

Plat Name: Townhouses at Small's Nursery
Plat #: 220110200 - 220110210

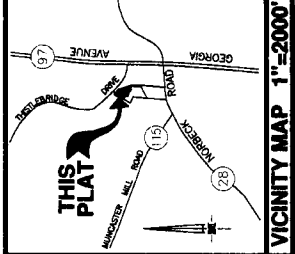
Location: Located on the south side of Thistlebridge Drive, approximately 700 feet west of Georgia Avenue (MD 97)

Master Plan: Olney

Plat Details: RT -10 zone; 19 lots, 5 parcels
Community Water, Community Sewer

Applicant: Tower MD Holdings, LLC

The subdivision plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120070610 (MCPB Resolution No. 09-155) and with Site Plan No. 820100060 (Certified Site Plan dated March 8, 2011), 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 plan.



VICINITY MAP 1"=2000'

NOTES:
 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP HS-342, GRID HS-42.
 THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.S.C. BASE SHEET 221-11W-04.
 THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVED PRELIMINARY PLAN #12007010 AND APPROVED SITE PLAN #82010000, BOTH ENTITLED "TOWNHOUSES AT SMALL'S NURSERY" FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 PARCELS 'V', BLOCK A IS TO BE CONVEYED TO HOMEOWNERS ASSOCIATION.
 PRIVATE OPEN SPACE AREAS LOCATED ON PARCELS 'X', BLOCK A WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (H.O.A.), MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.
 THIS PLAT IS SUBJECT TO A COVENANT FOR MAINTENANCE OF PRIVATE OPEN SPACE AREAS LOCATED ON PARCELS 'X', BLOCK A, DECEMBER 20, 2010 IN LIBER 2004 AT FOLIO 270 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 PARCELS 'X', BLOCK A IS SUBJECT TO A COMMON OPEN SPACE COVENANT RECORDED IN LIBER 2004 AT FOLIO 270 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING THE REQUIREMENTS OF A FOREST MANAGEMENT PLAN AND A FOREST AGREEMENTS PRIOR TO ESCALATION OF A SCHEMATIC PERMIT.
 THE 100 YEAR FLOOD PLAN AND THE ASSOCIATED 2' 100 YEAR FLOOD FLOOD PLAN STUDY PREPARED BY UNDERSEAN ASSOCIATES, INC. DATED 11/15/10 ENTITLED "SMALL'S NURSERY 100-YEAR FLOOD PLAN STUDY".
 W.S.S.C. STATIONS 12036 AND 20083 WERE USED TO ESTABLISH THE MARYLAND STATE GRID AND 83/91 DATUM AS SHOWN ON THIS PLAT. ALL DISTANCES SHOWN HEREON ARE AS MEASURED ON THE GROUND. THE COMBINED SCALE FACTOR FOR THIS PLAT IS 0.999927300.
 THE COORDINATES SHOWN ON THIS PLAT ARE IN THE MARYLAND STATE GRID AND ARE INTENDED FOR USE WITH THE GEOGRAPHICAL INFORMATION SERVICES (GIS) ONLY. DISTANCES BY THE SHORT LINE METHOD AND BY THE COMBINED SCALE FACTOR TO CONVERT THE COORDINATE SCALE FACTOR TO CONVERT THE COORDINATE DISTANCES TO GROUND, MULTIPLY BY THE COMBINED SCALE FACTOR.
 THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS OF THE PARTIES TO THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
 ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS OF OTHER PLANS, ALLOWING DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENTS AND SURVIVE THE MORTGAGE CONTAINED BY RECORDS OF THE MONTGOMERY COUNTY CLERK'S OFFICE, CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

