

Plat Name: E. Brooke Lee's addition to Silver Spring
Plat #: 220110410

Location: Located on the north side of Ripley Street at the intersection of Dixon Avenue
Master Plan: Silver Spring CBD
Plat Details: CBD-2 zone; 2 parcels
Community Water, Community Sewer
Applicant: Home Properties Ripley Street, 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. 12006054A (MCPB Resolution No. 10-41) and with Site Plan No. 82006025A (Certified Site Plan dated June 22, 2011), 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.

NOTES:

- 1.) All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by Montgomery County Planning Board are intended to survive unless expressly contemplated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 2.) This Subdivision Record Plat is not intended to show any matter affecting the ownership and use, nor any matter respecting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace a determination of the or to depict or note as matters affecting title.
- 3.) 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.
- 4.) 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 40143 at Folio 20.
- 5.) This plat is limited to the uses and conditions of Preliminary Plan No. 12006554A, entitled "Ripley Street North" Resolution dated: June 15, 2010.
- 6.) This plat is limited to the uses and conditions of Site Plan No. E2006025A, entitled "Ripley Street North". Resolution dated: June 16, 2010.
- 7.) This plat conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units.
- 8.) This plat is subject to the terms and provisions of an amended Declaration of Covenants, for maintenance and liability within a public right of way, recorded among the Land Records of Montgomery County, Maryland in Liber 41387 at Folio 438.
- 9.) This plat is subject to a Traffic Mitigation Agreement.
- 10.) This property is Zoned: CBD-2
- 11.) This property appears on Tax Map: JN343.

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 Land Records of Montgomery County, Maryland in Liber 41388 at Folio 233.
In consideration 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 (a) (2) of the Montgomery County Code.
There are no recorded sales, judgments, mortgages, or trusts affecting the property included in this plan of subdivision.

HOME PROPERTIES RIPLEY STREET, LLC, a Maryland limited liability company
By: Home Properties, LP, its managing member
By: Home Properties, Inc., General Partner
Donald R. Hagan, Senior VP Development
Date: 6/23/2011

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the plat shown herein is correct, that it is a subdivision of all of the property shown on the map from the Survey of the Home Properties Ripley Street, LLC, a Maryland limited liability company, by Special Warranty Deed dated March 4, 2009 and recorded among the Land Records of Montgomery County, Maryland in Liber 36409 at Folio 485, said property being part of Lots 12, 14, 16, 18, 20, 22, 24 and 26, Block 3, as shown on a subdivision record plat entitled "PLAT OF E. BROOKE LEES, ADDITION TO SILVER SPRING" and recorded among the Land Records in Plat Book 3 as Plat 220.
And that once engaged as described in the Owner's Certificate herein, all property markers shown thus will be set as delineated herein in accordance with section 50-24(a)(2) of the Montgomery County Code.
The total area included in this plat of subdivision is 68,750 square feet or 1,601.2 acres of land, and the total area dedicated to public use is 22,426 square feet or 0.5148 of an acre of land.

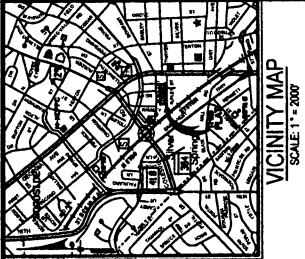
David Wood
David L. Wood
Professional Land Surveyor
Maryland Registration No. 10885 expires 5/1/2012
Date: 6/23/2011

PLAT NO.

