



**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

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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:

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.

**OWNER'S CERTIFICATE**

We, the undersigned owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street to public use, establish the minimum building restriction lines. Further, we grant to Montgomery County, Maryland, a Public Improvement Easement, shown herein as "P.I.E.", with the terms and provisions of that certain document entitled "Declaration of Public Improvement Easement" recorded among the Records of Montgomery County, Maryland in Liber 22994 of Folio 30. As owner(s) of this subdivision, we, our successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered surveyor in accordance with section 50-24 (e) (2) of the Montgomery County Code. There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision.

SILVER SPRING PROJECT, LLC, a Maryland limited liability company  
By: *Charles K. Naleen, III*, President  
Date: *5/28/2010*

**AREA TABULATION**

PARCELA A	30,185 SQUARE FEET OR 0.6961 ACRES
STREET DEDICATION	5,818 SQUARE FEET OR 0.1298 ACRES
TOTAL BY THIS PLAT	44,782 SQUARE FEET OR 1.0280 ACRES

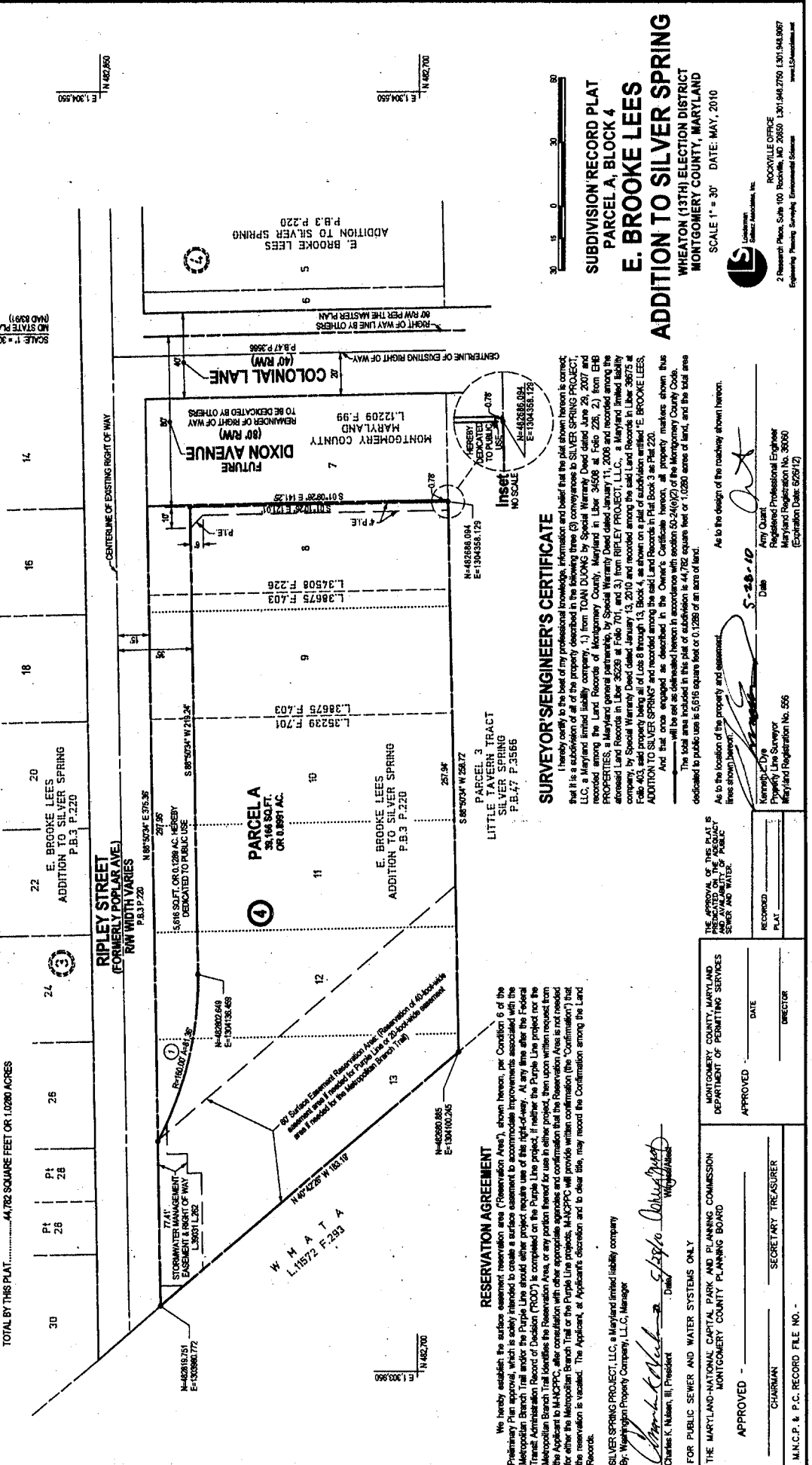
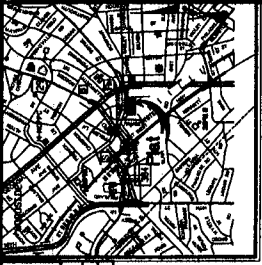
**NOTES:**

