

Plat Name: Colesville Manor
Plat File No.: 220160900

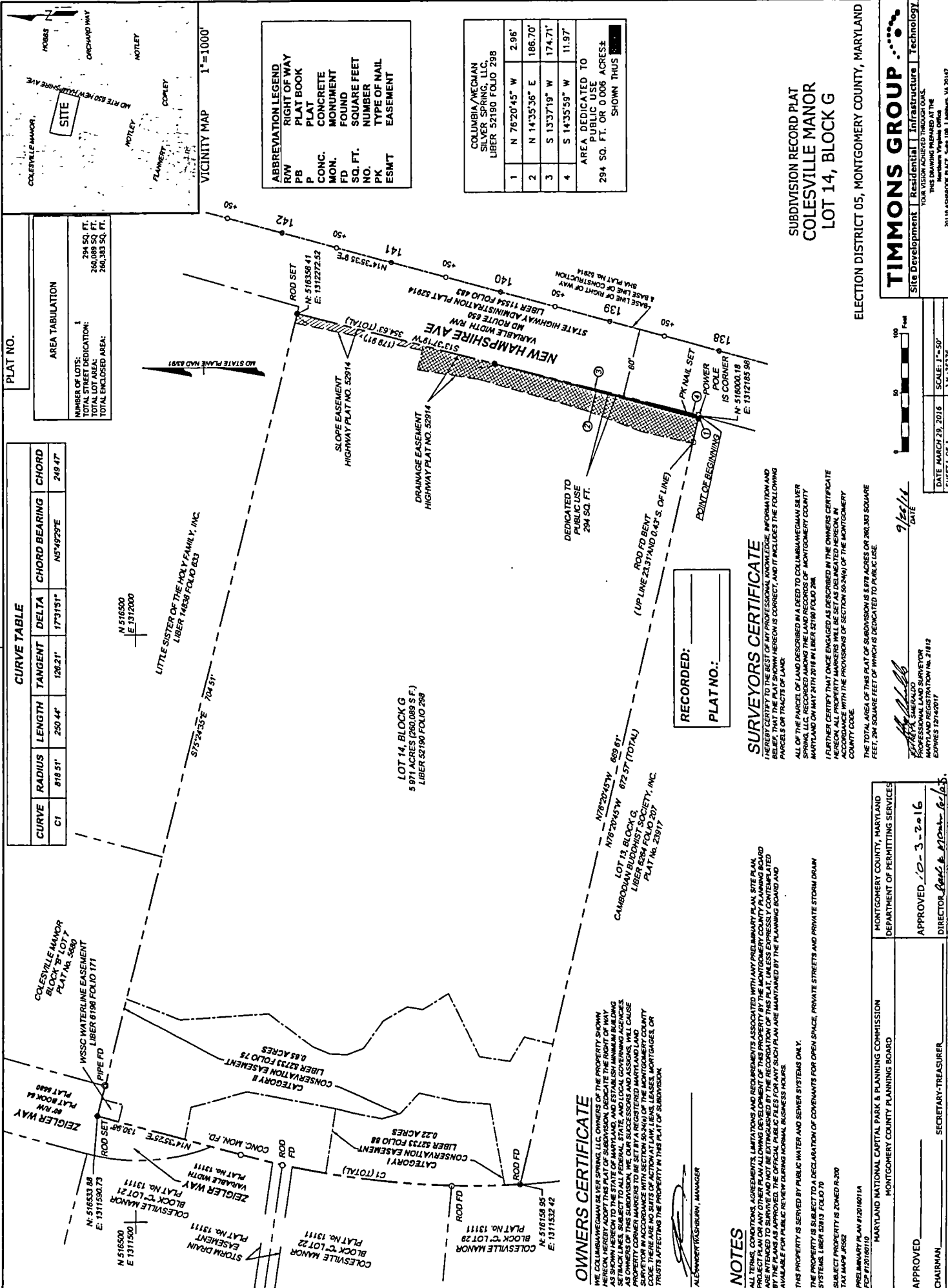
Location: Located on the west side of New Hampshire Avenue (MD 650), approximately 1,200 feet north of Notley Road.

Master Plan: White Oak Master Plan

Plat Details: R-200 zone; 1 lot

Applicant: Columbia/Wegman Silver Spring, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12016011A (MCPB Resolution No. 16-085), 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 plan.



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	818.51'	250.44'	128.21'	N5°49'29"E	249.47'

AREA TABULATION	
NUMBER OF LOTS:	1
TOTAL STREET DEDICATION:	294 SQ. FT.
TOTAL LOT AREA:	260,089 SQ. FT.
TOTAL ENCLOSED AREA:	260,383 SQ. FT.

