MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
3-2-2017

MEMORANDUM

DATE: February 21, 2017

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner SJS
Jay Beatty, Planner JRB
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for March 2, 2017

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220141470, 220141480 & 220160160	**Glenmont Metrocenter**
220170220	**Mateny Hill**
220170320	**Clarksburg Town Center**
220170490	**Glen Echo Heights**

Plat Name: **Glenmont Metrocenter**
Plat #: **220141470, 220141480 & 220160160**

Location: Located in the northern quadrant of the intersection of Layhill Road (MD 182) and Glenallan Avenue.
Master Plan: Glenmont Sector Plan
Plat Details: TS-R zone; 82 lots, 13 parcels
Owners: Winchester Homes, Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120130080 (MCPB Resolution No. 13-129) and with Site Plan No. 820130270 (Certified Site Plan dated May 12, 2014), 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.

Plat No.

General Notes:

1. This subdivision is served by public water and sewer systems only.
2. This Plat: 28 Lots, 6 Parcels; Zoned: CR (formerly TS-R).
3. Tax Maps: JQ123, WSSC 200' Sheet Nos. 216NW02.
4. All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
5. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
6. This plat is limited to the uses and conditions of Preliminary Plan No. 120130080 and Site Plan No. 820130270, both entitled "Glenmont Metrocenter".
7. Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is the Maryland Coordinate System (NAD83/91 SPCS Zone 1900[MD], U.S. Survey Feet) based on conventional angle and distance measurements from Washington Suburban Sanitary Commission (WSSC) NAD83 traverse stations 20048 and 20049. The average combined (scale x elevation) factor for the site is 0.99993932.

   20048 N.508534.514 E. 1298019.415
   20049 N.509519.591 E. 1298838.862
8. The property is the subject of an approved NRI/FSD (#420121220) dated February 23, 2012.
9. Parcels P, Q, R, S, U & CC shall be maintained by the Homeowners Association and are also subject to a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 51670 at folio 451. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at folio 578.
10. Parcel Q is subject to a Public Access Easement recorded among the Land Records of Montgomery County, Mayland in Liber 53117 at folio 31.
11. Parcels S and U are subject to a Common Access Easement as delineated hereon over Tomayo Alley and Bierce Alley. This easement is intended to provide unobstructed access to the residents and invitees in, over and through the private streets and sidewalks within the easement area. The common access shall remain in effect until the property is redeveloped and a new subdivision plat is recorded which assents/confirms its removal. Montgomery County, Maryland, is not a beneficiary of the Common Access Easement and will not participate in the maintenance of the private facilities within the easement area.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the Potomac Electric Power Company, Washington Gas, and Verizon, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we establish a Common Access Easement over all Parcels S and U as described in general note 11, hereon.

Further, we establish an Ingress/Egress Easement over all of Parcel CC for the benefit of Lots 134 through 139.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Winchester Homes, Inc.

1-23-2017
Date:

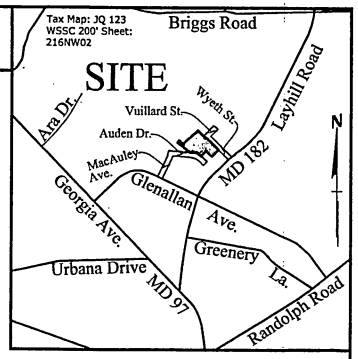
By: Michael J. Conley, V.P.

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a resubdivision of part of Parcel C as shown on a plat of subdivision entitled, "Parcel C, Glenmont Park" and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 8133, also a resubdivision of parts of Parcels A, B & C and Lots 9 through 13, 23, 24, 40 through 43, 47 & 48, Block 1 and all of lots 14 through 22 & 44 through 46, Block 1, as shown on a plat of subdivision entitled, "Lots 1-49 & Parcels A Thru F, Block-1, Glenmont Mews" and recorded among the Land Records of Montgomery County, Maryland as Plat Number 15756, said parts of Parcels A, B & C and Lots 9 through 13, 23, 24, 40 through 43, 47 & 48, Block 1 and all of Lots 14 through 22 & 44 through 46, Block 1, being part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Glenmont Hill Associates, a Maryland general partnership, formerly known as Glenmont Hill Associates Joint Venture, and including Gregory Eisenstadt as Trustee for such partnership, and Edgewood Hill Associates, a Maryland general partnership, formerly known as Edgewood Hill Associates Joint Venture, by deed dated May 9, 2016, and recorded among the Land Records of Montgomery County, Maryland, in Liber 52072 at folio 92; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 68900 square feet or 1.58173 acres of land, of which none is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

2-2-2017
Date

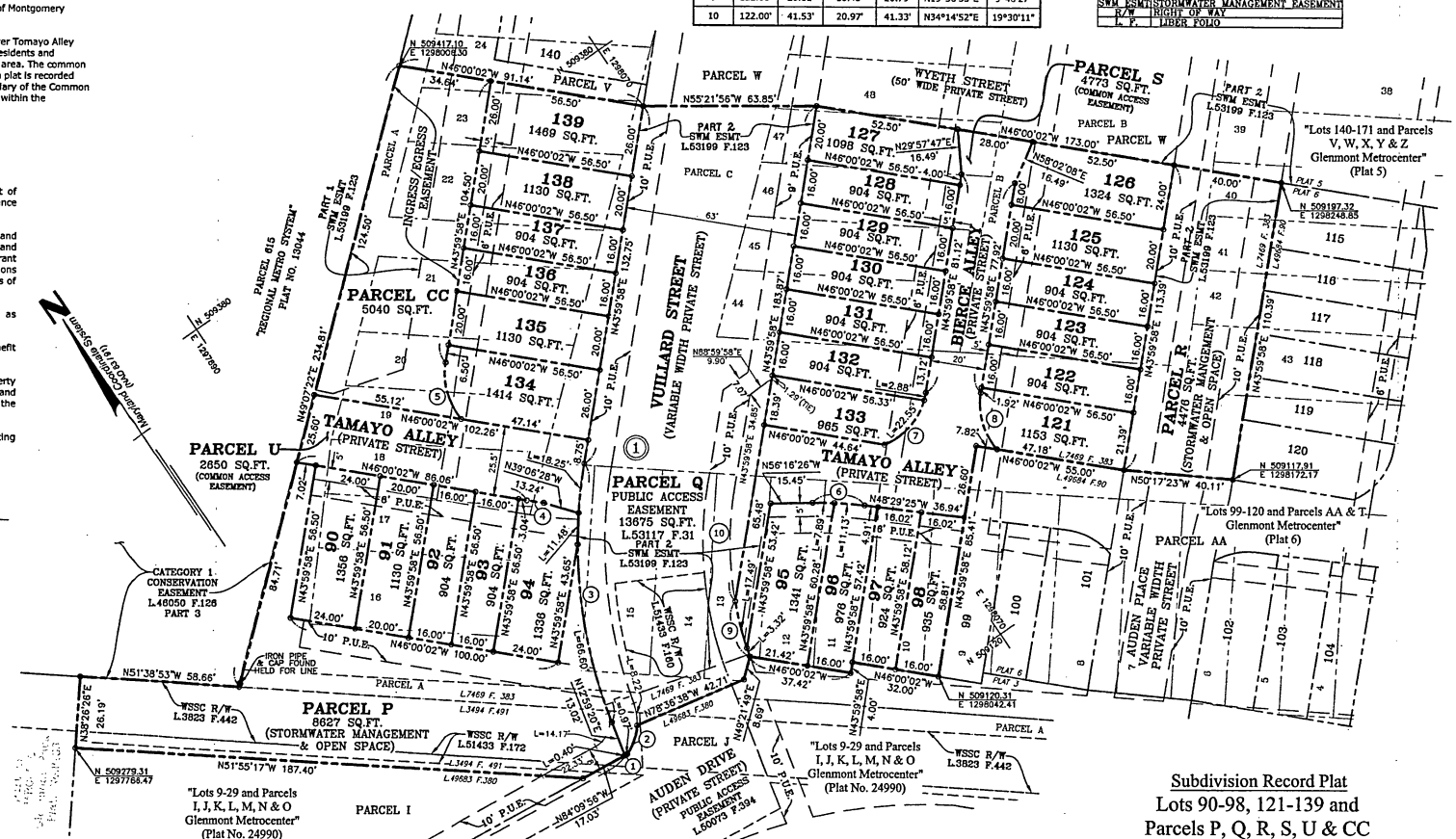
For: Rodgers Consulting, Inc.
By: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002
(License Expiration/Renewal Date: 09-20-2018)



