ATTACHMENT A

GLENMONT METROCENTER PRELIMINARY PLAN

SHEET INDEX

SHEET NO.	PLAN TYPE
C-1	PRELIMINARY PLAN COVER SHEET/ LOCAL AREA MAP
C-1A	RESOLUTION
C-2	PRELIMINARY PLAN
C-2A	ILLUSTRATIVE LANDSCAPE PLAN
C-2B	PRELIMINARY PLAN - LOT DIAGRAM
C-3	PRELIMINARY OPENSPACE PLAN
C-4	TENTATIVE STREET PROFILE
C-5	UTILITY PLAN
C-6	PRELIMINARY FIRE ACCESS PLAN
C-7	PRELIMINARY PHASING PLAN

GENERAL NOTES:

1. The information contained herein is based on field run surveys conducted during the month of January, 2008.
2. The survey was conducted for the property as described in the Schedule 'A' description of Commonwealth Land Title Insurance Company commitment number 08-80-1528, with an effective date of May 31, 2008 and commitment number 08-80-1528 with an effective date of May 31, 2008.
3. The horizontal datum is based on ALTA/ACSM land title survey of Lots 1-49, and Parcels A, B, and C, Block 1, Glenmont Mews, and Parcels A, B, C, E, F, and G, Glenmont Park, prepared by Lindeborn Stifler Associates, Inc. dated January, 2008.
4. The vertical datum (NGVD 29) is based on WSSC benchmark elevations 200407-BM8600 and 200408-BM8604.
5. The subject property lies in Zone "C" (area of minimal flooding) as shown on Flood Insurance Rate Map (FIRM) Community Panel Number 240049 0280C for Montgomery County, Maryland, dated August 5, 1991.
6. The subject property lies account numbers are 13-02598988, 13-02598025, 13-02598188, 13-02598447, 13-02598490, 13-03118220, 13-02598417, 13-02598426, 13-02598432, 13-02598498, 13-02598498, 13-02598498, 13-02598498, 13-02598498, 13-02598421, 13-02598432, 13-02598443, 13-02598453, 13-02598464, 13-02598475, 13-02598486, 13-02598497, 13-02598503, 13-02598514, 13-02598525, 13-02598536, 13-02598547, 13-02598558, 13-02598569, 13-02598571, 13-02598582, 13-02598593, 13-02598611, 13-02598622, 13-02598633, 13-02598644, 13-02598655, 13-02598118, 13-02598344, 13-02598115, 13-02598355, 13-02598127, 13-02598138, 13-02598149, 13-02598160, 13-02598171, 13-02598182, 13-02598193, 13-02598196, 13-02598207, 13-02598218, 13-02598229, 13-02598230, 13-02598241, 13-02598251, 13-02598262, 13-02598273, 13-02598284, 13-02598295.
7. This site is located in the Northwest Branch Watershed, Class IV.
8. There are no historic structures located on the site, based on the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland" (M-NCPPC 1976).
9. The project is served by public water and sewer systems, and is currently in service categories W-1 and S-1, respectively.
10. Public utility easement and rights of ways will be provided where needed on site to allow for water, sewer, gas, electric, telephone, and cable service to the proposed buildings. Locations to be determined at Record Plat.

ADDITIONAL SITE PLAN NOTES:

1. Final modifications to the size and shape of the Development Blocks.
2. Final unit count unit mix including the number and percentage of MPDUs and amount of retail/commercial uses.
3. Final building locations within each Development Block.
4. Specific building heights and setbacks.
5. Final number of parking spaces.
6. Final location of access points, internal road network and pedestrian links.
7. Final determination of landscaping, streetscaping, recreation space, open space calculations and lighting.
8. Further refinement of the arrangement for the perpetual maintenance of open space areas and other areas used for recreational, common, or quasi-public purposes.
9. Articulation of buildings along the street edge.

DEVELOPMENT BLOCKS:

1. The Development Plan contains "Development Blocks" which identify those areas of the property that will be developed. Within these Development Blocks, the plan reflects product type, density of the development, general location of roads, open space, landscaping and recreation areas and parking spaces. The Development Block Analysis identifies:
   a. The Development Block;
   b. Use types;
   c. Approximate range of units;
   d. Approximate range of Retail/Commercial;
   e. Height Ranges;
   f. Approximate setbacks from curb to face of buildings.

   The precise location, building footprints and square footages of the buildings, and open space, landscaping and recreation space within each Development Block as well as the actual number of parking spaces will be decided at site plan. Minor modifications to the size and shape of the Development Blocks may be made at the time of site plan.
2. The total number of units on the property for Stage 1 and Stage 2 combined shall not exceed 1,950 dwelling units including MPDUs (up to 14.5% of the total number of units based on 1,950 dwelling units) with no more than 500 new units to be approved as part of Stage 1 of the development (existing units that are replaced with new units do not count toward the 500 unit cap requirement for Stage 1). Stage 1 shall include 12.5% MPDUs. The total number of residential units (including the total number of MPDUs in the development and the percentage of MPDUs) in Stage 2 will be determined at site plan. The total number of MPDUs in Stage 2 and the mix of residential/commercial uses will be determined at site plan. Units may be shifted between Development Block areas as long as: (i) The range of units within each Development Block does not vary by more than 10% and (ii) The total number of units in the entire development does not exceed 1950. The total amount of residential/commercial shall not exceed 90,000 square feet and will be within the range shown on the Development Block Analysis.
3. At the time of preliminary plan of subdivision approval, the Applicant shall submit for Planning Board review and approval, a revised Local Area Transportation Review analysis that re-evaluates Stage 2 of the development so that the Planning Board can make a determination whether the Georgia Avenue/Randolph Road intersection will function at an acceptable level to permit all or a portion of Stage 2 to move forward pursuant to the County's established rules and procedures for determining the adequacy of public facilities. ~~in the Applicant has approved to the use of the Alternative Review Procedure for Metro Station Policy Areas.~~
4. No building permit applications for Stage 2 of the development will be applied for until either a grade separated interchange is fully funded for construction or either transit or transportation improvements are under construction that would resolve the intersection of Randolph Road and Georgia Ave as further or an acceptable level as determined by the Montgomery County Planning Board ~~or the Applicant has mitigated to the satisfaction of the Planning Board and Montgomery County Department of Transportation (DOT) the Stage 2 traffic mitigation measures as part of the subdivision application. Transit service improvements are site specific to toward the programmed Georgia Avenue/Randolph Road interchange. Local Area Transportation Review mitigation measures (e.g. real time transit signs, pedestrian count down signals, bike racks, etc.) transit enhancements (vehicles, establishing a neighborhood shuttle, pedestrian safety measures and other at improvements.~~
5. No building shall exceed 7 stories or 85 feet as measured pursuant to the Montgomery County Zoning Ordinance.
6. All private roads shall meet the Montgomery County standards required for emergency vehicle access.
7. No structures or impervious surfaces shall be located within the Environmental Buffer.
8. The Glenmont Sector Plan, adopted September 1997 (the "Sector Plan") recommends a maximum base density for the entire property of 42 units per acre, which results in a maximum density of 51 units per acre with MPDUs. The Sector Plan also allows a maximum density of 51 units per acre without MPDUs. The Sector Plan also allows a maximum density of 110.10 units per acre with MPDUs. Collectively, the maximum density for Stage 1 and Stage 2 is 50.1 units per acre with MPDUs, in conformance with the Sector Plan density of up to 51 units per acre.
9. Subject to Textual Binding Element Note 4, the completion of any portion of the project is not necessary to commence any subsequent portion of the project.
10. ~~The Applicant will conduct an operational study at the time of preliminary plan of subdivision to identify and provide appropriate geometrical improvements to the intersection of Georgia Avenue/ Randolph Road and the Glenmont Metro Station. Geometrical safety and operational improvements are site specific and may include, but not limited to, a separate right turn lane, a left turn lane, a right turn lane, a left turn lane, a right turn lane, and a combination of the above. The operational study will identify what is the appropriate geometrical improvements to be implemented at the time of preliminary plan of subdivision approval. Geometrical improvements are site specific and may include, but not limited to, a separate right turn lane, a left turn lane, a right turn lane, a left turn lane, a right turn lane, and a combination of the above.~~

