



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

**MCPB**  
**Item # 1B**  
**6/10/10**

**MEMORANDUM**

**DATE:** June 2, 2010

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CC*  
(301) 495-4542

**FROM:** Stephen Smith *SS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for June 10, 2010

---

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:

220090890 **E. Brooke Lees addition to Silver Spring**  
220091190 **Manor Park, Section 1**

**Plat Name: E. Brooke Lees addition to Silver Spring**  
**Plat #: 220090890**

Location: Located on the south side of Ripley Street, 500 feet west of Georgia Avenue (US 29)  
Master Plan: Silver Spring CBD  
Plat Details: CBD-2 zone; 1 parcel  
Community Water, Community Sewer  
Applicant: Silver Spring Project, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080210 (MCPB Resolution No. 08-125), and with Site Plan No. 820080150 (MCPB Resolution No. 08-99), as amended and approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.



**RECORD PLAT REVIEW SHEET**

Plat Name: E. Burke Lee add'n to Silver Spring Plat Number: 220090890  
 Plan Name: 1050 Ripley Street Plan Number: 120080210  
 Plat Submission Date: 2-19-09  
 DRD Plat Reviewer: S. Smith Checked: RAW Date 2/17/09  
 DRD Prelim Plan Reviewer: R. Weaver

**Initial DRD Review:**

Signed Preliminary Plan - Date 1-7-09 Checked: Initial SJS Date 3-12-09  
 Planning Board Opinion - Date 10/27/08 Checked: Initial SJS Date 3-12-09  
 Site Plan Req'd for Development? Yes  No  Verified By: SJS (initial)  
 Site Plan Name: 1160 Ripley Street Site Plan Number: BZ008015A  
 Planning Board Opinion - Date 10-27-08 Checked: Initial SJS Date 5/27/2010  
 Site Plan Signature Set - Date 8-14-2009 Checked: Initial SJS Date 5-27-2010  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>2-25-09</u>	<u>3-13-09</u>	<u>3/12/09</u>	<u>No REVISIONS</u>
Research	<u>Bobby Fleury</u>	↓	↓	<u>2-27-09 OK</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	↓	↓		
PEPCO	<u>Steve Baxter</u>	↓	↓		
Parks	<u>Doug Powell</u>	↓	↓		
DRD	<u>Nellie Carey</u>	↓	↓		

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial SJS Date 5/27/2010  
SJS 5/27/2010  
SJS 6-1-2010  
SJS 6-10-2010

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

**DPS Approval of Plat:**

Engineer 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 Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

No. \_\_\_\_\_



- GENERAL NOTES**
1. This plan is to be used in conjunction with the preliminary site plan and the preliminary site plan. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  2. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  3. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  4. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  5. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  6. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  7. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  8. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  9. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  10. The preliminary site plan was approved by the MDOT on 10/11/11. The preliminary site plan was approved by the MDOT on 10/11/11.
  11. All other notes shall be as shown on drawings.

**PRELIMINARY SITE PLAN FOR 1050 RIPLEY**

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY SITE PLAN	10/11/11	J. R. RYAN	J. R. RYAN
2	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
3	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
4	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
5	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
6	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
7	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
8	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
9	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
10	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
11	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
12	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
13	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
14	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
15	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
16	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
17	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
18	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
19	REVISION	10/11/11	J. R. RYAN	J. R. RYAN
20	REVISION	10/11/11	J. R. RYAN	J. R. RYAN

**ENGINEER'S CERTIFICATE**

I, **J. R. RYAN**, a duly Licensed Professional Engineer, State of Maryland, License No. **13333**, do hereby certify that the above described project is in accordance with the Maryland State Design Specifications for Streets and Highways, and that the same have been prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer, State of Maryland, License No. **13333**.

