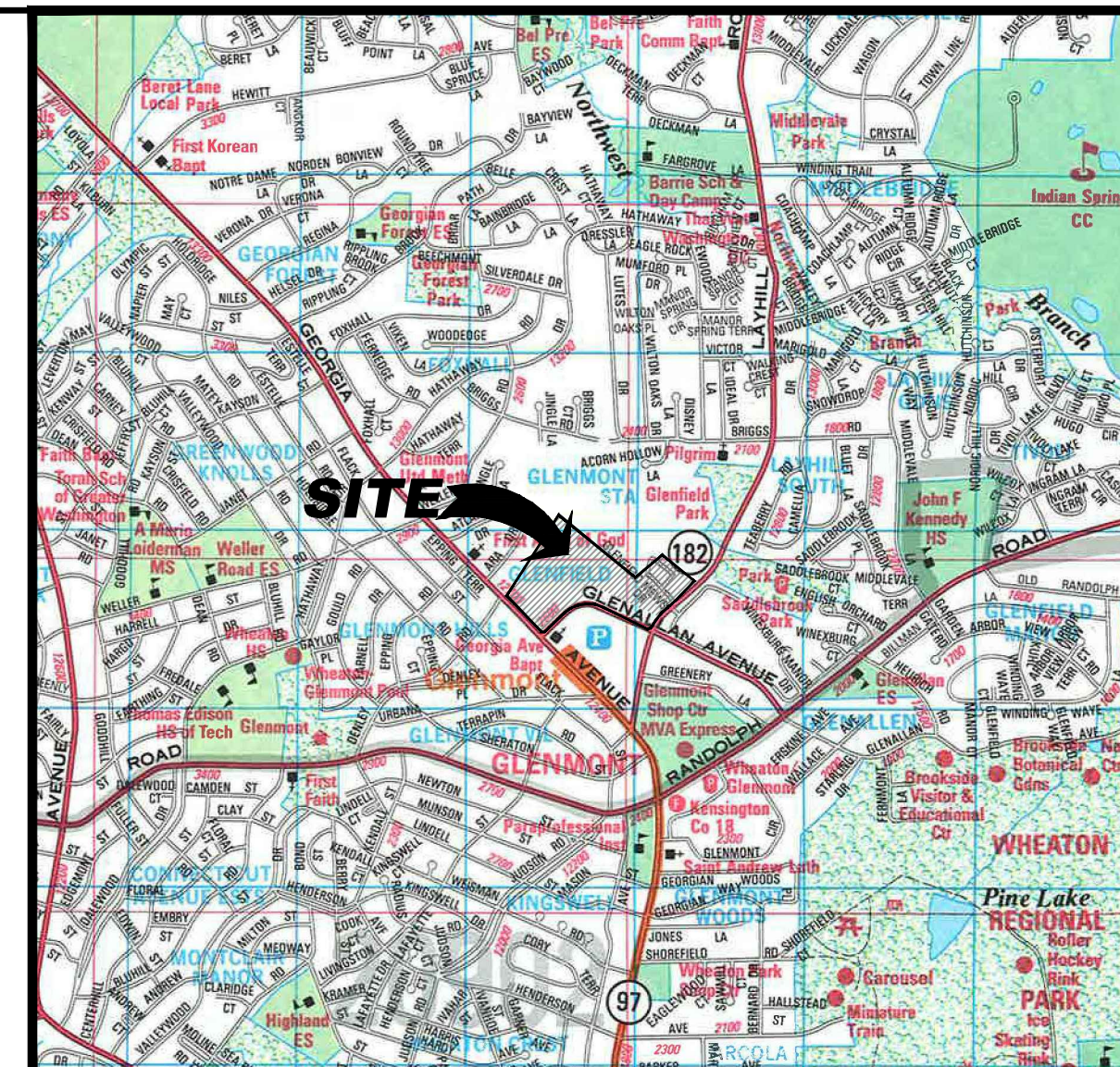