Note: Underline is added large again as of June 3, 2008

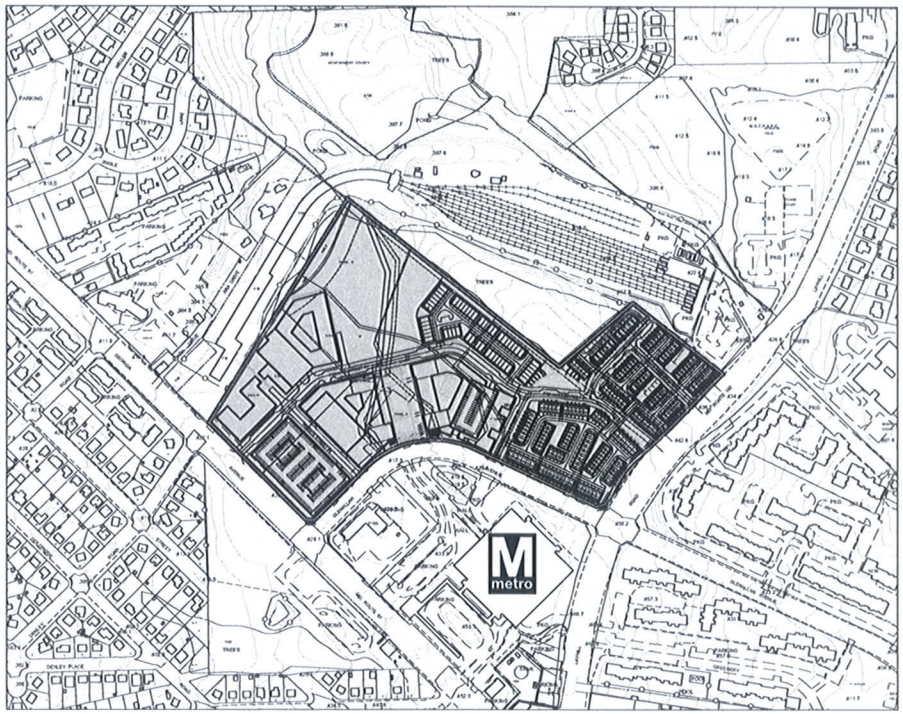
DEVELOPMENT PROVISIONS OF GENERAL CONSIDERATIONS

1. Pedestrian Oriented Streets
   - The neighborhood street system shall be continuous and interconnected where practical.
   - Neighborhood streets shall be arranged to define the Development Blocks and to create blocks that encourage walkability.
   - Parking shall be provided on streets (parallel spaces) where practical and in parking decks in order parking garages and driveways.
   - Neighborhood streets that outlook from the new Neighborhood Main Street shall provide safe and adequate access to them.
   - Public access shall have an street parallel parking subject to the approval from the Montgomery County Department of Public Works and Transportation and the Montgomery County Department of Permitting Services.
   - All streets shall have a minimum five foot wide sidewalk dimension continuous on both sides of the street. Sidewalk dimensions shall be increased to accommodate the needs of abutting retail uses such as cafe seating.
   - All streets shall have a street tree zone separating the sidewalk from the curb on both sides of the street.
   - All street trees shall be placed in a continuous lawn panel, landscaped panel or a tree pits.
2. Public Open Space Elements
   - A major central public open space for the enjoyment of the residents and the greater Glenmont community shall be located between Blocks B and E. The space will contain a variety of seating opportunities, passive recreation opportunities, a multi use lawn area and a floral design element.
   - A naturalized park edge shall be located adjacent to the delineated stream valley buffer. This edge may include a stormwater management detention component that shall be made available to the greater Glenmont community.
   - A major public use space for the enjoyment of the residents and the greater Glenmont community shall be located in the vicinity of Blocks F, G and H. The space will be predominantly landscaped with seating opportunities and passive recreation opportunities.
   - The open space will be distributed throughout the project and will be diverse in terms of size, function and type.
   - To the extent practical, open space areas shall incorporate on grade rain water bio-filtration strategies.
3. Architectural Elements
   - Building front entrance(s) shall front onto the street(s).
   - Special architectural treatments shall occur at the terminus of vistas or deflected views along a street.
   - Garage access for townhouse units shall be primarily rear loaded and served by alleys.

