

Plat Name: Chelsea Heights
Plat #: 220140770 - 220140780

Location: Located in the southeast quadrant of the intersection of Springvale Road and Ellsworth Drive.
Master Plan: North and West Silver Spring Master Plan
Plat Details: RT-12.5 zone; 64 lots, 4 parcels
Community Water, Community Sewer
Applicant: CS Homes Associates

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120130060 (MCPB Resolution No. 13-57) and with Site Plan No. 820130040 (Certified Site Plan dated July 15, 2013), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



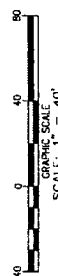
MONTGOMERY COUNTY
TAX MAP GRID No.
JN343 AND JP341

WSSC MAP GRID No.
211 NW01
210 NW01

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.03'	48.03'	48.03'	N 107°29' 33" E	02°41' 29"
C4	98.96'	22.50'	22.37'	S 55°06' 38" E	21°52' 12"
C6	378.35'	145.20'	144.31'	S 27°38' 51" W	21°58' 18"
C7	81.27'	57.48'	56.20'	C 83°45' 08" W	41°34' 35"

PLAT BOUNDARY LINE TABLE

L10	N 44°42'11" W	273.40'
L11	N 63°34'41" W	10.78'
L12	N 44°42'11" W	51.95'
L13	N 25°48'12" W	9.79'
L14	N 44°42'34" W	29.21'
L15	N 62°42'06" W	8.47'
L16	N 77°02'56" W	9.23'

SUBDIVISION RECORD PLAT
LOTS 37 THRU 64

AND PARCEL D
CHELSEA HEIGHTS
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
DATE: JUNE 2013

EXHIBIT No. 2 OF 2

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- MONUMENT TO BE

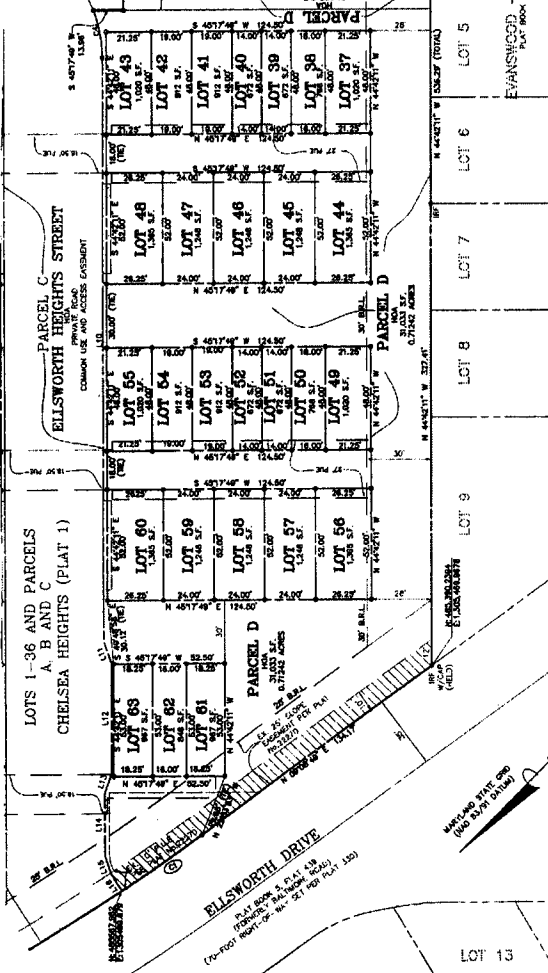
ENVIRONMENTAL SETTING

FACEVENT 1 CENT

PUBLIC GREEN SPACE AREA
EXISTING STORMWATER MANA

EASEMENT L47/19 & L47/20

PLAT NO.