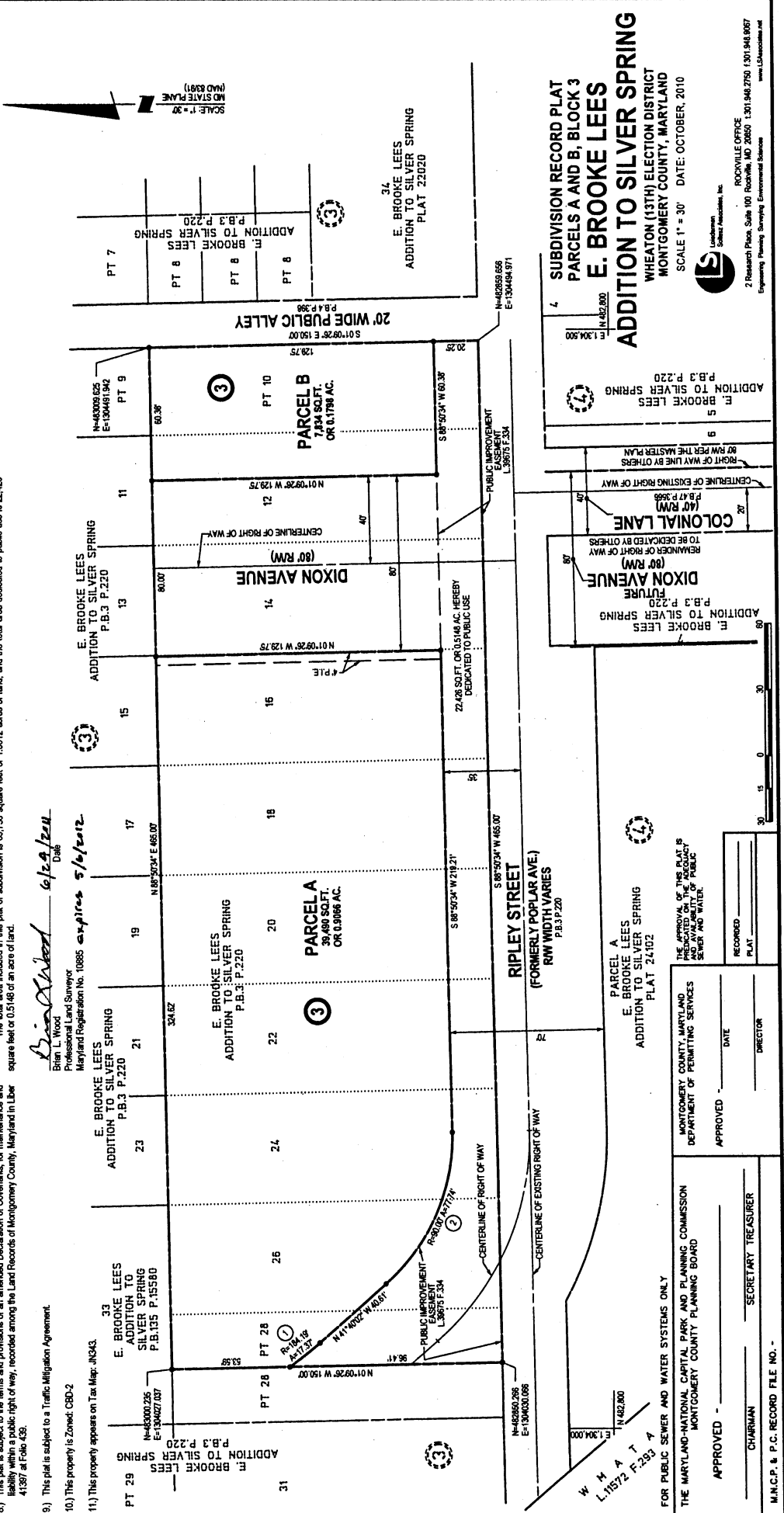
No.	Date	Radius	Area	Tangent	Chord Bearing	Chord
1	5/24/10	104.19	17.97	6.69	S 89°49'09" E	17.96
2	4/27/23	30.07	7.74	4.18	S 82°24'44" E	7.53

AREA TABULATION

2 PARCELS 47,324 SQUARE FEET OR 1.084 ACRES
STREET DEDICATION 22,426 SQUARE FEET OR 0.5148 ACRES
TOTAL BY THIS PLAT 69,750 SQUARE FEET OR 1.6012 ACRES



1"=483.100
N 34 58'



**4 SUBDIVISION RECORD PLAT
PARCELS A AND B, BLOCK 3
E. BROOKE LEES
ADDITION TO SILVER SPRING**
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' DATE: OCTOBER, 2010

