

Plat Name: R. Holt Easley's Subdivision – Silver Spring
Plat #: 220121110

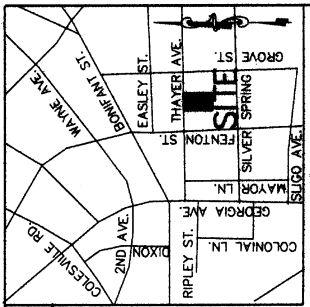
Location: Located on the south side of Thayer Avenue, 200 feet east of Fenton Street

Master Plan: Silver Spring CBD

Plat Details: CBD-0.5 zone; 1 lot
Community Water, Community Sewer

Applicant: 814 Thayer, LLC

This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070410 (MCPB Resolution No. 07-203) and with Site Plan No. 820080070 (Certified Site Plan dated February 16, 2012), 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.



VICINITY MAP
SCALE: 1" = 200'

PLAT NO.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE AREA SHOWN HEREON TO MONTGOMERY COUNTY, MARYLAND AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, PROPERTY CORNER MARKERS AND ANY OTHER SURVEYING DATA SHOWN ON THIS SUBDIVISION PLAN AND SET THIS SUBDIVISION PLAN AS A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (9) OF THE MONTGOMERY COUNTY CODE PRIOR TO OCCUPANCY OF THE DWELLING TO BE CONSTRUCTED ON THE PARCEL SHOWN HEREON. THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT FOR CERTAIN MORTGAGE HOLDER AND LIEN HOLDER AND THE PARTIES IN INTEREST THEREIN HAVE INDICATED HEREON THEIR CONSENT TO THIS PLAN.

By: *[Signature]*
814 THAYER, LLC
REGISTERED SECRETARY
AUTHORIZED SIGNATORY

By: *[Signature]*
Rebecca Rivin
WITNESS

WE HEREBY CONSENT TO THIS PLAN OF SUBDIVISION

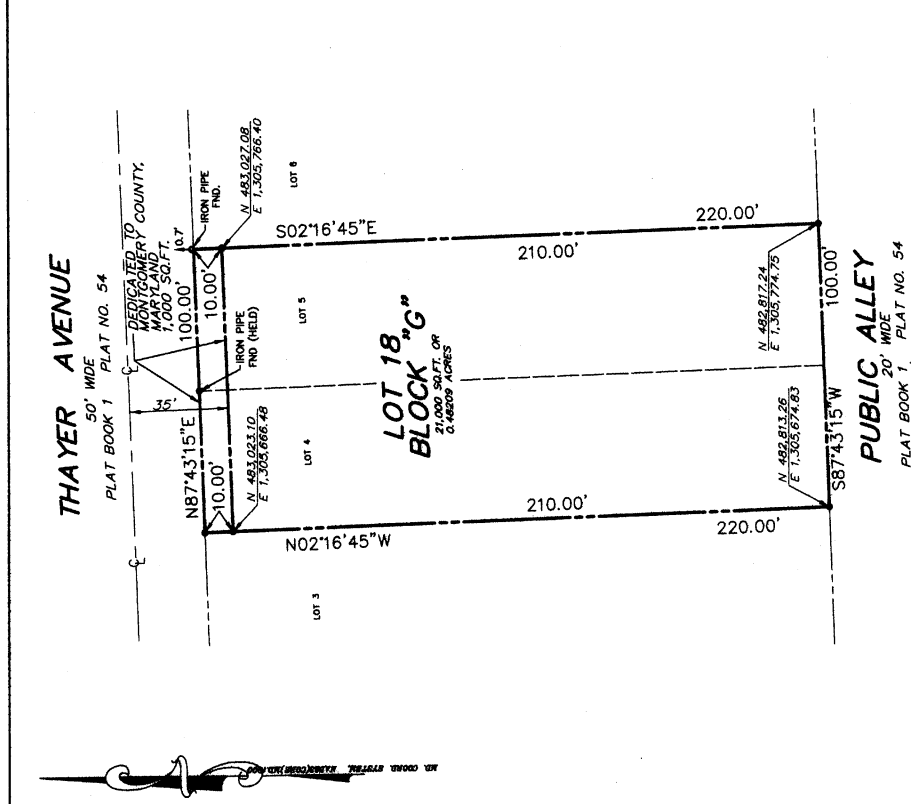
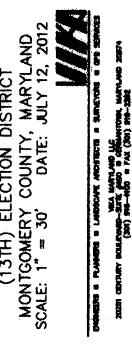
MONTGOMERY COUNTY, MARYLAND
By: *[Signature]*
RANOMA BELL-PEARSON
ASSISTANT CHIEF
ADMINISTRATIVE OFFICER

