Plat Name: Little Tavern Tract  (Added April 16, 2020)
Plat #: 220200060

Location: Located on the west side of Dixon Avenue (formerly Colonial Lane), 150 feet south of Ripley Street
Master Plan Silver Spring CBD Sector Plan
Plat Details: CR zone (Fenton Village Overlay); 1 parcel, 1 outlot
Owner: Solaire Ripley II, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160190 (MCPB Resolution No. 16-098) and with Site Plan No. 82016007A (Certified Site Plan dated January 2, 2020), 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.

Staff notes for the Board that the subject plats have been submitted without the recording (Book/page) references for the documents listed below:

- Public Use and Access Easement for Metropolitan Branch Trail
- 2 Public Improvement Easements
- 4 Stormwater Management Easements

Staff assures that all requisite Book/page references will be added to plat mylar prior to it being transmitted to the County Land Records office for recording and recommends approval of the plat.