SURVEYOR'S CERTIFICATE

[illegible]

OWNER'S CERTIFICATE

[illegible]

AREA TABULATION

LOTS (27 LOTS TOTAL)	27,681 S.F.
PARCEL D (1 TOTAL)	31,033 S.F.
LOT 64 (RIGGS THOMPSON HOUSE)	37,088 S.F.
STREET DEDICATION (PER THIS PLAT)	0.00 S.F.
TOTAL AREA	95,802 S.F.

DEPARTMENT OF THE ARMY

**MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES**

pppovf

3

**MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD**

33

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 119–126

MNCBAPC FILE NO.

RECORD PLAT REVIEW SHEET

Plat Name: Chelsea Heights Plat Number: 220140770-0780
 Plan Name: Chelsea Court Plan Number: 120130060
 Plat Submission Date: 11/18/14
 DRD Plat Reviewer: C. Brunner
 DRD Prelim Plan Reviewer: N. Brunner Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 7/5/13 Checked: Initial CB Date 2/12/14
 Planning Board Resolution No. 13-57 Resolution Mailing Date 6-18-2013
 Site Plan Required? Yes ☒ No _____ Verified By: CB (initial)
 Site Plan Name: Chelsea Court Site Plan Number: 8 2013 0040
 Site Plan Signature Set - Date 7/15/13 Checked: Initial CB Date 2/12/2014
 Planning Board Resolution No. 13-64
 Site Plan Reviewer Check: Initial SS Date 6/2/14

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial
SS
SS
SS

Date
6-2-14
6-21-14
6-24-14

Board Approval of Plat:

Plat Agenda:

SS

7-10-14

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 #:

No. _____

Update Plat Books for Rest Division:

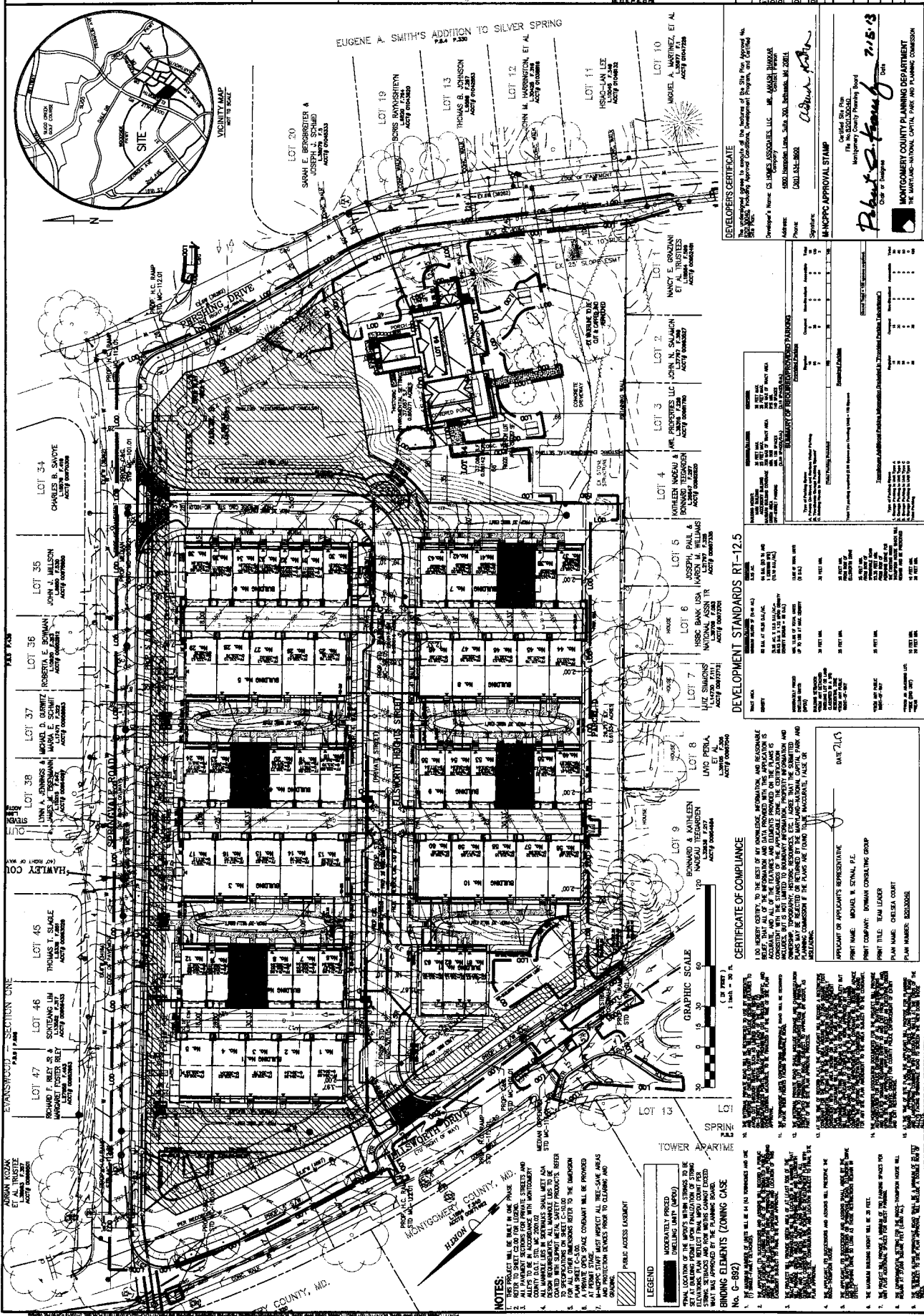
Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen