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. AN343 WITH A TAX ACCOUNT NO. OF 13-01044715. THE PROPERTY IS ZONED "CB0-0.5". THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE GRID NORTH (MAD83/91).
- 2) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 3) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE 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.
- 4) THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- 5) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.U.C.P.A.P.C. PRELIMINARY PLAN #20070410 AND SITE PLAN #20080070, ENTITLED "B14 THAYER AVENUE".
- 6) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBERT 4408 AT FOLIO 180 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO THE "COMMON OPEN SPACE COVENANT WITH THE M.U.C.P.A.P.C." AS RECORDED IN LIBER 28043 AT FOLIO 578 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 8) THE PROPERTY INCLUDED ON THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION PLAN REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW PER THE TERMS OF EXEMPTION NO. 42007084E.

SUBDIVISION RECORD PLAT

LOT 18, BLOCK "G"
R. HOLT EASLEY'S
SUBDIVISION OF
SILVER SPRING
(13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: JULY 12, 2012



THAYER AVENUE
50' WIDE
PLAT BOOK 1 PLAT NO. 54
DEDICATED TO COUNTY, MARYLAND
7,000 SQ.FT.

PUBLIC ALLEY
20' WIDE
PLAT BOOK 1 PLAT NO. 54

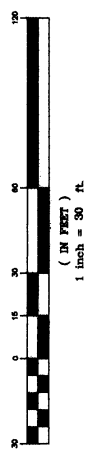
LOT 18, BLOCK "G"
21,000 SQ.FT. OR
2.48209 ACRES

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PLAN OF ALL OF THE PROPERTY DESCRIBED IN A COMMISSION FROM THE NATIONAL ASSOCIATION OF THE DEPT. OF DISTRICT OF COLUMBIA CORPORATION TO BY THAYER, LLC, A VIRGINIA CORPORATION, AND R. HOLT EASLEY'S SUBDIVISION OF SILVER SPRING, RECORDED IN PLAT BOOK 1 AS PLAT NO. 54, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE BEEN ENGAGED AS A SURVEYOR IN THE OWNERS DESIGNATION HEREON. ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN ON THIS PLAN HAVE BEEN EXAMINED AND WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(O) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 22,000 SQUARE FEET OR 0.50505 ACRES OF LAND, OF WHICH 1,000 SQUARE FEET OR 0.02286 ACRES ARE DEDICATED TO PUBLIC USE.

DATE: July 12, 2012
PLAT NO.: _____
FOR PUBLIC WATER AND SEWER ONLY
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.: _____

GRAPHIC SCALE



22.0121110

RECORD PLAT REVIEW SHEET

Plat Name: R. Holt Easley Silver Springs Plat Number: 220120110
 Plan Name: 814 Thayer Avenue Plan Number: 120070410
 Plat Submission Date: 1/26/2012
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: Erin Grayson Checked: SBS Date 7-10-12

Background Review:

Signed Preliminary Plan - Date 10/14/09 Checked: Initial SOS Date 3/2/2012
 Planning Board Resolution No. 07-203 Resolution Mailing Date 1-24-08
 Site Plan Required? Yes: X No: _____ Verified By: SOS (initial)
 Site Plan Name: 814 Thayer Avenue Site Plan Number: 820080070
 Site Plan Signature Set - Date 2-18-12 Checked: Initial SOS Date 3/2/2012
 Planning Board Resolution No. 08-57

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 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	1/26/12	2/10/12	1-31-12	Add Easement No.
Research	Bobby Fleury			1-30-12	OK
SHA	Corren Giles				
PEPCO	A. Mohammed				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SBS Date 7/10/12
 Final Mylar & DXF/DWG Received: Initial SOS Date 7-13-12
 Final Mylar Review Complete: Initial SOS Date 7-17-12

Board Approval of Plat:

Plat Agenda: Initial SBS Date 7/26/12
 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. _____

PROJECT TEAM

CONTRACTOR:
 ENVIRONMENTAL DESIGN, LLC
 4701 BROADWAY, SUITE 100
 MONTGOMERY COUNTY, MD 20814
 CONTACT: (301) 261-1400
 FAX: (301) 261-1410