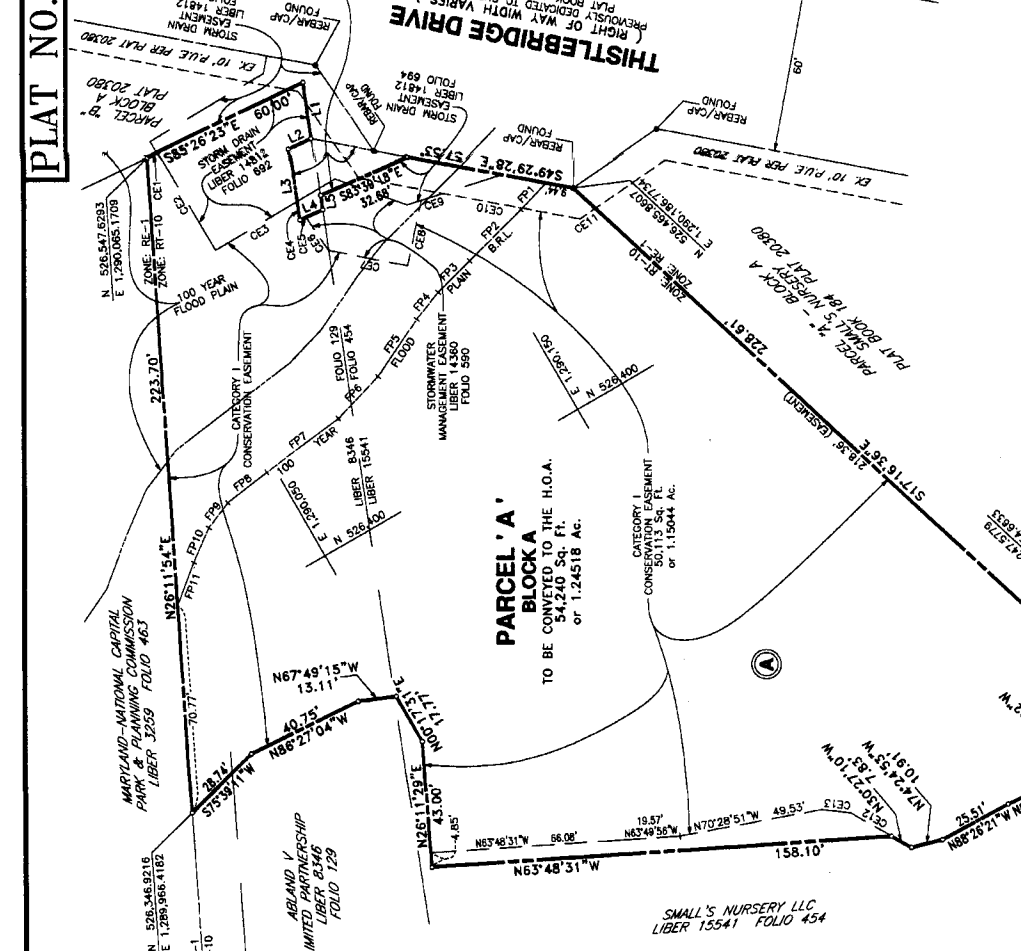
OWNER'S CERTIFICATE
 WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 FURTHER, WE ESTABLISH THE CATEGORY I CONSERVATION EASEMENT AS SHOWN HEREON WHICH IS SUBJECT TO THE MINIMUM BUILDING RESTRICTIONS RECORDED IN LIBER 13176 AT FOLIO 417 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY BOUNDARY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE.
 THERE ARE NO UNRECORDED SALES, ACTIONS AT LAW, LENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.
 SMALL'S NURSERY, LLC, OWNER
 BY: TOWER AND HOLDINGS, LLC, ITS MANAGING MEMBER
 _____ DATE 7/18/11

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN MARYLAND. I HAVE CONVEYED TO THE OWNER A TRUE AND CORRECT COPY OF THIS PLAN AND A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD NOTES AND ALL INFORMATION AND DATA USED IN THE PREPARATION OF THIS PLAN AND A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD NOTES AND ALL INFORMATION AND DATA USED IN THE PREPARATION OF THIS PLAN.
 I FURTHER CERTIFY THAT, BOUNDARY MARKERS SHOWN THIS _____ WERE FOUND IN PLACE AND THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY BOUNDARY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS _____ WILL BE SET IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE.
 I HAVE BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS 54,240 SQUARE FEET OR 1.24518 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
 _____ DATE 7/18/2011
 WILLIAM J. MILLER, SURVEYOR
 MARYLAND REGISTRATION NO. 21504
 LICENSE EXPIRES AUGUST 12, 2011

PLAT TOTALS

NUMBER OF PARCELS	1
AREA OF PARCELS	1.24518 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	1.24518 Ac.