LOCKSMITH SURVEYING INC.
2 Research Plaza, Suite 100, Rockville, MD 20850, 1301.948.9057
www.LIAsurveyors.net

APPROVED -

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____
SECRETARY-TREASURER _____ DIRECTOR _____

RECORDED _____ PLAT _____
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
RECORDS AND WATER

APPROVED _____ DATE _____
SECRETARY-TREASURER _____ DIRECTOR _____

M.N.C.P. & P.C. RECORD FILE NO. -

RECORD PLAT REVIEW SHEET

Plat Name: E. Brooke Lee - Silver Springs Plat Number: 2201104110
 Plan Name: Ripley Street North Plan Number: 12006054A
 Plat Submission Date: 10/12/10
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: SS Smith Date 7/5/11

Initial DRD Review:

Signed Preliminary Plan - Date 9/30/10 Checked: Initial SSS Date 12/9/10
 Planning Board Resolution - Date 6-15-10 Checked: Initial SSS Date 12/9/10
 Site Plan Req'd for Development? Yes X No _____ Verified By: SSS (initial)
 Site Plan Name: Ripley Street North Site Plan Number: 82006025(A)
 Planning Board Resolution - Date 6-16-10 Checked: Initial SSS Date 12/9/10
 Site Plan Signature Set - Date 6-22-11 Checked: Initial SSS Date 7-6-2011
 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
 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	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10/13/10	10/27/10	10/27/10	NO REVISIONS
Research	Bobby Fleury			10-13-10	
SHA	Corren Giles			N/A	N/A
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 12/10/10
 Final Mylar & DXF/DWG Received: Initial SSS Date 6-29-11
 Final Mylar Review Complete: Initial SSS Date 7-8-11

Board Approval of Plat:

Plat Agenda: Initial SSS Date 7-21-11

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: _____

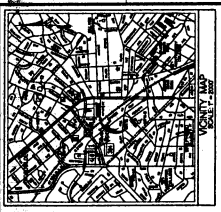
Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____



SCALE: 1" = 100'

- GENERAL NOTES**
1. Review all drawings and specifications for any and all items shown on this plan.
 2. All work shall be done in accordance with the latest edition of the Virginia Manual of Specifications for Highway Construction.
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 12. All work shall be done in accordance with the latest edition of the Virginia Manual of Specifications for Highway Construction.

- CONCRETE NOTES**
1. All concrete shall be placed in accordance with the specifications for concrete in the Virginia Manual of Specifications for Highway Construction.
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 12. All concrete shall be placed in accordance with the specifications for concrete in the Virginia Manual of Specifications for Highway Construction.

ENGINEER'S CERTIFICATE

I hereby certify that the work shown on this plan was done in accordance with the specifications for concrete in the Virginia Manual of Specifications for Highway Construction.

DATE: 10/10/10

BY: [Signature]

FOR: [Signature]

LIMITED PRELIMINARY PLAN AMENDMENT
No. 1-20060544

RIPLY STREET NORTH
(FORMERLY MIDTOWN SILVER SPRING)

PARCELS 10, 12, 14, 16, 18, 20, 22, 24, 26, AND 28

15TH ELECTORAL DISTRICT

MONTGOMERY COUNTY, MARYLAND

- NOTE: DETAILS OF GARAGE TO ALLOW ADJUSTMENT TO BE DETERMINED DURING PERMIT REFERRAL PROCESS**
- LIMITED PRELIMINARY PLAN AMENDMENT CHANGES**
1. BUILDING FOOTPRINT CHANGE
 2. ADDED REAR AND SIDE YARDS WITH NEW
 3. CHANGES
 4. REMOVED SLOPE AND REPLACED WITH PROPOSED BUILDING
 5. REMOVED DISTURBANCE FOR FRONT DRIVE UNDER HIGHWAY
 6. INCREASED NUMBER OF LATEST GARAGE DRIVEWAYS
 7. ADDED GREEN ROOF

LEGEND

LIMITS OF PROJECT
ZONING OF DISTURBANCE
EXISTING DRAIN
PROPOSED DRAIN
EXIST. SEWER
PROPOSED WATER
EXIST. WATER
EXIST. BUILDING
DEPRESSED CURB