SITE ANALYSIS

	Zoning Ordinance	Approved Development Plan	Proposed Preliminary Plan
ZONING:			
Existing Zone	R-30, R-T12.5 & CIM	R-30, R-T12.5 & CIM	TS-R
Proposed Zone	TS-R	TS-R	TS-R
Base Density - 42 units/ac. x 30.935 = 1,299 units.			
Maximum Density - 1,50(units)/30.935 = 50.1 units/ac.			
GROSS TRACT AREA:			
Gross Tract Area =		30.932 AC.	30.935 AC.
Area of Dedications =		0.5725 AC.	0.5725 AC.
Area of Non Dedications = (Master-Plan Street)		2.8657 AC.	2.8657 AC.
Net Lot Area =		27.5544 AC.	27.557 AC.
UNIT TYPE:			
Townhouse Units = (Blocks E, F, G and H)		190-210	225
Multi-Family Units = (Bocks A, B, C and D)		1,300 - 1,360	1,325
Maximum Proposed =	1,550	1,550	1,550
Max. Retail/Commercial =	90,000	90,000 SF	90,000 SF
F.A.R:			
Maximum FAR Allowed =	2.5	2.5	2.5
Maximum FAR Proposed =		1.9 *	1.9 *
*Residential -		2,410,000 SF	2,410,000 SF
*Retail / Commercial -		90,000 SF	90,000 SF
*Total Area =	3,168,277 SF	2,500,000 SF	2,500,000 SF
* 2,500,000 (bldg. SF) / 1,347,528 (site area SF) = 1.9 FAR			
NUMBER OF DWELLING UNITS (MAXIMUM):			
Market Townhouse Units		196	196
MPDU ~ Townhouse Units		29 12.5%	29 12.5%
sub-total TH Units =		225	225
Market Multi-Family Units		1,129	1,129
MPDU ~ Multi-Family Units		196 14.7%	196 14.7%
sub-total MF Units =		1,325	1,325
Market Total Units		1,325	1,325
MPDU ~ Total Units		225 14.5%	225 14.5%
Maximum Total Units =		1,550	1,550
APPROXIMATE BEDROOM COUNT:			
One Bedroom =		520	520
Two Bedroom =		780	780
Three - Four Bedroom =		250	250
Total Bedroom =		1,550	1,550
MINIMUM BUILDING SETBACKS:			
North Side (MBAT36) =		10 FT.	10 FT.
East Side (Layhill Rd.) =		20 FT.	20 FT.
West Side (Georgia Ave.) =		10 FT.	10 FT.
South Side (Glenallan Ave.) =		0 FT.	0 FT.
OPENSPACE:			
Net Lot Area =		27.5544 AC.	27.557 AC.
		1,200,270 SF	1,200,383 SF
Public Use Space	10 %	16.7 %	16.7 %
	2.76 AC.	4.6 AC.	4.6 AC.
	120,027 SF	200,106 SF	200,106 SF
Active / Passive Rec. Space	25 %	29.6 %	29.6 %
	6.89 AC.	8.16 AC.	8.16 AC.
	300,067 SF	355,450 SF	SF
Active/Passive Space =		4.65 AC.	4.65 AC.
Preservation Area =		3.33 AC.	3.33 AC.
Indoor Amenity Space =		0.18 AC.	0.18 AC.
Total Active/Passive =	6.89 AC.	8.16 AC.	8.16 AC.
Total Openspace =	35.0 %	46.3 %	46.3 %
	9.64 AC.	12.76 AC.	12.76 AC.
	420,094 SF	555,626 SF	555,626 SF
PARKING:			
Residential Uses			
1 Bedroom (MPDU) =	461	461	461
1.25 space/unit	576	576	576
1 Bedroom (MPDU) =	80	80	80
0.625 space/unit	50	50	50
2 Bedroom (Market) =	668	668	668
1.50 space/unit	1,002	1,002	1,002
2 Bedroom (MPDU) =	116	116	116
0.75 space/unit	87	87	87
Townhouse (Market) =	196	196	196
2.0 space/unit	392	392	392
Townhouse (MPDU) =	29	29	29
2.0 space/unit	58	58	58
Sub-Total Residential** ^			
Market Units =	1,325	1,325	1,325
MPDUs ^ =	225	225	225
Total Units =	1,550	1,550	1,550
Parking =	2,165	2,165	2,172
Less Metro Credit (15%)	325	325	326
Parking =	1,840	1,840	1,846
Non-Residential Uses***			
Retail/Commercial	65,000	65,000	65,000
5.0 space/1,000 GSF	325	325	325
Retail/Restaurant	25,000	25,000	25,000
25.0 space/1,000 GLV X .5	313	313	313
Sub-Total Non-Residential			
Retail/Comm./Rest. =	90,000	90,000	90,000
Parking =	638	638	638
Less Metro Credit (15%)	96	96	96
Parking =	542	542	542
Total Parking =	2,382	2,382	2,388

**Maximum based upon 1,550 units and potential uses. Actual to be determined at Site Plan based on final configuration of the type of units within each development block.
***Maximum based upon potential commercial uses. Actual to be determined at Site Plan.
^Final dwelling unit count, unit mix, bedroom count, parking space quantity, retail/commercial area, public use space, recreation space and square footages (SF) will be determined at Site Plan approval.
~ Number of MPDU's per approved Development Plan. Indicated location of townhouse MPDU's is subject to change at Site Plan phase of plan development.


PARKING
POND
TRACK
FIELD
PARKING
TENNIS
PARKING
PARKING
PARKING

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER DRC COMMENTS	3/1/13
				REVISED PER NEW LAYOUT	5/30/13

APPLICANT:
LAYHILL INVESTMENT ASSOCIATES, LLC
4445 WILLARD AVENUE
CHEVY CHASE, MARYLAND 20815

PHONE: (240) 333-3695
CONTACT: PETE JERVEY

PRELIMINARY PLAN
RESOLUTION

RODGERS CONSULTING
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	BY	DATE
BASE DATA	CADD	08/12
DESIGNED	RKM	10/12
DRAWN	RKM	10/12
REVIEWED	GU	11/12
RODGERS CONTACT	GARY UNTERBERG	

RELEASE FOR
BY_____ DATE ____

GLENMONT METROCENTER

ELECTION DISTRICT NO.13
MONTGOMERY COUNTY, MARYLAND

SCALE 1"=200'
JOB No. 1141-A
DATE NOV. 2012
C-1A
SHEET No. 2 OF 10

GLENMONT METRO CENTER - PRELIMINARY PLAN COVER SHEET/ LOCAL AREA MAP

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Preliminary Plan\Cover Sheet-C-1.dwg C-1A May 30, 2013, 3:21pm