ABBREVIATION LEGEND	
R/W	RIGHT OF WAY
PB	PLAT BOOK
P	CONC.
MON.	CONCRETE MONUMENT
FD	FOUND
SQ. FT.	SQUARE FEET
NO.	NUMBER
PK	TYPE OF NAIL
ESMT	EASEMENT

COLUMBIA/MEGHAN SILVER SPRING, LLC LIBER 52190 FOLIO 298	
1	N 76°20'45" W 2.96'
2	N 14°35'36" E 186.70'
3	S 13°37'19" W 174.71'
4	S 14°35'59" W 11.97'

AREA DEDICATED TO PUBLIC USE
294 SQ. FT. OR 0.006 ACRES±
SHOWN THUS

VICINITY MAP 1"=1000'

SUBDIVISION RECORD PLAT
COLESVILLE MANOR
LOT 14, BLOCK G

ELECTION DISTRICT 05, MONTGOMERY COUNTY, MARYLAND

TIMMONS GROUP
Site Development Residential Infrastructure Technology
YOUR VISION ACHIEVED THROUGH OURS.

2010 ASHBROOK PLACE, SUITE 100 J. ANNAPOLIS, VA 20747
TEL: 703 554 8715 FAX: 703 738 1346 www.timmons.com

DATE	MARCH 29, 2016
SCALE	1"=50'
SHEET	1 OF 1
CHECKED BY	J. SMITH

RECORDED: _____
PLAT NO.: _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE SURVEY AND PLAT HEREON IS CORRECT, AND IT INCLUDES THE FOLLOWING PARCELS OR TRACTS OF LAND:

ALL OF THE PARCEL OF LAND DESCRIBED IN A DEED TO COLUMBIAMEGHAN SILVER SPRING, LLC, A LIMITED LIABILITY COMPANY OF MONTGOMERY COUNTY, MARYLAND, DATED MAY 20TH 2016 IN LIBER 52190 FOLIO 298.

I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, I HAVE NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY DESCRIBED IN THE PROVISIONS OF SECTION 90-240(f) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 878 ACRES OR 380,383 SQUARE FEET, 294 SQUARE FEET OF WHICH IS DEDICATED TO PUBLIC USE.

OWNERS CERTIFICATE

WE, COLUMBIAMEGHAN SILVER SPRING, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DELEGATE THE RIGHT OF WAY AS SHOWN HEREON TO THE STATE OF MARYLAND, AND ESTABLISH MINIMUM BUILDING SETBACKS AS SHOWN ON THIS PLAT TO ALL FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES. AS OWNERS OF THIS PROPERTY, WE HEREBY AGREE TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 90-240(f) OF THE MONTGOMERY COUNTY CODE. WE AGREE TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 90-240(f) OF THE MONTGOMERY COUNTY CODE. WE AGREE TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 90-240(f) OF THE MONTGOMERY COUNTY CODE.

NOTES

ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR ANY OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY ADOPTED AND SHALL BE ENFORCEABLE AS IF THEY WERE EXPRESSLY CONTAINED IN THIS PLAT, UNLESS EXPRESSLY CONTRADICTED BY THIS PLAT. THE ORIGINAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

THE PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS FOR OPEN SPACE, PRIVATE STREETS AND PRIVATE STORM DRAIN SYSTEMS, LIBER 52813 FOLIO 70.

SUBJECT PROPERTY IS ZONED R-200.

TAX MAP# 4652

APPROVED _____ SECRETARY-TREASURER
CHAIRMAN _____

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED 2016-3-2016
DIRECTOR _____

PRELIMINARY PLAN AMENDMENT COLESVILLE SENIOR LIVING FACILITY

PLAN #12016011A
13908 NEW HAMPSHIRE AVE,
SILVER SPRING, MARYLAND 20904

ELECTION DISTRICT 5
TAX MAP JR 562, GRID E11.C, PARCEL 305
PARCEL ID: L15001 F440

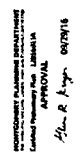


VICINITY MAP
SCALE: 1" = 2000'