APPROVED _____ DATE _____
 CHAIRMAN
 M-N-C-P & P.C. Record File No.: _____



SHORT LINE DATA

NO.	BEARING	DIST.	NO.	BEARING	DIST.
L1	S21°49'04"W	19.43'	CE11	N85°29'13"E	6.42'
L2	N84°49'23"W	8.65'	CE12	N30°27'10"W	15.96'
L3	S21°46'08"W	24.19'	CE13	N85°18'47"W	10.10'
L4	S83°39'18"E	8.56'	FP1	S75°30'30"W	12.54'
L5	N21°49'04"E	5.00'	FP2	S75°16'09"W	24.84'
CE1	S85°26'23"E	4.16'	FP3	S75°21'22"W	15.22'
CE2	S00°50'53"E	36.76'	FP4	S49°23'53"W	11.77'
CE3	S89°08'07"E	32.63'	FP5	S73°34'20"W	19.93'
CE4	S83°39'18"E	2.29'	FP6	S83°04'18"W	30.73'
CE5	S04°21'07"E	13.74'	FP7	S89°16'45"W	16.94'
CE6	S49°29'28"E	27.54'	FP8	S87°35'13"W	10.29'
CE7	N41°50'31"E	22.71'	FP9	S80°34'22"W	15.87'
CE8	S49°29'11"E	47.70'	FP10	S80°34'22"W	15.87'

OWNER'S CERTIFICATE
 WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 FURTHER, WE ESTABLISH THE CATEGORY I CONSERVATION EASEMENT AS SHOWN HEREON WHICH IS SUBJECT TO THE MINIMUM BUILDING RESTRICTIONS RECORDED IN LIBER 13176 AT FOLIO 417 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY BOUNDARY MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE.
 THERE ARE NO UNRECORDED SALES, ACTIONS AT LAW, LENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.
 SMALL'S NURSERY, LLC, OWNER
 BY: TOWER AND HOLDINGS, LLC, ITS MANAGING MEMBER
 _____ DATE 7/18/11

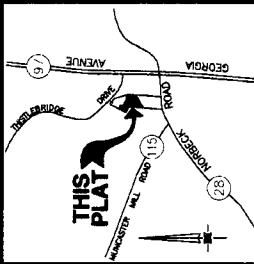
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN MARYLAND. I HAVE CONVEYED TO THE OWNER A TRUE AND CORRECT COPY OF THIS PLAN AND A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD NOTES AND ALL INFORMATION AND DATA USED IN THE PREPARATION OF THIS PLAN AND A TRUE AND CORRECT COPY OF THE ORIGINAL FIELD NOTES AND ALL INFORMATION AND DATA USED IN THE PREPARATION OF THIS PLAN.
 I FURTHER CERTIFY THAT, BOUNDARY MARKERS SHOWN THIS _____ WERE FOUND IN PLACE AND THAT IF ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY BOUNDARY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS _____ WILL BE SET IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE.
 I HAVE BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS 54,240 SQUARE FEET OR 1.24518 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.
 _____ DATE 7/18/2011
 WILLIAM J. MILLER, SURVEYOR
 MARYLAND REGISTRATION NO. 21504
 LICENSE EXPIRES AUGUST 12, 2011

PLAT TOTALS

NUMBER OF PARCELS	1
AREA OF PARCELS	1.24518 Ac.
AREA OF STREET DEDICATION	0.00000 Ac.
TOTAL AREA THIS PLAT	1.24518 Ac.

APPROVED _____ DATE _____
 CHAIRMAN
 MONTGOMERY COUNTY, MARYLAND
 Department of Permitting Services
 RECORDED _____ PLAT NO. _____
 DIRECTOR

APPROVED _____ DATE _____
 ASST. SECRETARY-TREASURER
 MONTGOMERY COUNTY, MARYLAND
 Department of Permitting Services
 RECORDED _____ PLAT NO. _____
 DIRECTOR



VICINITY MAP 1"=2000'