Vicinity Map: 1" = 1000'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	211.79'	1.37'	0.68'	1.37'	N84°43'37"W	0°22'11"
2	20.00'	11.23'	5.77'	11.09'	N53°48'50"E	32°10'53"
3	178.00'	96.34'	49.38'	95.17'	N28°29'39"E	31°00'38"
4	160.00'	6.27'	3.14'	6.27'	N47°07'25"W	2°14'45"
5	25.00'	22.37'	11.99'	21.63'	N18°22'08"E	51°15'38"
6	140.00'	19.02'	9.52'	19.00'	N52°22'56"W	7°47'02"
7	25.00'	25.43'	13.94'	24.35'	N73°08'24"E	58°16'52"
8	25.00'	22.32'	11.96'	21.58'	N18°25'40"E	51°08'35"
9	122.00'	20.81'	10.43'	20.79'	N19°36'33"E	9°46'27"
10	122.00'	41.53'	20.97'	41.33'	N34°14'52"E	19°30'11"

SWM ESMT	STORMWATER MANAGEMENT EASEMENT
R/W	RIGHT OF WAY
L. F.	LIBER FOLIO



Area Tabulation			
28 Lot(s)	29659 sq.ft.	or	0.68088 Acres
6 Parcel(s)	39241 sq.ft.	or	0.90085 Acres
Dedication	N/A	or	N/A
Total Area	68900 sq.ft.	or	1.58173 Acres

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Approved _____

Chairman _____ Asst. Secretary-Treasurer

MNCPPC Record File No.

Montgomery County Department of Permitting Services

Approved February 6, 2017

Diane R. Jones
Director

Drawn ESS
Computed ESS
Checked
Date Recorded
Plat No.

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

0 15 30 60
GRAPHIC SCALE (IN FEET)

Subdivision Record Plat
Lots 90-98, 121-139 and
Parcels P, Q, R, S, U & CC

Glenmont Metrocenter

Wheaton (13th) Election District
Montgomery County, Maryland
Scale: 1"= 30' July, 2015

Plat No. 4
RCI Job No.: 506AN2
MNCPPC Plat No. 220141470

Plat No.

General Notes:

1. This subdivision is served by public water and sewer systems only.
2. This Plat: 32 Lots, 5 Parcels; Zoned: CR (formerly TS-R).
3. Tax Maps: JQ123 & HQ563, WSSC 200' Sheet Nos. 216NW02 & 216NW03.
4. All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
5. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
6. This plat is limited to the uses and conditions of Preliminary Plan No. 120130080 and Site Plan No. 820130270, both entitled "Glenmont Metrocenter".
7. Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is the Maryland Coordinate System (NAD83/91 SPCS Zone 1900[MD], U.S. Survey Feet) based on conventional angle and distance measurements from Washington Suburban Sanitary Commission (WSSC) NAD83 traverse stations 20048 and 20049. The average combined (scale x elevation) factor for the site is 0.99993932.

   20048 N.508534.514 E. 1298019.415
   20049 N.509519.591 E. 1298838.862
8. The property is the subject of an approved NRI/FSD (#420121220) dated February 23, 2012.
9. Parcels V, W, X, Y & Z shall be maintained by the Homeowners Association and are also subject to a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 51670 at folio 451. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at folio 578.
10. Parcel W is subject to a Public Access Easement recorded among the Land Records of Montgomery County, Maryland in Liber 53117 at folio 31.
11. Parcels X and Z are subject to a Common Access Easement as delineated hereon over Bierce Alley and Hesse Alley. This easement is intended to provide unobstructed access to the general residents and invitees in, over and through the private streets and sidewalks within the easement area. The common access shall remain in effect until the property is redeveloped and a new subdivision plat is recorded which assents/confirms its removal. Montgomery County, Maryland, is not a beneficiary of the Common Access Easement and will not participate in the maintenance of the private facilities within the easement area.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the Potomac Electric Power Company, Washington Gas, and Verizon, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we establish a Common Access Easement over Parcels X and Z as described in general note 11, hereon.

Further, we establish an Ingress/Egress Easement over all of Parcel V for the benefit of Lots 140 through 145.