LEGEND

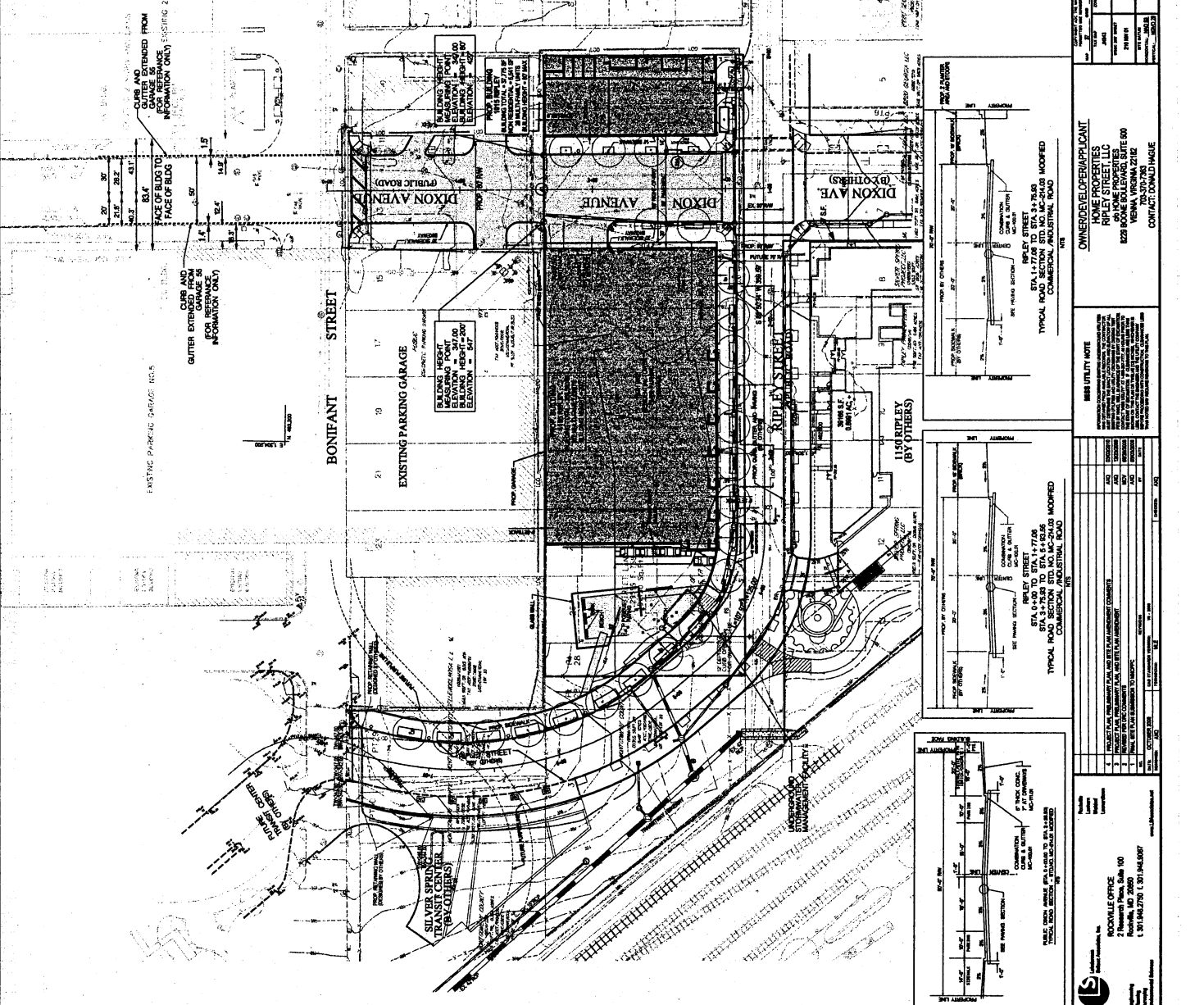
LIMITS OF PROJECT
ZONING OF DISTURBANCE
EXISTING DRAIN
PROPOSED DRAIN
EXIST. SEWER
PROPOSED WATER
EXIST. WATER
EXIST. BUILDING
DEPRESSED CURB