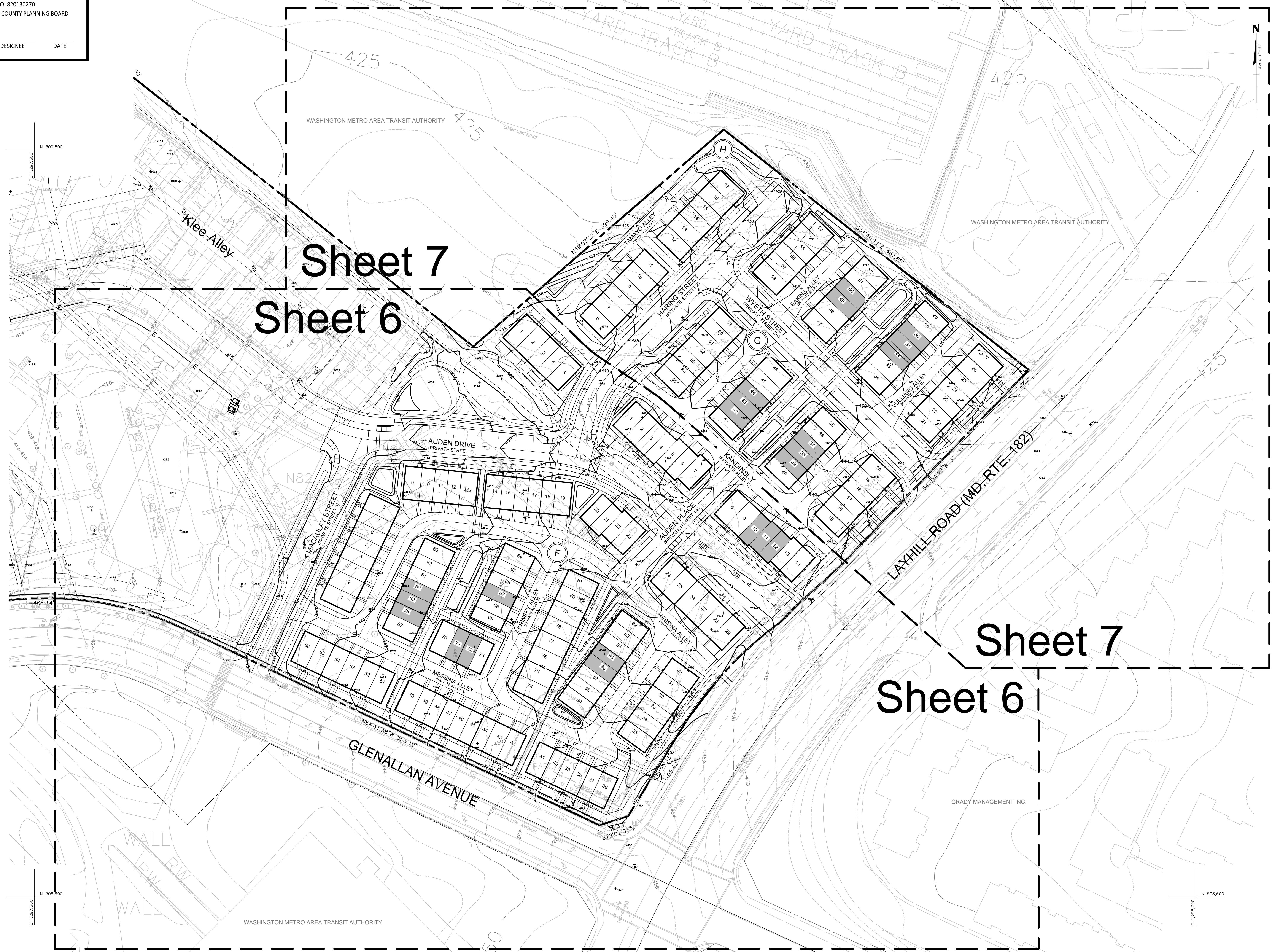