ARCHITECT:
 A. TAVEL & ASSOCIATES
 1750 WOODMONT AVENUE, SUITE 200
 WASHINGTON, DC 20009
 CONTACT: (202) 872-1412
 FAX: (202) 872-1412

ENGINEER:
 HOK, INC.
 1000 PENNSYLVANIA AVENUE, N.W.
 WASHINGTON, DC 20004
 CONTACT: (202) 462-1000
 FAX: (202) 462-1000

PLUMBER:
 MARYLAND WATER SUPPLY CO., INC.
 1325 WOODMONT AVENUE, SUITE 400
 WASHINGTON, DC 20004
 CONTACT: (202) 462-1000
 FAX: (202) 462-1000

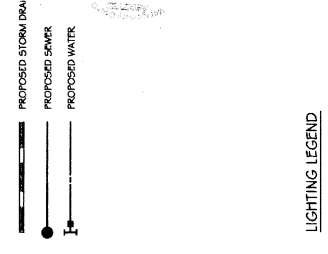
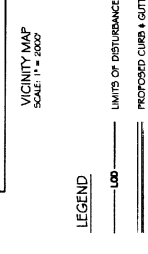
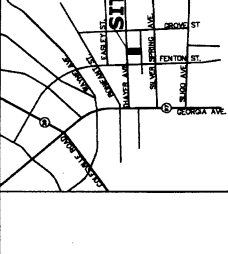
ELECTRICIAN:
 W. H. & C. R. MILLER, INC.
 1325 WOODMONT AVENUE, SUITE 400
 WASHINGTON, DC 20004
 CONTACT: (202) 462-1000
 FAX: (202) 462-1000