PRELIMINARY NOT FOR CONSTRUCTION

SITE ANALYSIS

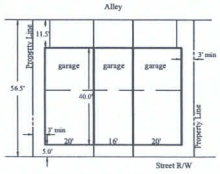
	Zoning Ordinance	Approved Development Plan	Proposed Preliminary Plan
ZONING:			
Existing Zone	R-30, R-T12.5 & OM	R-30, R-T12.5 & OM	TS-R
Proposed Zone	TS-R	TS-R	TS-R
Base Density - 42 units/ac. x 30.935 = 1,298 units.			
Maximum Density - 1,550 units/30.935 = 50.1 units/ac.			
GROSS TRACT AREA:			
Gross Tract Area =		30.932 AC.	30.935 AC.
Area of Dedications =		(-).5723 AC.	(-).5723 AC.
Area of Non Dedications = (Master Plan Street)		2.8057 AC.	2.8057 AC.
Net Lot Area =		27.5544 AC.	27.557 AC.
UNIT TYPE:			
Townhouse Units = (Bldgs. E, F, G and H)		190-250	225
Multi-Family Units = (Bldgs. A, B, C and D)		1,300 - 1,360	1,325
Maximum Proposed =	1,550	1,550	1,550
Max. Retail/Commercial =	90,000	90,000 SF	90,000 SF
F.A.R:			
Maximum FAR Allowed =	2.5	2.5	2.5
Maximum FAR Proposed =		1.9 *	1.9 *
*Residential -		2,410,000 SF	2,410,000 SF
*Retail / Commercial -		90,000 SF	90,000 SF
*Total Area =	3,368,277 SF	2,500,000 SF	2,500,000 SF
* 2,500,000 (bldg. SF) / 1,347,528 (site area SF) = 1.97 FAR			
NUMBER OF DWELLING UNITS (MAXIMUM):			
Market Rate Dwelling Units		1,325	1,325
MPDU Units - 18.7% =		225	225
Maximum Total Units =		1,550	1,550

Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s) [or] site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.

LEGEND

- BOUNDARY LINE
- R/W DEDICATION
- 330 EXISTING TOPOGRAPHY
- EXISTING BUILDINGS
- EXISTING CURB & GUTTER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED BUILDINGS
- PROPOSED CURB & GUTTER

TYPICAL TOWNHOUSE LAYOUT



VICINITY MAP
1"=2000'
ADC MAP PAGE 5168, Grid B10
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2701 ARA DR.
SILVER SPRINGS, MD 20906

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

FIRST ASSEMBLY OF GOD INC.
12805 GEORGIA AVE.
SILVER SPRINGS, MD 20906

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12805 GEORGIA AVE.
SILVER SPRINGS, MD 20906

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

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600 FIFTH ST. NW
WASHINGTON, DC 20001

GEORGIA AVE BAPTIST CHURCH
12525 GEORGIA AVE.
SILVER SPRINGS, MD 20906

GRADY MANAGEMENT INC.
8630 FENTON ST.
SILVER SPRINGS, MD 20910

"A" "B" "C" "D" "E" "F" "G"

PRIVATE STREET #1 PRIVATE STREET #2 PRIVATE STREET #2A

EXISTING GEORGIA AVE. (MD. RTE. 97)

EXISTING GLENALLAN AVE.

EXISTING LAYHILL RD. (MD. RTE. 182)

EXISTING ENTRANCE TO BE REMOVED

EXISTING ENTRANCE TO BE REMOVED

TO REMOVE OF NEW LOCATION

*NOTE: SEE SHEET C-4 FOR TENTATIVE STREET PROFILES.

GRAPHIC SCALE
1 INCH = 60 FT

PRELIMINARY PLAN #120130080

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER NEW LAYOUT	5/30/13

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
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PRELIMINARY PLAN

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Fx. 301.948.6256
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	BY	DATE
BASE DATA	--	--
DESIGNED	--	--
DRAWN	--	--
REVIEWED	--	--

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE____

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=60'
JOB No. 1141A
DATE: 11/21/12
C-2
SHEET No. 3 of 10

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Preliminary Plan\Preliminary Plan-C-2.dwg Preliminary Plan - C-2 Jul 29, 2013, 10:48am

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- BOUNDARY LINE
- R/W DEDICATION
- 330 EXISTING TOPOGRAPHY
- EXISTING BUILDINGS
- EXISTING CURB & GUTTER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED BUILDINGS
- PROPOSED CURB & GUTTER

VICINITY MAP
1"=2000'
ADC MAP PAGE 5168, Grid B10
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P881

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001
P883

FIRST ASSEMBLY OF GOD INC.
12805 GEORGIA AVE.
SILVER SPRINGS, MD 20906
P903

PT. PAR. 615

ARA DRIVE

P16

PARCEL G

PARCEL F

PARCEL "G"

PARCEL "A"

N72

"A"

"B"

"C"

"D"

"E"

"F"

N82

PT. PARCEL "D"

PRIVATE STREET "A"

PRIVATE STREET "B"

EXISTING GEORGIA AVE. (MD. RTE. 97)

EXISTING GLENALLAN AVE.

EXISTING LAYHILL RD. (MD. RTE. 182)

GEORGIA AVE.BAPTIST CHURCH
12525 GEORGIA AVE
SILVER SPRINGS, MD 20906
P195

GRADY MANAGEMENT INC.
8630 FENTON ST.
SILVER SPRINGS, MD 20910

LEGEND:
- PROP. SHADE TREES
- EX. SHADE TREES
- ORENIMENTAL TREES
- SEATING AREAS

GRAPHIC SCALE
1 INCH = 60 FT

PRELIMINARY PLAN #120130080

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER NEW LAYOUT	5/9/13

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
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ILLUSTRATIVE LANDSCAPE PLAN

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Ph: 301.948.4700 (Main)
Ph: 301.253.6608 (Frederick)
Fx: 301.948.6256
www.rdgcs.com

	BY	DATE
BASE DATA	–	–
DESIGNED	–	–
DRAWN	–	–
REVIEWED	–	–
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