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 1988

LEGEND

- | | | | |
|----------------------------------|--|-------------------------|-------------------------|
| EXISTING | POST FACILITY | PROPOSED | WATER |
| SIGN | BLUMPER BLOCK | GAS | GAS |
| BATTERY DISH | TRAFFIC CONTROL BOX | STORM | STORM |
| UNKNOWN MANHOLE | UNKNOWN MANHOLE | SANITARY | SANITARY |
| STORM SEWER | STORM SEWER MANHOLE | COMM DUCT BANK | ELECTRIC DUCT BANK |
| CATCH BASIN | CATCH BASIN WITH DOME GRATE | CATCH BASIN | CATCH BASIN |
| FRENCH DRAIN | SANITARY SEWER | STORM MANHOLE | STORM MANHOLE |
| SANITARY SEWER | WATER LINE | SANITARY MANHOLE | SANITARY MANHOLE |
| WATER MANHOLE | WATER VALVE | FIRE HYDRANT | FIRE HYDRANT |
| WATER LINE MARKER | FIRE HYDRANT | SANITARY CLEAN OUT | SANITARY CLEAN OUT |
| MONITORING WELL | GAS LINE | FIRE LINE SIGN | FIRE LINE SIGN |
| GAS METER | GAS VENT | FDC | FDC |
| GAS MARKER | COMMUNICATIONS/TELEPHONE LINE | METER | METER |
| TELEPHONE/COMMUNICATIONS MANHOLE | TELEPHONE FEDERAL COMMUNICATIONS VAULT | SETBACK - ATTP STANDOFF | SETBACK - ATTP STANDOFF |
| COMMUNICATIONS VAULT | ELECTRIC LINE | WATER VALVE | WATER VALVE |
| ELECTRIC MANHOLE | ELECTRIC PULLBOX | GAS VALVE | GAS VALVE |
| ELECTRIC METER | UTILITY POLE | BOLLARD | BOLLARD |
| DECIDUOUS TREE | CONIFEROUS TREE | LIMITS OF DISTURBANCE | LIMITS OF DISTURBANCE |
| BUSH | GUARDRAIL | GAS METER | GAS METER |
| FENCE | MAJOR CONTOUR | GUARDRAIL | GUARDRAIL |
| MINOR CONTOUR | SOIL BORING | FENCE | FENCE |
| SURVEY CONTROL MONUMENT | SURVEY CONTROL POINT | MAJOR CONTOUR | MAJOR CONTOUR |
| | | MINOR CONTOUR | MINOR CONTOUR |
| | | SITE LIGHT | SITE LIGHT |



FOR SALE
COLUMBIA CANY ACQUISITIONS, LLC
195 HANCOCK AVENUE, SUITE 100
POTOMAC, MD 20854
CONTACT: PAUL COLLIER
TEL: 301-271-1100

ATTORNEY
ATLANTIC STATES BANK
AND TRUST COMPANY
1000 SILVER SPRING AVENUE
SILVER SPRING, MD 20910
CONTACT: JUSTY BRAD
TEL: 301-770-1000

ARCHITECT
LIFE ARCHITECTURE
1000 SILVER SPRING AVENUE
SILVER SPRING, MD 20910
CONTACT: DANIELLE BROWN

Sheet No.	Sheet Title
1	GENERAL NOTES
2	PLANNING
3	CONCEPT PLAN
4	PRELIMINARY PLAN
5	PROPOSED PLAN
6	PROPOSED PLAN WITH UTILITIES
7	PROPOSED PLAN WITH UTILITIES AND FENCE
8	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR
9	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR AND TREE
10	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR AND TREE AND BUSH
11	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR AND TREE AND BUSH AND GUARDRAIL
12	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR AND TREE AND BUSH AND GUARDRAIL AND FENCE
13	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR AND TREE AND BUSH AND GUARDRAIL AND FENCE AND MAJOR CONTOUR
14	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR AND TREE AND BUSH AND GUARDRAIL AND FENCE AND MAJOR CONTOUR AND MINOR CONTOUR
15	PROPOSED PLAN WITH UTILITIES AND FENCE AND CONTOUR AND TREE AND BUSH AND GUARDRAIL AND FENCE AND MAJOR CONTOUR AND MINOR CONTOUR AND SITE LIGHT

THIS SHEET IS SPECIALLY PREPARED FOR THE PROJECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECT.

PRELIMINARY PLAN AMENDMENT PARCEL 305 COLESVILLE SENIOR LIVING FACILITY L15001 F 440 5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND		DATE: 07/20/2018 SCALE: SEE PLAN SHEET TITLE: COVER SHEET	DRAWING NO: 07-001
THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ARCHITECTS AT THE OFFICE OF THE ARCHITECT, INC., 1000 SILVER SPRING AVENUE, SUITE 100, SILVER SPRING, MD 20910. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF ANY OTHER PROJECT.			