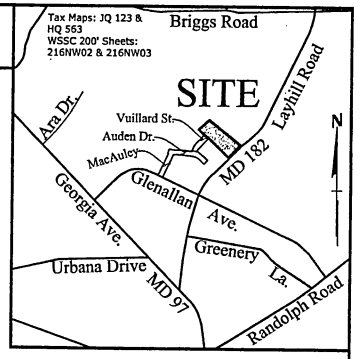
As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

1-23-2017
Date:

Winchester Homes, Inc.
By: Michael J. Conley, V.P.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00'	24.23'	13.16'	23.29'	N71°45'51"E	55°31'47"



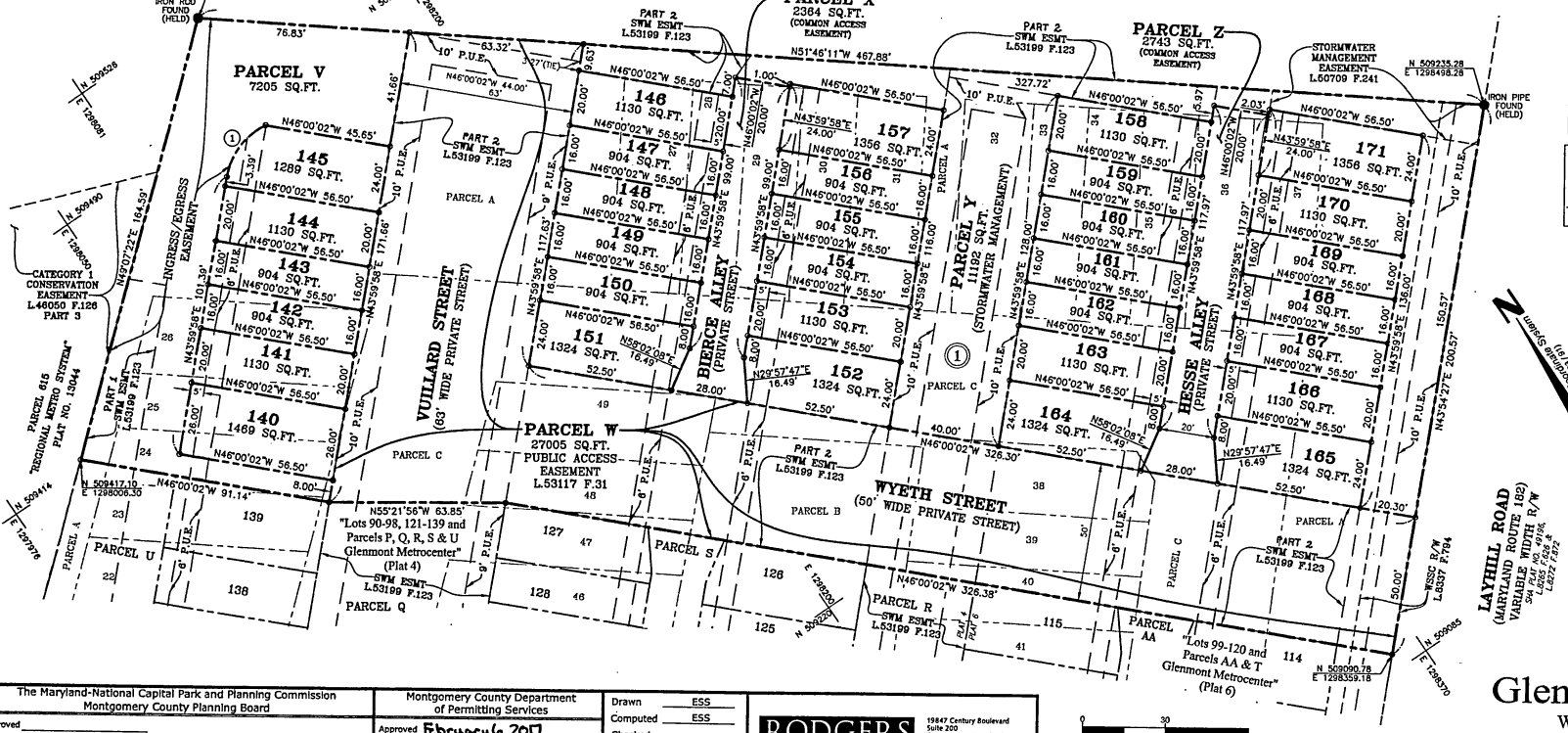
Vicinity Map: 1" = 1000'

Surveyor's Certificate

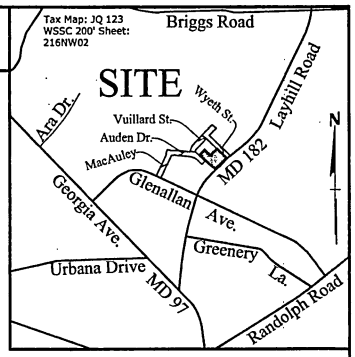
I hereby certify that the data shown hereon is correct; that is a resubdivision of parts of Parcels A, B & C and Lots 23, 24, 40, 47 & 48, Block 1, and all of lots 25 through 39 & 49, Block 1, as shown on a plat of subdivision entitled, "Lots 1-49 & Parcels A Thru F, Block-1, Glenmont Mews" and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 15756, said parts of Parcels A, B & C and Lots 23, 24, 40, 47 & 48, Block 1, and all of Lots 25 through 39 & 49, Block 1 being part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Glenmont Hill Associates, a Maryland general partnership, formerly known as Glenmont Hill Associates Joint Venture, and including Gregory Eisenstadt as Trustee for such partnership, and Edgewood Hill Associates, a Maryland general partnership, formerly known as Edgewood Hill Associates Joint Venture, by deed dated May 9, 2016, and recorded among the Land Records of Montgomery County, Maryland, in Liber 52072 at folio 92; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 84779 square feet or 1.94620 acres of land, of which none is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

2-2-2017
Date

For: Rodgers Consulting, Inc.
By: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002
(License Expiration/Renewal Date: 09-20-2018)