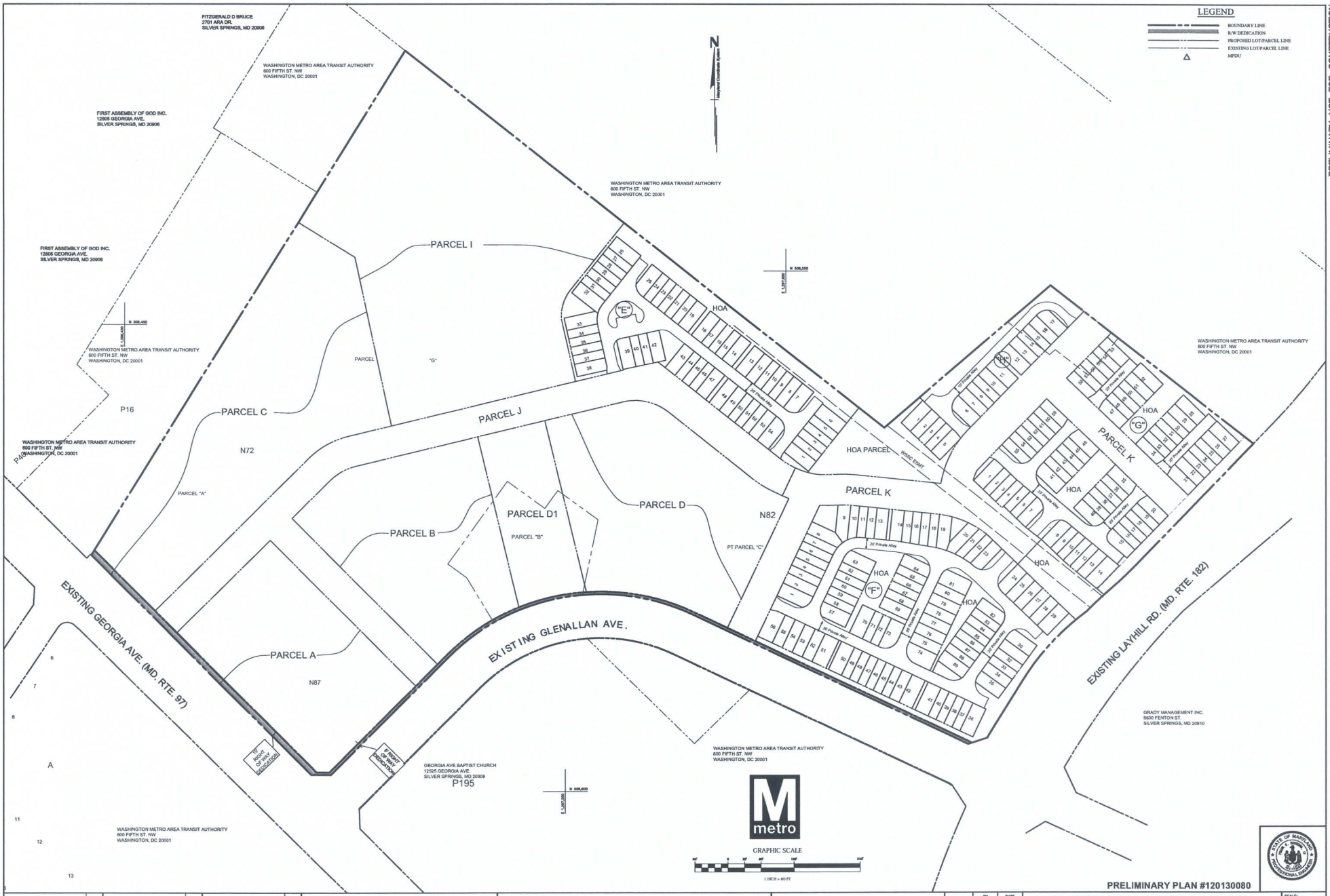
GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=60'
JOB No. 1141A
DATE: 11/21/12
C-2A
SHEET No. 4 of 10

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Preliminary Plan\Illustrative Landscape Plan-C-2A.dwg C-2A Jul 29, 2013, 10:57am

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY PLAN #120130080

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER NEW LAYOUT	5/29/13

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

PRELIMINARY PLAN LOT DIAGRAM

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values
19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6608 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA	–	–
DESIGNED	–	–
DRAWN	–	–
REVIEWED	–	–

RODGERS CONTACT:
RELEASE FOR
BY_____ DATE_____

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=60'
JOB No. 1141A
DATE: 11/21/12
C-2B
SHEET No. 5 OF 10

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Preliminary Plan\Preliminary Plan-C-2.dwg Lot Diagram - C-2B May 30, 2013, 3:25pm

PRELIMINARY NOT FOR CONSTRUCTION

FITZGERALD D BRUCE
2701 ARA DR.
SILVER SPRINGS, MD 20906
P881

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001
P883

PT. PAR. 615

FIRST ASSEMBLY OF GOD INC.
12805 GEORGIA AVE.
SILVER SPRINGS, MD 20906
P903

ARA DRIVE

P16

PAR. F

PARCEL G

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

FIRST ASSEMBLY OF GOD INC.
12805 GEORGIA AVE.
SILVER SPRINGS, MD 20906

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

"A"

"B"

"C"

"D"

"E"

"F"

PRIVATE STREET #1

PRIVATE STREET #2

EXISTING GEORGIA AVE. (MD. RTE. 97)

EXISTING GLENALLAN AVE.

EXISTING LAYHILL RD. (MD. RTE. 182)

GRADY MANAGEMENT INC.
8630 FENTON ST.
SILVER SPRINGS, MD 20910

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

GEORGIA AVE.BAPTIST CHURCH
12525 GEORGIA AVE.
SILVER SPRINGS, MD 20908

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

N

LEGEND

- BOUNDARY LINE
- R/W DEDICATION
- EXISTING TOPOGRAPHY
- EXISTING BUILDINGS
- EXISTING CURB & GUTTER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED BUILDINGS
- PROPOSED CURB & GUTTER

VICINITY MAP
1"=2000'
ADC MAP PAGE 5166, Grid B10
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by permission #21007251

LEGEND:

- PROP. SHADE TREES
- EX. SHADE TREES
- ORENIMENTAL TREES
- SEATING AREAS
- OPENSPACE

metro

GRAPHIC SCALE

1 INCH = 60 FT.

PRELIMINARY PLAN #120130080

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER NEW LAYOUT	8/16/12

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

PRELIMINARY OPENSPACE PLAN

RODGERS CONSULTING
Knowledge - Creativity - Enduring Values
19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6828 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA	--	--
DESIGNED	--	--
DRAWN	--	--
REVIEWED	--	--
RODGERS CONTACT:		

RELEASE FOR
BY: DATE:

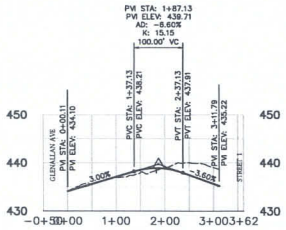
LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

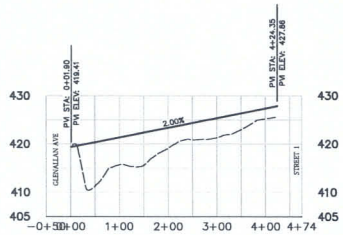
WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=60'
JOB No. 1141A
DATE: 11/21/12
C-3
SHEET No. 6 of 10

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Preliminary Plan\Openspace Plan-C-3.dwg C-3 Jul 29, 2013, 10:53am



ALIGNMENT - PRIVATE STREET 3



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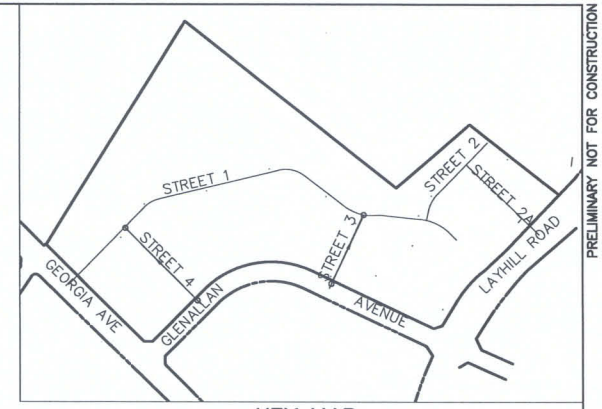
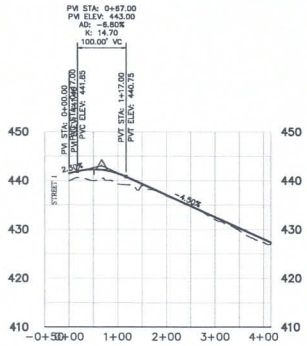
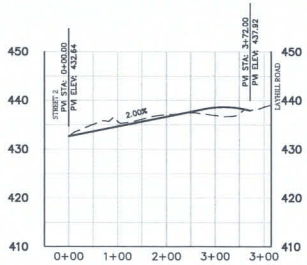


KEY MAP

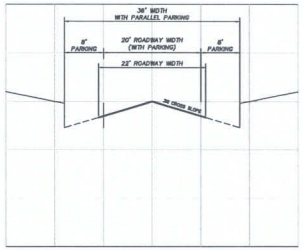


ALIGNMENT - PRIVATE STREET 2

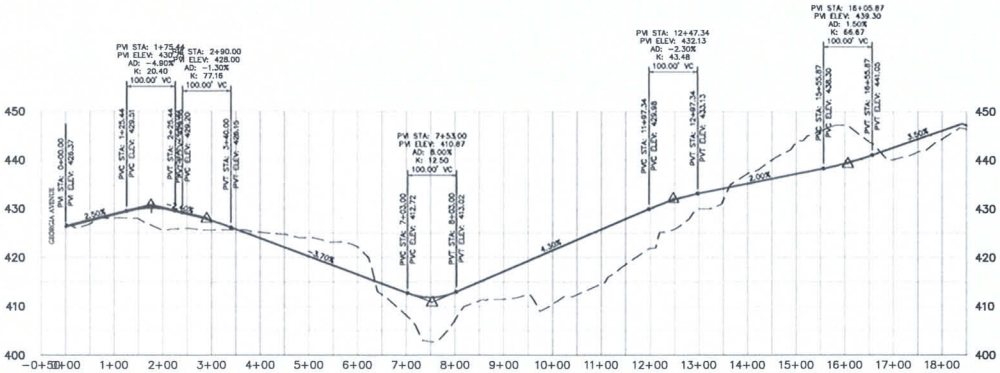


ALIGNMENT - PRIVATE STREET 2A

STREET PROFILES
HORIZONTAL: 1"=100'
VERTICAL: 1"=10'



STREET SECTION (STREETS 1, 2, 3, 4)
HORIZONTAL: 1"=10'
VERTICAL: 1"=1'



ALIGNMENT - PRIVATE STREET 1

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAN #120130080

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER NEW LAYOUT	5/30/13

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

TENTATIVE STREET PROFILES

RODGERS CONSULTING
Knowledge · Creativity · Enduring Values
19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301.948.4700 (Main)
Ph: 301.253.6609 (Frederick)
Fx: 301.948.6256
www.rodgers.com

	BY	DATE
BASE DATA	--	--
DESIGNED	--	--
DRAWN	--	--
REVIEWED	--	--
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: --
JOB No. 1141A
DATE: 11/21/12
C-8
SHEET No. 7 of 10

R:\MD-Montgomery\Glenmont Metro\autocad\Plat Plans\Preliminary Plan\Street Profiles-C-4.dwg C-4 May 30, 2013, 3:26pm

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

- PROPOSED PUE
- PROPOSED PUE <10'
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING WSSC EASEMENT
- EXISTING WSSC EASEMENT (TO BE ABANDONED)
- PROPOSED WSSC EASEMENT

WSSC 200' SHEETS: 216 NW 2&3

FITZGERALD D BRUCE
2701 ARA DR.
SILVER SPRINGS, MD 20906

WASHINGTON METRO AREA TRANSIT AUTHORITY
600 FIFTH ST. NW
WASHINGTON, DC 20001

FIRST ASSEMBLY OF GOD INC.
12805 GEORGIA AVE.
SILVER SPRINGS, MD 20906

TOWNHOUSE LOTS
SINGLE PHASE
WITH PUES

PRIVATE "ON SITE"
3 PHASE SYSTEM
FOR APARTMENTS

PRIVATE STREET #1
PRIVATE STREET #2
PRIVATE STREET #2A
PRIVATE STREET #3
PRIVATE STREET #4

"A"
"C"
"D"
"E"
"F"
"G"