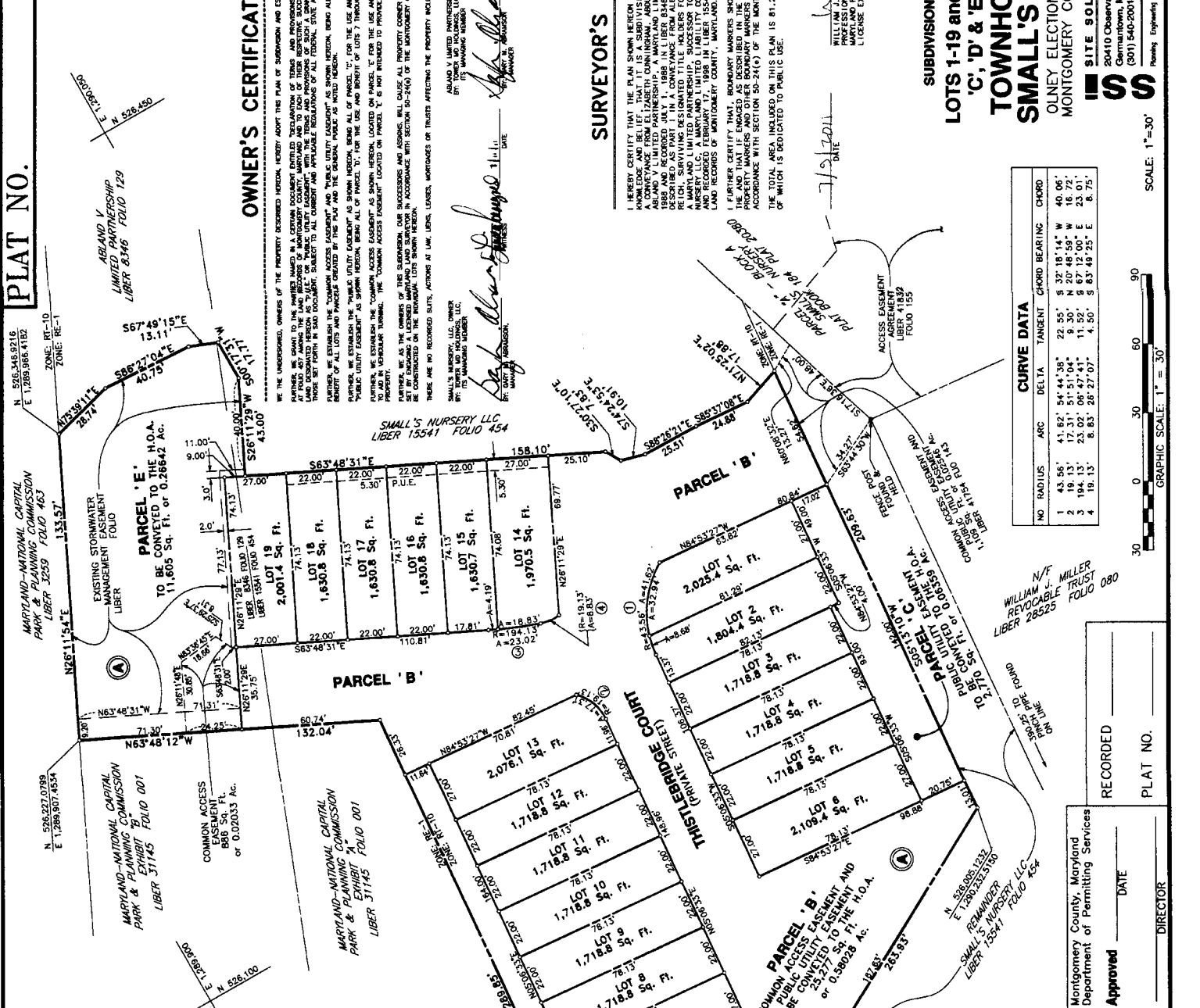
OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION AND ESTABLISH THE NECESSARY BUILDING RESTRICTIONS. WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION AND ESTABLISH THE NECESSARY BUILDING RESTRICTIONS. WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THE PLAN OF SUBDIVISION AND ESTABLISH THE NECESSARY BUILDING RESTRICTIONS.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I HAVE PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS AND RECORDS REFERRED TO IN THE PLAN, AND I AM SATISFIED THAT THE SAME ARE TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SUBDIVISION RECORD PLAT
LOTS 1-19 and PARCELS 'B', 'C', 'D' & 'E' - BLOCK A
SMALL'S NURSERY AT TOWNHOUSES AT
OLNEY ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SITE SOLUTIONS, INC.
 20410 Observation Drive Suite 805
 Germantown, Maryland 20876-4009
 (301) 540-2001 Fax (301) 540-7991
 Planning, Engineering, Landscape Architecture, Surveying



CURVE DATA

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
1	43.56'	41.82'	54°44'38"	22.55'	8 32' 18" 14"	W	40.06'
2	19.13'	17.31'	51°51'04"	9.30'	N 20' 48' 59"	W	16.72'
3	19.13'	23.02'	06°47'41"	11.52'	S 67° 12' 00"	E	23.01'
4	19.13'	8.83'	26°27'07"	4.50'	S 83° 49' 23"	E	8.75'

PLAT TOTALS

NUMBER OF LOTS/PARCELS	19/4
AREA OF LOTS & PARCELS	1.96508 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA THIS PLAT	1.96508 AC.