PARCEL V
7205 SQ.FT.
PARCEL X
2364 SQ.FT.
(COMMON ACCESS EASEMENT)
PARCEL Z
2743 SQ.FT.
(COMMON ACCESS EASEMENT)
PARCEL W
27005 SQ.FT.
PUBLIC ACCESS EASEMENT
L.53117 F.31
PARCEL Y
11192 SQ.FT.
(STORMWATER MANAGEMENT)
VUILLARD STREET
(63' WIDE PRIVATE STREET)
BIERCE ALLEY
(PRIVATE STREET)
HESSE ALLEY
(PRIVATE STREET)
WYETH STREET
(50' WIDE PRIVATE STREET)
LAYHILL ROAD
(MARYLAND ROUTE 182)
VARIABLE WIDTH R/W
PARCEL 615
"REGIONAL METRO SYSTEM"
PLAT NO. 13044
CATEGORY 1 CONSERVATION EASEMENT
L.46050 F.126
PART 3
INGRESS/EGRESS EASEMENT
STORMWATER MANAGEMENT EASEMENT
L.60709 F.241
IRON ROD FOUND (HELD)
IRON PIPE FOUND (HELD)
"Lots 90-98, 121-139 and Parcels P, Q, R, S & U Glenmont Metrocenter" (Plat 4)
"Lots 99-120 and Parcels AA & T Glenmont Metrocenter" (Plat 6)
PARCEL U
PARCEL Q
PARCEL S
PARCEL R
PARCEL AA
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PART 1 SWM ESMT L.53199 F.123
PART 2 SWM ESMT L.53199 F.123
WSSC R/W L.6337 F.784
N 509524.81 E 1298130.75
N 509235.28 E 1298498.28
N 509417.10 E 1298006.30
N 508906.78 E 1298359.18
N 509490 E 1298000
N 509426 E 1298081
N 509414 E 1297978
N 509085 E 1298370
N 509490 E 1298050
N43°07'22"E 164.59'
N55°21'56"W 63.85'
N46°00'02"W 91.14'
N46°00'02"W 326.38'
N46°00'02"W 326.30'
N51°46'11"W 467.88'
N46°00'02"W 44.00'
N46°00'02"W 56.50'
N46°00'02"W 45.65'
N46°00'02"W 56.50'
N43°59'58"E 24.00'
N29°57'47"E 16.49'
N55°02'08"E 16.49'
N43°54'27"E 200.57'
N43°59'58"E 101.32'
N43°59'58"E 117.63'
N43°59'58"E 99.00'
N43°59'58"E 116.00'
N43°59'58"E 117.97'
N43°59'58"E 126.00'
N43°59'58"E 150.57'
N43°59'58"E 171.66'
N43°59'58"E 126.00'
N43°59'58"E 117.97'
N43°59'58"E 116.00'
N43°59'58"E 99.00'
N43°59'58"E 150.57'
N43°59'58"E 200.57'
N46°00'02"W 326.38'
N46°00'02"W 326.30'
N46°00'02"W 91.14'
N46°00'02"W 44.00'
N46°00'02"W 56.50'
N46°00'02"W 45.65'
N46°00'02"W 56.50'
N46°00'02"W 56.50'
N46°00'02"W 56.50

Plat No.



Vicinity Map: 1" = 1000'

General Notes:

1. This subdivision is served by public water and sewer systems only.
2. This Plat: 22 Lots, 2 Parcels; Zoned: TS-R.
3. Tax Maps: JQ123, WSSC 200' Sheet Nós. 216NW02.
4. All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
5. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
6. This plat is limited to the uses and conditions of Preliminary Plan No. 120130080 and Site Plan No. 820130270, both entitled "Glenmont Metrocenter".
7. Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is the Maryland Coordinate System (NAD83/91 SPCS Zone 1900[MD], U.S. Survey Feet) based on conventional angle and distance measurements from Washington Suburban Sanitary Commission (WSSC) NAD83 traverse stations 20048 and 20049. The average combined (scale x elevation) factor for the site is 0.99993932.

   20048 N.508534.514 E. 1298019.415
   20049 N.509519.591 E. 1298838.862
8. The property is the subject of an approved NRI/FSD (#420121220) dated February 23, 2012.
9. Parcels AA & T shall be maintained by the Homeowners Association and are also subject to a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 51670 at folio 451. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland, in Liber 28045 at folio 578.
10. Parcel AA is subject to a Common Access Easement as delineated hereon over Auden Place and private alleys. This easement is intended to provide unobstructed access to the residents and invitees in, over and through the private streets and sidewalks within the easement area. The common access shall remain in effect until the property is redeveloped and a new subdivision plat is recorded which assents/confirms its removal. Montgomery County, Maryland, is not the beneficiary of the Common Access Easement and will not participate in the maintenance of the private facilities within the easement area.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the Potomac Electric Power Company, Washington Gas, and Verizon, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we establish a Common Access Easement over all Parcel AA as shown and described in the general note #10, hereon.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Winchester Homes, Inc.

1-23-2017
Date:

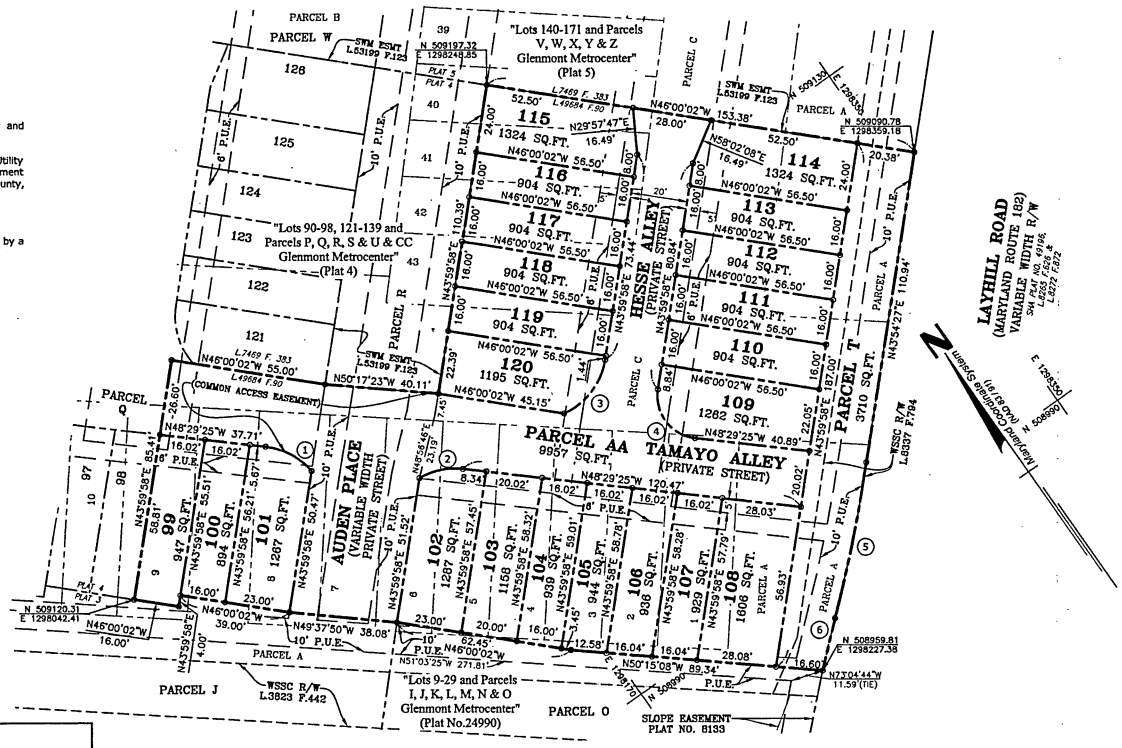
By: Michael J. Conley, V.P.