LEGEND

LIMITS OF PROJECT
ZONING OF DISTURBANCE
EXISTING DRAIN
PROPOSED DRAIN
EXIST. SEWER
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LEGEND

LIMITS OF PROJECT
ZONING OF DISTURBANCE
EXISTING DRAIN
PROPOSED DRAIN
EXIST. SEWER
PROPOSED WATER
EXIST. WATER
EXIST. BUILDING
DEPRESSED CURB



OWNER/DEVELOPER/APPLICANT
HOME PROPERTIES
RIPLY STREET LLC
828 BOONE HOLLOW DRIVE
VERNA, VIRGINIA 22601

DESIGNER
[Firm Name]
[Address]
[Phone]

REVISIONS

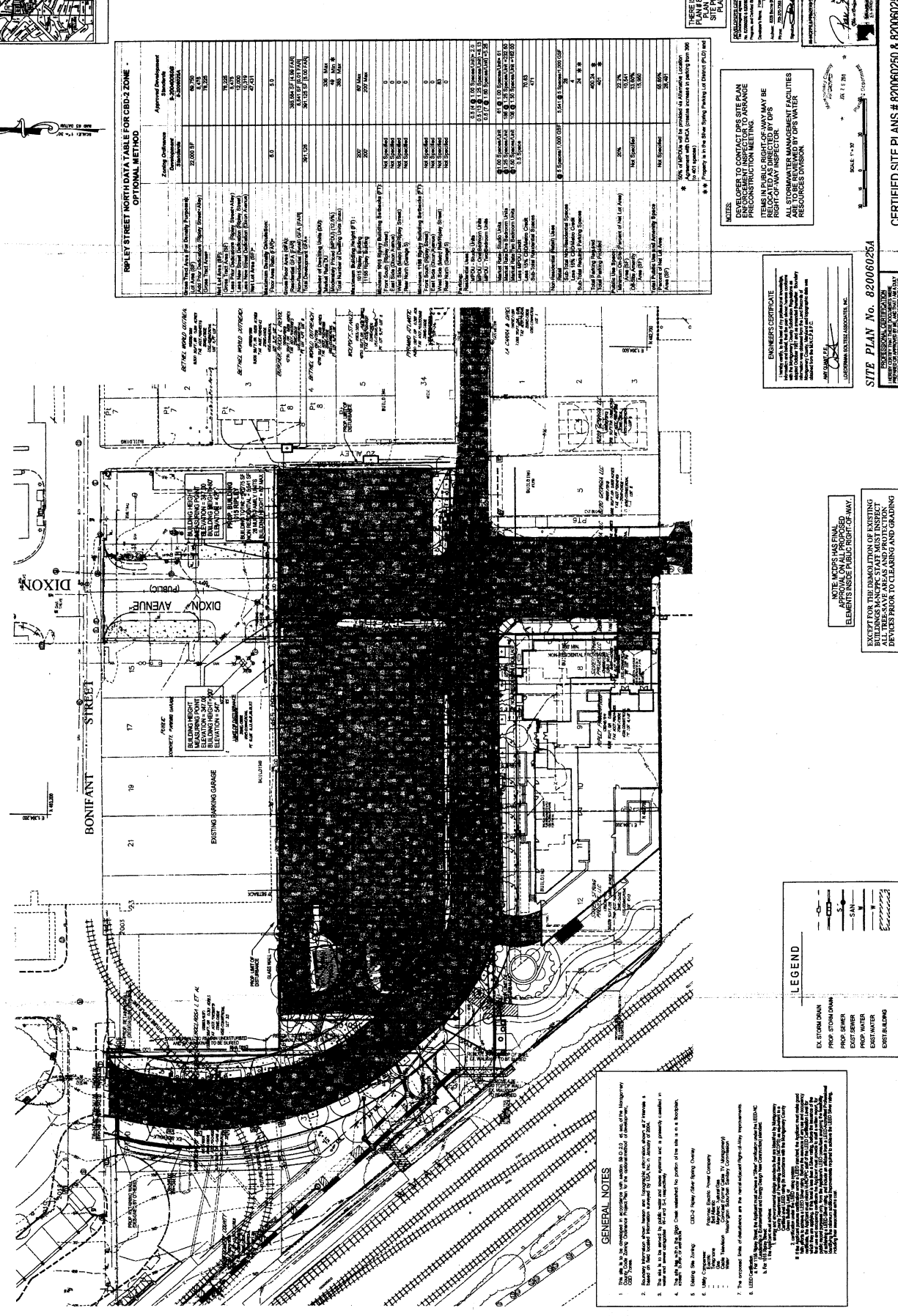
NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMIT
2	10/10/10	REVISIONS
3	10/10/10	REVISIONS
4	10/10/10	REVISIONS
5	10/10/10	REVISIONS
6	10/10/10	REVISIONS
7	10/10/10	REVISIONS
8	10/10/10	REVISIONS
9	10/10/10	REVISIONS
10	10/10/10	REVISIONS