EXISTING GEORGIA AVE. (MD. RTE. 97)
EXISTING GLENALLAN AVE
EXISTING LAYHILL RD. (MD. RTE. 182)

GEORGIA AVE BAPTIST CHURCH
12525 GEORGIA AVE.
SILVER SPRINGS, MD 20906

GRADY MANAGEMENT INC.
8630 FENTON ST.
SILVER SPRINGS, MD 20910

PRELIMINARY PLAN #120130080

REVISION	DATE	REVISION	DATE	REVISION	DATE
				REVISED PER NEW LAYOUT	5/30/13

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

UTILITY PLAN

RODGERS CONSULTING
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19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301 948 4700 (Main)
Ph: 301 253 8608 (Frederick)
Fx: 301 948 6256
www.rodgers.com

	BY	DATE
BASE DATA	--	--
DESIGNED	--	--
DRAWN	--	--
REVIEWED	--	--
RODGERS CONTACT:		
RELEASE FOR		
BY	DATE	

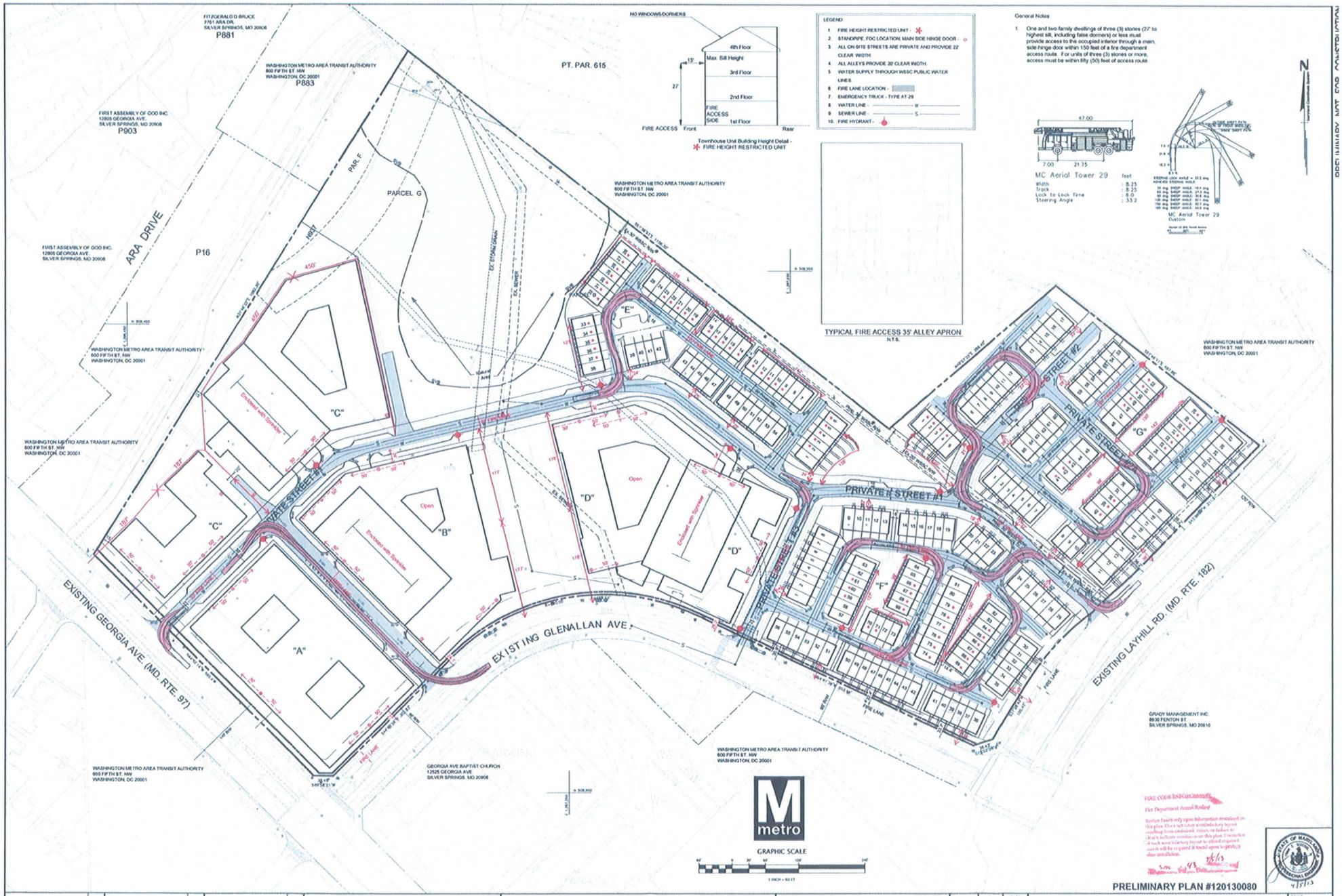
LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 60'
JOB No. 1141A
DATE: 11/21/2012
C-5
SHEET No. 8 of 10

R:\MD-Montgomery\Glenmont Metro\subcad\Plat Plans\Preliminary Plan\Utility Plan-C-5.dwg Utility Plan Jul 29, 2013, 11:07am



REVISION	DATE	REVISION	DATE	REVISION	DATE

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

PRELIMINARY FIRE ACCESS PLAN
(FOR PRELIMINARY PLAN APPROVAL, FINAL SUBJECT TO SITE PLAN REVIEW)

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values
19847 Century Boulevard
Suite 200
Germantown, Maryland 20874
Ph: 301 948 4700 (Main)
Ph: 301 253 6609 (Frederick)
Fx: 301 948 6256
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	BY	DATE
BASE DATE	--	--
DESIGNED	--	--
DRAWN	--	--
REVIEWED	--	--
RODGERS CONTACT		

