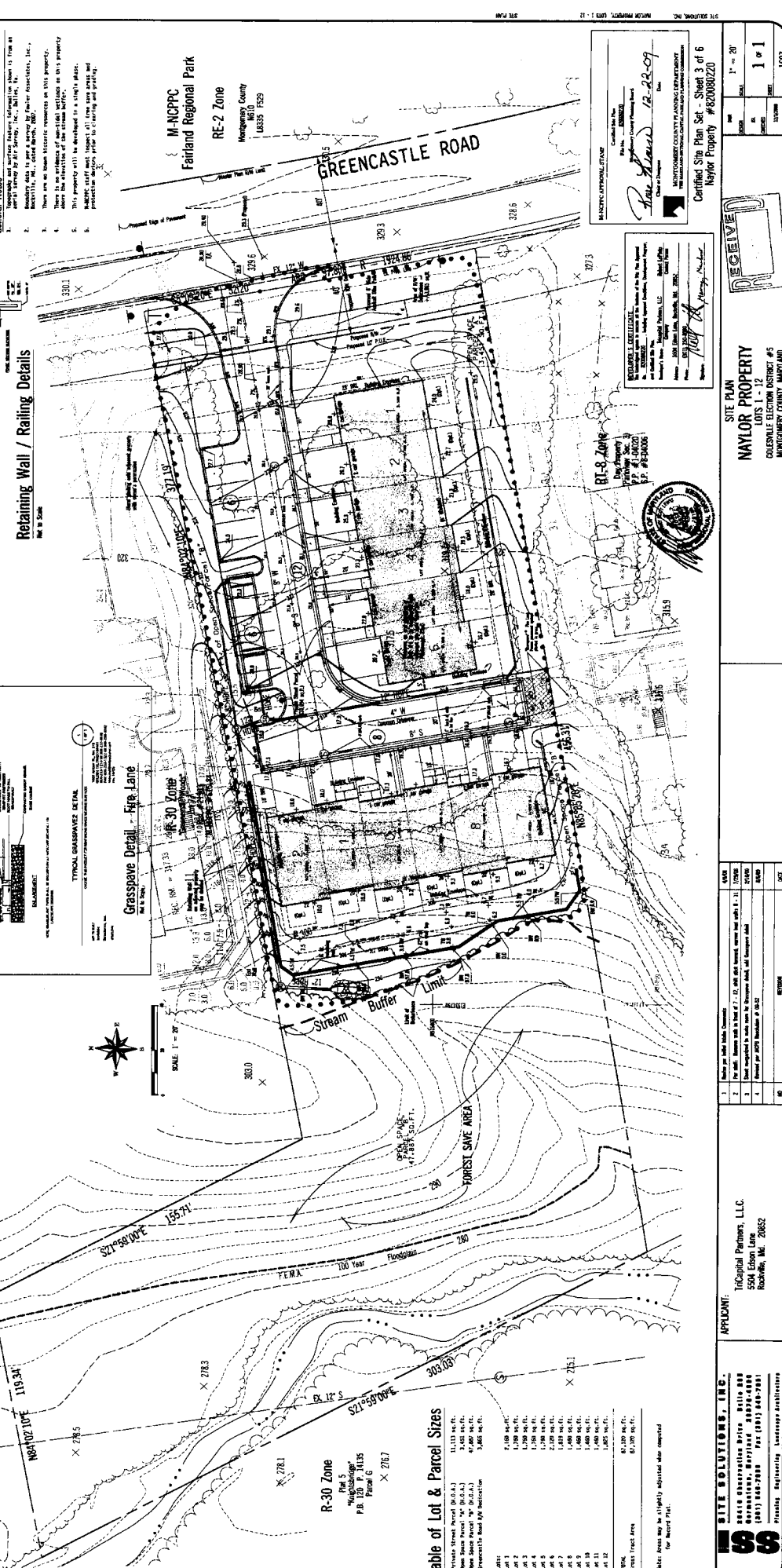
- Existing Structures
- Proposed Structures
- Proposed Railing
- Proposed Retaining Wall
- Proposed Stream
- Proposed Fire Lane
- Proposed Forest Safe Area
- Proposed Stream Buffer
- Proposed Stream Bank
- Proposed Stream Bed
- Proposed Stream Channel
- Proposed Stream Embankment
- Proposed Stream Floodplain
- Proposed Stream Floodway
- Proposed Stream Floodplain Boundary
- Proposed Stream Floodway Boundary

**RT-8 Zone**  
Ordinance #2008-08  
Parcel 8  
P.O. #73059  
M-NCPPC #204-108

**R-30 Zone**  
Ordinance #2008-08  
Parcel 5  
"Neighborhood"  
P.O. #73059  
M-NCPPC #204-108

**Table of Lot & Parcel Sizes**

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Lot 1	7,100	7,100	7,100
Lot 2	1,200	1,200	1,200
Lot 3	1,200	1,200	1,200
Lot 4	1,200	1,200	1,200
Lot 5	1,200	1,200	1,200
Lot 6	1,200	1,200	1,200
Lot 7	1,200	1,200	1,200
Lot 8	1,200	1,200	1,200
Lot 9	1,200	1,200	1,200
Lot 10	1,200	1,200	1,200
Lot 11	1,200	1,200	1,200
Lot 12	1,200	1,200	1,200



**SITE PLAN**  
**NAYLOR PROPERTY**  
LOTS 1-12  
COLESVILLE ELECTION DISTRICT #5  
MONTGOMERY COUNTY, MARYLAND

APPLICANT: TriCapital Partners, LLC  
5504 Edison Lane  
Rockville, Md. 20852

Prepared by: SITE SOLUTIONS, INC.  
10000 Rockville Pike, Suite 200  
Rockville, MD 20852  
Phone: (301) 440-8888  
Fax: (301) 440-8889

Planning, Engineering, Landscape Architecture

Scale: 1" = 20'

North Arrow

DATE: 12-22-09

PROJECT: #62080220

DATE: 12-22-09

PROJECT: #62080220

DATE: 12-22-09

PROJECT: #62080220