MISS UTILITY NOTE

THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE DESIGNER HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES, BUT THE USER OF THIS PLAN SHOULD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.

PROVILLE OFFICE
2 Newmarket Place, Suite 100
Proville, MD 20680
1-301-946-2776 / 1-801-744-8087

DIXON
BONIFANT STREET
17
19
21



RIPLEY STREET NORTH DATA TABLE FOR CBD-ZONE - OPTIONAL METHOD

Property	Area (Sq Ft)	Volume (Cu Yd)	Remarks
Lot 17	10,000	10,000	DEMOLITION
Lot 19	10,000	10,000	DEMOLITION
Lot 21	10,000	10,000	DEMOLITION
Lot 34	10,000	10,000	DEMOLITION
Lot 35	10,000	10,000	DEMOLITION
Lot 36	10,000	10,000	DEMOLITION
Lot 37	10,000	10,000	DEMOLITION
Lot 38	10,000	10,000	DEMOLITION
Lot 39	10,000	10,000	DEMOLITION
Lot 40	10,000	10,000	DEMOLITION
Lot 41	10,000	10,000	DEMOLITION
Lot 42	10,000	10,000	DEMOLITION
Lot 43	10,000	10,000	DEMOLITION
Lot 44	10,000	10,000	DEMOLITION
Lot 45	10,000	10,000	DEMOLITION
Lot 46	10,000	10,000	DEMOLITION
Lot 47	10,000	10,000	DEMOLITION
Lot 48	10,000	10,000	DEMOLITION
Lot 49	10,000	10,000	DEMOLITION
Lot 50	10,000	10,000	DEMOLITION
Lot 51	10,000	10,000	DEMOLITION
Lot 52	10,000	10,000	DEMOLITION
Lot 53	10,000	10,000	DEMOLITION
Lot 54	10,000	10,000	DEMOLITION
Lot 55	10,000	10,000	DEMOLITION
Lot 56	10,000	10,000	DEMOLITION
Lot 57	10,000	10,000	DEMOLITION
Lot 58	10,000	10,000	DEMOLITION
Lot 59	10,000	10,000	DEMOLITION
Lot 60	10,000	10,000	DEMOLITION
Lot 61	10,000	10,000	DEMOLITION
Lot 62	10,000	10,000	DEMOLITION
Lot 63	10,000	10,000	DEMOLITION
Lot 64	10,000	10,000	DEMOLITION
Lot 65	10,000	10,000	DEMOLITION
Lot 66	10,000	10,000	DEMOLITION
Lot 67	10,000	10,000	DEMOLITION
Lot 68	10,000	10,000	DEMOLITION
Lot 69	10,000	10,000	DEMOLITION
Lot 70	10,000	10,000	DEMOLITION
Lot 71	10,000	10,000	DEMOLITION
Lot 72	10,000	10,000	DEMOLITION
Lot 73	10,000	10,000	DEMOLITION
Lot 74	10,000	10,000	DEMOLITION
Lot 75	10,000	10,000	DEMOLITION
Lot 76	10,000	10,000	DEMOLITION
Lot 77	10,000	10,000	DEMOLITION
Lot 78	10,000	10,000	DEMOLITION
Lot 79	10,000	10,000	DEMOLITION
Lot 80	10,000	10,000	DEMOLITION
Lot 81	10,000	10,000	DEMOLITION
Lot 82	10,000	10,000	DEMOLITION
Lot 83	10,000	10,000	DEMOLITION
Lot 84	10,000	10,000	DEMOLITION
Lot 85	10,000	10,000	DEMOLITION
Lot 86	10,000	10,000	DEMOLITION
Lot 87	10,000	10,000	DEMOLITION
Lot 88	10,000	10,000	DEMOLITION
Lot 89	10,000	10,000	DEMOLITION
Lot 90	10,000	10,000	DEMOLITION
Lot 91	10,000	10,000	DEMOLITION
Lot 92	10,000	10,000	DEMOLITION
Lot 93	10,000	10,000	DEMOLITION
Lot 94	10,000	10,000	DEMOLITION
Lot 95	10,000	10,000	DEMOLITION
Lot 96	10,000	10,000	DEMOLITION
Lot 97	10,000	10,000	DEMOLITION
Lot 98	10,000	10,000	DEMOLITION
Lot 99	10,000	10,000	DEMOLITION
Lot 100	10,000	10,000	DEMOLITION