DEVELOPER'S CERTIFICATE

The undersigned hereby certifies that the information on this site plan was prepared by the undersigned or by a duly licensed professional engineer, architect, or landscape architect, and that the information is true and correct to the best of the undersigned's knowledge and belief.

Developer's Name: CHELSEA ASSOCIATES, LLC
 Address: 5000 International Lane, Suite 200, Bethesda, MD 20814
 Phone: (301) 440-1310
 Signature: [Signature]
 Date: 7/11/13

DEVELOPMENT STANDARDS RT-12.5

Lot	Area	Setback	Height	Other
1-10	1.00 AC	10 FT	35 FT	1.00 AC
11-20	1.00 AC	10 FT	35 FT	1.00 AC
21-30	1.00 AC	10 FT	35 FT	1.00 AC
31-40	1.00 AC	10 FT	35 FT	1.00 AC
41-50	1.00 AC	10 FT	35 FT	1.00 AC
51-58	1.00 AC	10 FT	35 FT	1.00 AC

CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that the information on this site plan was prepared by the undersigned or by a duly licensed professional engineer, architect, or landscape architect, and that the information is true and correct to the best of the undersigned's knowledge and belief.

Applicant or Applicant's Representative:
 Name: MICHAEL W. STYAL, P.E.
 Firm: BOWMAN CONSULTING GROUP
 Title: FIRM LEADER
 Name: CHELSEA COURT
 Plan Number: 2013-0019

LEGEND

- 1. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 2. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 3. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 4. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 5. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 6. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 7. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 8. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 9. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 10. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 11. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 12. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 13. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 14. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 15. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 16. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 17. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 18. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 19. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 20. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 21. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 22. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 23. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 24. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 25. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 26. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 27. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 28. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 29. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 30. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 31. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 32. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 33. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 34. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 35. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 36. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 37. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 38. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 39. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 40. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 41. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 42. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 43. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 44. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 45. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 46. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 47. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 48. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 49. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 50. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 51. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 52. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 53. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 54. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 55. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 56. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 57. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 58. THE PROJECT WILL BE BUILT IN ONE PHASE.