RELEASE FOR
BY ____ DATE ____

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

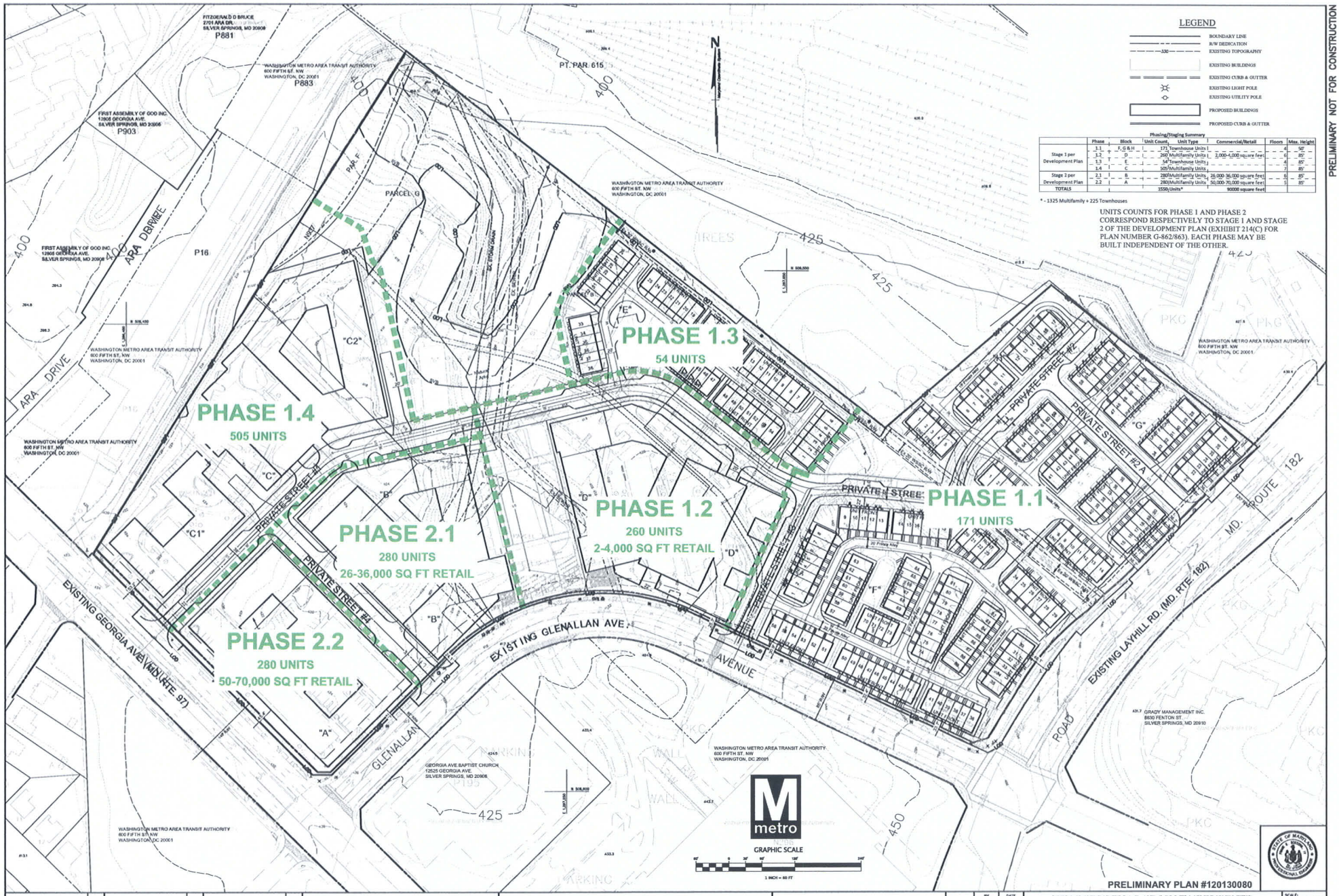
GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE	1" = 60'
JOB No.	1141A
DATE	11/21/12
SHEET No.	C-6
	6 of 7

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Preliminary Plan\Preliminary Fire Access Plan.dwg C-6 Apr 05, 2013, 8:45am

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND

- BOUNDARY LINE
- R/W DEDICATION
- EXISTING TOPOGRAPHY
- EXISTING BUILDINGS
- EXISTING CURB & GUTTER
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED BUILDINGS
- PROPOSED CURB & GUTTER

Phasing/Staging Summary

	Phase	Block	Unit Count	Unit Type	Commercial/Retail	Floors	Max. Height
Stage 1 per Development Plan	1.1	F, G & H	171	Townhouse Units		4	50'
	1.2	D	260	Multifamily Units	2,000-4,000 square feet	6	85'
	1.3	E	54	Townhouse Units		4	85'
	1.4	C	505	Multifamily Units		7	85'
Stage 2 per Development Plan	2.1	B	280	Multifamily Units	26,000-36,000 square feet	6	85'
	2.2	A	280	Multifamily Units	50,000-70,000 square feet	5	85'
TOTALS			1550	Units*	90000 square feet		

* - 1325 Multifamily + 225 Townhouses

UNITS COUNTS FOR PHASE 1 AND PHASE 2 CORRESPOND RESPECTIVELY TO STAGE 1 AND STAGE 2 OF THE DEVELOPMENT PLAN (EXHIBIT 214(C) FOR PLAN NUMBER G-862/863). EACH PHASE MAY BE BUILT INDEPENDENT OF THE OTHER.

PRELIMINARY PLAN #120130080

REVISION	DATE	REVISION	DATE	REVISION	DATE
PHASING/STAGING TABLE UPDATED	5/8/13			REVISED PER NEW LAYOUT	5/9/13

LAYHILL INVESTMENT ASSOCIATES, LLC.
4445 WILLARD AVENUE
CHEVY CHASE, MD 20815
CONTACT: J.T. JERVEY
PHONE: (240) 333-3695

PHASING/STAGING PLAN

RODGERS CONSULTING
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19847 Century Boulevard Suite 200
Germantown, Maryland 20874
Ph: 301 948 4700 (Main)
Ph: 301 253 6609 (Frederick)
Fx: 301 948 6256
www.rodgers.com

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BASE DATA	–	–
DESIGNED	–	–
DRAWN	–	–
REVIEWED	–	–

RODGERS CONTACT:
RELEASE FOR
BY: _____ DATE: _____

LOTS 1-49 AND PARCELS A, B, AND C, BLOCK 1 (GLENMONT MEWS)
PARCELS A, B, C, E, F AND G (GLENMONT PARK)

GLENMONT METROCENTER

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=60'
JOB No. 1141A
DATE: 05/21/12
C-7
SHEET No. 10 of 10

M:\MD-Montgomery\Glenmont Metro\autocad\Dvl Plans\Preliminary Plan\Phasing-Staging Plan-C-7.dwg C-7 Jun 20, 2013, 10:36am