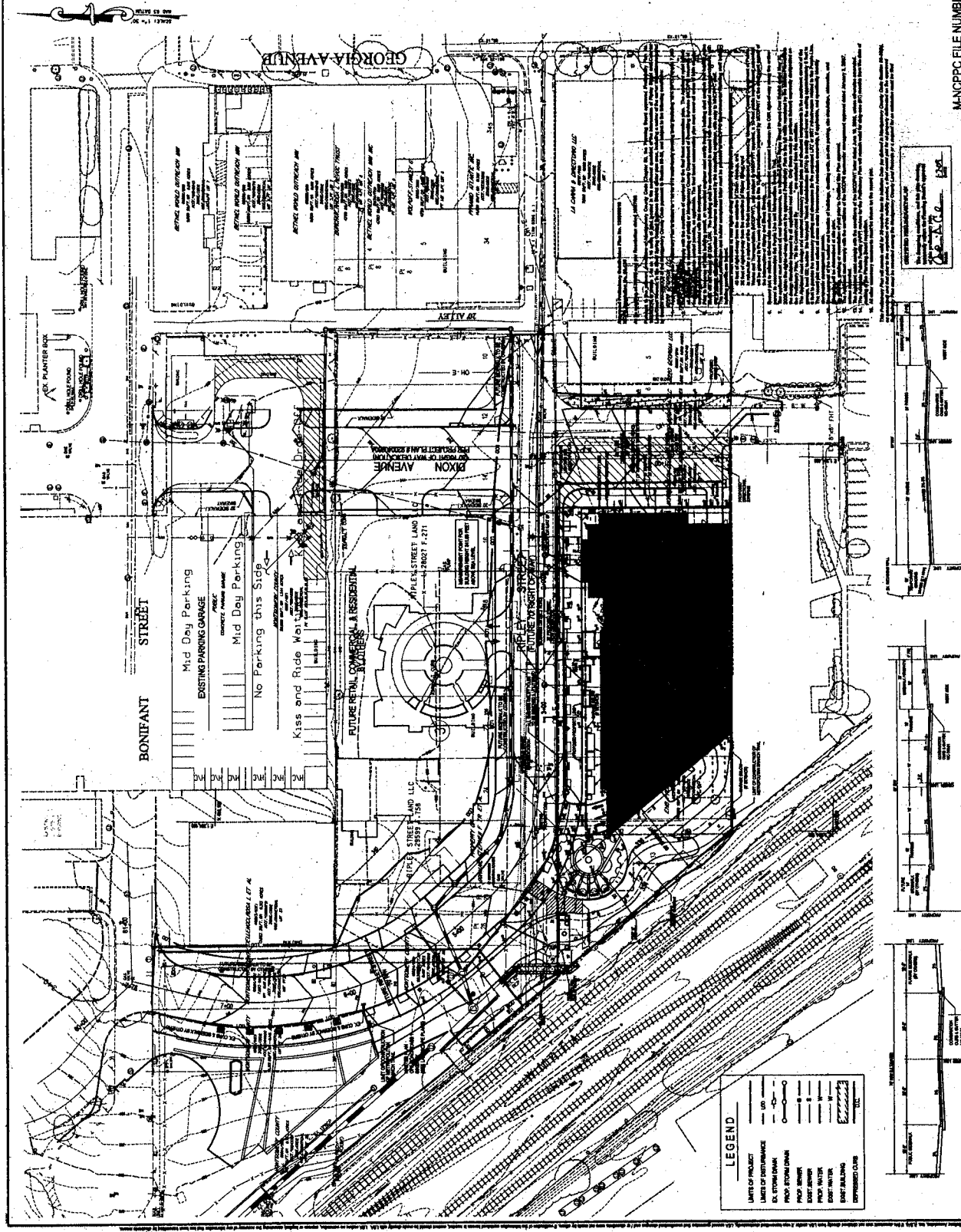
Signature: *J. R. Ryan*  
 Date: **10/11/11**