814 THAYER AVENUE
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN
CERTIFIED SITE PLAN
#820080070

VIA REVISIONS

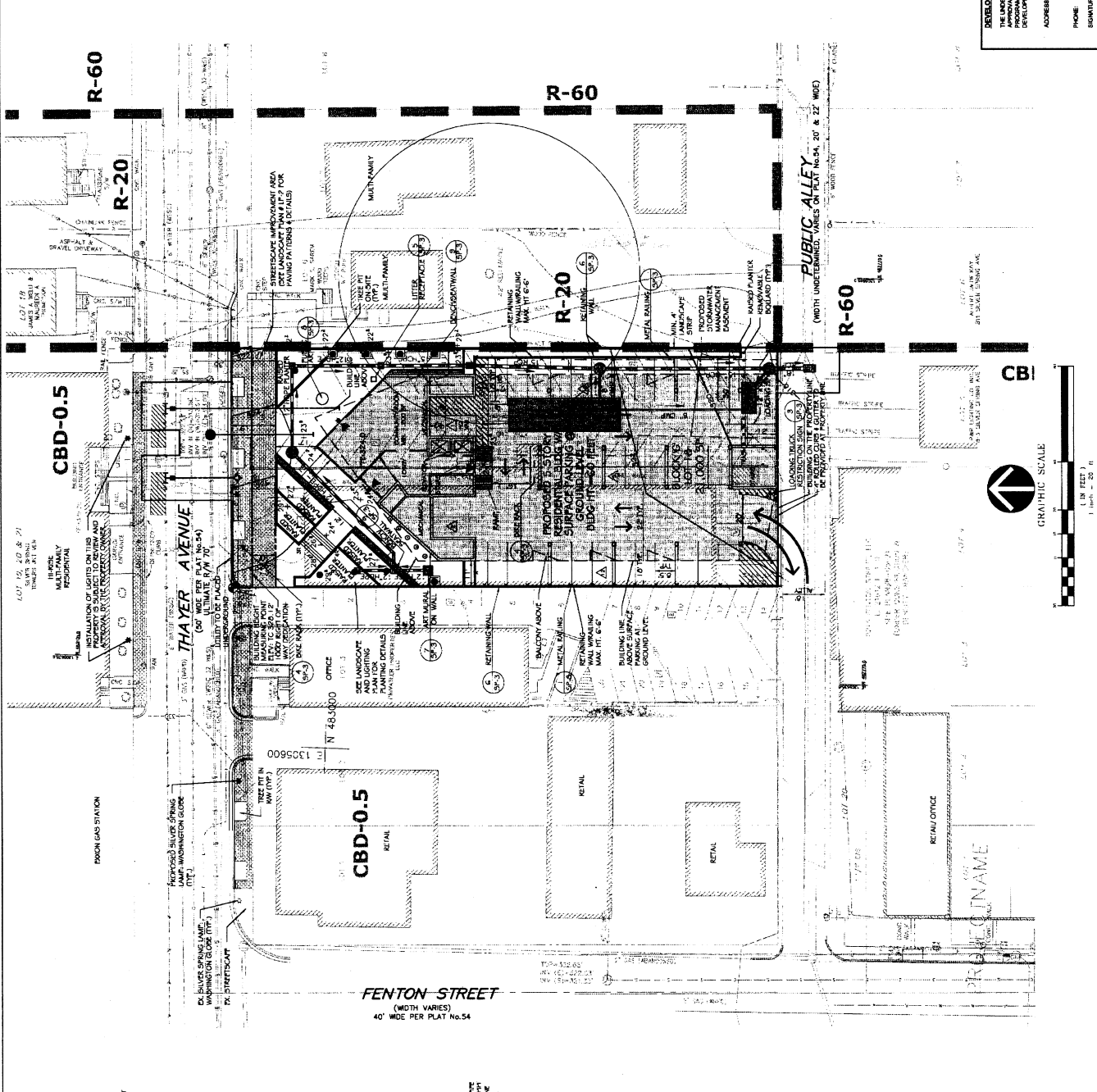
NO.	DATE	DESCRIPTION



IN NORTHERN APPROVAL STAMP
 Seal of Montgomery County Planning Board
 Name of Engineer
 Date: 2-16-12

DEVELOPER CERTIFICATE
 I, THE UNDERSIGNED, AGREE TO EXECUTE ALL THE FEATURES OF THE SITE PLAN AND TO SUBMIT TO THE AGENCY FOR APPROVAL ALL NECESSARY CONDITIONAL DEVELOPMENT PERMITS AND CERTIFIED UTIL PLAN. I AGREE TO HOLD THESE RIGHTS IN THE PROPERTY DEVELOPER'S NAME: **DEVELOPER'S NAME**, CONTACT PERSON: **CONTACT PERSON**, ADDRESS: **ADDRESS**, PHONE: **PHONE**.

DATE: 2/14/12
 SHEET NO.: SP-2



SURVEY LEGEND

- 1. CABLE TELEVISION CONDUIT
- 2. ELECTRICAL CONDUIT
- 3. FENCE LINE
- 4. NATURAL GAS CONDUIT
- 5. TELECOMMUNICATIONS CONDUIT
- 6. PROPERTY LINE
- 7. INTERSECTION OF CONDUIT
- 8. SANITARY MANHOLE
- 9. WATER MANHOLE
- 10. WATER MAIN
- 11. TREE
- 12. TREE WITH TRUNK REMOVAL
- 13. UNKOWN UTILITY MARKING
- 14. WATER METER
- 15. WATER MAIN
- 16. WASTE LINE
- 17. SHED FOOT
- 18. WOOD POST
- 19. STORM DRAIN MANHOLE
- 20. ELECTRICAL JUNCTION BOX
- 21. FIRE DEPARTMENT CONNECTION
- 22. FIRE HYDRANT
- 23. GAS VALVE
- 24. GAS MAIN
- 25. HOOK FEEDS
- 26. CURB METERS
- 27. UTILITY MANHOLE
- 28. UTILITY POLE
- 29. CURB AND GUTTER
- 30. CONC. SIDEWALK
- 31. CONC. DRIVE
- 32. CONC. DRIVE
- 33. CONC. DRIVE
- 34. CONC. DRIVE
- 35. CONC. DRIVE
- 36. CONC. DRIVE
- 37. CONC. DRIVE
- 38. CONC. DRIVE
- 39. CONC. DRIVE
- 40. CONC. DRIVE

THAYER AVENUE
 (WIDTH VARIES)
 40' WIDE PER PLAT NO. 94

FENTON STREET
 (WIDTH VARIES)
 40' WIDE PER PLAT NO. 54

PUBLIC ALLEY
 (WIDTH UNDETERMINED, VARIES ON PLAT NO. 94, 20' & 22' WIDE)

GRAPHIC SCALE
 1 inch = 20 ft

CB1

RETAIL OFFICE

RETAIL

RETAIL

RETAIL

RETAIL OFFICE

RETAIL

RETAIL