NOTES

1. THE PROJECT WILL BE BUILT IN ONE PHASE.
2. THE PROJECT WILL BE BUILT IN ONE PHASE.
3. THE PROJECT WILL BE BUILT IN ONE PHASE.
4. THE PROJECT WILL BE BUILT IN ONE PHASE.
5. THE PROJECT WILL BE BUILT IN ONE PHASE.
6. THE PROJECT WILL BE BUILT IN ONE PHASE.
7. THE PROJECT WILL BE BUILT IN ONE PHASE.
8. THE PROJECT WILL BE BUILT IN ONE PHASE.
9. THE PROJECT WILL BE BUILT IN ONE PHASE.
10. THE PROJECT WILL BE BUILT IN ONE PHASE.
11. THE PROJECT WILL BE BUILT IN ONE PHASE.
12. THE PROJECT WILL BE BUILT IN ONE PHASE.
13. THE PROJECT WILL BE BUILT IN ONE PHASE.
14. THE PROJECT WILL BE BUILT IN ONE PHASE.
15. THE PROJECT WILL BE BUILT IN ONE PHASE.
16. THE PROJECT WILL BE BUILT IN ONE PHASE.
17. THE PROJECT WILL BE BUILT IN ONE PHASE.
18. THE PROJECT WILL BE BUILT IN ONE PHASE.
19. THE PROJECT WILL BE BUILT IN ONE PHASE.
20. THE PROJECT WILL BE BUILT IN ONE PHASE.
21. THE PROJECT WILL BE BUILT IN ONE PHASE.
22. THE PROJECT WILL BE BUILT IN ONE PHASE.
23. THE PROJECT WILL BE BUILT IN ONE PHASE.
24. THE PROJECT WILL BE BUILT IN ONE PHASE.
25. THE PROJECT WILL BE BUILT IN ONE PHASE.
26. THE PROJECT WILL BE BUILT IN ONE PHASE.
27. THE PROJECT WILL BE BUILT IN ONE PHASE.
28. THE PROJECT WILL BE BUILT IN ONE PHASE.
29. THE PROJECT WILL BE BUILT IN ONE PHASE.
30. THE PROJECT WILL BE BUILT IN ONE PHASE.
31. THE PROJECT WILL BE BUILT IN ONE PHASE.
32. THE PROJECT WILL BE BUILT IN ONE PHASE.
33. THE PROJECT WILL BE BUILT IN ONE PHASE.
34. THE PROJECT WILL BE BUILT IN ONE PHASE.
35. THE PROJECT WILL BE BUILT IN ONE PHASE.
36. THE PROJECT WILL BE BUILT IN ONE PHASE.
37. THE PROJECT WILL BE BUILT IN ONE PHASE.
38. THE PROJECT WILL BE BUILT IN ONE PHASE.
39. THE PROJECT WILL BE BUILT IN ONE PHASE.
40. THE PROJECT WILL BE BUILT IN ONE PHASE.
41. THE PROJECT WILL BE BUILT IN ONE PHASE.
42. THE PROJECT WILL BE BUILT IN ONE PHASE.
43. THE PROJECT WILL BE BUILT IN ONE PHASE.
44. THE PROJECT WILL BE BUILT IN ONE PHASE.
45. THE PROJECT WILL BE BUILT IN ONE PHASE.
46. THE PROJECT WILL BE BUILT IN ONE PHASE.
47. THE PROJECT WILL BE BUILT IN ONE PHASE.
48. THE PROJECT WILL BE BUILT IN ONE PHASE.
49. THE PROJECT WILL BE BUILT IN ONE PHASE.
50. THE PROJECT WILL BE BUILT IN ONE PHASE.
51. THE PROJECT WILL BE BUILT IN ONE PHASE.
52. THE PROJECT WILL BE BUILT IN ONE PHASE.
53. THE PROJECT WILL BE BUILT IN ONE PHASE.
54. THE PROJECT WILL BE BUILT IN ONE PHASE.
55. THE PROJECT WILL BE BUILT IN ONE PHASE.
56. THE PROJECT WILL BE BUILT IN ONE PHASE.
57. THE PROJECT WILL BE BUILT IN ONE PHASE.
58. THE PROJECT WILL BE BUILT IN ONE PHASE.