MANCPPC FILE NUMBER: 12008210

**PRELIMINARY PLAN**

**1050 RIPLEY**

PARCELS 8, 9, 11, 12, AND 19  
 15TH ELECTION DISTRICT  
 SILVER SPRING  
 MONTGOMERY COUNTY, MARYLAND



**OWNER/DEVELOPER**  
 SILVER SPRING PROJECT LLC  
 4719 Harford Lane, 3rd Floor  
 Baltimore, MD 21284  
 Ph: 240-482-8110

**DESIGNER**  
 RYANVILLE OFFICE  
 7 Research Plaza, Suite 100  
 Rockville, MD 20850  
 1-202-486-2700 / 1-202-486-0007

**UTILITY NOTES**

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE ACCURATE. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE ACCURATE.

**LEGEND**

LINE OF PROJECT	---
LINE OF IMPROVEMENT	---
EXISTING SIDEWALK	---
PROPOSED SIDEWALK	---
EXISTING DRIVE	---
PROPOSED DRIVE	---
EXISTING WATER	---
PROPOSED WATER	---
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING GAS	---
PROPOSED GAS	---
EXISTING TELEPHONE	---
PROPOSED TELEPHONE	---
EXISTING CABLE	---
PROPOSED CABLE	---

**FINAL STREET ALTERNATIVE CONDITION**

TYPICAL ROAD SECTION WITH NO BICYCLES ALLOWED

**MANCPPC FILE NUMBER: 12008210**

**PRELIMINARY PLAN**

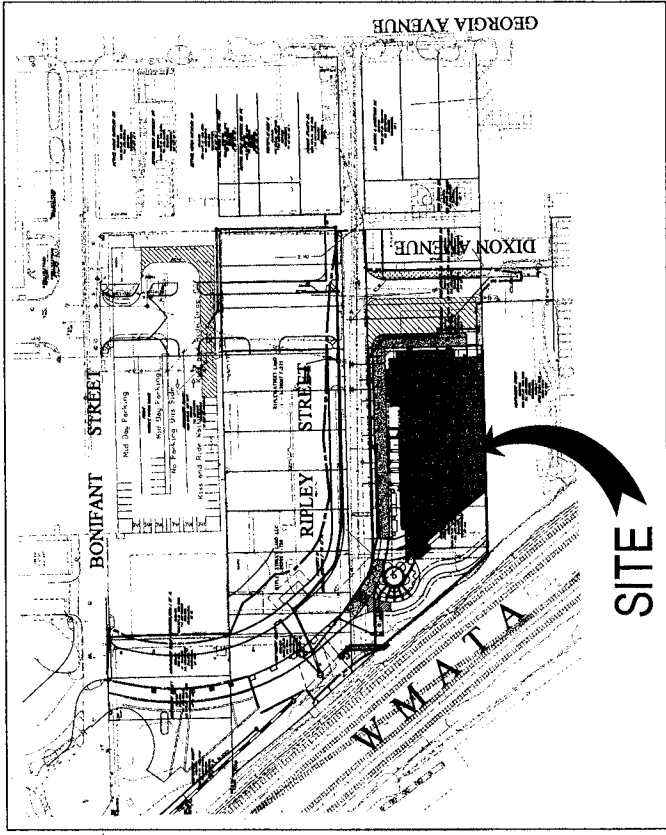
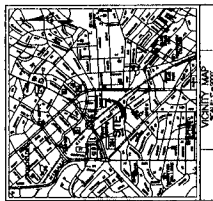
**1050 RIPLEY**