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a resubdivision of parts of Parcels A & C and Lots 5 through 9 & 40 through 43, Block 1, and all of lots 1 through 4, Block 1, as shown on a plat of subdivision entitled, "Lots 1-49 & Parcels A Thru F, Block-1, Glenmont Mews" and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 15756, being all of the property acquired by Winchester Home Inc., a Delaware corporation, from Layhill Development Associates, LLC, a Maryland limited liability company, as to an undivided one-half interest; Arcola Family LLC, a Maryland limited liability company, as to an undivided one-sixth interest; Benninghoff Family LLC, a Virginia limited liability company, as to an undivided one-sixth interest; and Hubert Arcola Center LLC, a Maryland limited liability company, as to an undivided on-sixth interest, by a deed dated May 9, 2016, and recorded among the Land Records of Montgomery County, Maryland, in Liber 52072 at folio 73; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 36911 square feet or 0.84736 acres of land, of which none is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

2-2-2017
Date

For: Rodgers Consulting, Inc.
By: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002
(License Expiration/Renewal Date: 09-20-2018)



SWM ESMT	STORMWATER MANAGEMENT EASEMENT
R/W	RIGHT OF WAY
L. F.	LIBER FOLIO

Area Tabulation			
22 Lot(s)	23244 sq.ft.	or	0.53361 Acres
2 Parcel(s)	13667 sq.ft.	or	0.31375 Acres
Dedication	N/A	or	N/A
Total Area	36911 sq.ft.	or	0.84736 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00'	18.78'	9.86'	18.34'	N26°58'23"W	43°02'03"
2	25.00'	15.95'	8.26'	15.68'	N66°46'09"W	36°33'27"
3	25.00'	24.83'	13.55'	23.82'	N72°27'21"E	56°54'47"
4	15.00'	24.21'	15.67'	21.67'	N02°14'44"W	92°29'22"
5	593.11'	56.07'	28.06'	56.05'	N46°36'30"E	5°25'00"
6	613.11'	18.90'	9.45'	18.90'	N48°26'14"E	1°45'58"

Subdivision Record Plat
Lots 99-120 and
Parcels AA & T

Glenmont Metrocenter

Wheaton (13th) Election District
Montgomery County, Maryland
Scale: 1"= 30' July, 2015

Plat No. 6
RCI Job No.: 506AN2
MNCPPC Plat No. 220160160

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Montgomery County Department of Permitting Services	Drawn SLL Computed SLL Checked	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	0 30 15 60 GRAPHIC SCALE (IN FEET)
Approved _____	Approved February 6, 2017	Date Recorded _____			
Chairman _____ Asst. Secretary-Treasurer	Director	Plat No. _____			
MNCPPC Record File No.					

N:\MD-Montgomery\Glenmont Metro\outlook\Surveying\Plats\REC-PLAT-08.dwg

GLENMONT METROCENTER
PRELIMINARY PLAN # 120130080

SHEET INDEX

SHEET NO.	PLAN TYPE
1	PRELIMINARY PLAN COVER SHEET/ LOCAL AREA MAP
2	RESOLUTION
3	MCDOT LETTER
4	PRELIMINARY PLAN
5	ILLUSTRATIVE LANDSCAPE PLAN
6	PRELIMINARY PLAN - LOT DIAGRAM
7	TENTATIVE STREET PROFILE

GENERAL NOTES:

1. The information contained herein is based on field run surveys conducted during the month of January 2008.
2. This survey was conducted for the property as described in the Defendant 'D' description of Condemnation Land "Tax Schedule Exchange agreement number 08-001-7006, with an effective date of May 31, 2006 and condemnation number 06-001-7006 with an effective date of May 31, 2006
3. The horizontal datum is based on NAD83/2001 and the bearings of Lots 1-45, and Parcels A, B, and C, Block 1, Glenmont Metro and Parcels A, B, C, D, E, F, and G Glenmont Park, prepared by Lenhardtsons Subdivision, not dated January, 2008
4. The vertical datum (NGVD 29) is based on WSSC benchmark stations 209-07-0A(NGVD and 209-08-0A(NGVD).
5. The subject property lies in Zone 'X' (area of minimal flooding) as shown on Flood Insurance Rate Map (FIRM) Community Panel Number 240049 0036C for Montgomery County, Maryland, dated August 5, 1991.
6. The subject property has assessor numbers one 13-00500000, 13-00500016, 13-00500018, 13-00500019, 13-00500020, 13-00500021, 13-00500022, 13-00500023, 13-00500024, 13-00500025, 13-00500026, 13-00500027, 13-00500028, 13-00500029, 13-00500030, 13-00500031, 13-00500032, 13-00500033, 13-00500034, 13-00500035, 13-00500036, 13-00500037, 13-00500038, 13-00500039, 13-00500040, 13-00500041, 13-00500042, 13-00500043, 13-00500044, 13-00500045, 13-00500046, 13-00500047, 13-00500048, 13-00500049, 13-00500050, 13-00500051, 13-00500052, 13-00500053, 13-00500054, 13-00500055, 13-00500056, 13-00500057, 13-00500058, 13-00500059, 13-00500060, 13-00500061, 13-00500062, 13-00500063, 13-00500064, 13-00500065, 13-00500066, 13-00500067, 13-00500068, 13-00500069, 13-00500070, 13-00500071, 13-00500072, 13-00500073, 13-00500074, 13-00500075, 13-00500076, 13-00500077, 13-00500078, 13-00500079, 13-00500080, 13-00500081, 13-00500082, 13-00500083, 13-00500084, 13-00500085, 13-00500086, 13-00500087, 13-00500088, 13-00500089, 13-00500090, 13-00500091, 13-00500092, 13-00500093, 13-00500094, 13-00500095, 13-00500096, 13-00500097, 13-00500098, 13-00500099, 13-00500100, 13-00500101, 13-00500102, 13-00500103, 13-00500104, 13-00500105, 13-00500106, 13-00500107, 13-00500108, 13-00500109, 13-00500110, 13-00500111, 13-00500112, 13-00500113, 13-00500114, 13-00500115, 13-00500116, 13-00500117, 13-00500118, 13-00500119, 13-00500120, 13-00500121, 13-00500122, 13-00500123, 13-00500124, 13-00500125, 13-00500126, 13-00500127.
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" 1979 HPC 1979.
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. Location to be determined at Record Plat

Street Name	Master Plan R.O.W	Proposed Dedication required to meet the Master Plan requirements
Georgia Ave	120'	20'
Dewalene Ave	60'	0'