- All terms, conditions, agreements, stipulations, and requirements associated with any preliminary plat, site plan, project plan or other plan, including development of this property, as approved by Montgomery County Planning Board, shall be deemed to be incorporated into and controlled by this 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 residing in 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 requirements of the Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This plat is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 36010 of Folio 194.
- This plat is subject to the terms and conditions of Preliminary Plan No. 120080010, entitled "1030 Ripley Street", approved, October 27, 2008.
- This plat is limited to the uses and conditions of Site Plan No. 820080015A, entitled "1150 Ripley Street", approved, June 11, 2008.
- This property is Zoned: CBD-2
- This property appears on Tax Map: JH343.

**PLAT NO.**

**CURVE TABLE**

No.	Chord	Radius	Angle	Chord Bearing	Chord
1	27.0001'	90.02'	91.58'	N 73° 32' 54" W	28.018'



**SURVEYOR'S/ENGINEER'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the plat shown hereon is correct; that it is a subdivision of all of the property described in the following three (3) conveyances to SILVER SPRING PROJECT, LLC, a Maryland limited liability company, (1) from TOAN DOONG by Special Warranty Deed dated June 29, 2007 and recorded among the Land Records of Montgomery County, Maryland in Liber 34508 of Folio 25, 2) from EHB PROPERTIES, a Maryland general partnership, by Special Warranty Deed dated January 11, 2008 and recorded among the Land Records in Liber 36229 of Folio 701, and 3) from RIPLEY PROJECT, LLC, a Maryland limited liability company, by Special Warranty Deed dated January 13, 2010 and recorded among the said Land Records in Liber 36675 of Folio 403, and property being all of Lots 8 through 13, Block 4, as shown on a plat of subdivision entitled "E. BROOKE LEES ADDITION TO SILVER SPRING" and recorded among the said Land Records in Plat Book 3 of Plate 220. And that the survey and plat shown hereon are correct in accordance with sections 50-24(a)(2) of the Montgomery County Code. The total area included in this plat of subdivision is 44,782 square feet or 1.0280 acre of land, and the total area dedicated to public use is 5,818 square feet or 0.1298 of an acre of land.

As to the location of the property and easement, lines shown hereon, I am a duly Licensed Professional Engineer, Registered Professional Engineer, Maryland Registration No. 36050 (Expiration Date: 6/28/12)

Approved: *Anthony Quant*, Date: *5-28-10*

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY/TREASURER \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

RECORDED \_\_\_\_\_

PLAT \_\_\_\_\_

PROPERTY LINE SURVEYOR \_\_\_\_\_

MARYLAND REGISTRATION NO. 556

DATE: *5-28-10*

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY/TREASURER \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

**SUBDIVISION RECORD PLAT  
PARCELA A, BLOCK 4  
E. BROOKE LEES  
ADDITION TO SILVER SPRING  
WHEATON (13TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND**

SCALE 1" = 30' DATE: MAY, 2010

**LS**  
Landscape  
Civil  
Mechanical, Inc.

ROCKVILLE OFFICE  
2 Research Place, Suite 100 Rockville, MD 20850 301.946.2750 301.943.8967  
www.LSland.com

Engineering Planning Surveying Environmental Science

**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: PAW 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 OK Plan # OK Road/Alley Widths OK Easements  Open Space N/A  
 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

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

**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

**Board Approval of Plat:**

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

SJS 6-10-2010  
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**DPS Approval of Plat:**  
 Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

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**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:

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