PARCELS 8, 9, 11, 12, AND 19  
 15TH ELECTION DISTRICT  
 SILVER SPRING  
 MONTGOMERY COUNTY, MARYLAND

# 1150 RIPLEY (FORMERLY 1050 RIPLEY)

13TH ELECTION DISTRICT  
SILVER SPRING  
MONTGOMERY COUNTY, MARYLAND

## CERTIFIED SITE PLAN AMENDMENT No. 82008015A



### LOCATION MAP

**APPLICANT**  
SILVER SPRING PROJECT, LLC  
4719 HAMPDEN LANE, SUITE 300  
BETHESDA, MD 20814  
PH: 240-482-8110

**CIVIL ENGINEER**  
LOEDERMAN SOLTESZ ASSOCIATES, INC.  
2 RESEARCH PLACE, SUITE 100  
ROCKVILLE, MD 20850  
PH: 301-948-2750

**LANDSCAPE ARCHITECT**  
HORD COPLAN MACK, INC.  
750 E. PRATT STREET, SUITE 1100  
BALTIMORE, MD 21202  
PH: 410-837-7311

**ARCHITECT**  
LESSARD URBAN, INC.  
8521 LEESBURG PIKE, SUITE 700  
VIENNA, VA 22182  
PH: 703-760-9344

### SHEET INDEX

- C1 COVER SHEET
- C2 PROJECT PLAN AND PROJECT PLAN AMENDMENT RESOLUTIONS
- C3 PRELIMINARY PLAN RESOLUTION
- C4 SITE PLAN RESOLUTION
- C5 SITE PLAN - AS APPROVED BY PLANNING BOARD
- C6 SITE PLAN AMENDMENT FOCUS SHEET
- C7 TRANSPORTATION IMPROVEMENT PLAN
- C8 RIPLEY STREET SECTION
- C9 PUBLIC SPACE AND AMENITY PLAN
- C10 CREATION OF OPEN SPACES
- C11 ACQUISITIONAL CERTIFICATION
- L1.0 PLANTING SOILS LAYOUT PLAN - AS APPROVED BY PLANNING BOARD
- L1.0\* PLANTING SOILS LAYOUT PLAN - AS APPROVED BY PLANNING BOARD
- L2.0 HARDSCAPE CONSTRUCTION PLAN
- L2.0\* HARDSCAPE CONSTRUCTION PLAN - AS APPROVED BY PLANNING BOARD
- L2.0A HARDSCAPE CONSTRUCTION PLAN - AS APPROVED BY PLANNING BOARD
- L2.0B\* HARDSCAPE CONSTRUCTION PLAN - AS APPROVED BY PLANNING BOARD
- L2.1 HARDSCAPE LAYOUT PLAN
- L2.1\* HARDSCAPE LAYOUT PLAN - AS APPROVED BY PLANNING BOARD
- L2.2 HARDSCAPE LAYOUT ENLARGEMENT - MAIN ENTRY
- L2.3 HARDSCAPE DETAILS
- L3.0 HARDSCAPE DETAILS
- L3.0A HARDSCAPE DETAILS - AS APPROVED BY PLANNING BOARD
- L3.1 HARDSCAPE DETAILS
- L3.2 HARDSCAPE DETAILS
- L3.3 HARDSCAPE DETAILS
- L3.4 PLAZA SCULPTURE DETAILS
- L3.5 PLAZA SCULPTURE DETAILS
- L3.6 PLAZA SCULPTURE DETAILS
- L3.8A SITE FURNISHINGS DETAILS
- L3.8B SITE FURNISHINGS DETAILS
- L4.0 PLANTING PLAN
- L4.0\* PLANTING PLAN - AS APPROVED BY PLANNING BOARD
- L4.1 PLANTING DETAILS
- L4.1\* PLANTING PLAN & PHOTOMETRICS DATA
- L5.0 LIGHTING PLAN - AS APPROVED BY PLANNING BOARD
- L5.0\* LIGHTING DETAILS
- L5.1 LIGHTING PLAN - AS APPROVED BY PLANNING BOARD
- L5.1\* LIGHTING DETAILS
- A1 NORTH ELEVATION
- A2 EAST & WEST ELEVATION
- S-104 G1 LEVEL FRAMING PLAN

\* - FOR REFERENCE ONLY, PLAN AS APPROVED BY PLANNING BOARD

THE RESOLUTION OF APPROVAL FOR SITE PLAN NO. 820080150 IS DATED OCTOBER 27, 2008. SITE PLAN AMENDMENT NO. 82008015A WAS FILED ON MAY 6, 2009. DUE TO THE PROXIMITY OF THE ORIGINAL SITE PLAN APPROVAL AND THE FILING OF THE AMENDED SITE PLAN, THIS CERTIFIED SITE PLAN AMENDMENT APPLIES TO AND REFLECTS BOTH SITE PLAN APPROVALS.