NOTES:

PROPERTY IS ZONED RT-10.

THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP 40-342, GRID 40-112.

THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVED PRELIMINARY PLAN #13070010 AND APPROVED SITE PLAN #20100100, BOTH DATED "TOWNHOUSES AT SMALL'S NURSERY".

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

PARCELS 'A', 'C', 'D' AND 'E', BLOCK 'A' ARE TO BE CONVEYED TO HOMEOWNERS ASSOCIATION.

PRIVATE STREETS AND PRIVATE OPEN SPACE ARE LOCATED ON PARCELS 'B', 'C', 'D' AND 'E'. ALL LOTS AND PARCELS CREATED BY THIS PLAT AND THE COMMON PUBLIC USE AND ENJOYMENT OF THE COMMONS SHALL BE THE PROPERTY OF THE HOMEOWNERS ASSOCIATION.

THIS PLAT IS SUBJECT TO A COVENANT FOR MAINTENANCE OF PRIVATE STREETS, STORM DRAIN SYSTEMS AND OPEN SPACES RECORDED OCTOBER 20, 2010 IN LIBER 40277 AT FOLIO 270 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THE COMMON ACCESS EASEMENTS THROUGHOUT PARCELS 'B', 'C', 'D' AND 'E' SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION. THE COMMON ACCESS EASEMENTS SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY THE DEEDS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

THE COMMON ACCESS EASEMENTS SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY THE DEEDS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY EASEMENT AND USE, NOW OR HEREAFTER RESTRICTING THE DEVELOPMENT AND USE OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SPARE NO EFFORT TO BE ENFORCED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

RECORDED

DATE _____

APPROVED _____

CHAIRMAN _____

M-N.C.P. & P.C. Record File No. _____

APPROVED

DATE _____

ASST. SECRETARY-TREASURER _____

MONTGOMERY COUNTY, MARYLAND
 Department of Permitting Services

RECORDED

DATE _____

APPROVED _____

CHAIRMAN _____

MONTGOMERY COUNTY, MARYLAND
 Department of Permitting Services

RECORDED

DATE _____

APPROVED _____

CHAIRMAN _____

MONTGOMERY COUNTY, MARYLAND
 Department of Permitting Services

RECORDED

DATE _____

APPROVED _____

CHAIRMAN _____

MONTGOMERY COUNTY, MARYLAND
 Department of Permitting Services

RECORDED

DATE _____

APPROVED _____

CHAIRMAN _____

MONTGOMERY COUNTY, MARYLAND
 Department of Permitting Services

PLAT NO. _____

SCALE: 1"=30'

GRAPHIC SCALE: 1" = 30'

RECORD PLAT REVIEW SHEET

Plat Name: Townhouse @ Small's Nursery Plat Number: 220116200 - 0210
 Plan Name: Townhouses @ Small's Nursery Plan Number: 120070610
 Plat Submission Date: 8/31/2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 7/20/11

Initial DRD Review:

Signed Preliminary Plan - Date 3-1-10 Checked: Initial SS Date 11/8/10
 Planning Board Resolution - Date 2-1-10 Checked: Initial SS Date 11/8/10
 Site Plan Req'd for Development? Yes No Verified By: SS (initial)
 Site Plan Name: TH at Small's Nursery Site Plan Number: 820100060
 Planning Board Resolution - Date 9/30/10 Checked: Initial SS Date 7-5-2011
 Site Plan Signature Set - Date 3/8/11 Checked: Initial SS Date 4-5-2011
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths N/A 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	9/1/10	9/15/10	9/29/10	REVISIONS NEEDED
Research	Bobby Fleury			9-3-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SS Date 5/23/11
 Final Mylar & DXF/DWG Received: Initial SS Date 7-12-2011
 Final Mylar Review Complete: Initial SS Date 7-20-2011

Board Approval of Plat:

Plat Agenda: Initial SS Date 7-28-11

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. _____