SITE ANALYSIS

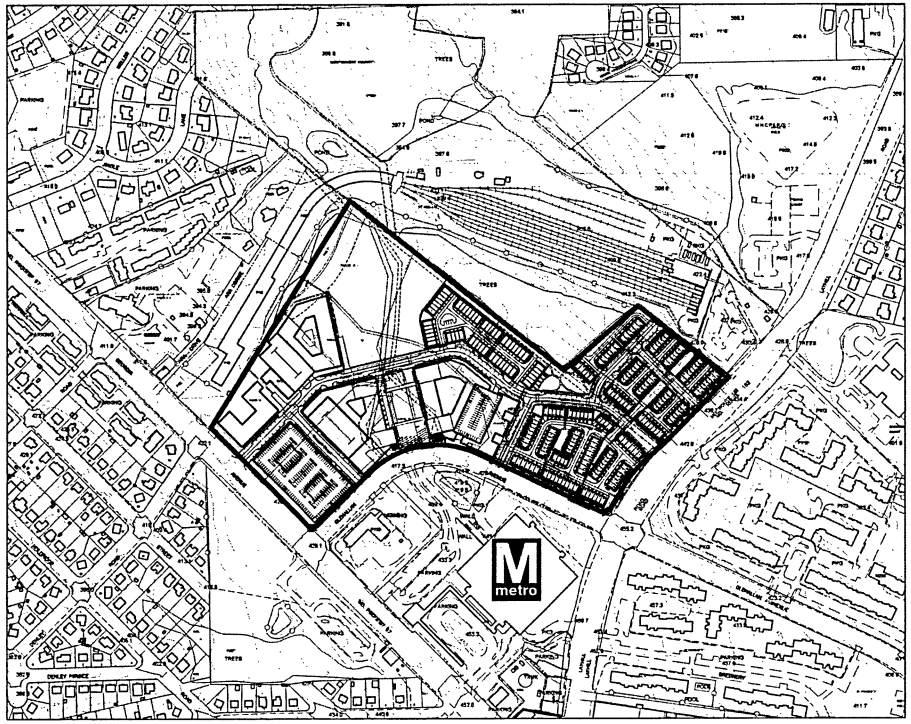
	Zoning Ordinance	Approved Preliminary Plan
ZONING:		
Existing Zone	R-30, R-T12.5 & O/M	TS-R
Proposed Zone	TS-R	TS-R
Base Density - 42 units/ac. x 30.935 = 1,299 units.		
Maximum Density - 1,550 units/30.935 = 50.1 units/ac.		
GROSS TRACT AREA:		
Gross Tract Area =		30.935 AC.
Area of Dedications =		0.5723 AC.
Area of Non Dedications = (Master-Plan Street)		2.8057 AC.
Net Lot Area =		27.557 AC.
UNIT TYPE:		
Townhouse Units = (blocks E, F, G and H)		225
Multi-Family Units = (bocks A, B, C and D)		1,325
Maximum Proposed =	1,550	1,550
Max. Retail/Commercial =	90,000	90,000 SF
F.A.R:		
Maximum FAR Allowed =	2.5	2.5
Maximum FAR Proposed =		1.9 *
*Residential -		2,410,000 SF
*Retail / Commercial -		90,000 SF
*Total Area =	3,368,277 SF	2,500,000 SF

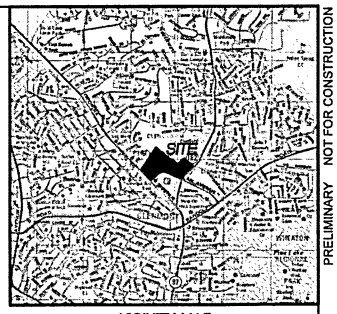
* 2,500,000 (bldg. SF) / 1,347,528 (site area SF) = 1.9 FAR

NUMBER OF DWELLING UNITS (MAXIMUM):

Market Townhouse Units		196
MPDU ~ Townhouse Units		29 12.9%
sub-total TH Units =		225
Market Multi-Family Units		1,129
MPDU ~ Multi-Family Units		196 14.7%
sub-total MF Units =		1,325
Market Total Units		1,325
MPDU ~ Total Units		225 14.5%
Maximum Total Units =		1,550
OPENSPACE:		
Net Lot Area =		27.557 AC. 1,200,383 SF
Public Use Space	10 % 1.76 AC. 120,027 SF	16.7 % 4.6 AC. 200,376 SF
Active / Passive Rec. Space	25 % 6.89 AC. 300,067 SF	29.6 % 8.16 AC. 355,450 SF

~ 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. *Final dwelling unit count, unit mix, bedroom count, parking space quantity, retail/commercial area, public use space, on-site and off-site recreation amenities space and square footages (SF) will be determined at Site Plan approval





VICINITY MAP
1"=2000'
ADC MAP PAGE 5188, Grid B10
© ADC the Map People. (800) 829-6277
by permission #21007251

Applicant:
Layhill Investment Associates, LLC
4445 Willard Avenue
Chevy Chase, Maryland 20814
Phone: (240) 333-3695
Contact: Pete Jervey

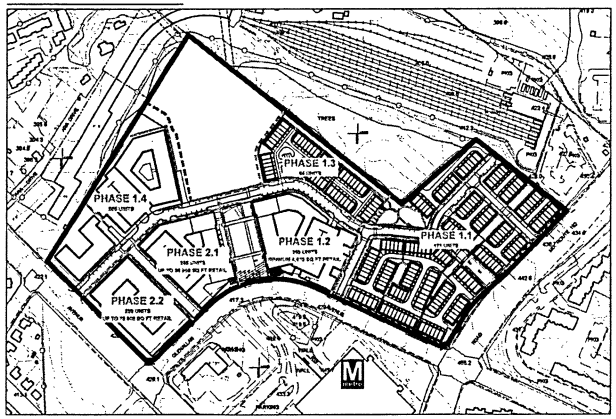
Attorney:
Lerch Early & Brewer, Chtd.
3 Bethesda Metro Center, Suite 450
Bethesda, Maryland 20814
Phone: (301) 657-0747
Contact: Steven A. Robins

Architect:
Hord Coplan Macht
750 E. Pratt Street, Suite 1100
Baltimore, Maryland 21202
Phone: (410) 837-7311
Contact: Matthew Fitzsimmons

Landscape Architect / Civil Engineer:
Rodgers Consulting, Inc.
19847 Century Boulevard, Suite 200
Germantown, MD. 20874
Phone: (301) 948-4700
Contact: Gary Unterberg

Traffic Engineer:
Wells and Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102
Phone: (703) 917-6620
Contact: Ms. Nancy Randall

PHASING PLAN



CERTIFIED PRELIMINARY PLAN

The foregoing conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

NAME _____ DATE 4-22-14

PRELIMINARY PLAN #120130080

4/16/14

PRELIMINARY NOT FOR CONSTRUCTION

REVISION	DATE	REVISION	DATE	REVISION	DATE

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

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

PRELIMINARY PLAN
COVER SHEET/
LOCAL AREA MAP

RODGERS CONSULTING
Knowledge • Creativity • Enduring Values
19847 Century Boulevard Suite 200 Germantown, Maryland 20874 Ph: 301.948.4700 (Main) Ph: 301.293.6819 (Frederick) Fx: 301.948.6256 www.rodgers.com