**DEVELOPER'S CERTIFICATE**

The undersigned certifies that the information on this site plan is true and correct to the best of his/her knowledge and belief.

Signature: *[Signature]*  
Name: *[Name]*  
Title: *[Title]*  
Date: *[Date]*

**MUNICIPAL APPROVAL STAMP**

File No.: 82008015A  
Montgomery County Planning Board  
Date: 8-14-09  
Chair or Designer: *[Signature]*

DATE	REVISION	BY	REASON
February 2011 <td>CONSTRUCTION <td></td> <td></td> </td>	CONSTRUCTION <td></td> <td></td>		
March 2009 <td>CONSTRUCTION <td></td> <td></td> </td>	CONSTRUCTION <td></td> <td></td>		
February 2011 <td>CONSTRUCTION <td></td> <td></td> </td>	CONSTRUCTION <td></td> <td></td>		

DEVELOPMENT PROGRAM (1848 Ripley Street - Residential/Resort)

1. Public Use  
2. Medium Density Residential  
3. Medium Density Residential  
4. Medium Density Residential

Notes included are subject to change based on construction timing, financing, and market conditions.

A. Street improvements to Ripley Street along the property boundary and Dixon Avenue/Columbia Lane must be completed in building construction is completed.

B. The Ripley Street extension to Bonifant Street must be completed per the Participation Agreement with the County.

C. The streetwork improvements and street tree planting, site lighting, seating areas, interior landscaping, and other site improvements, must be completed within the occupancy period.

D. All site landscaping must be completed within six months of the issuance of any use and occupancy permits.

E. Pre-construction meeting and implementation of maintenance control and other site controls as appropriate for a single-phase project.

DYNAMIC DEVELOPMENT PROGRAM INSPECTION SCHEDULE	DATE	TASKS PERFORMED
Pre-construction Meeting		
Pre-construction Meeting		
Inspection prior to issuance of any use and occupancy permits		
Inspection within six months of the issuance of any use and occupancy permits		
100% Complete Inspection		

**OWNER/DEVELOPER**  
SILVER SPRING PROJECT, LLC  
4719 Hampden Lane, 3rd Floor  
Bethesda, MD 20814  
Ph: 240-482-8110

**APPLICANT**  
SILVER SPRING PROJECT, LLC  
4719 HAMPDEN LANE, SUITE 300  
BETHESDA, MD 20814  
PH: 240-482-8110

**DEVELOPER'S CERTIFICATE**

The undersigned certifies that the information on this site plan is true and correct to the best of his/her knowledge and belief.

Signature: *[Signature]*  
Name: *[Name]*  
Title: *[Title]*  
Date: *[Date]*

**PROFESSIONAL CERTIFICATION**

I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of Maryland, and I am duly qualified to prepare and seal the drawings herein.

Signature: *[Signature]*  
Name: *[Name]*  
Title: *[Title]*  
Date: *[Date]*

**1150 RIPLEY  
(FORMERLY 1050 RIPLEY)**  
BLOCK 4  
PARCELS 8, 9, 10, 11, 12, AND 13  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**SITE PLAN AMENDMENT - COVER SHEET**

Sheet: **CL**  
Total: **13**

**LS**  
Landscape Services, Inc.  
2000 WILLOW RIDGE  
ROCKVILLE, MD 20850  
1-800-541-9790 / 301-948-8087