GENERAL NOTES

- The site is to be excavated to the depth shown on this plan and the excavated area is to be backfilled with compacted earth to the existing ground level.
- Excavation shall be done in stages and the excavation shall be supported by lagging and bracing. The excavation shall be supported by lagging and bracing.
- The site is to be excavated to the depth shown on this plan and the excavated area is to be backfilled with compacted earth to the existing ground level.
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LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED WALL
- PROPOSED WATER
- PROPOSED WASTE WATER
- PROPOSED BUILDING

OWNER/DEVELOPER/APPLICANT
HOME PROPERTIES
 RIPLEY STREET, LLC
 828 BOONE BELLEVILLE, SUITE 500
 VIENNA, VIRGINIA 22182
 703.790.7933
 CONTACT: DONALD PAGE

ENGINEERS CERTIFICATE
 I hereby certify that the plans and specifications herein were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.
 Date: 10/20/2020
 Signature: [Signature]

EXERCISE YOUR RIGHTS IN AN EASEMENT PLAN EXERCISE THIS CERTIFIED SITE PLAN AMENDMENT AND THE ORIGINAL SITE PLAN AMENDMENT TOGETHER.
 THESE AND EXERCISE YOUR RIGHTS IN AN EASEMENT PLAN EXERCISE THIS CERTIFIED SITE PLAN AMENDMENT AND THE ORIGINAL SITE PLAN AMENDMENT TOGETHER.

CERTIFIED SITE PLANS # 820060250 & 82006025A
RIPLEY STREET NORTH
(FORMERLY MITTOWN SILVER SPRING)
 PARCELS 10, 12, 14, 16, 18, 20, 22, 24, 26, AND 28
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

MSB UTILITY NOTE

TYPE	DATE	DEPTH	MARKER
A/C	1/1/20	12"	1"
W	1/1/20	12"	1"
SAN	1/1/20	12"	1"
TEL	1/1/20	12"	1"
M	1/1/20	12"	1"
ST	1/1/20	12"	1"

CERTIFIED SITE PLAN

NO. OF SHEETS	1
SHEET NO.	1
DATE	10/20/2020
SCALE	AS SHOWN
PROJECT NO.	820060250 & 82006025A
CLIENT	HOME PROPERTIES
DESIGNED BY	DAVID H. BRYANT, P.E.
CHECKED BY	DAVID H. BRYANT, P.E.
APPROVED BY	DAVID H. BRYANT, P.E.

ROCKVILLE OFFICE
 2 Research Park, Suite 100
 Rockville, MD 20850
 T: 301.946.2750 F: 301.946.8087