	BY	DATE
BASE DATA	CADD	09/12
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

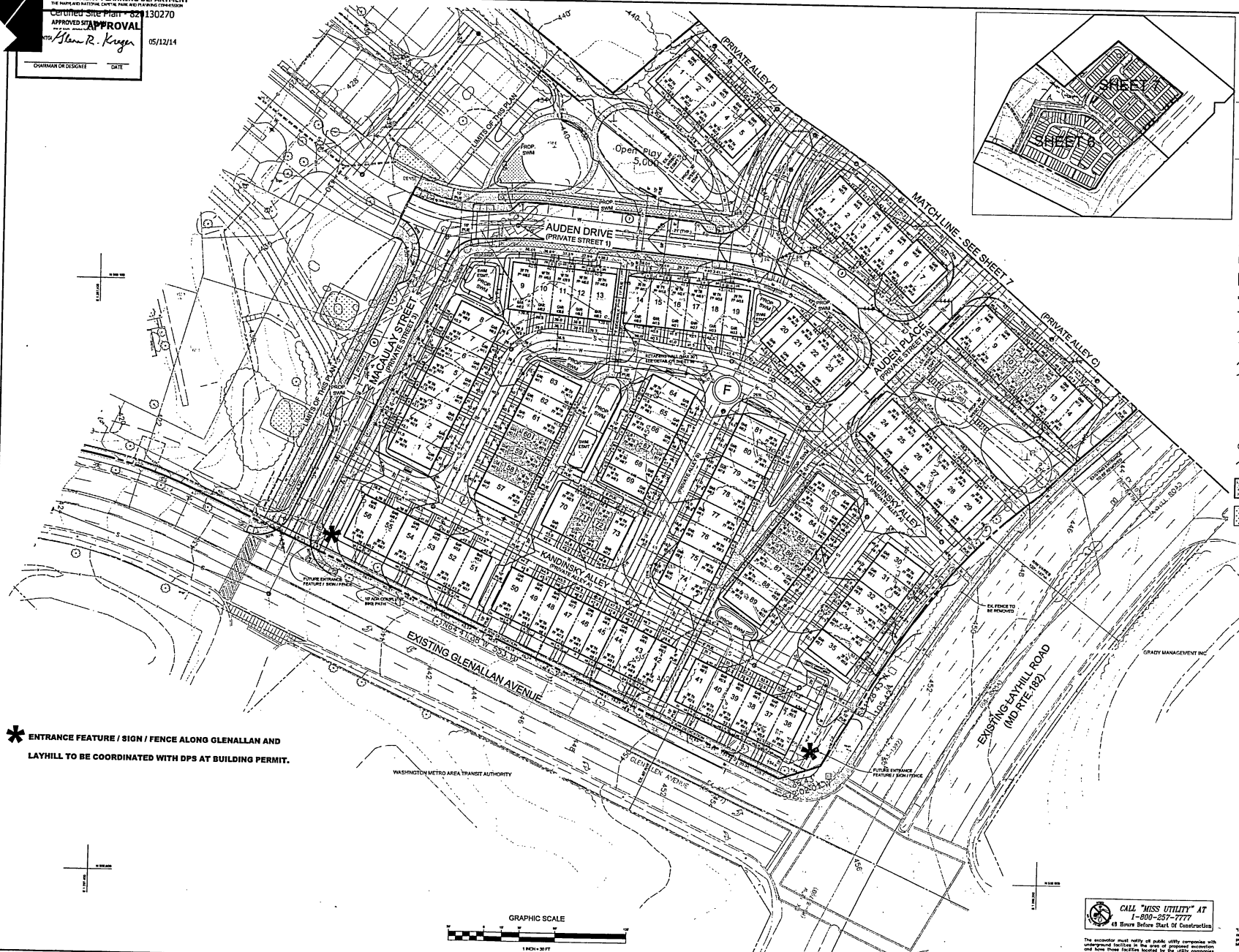
SCALE 1" = 200'
JOB No. 1141-A
DATE NOV. 2012
SHEET No. 1 OF 7

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

N:\MD-Montgomery\Glenmont Metro\Autocad\Plat Plans\Preliminary Plan\Cover Sheet-C-1.dwg 1 Apr 11, 2014, 4:30pm

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820130270
APPROVED SITE PLAN
APPROVAL
Glenn R. Kreger 05/12/14
CHAIRMAN OR DESIGNEE DATE

PRELIMINARY NOT FOR CONSTRUCTION



ENTRANCE FEATURE / SIGN / FENCE ALONG GLENALLAN AND LAYHILL TO BE COORDINATED WITH DPS AT BUILDING PERMIT.

GRAPHIC SCALE
1 INCH = 30 FT

SITE PLAN LEGEND

- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- STREET CENTER LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PUE
- STORM DRAIN EASEMENT
- WSSC EASEMENT
- BUILDING RESTRICTION LINE (BRL)
- PROPOSED CONCRETE/SIDEWALKS
- PROPOSED PAVEMENT
- PROPOSED WALL
- LIMITS OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- TOP OF WALL
- BOTTOM OF WALL
- EXISTING TREE/HEDGEROW
- PROPOSED TREE LINE
- MPDU UNIT HATCHING
- SWM / MICRO BIO-FILTERS
- PROPOSED BENCH
- PROPOSED TRASHCAN
- PROPOSED BIKE RACK
- PROPOSED MAILBOX CLUSTER
- PROPOSED PLAY SCULPTURE

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all features of the Site Plan, Approval No. 820130270 including Approval Conditions and Development Program.
Developer's Name: Winchester Homes, Inc. Company
Michael P. Lemon Contact Person
Address: 6905 Rockledge Drive #800 Bethesda, MD 20817
Phone / Email: Ph. 301-803-4800 / c. Michael.lemon@winchomes.com
Signature:

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have the location of facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No 15972, Expiration Date 6/1/14."
5/12/14

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
WINCHESTER HOMES, INC.
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4800
Fax: (301) 803-4929
Contact: Michael Lemon

SITE PLAN

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

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

Phase 1.1
Glenmont Metrocenter
Wheaton Election District No. 13
Montgomery County, Maryland

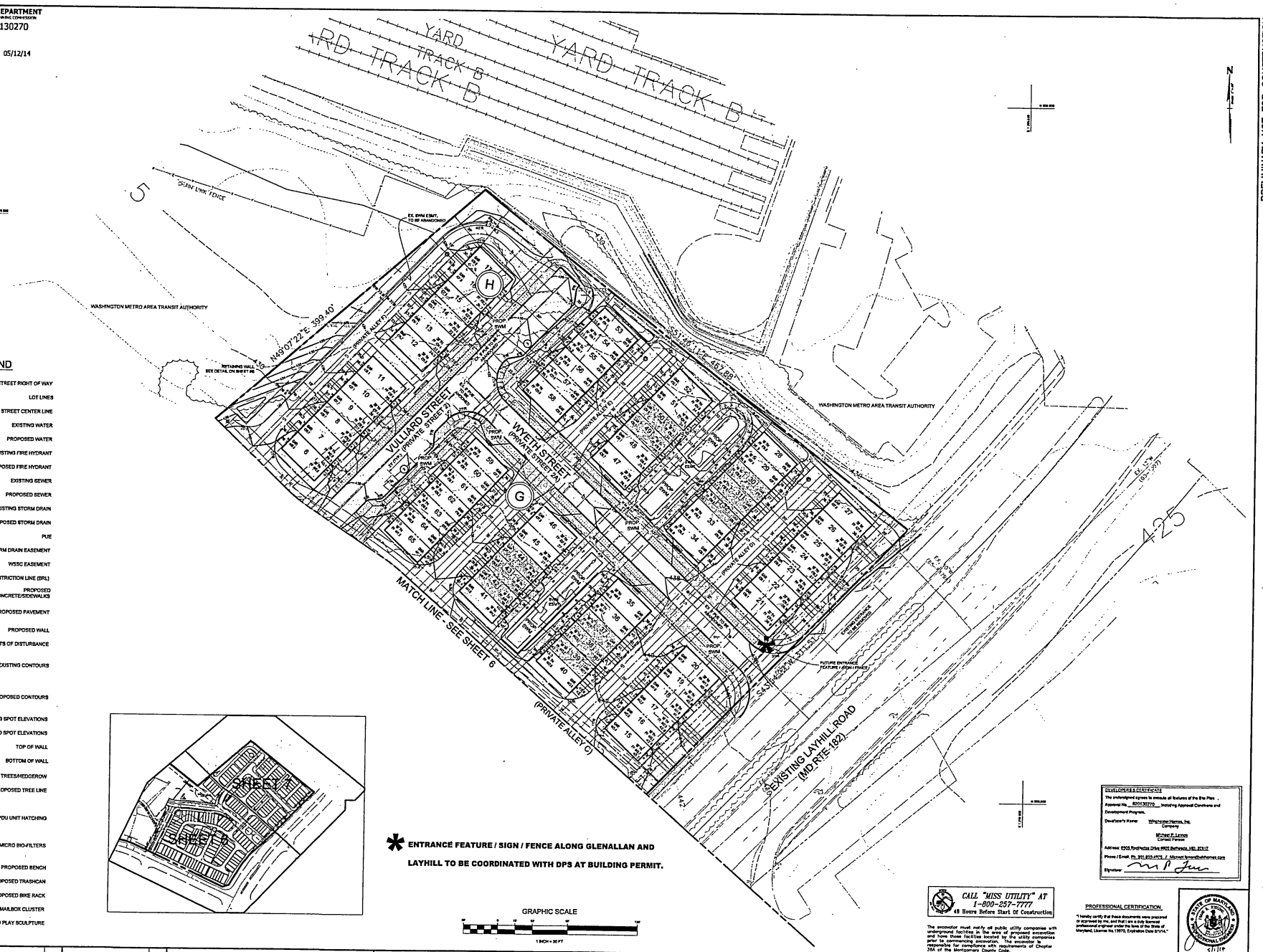
SCALE: 1" = 30'
JOB No. 506AN2
DATE: APR., 2013
SHEET No. 6 of 18

07-SITE-820130270-007

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Phase 1.1\Site Plan\06-07-Glenmont 1-1 Site Plan.dwg Layout1 Apr 29, 2014, 5:31pm

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 820130270
APPROVED SITE PLAN APPROVAL
Glenn R. Kreger 05/12/14
CHAIRMAN OR DESIGNEE DATE

PRELIMINARY NOT FOR CONSTRUCTION



SITE PLAN LEGEND

- PUBLIC STREET RIGHT OF WAY
- LOT LINES
- STREET CENTER LINE
- EXISTING WATER
- PROPOSED WATER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PUE
- STORM DRAIN EASEMENT
- WSSC EASEMENT
- BUILDING RESTRICTION LINE (BRL)
- PROPOSED CONCRETE/SIDEWALKS
- PROPOSED PAVEMENT
- PROPOSED WALL
- LOD — LIMITS OF DISTURBANCE
- 580 — EXISTING CONTOURS
- 580, 582 — PROPOSED CONTOURS
- ×582.6 — EXISTING SPOT ELEVATIONS
- +82.8 — PROPOSED SPOT ELEVATIONS
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- EXISTING TREES/HEDGEROW
- PROPOSED TREE LINE
- MPDU UNIT HATCHING
- SWM / MICRO BIO-FILTERS
- PROPOSED BENCH
- PROPOSED TRASHCAN
- PROPOSED BIKE RACK
- PROPOSED MAILBOX CLUSTER
- PROPOSED PLAY SCULPTURE

*** ENTRANCE FEATURE / SIGN / FENCE ALONG GLENALLAN AND LAYHILL TO BE COORDINATED WITH DPS AT BUILDING PERMIT.**

GRAPHIC SCALE
1 INCH = 30 FT

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all features of the Site Plan, Approval No. 820130270 including Approval Conditions and Development Program.
Developer's Name: Winchester Homes, Inc. Company
Michael P. Lemon Contact Person
Address: 6905 Rockledge Drive 6905 Bethesda, MD 20817
Phone / Email: Ph. 301-803-4929 / Michael.lemon@winchomes.com
Signature

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PROFESSIONAL CERTIFICATION
"I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.13970, Expiration Date 3/1/14."
STATE OF MARYLAND — MICHAEL P. FUNK — No. 13970 — PROFESSIONAL ENGINEER
3/1/14

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
WINCHESTER HOMES, INC.
6905 Rockledge Drive, Suite 800
Bethesda, Maryland 20817
Phone: (301) 803-4500
Fax: (301) 803-4929
Contact: Michael Lemon

SITE PLAN

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	

Phase 1.1
Glenmont Metrocenter
Wheaton Election District No. 13
Montgomery County, Maryland

SCALE: 1" = 30'
JOB No. 508AN2
DATE: APR., 2013
SHEET No. 7 of 18

07-SITE-820130270-008

N:\MD-Montgomery\Glenmont Metro\autocad\Plot Plans\Phase 1.1\Site Plan\08-07-Glenmont 1-1 Site Plan.dwg Layout2 Apr 29, 2014, 5:31pm