APPROVED SITE PLAN
 FILE NO. 820130270
 MONTGOMERY COUNTY PLANNING BOARD
 CHAIRMAN OR DESIGNEE DATE



VICINITY MAP
 1"=2000'
 ADC MAP PAGE 5166, Grid B10
 © ADC the Map People, (800) 829-6277
 by permission #21007251

SITE ANALYSIS

| Proposed Plan & Site Plan | OPENSPACE | Net Lot Area = | 9.46 AC |
|--|-----------------------------|--|---------------------|
| Existing Zone | TS-R | 422,078 SF | |
| Proposed Zone | TS-R | Public Use Space | 18.8% % |
| Base Density: 42 units/acre = 32,955 = 1,200 units | | 5.76 AC | 77,539 SF |
| Maximum Density: 1,550 units/35,995 = 561 units/acre | Active / Passive Rec. Space | | 27.0% % |
| GRASS TRACT AREA: | | | 2.35 AC |
| Grass Tract Area = | 9.66 AC | 131,076 SF | |
| Area of Dedication = | 0.00 AC | Active/Passive Space = | 3.4 AC |
| Area of Non-Dedication = | 0.00 AC | Passive Space = | 0.00 AC |
| (Master Plan Street) | | Indirect/At-Risk Space = | 0.00 AC |
| Net Lot Area = | AC | Total Active/Passive = | 3.4 AC |
| UNIT TYPE: | | Total OpenSpace = | 45.8% % |
| Townhouse Units = | 171 | 4.33 AC | 186,631 SF |
| (Blocks E, F, G and H) | | | |
| Multi-Family Units = | 0 | | |
| (Blocks A, B, C and D) | | | |
| Maximum Proposed = | 171 | | |
| Max. Retail/Commercial = | 0 | | |
| E.A.B.: | | | |
| Maximum FAR Allowed = | | 2 Parking Spaces for each Unit = | 2 x 171 = 342 |
| Maximum FAR Proposed = | | Net Parking Reduction of 40% = | 264 x 0.6 = 158.4 |
| *Residential = | | Total Parking Required (40% OF 342) = | 206 |
| *Retail / Commercial = | | | |
| *Total Area = | | Number of Market Units = | 149 x 2 / per = 298 |
| *2,500,000 (3rd. SF) / 1,347,526 (4th area SF) = 1.8 FAR | | Number of MPDU Units = | 22 x 1 / per = 22 |
| NUMBER OF EXISTING UNITS (ADJACENT): | | Number of On-Street Parking = | 22 |
| Market Townhouse Units | 149 | Total Parking Provided (298+22+22) = | 342 |
| MPDU - Townhouse Units | 22 | *Per zoning ordinance section 19-6-33 | |
| sub-total TH Units = | 171 | *Option to do 2-car garage for MPDU's if approved by County. | |
| Market Multi-Family Units | N/A | | |
| MPDU - Multi-Family Units | N/A | | |
| sub-total MF Units = | N/A | | |
| Market Total Units | N/A | | |
| MPDU - Total Units | N/A | | |
| Maximum Total Units = | 171 | | |
| APPROXIMATE BEDROOM COUNT: | | | |
| One Bedroom = | N/A | | |
| Two Bedroom = | N/A | | |
| Three + Four Bedroom = | N/A | | |
| Total Bedroom = | N/A | | |
| MINIMUM BUILDING SETBACKS: | | | |
| North Side (Glenallan) = | 10 FT. | | |
| East Side (Layhill Rd.) = | 20 FT. | | |
| West Side (Glenallan Ave.) = | N/A | | |
| South Side (Glenallan Ave.) = | 0 FT. | | |

MPDU UNIT HATCHING

PROPOSED BUILDING RESTRICTION LINE CHART

TOWNHOUSE (attached)

| | | |
|-----------|-----------------------|----|
| Setbacks: | Front | 5' |
| | Rear | 0' |
| | Side (Streetside) | 3' |
| | Side (Interior Alley) | 3' |
| | Side (Alley) | 3' |
| | RAW Truncation | 0' |

OWNER/DEVELOPER'S CERTIFICATE

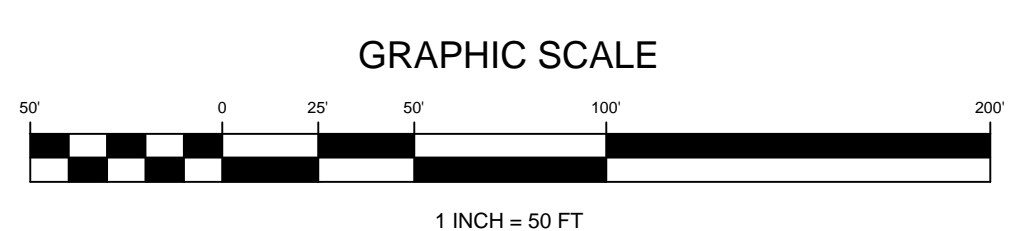
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820130270, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: **Winchester Homes, Inc.** Michael Lemon
 Company: _____ Contact Person: _____

Address: 6905 Rockledge Drive #800 Bethesda, MD 20817
 Phone: (301) 803-4855

Signature: _____

SITE PLAN No. 820130270



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

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 6/1/14.



| REVISION | DATE | REVISION | DATE | REVISION | DATE |
|----------|------|-----------------|--------|----------|------|
| | | DRC COMMENTS | 2/5/13 | | |
| | | MNCCPC COMMENTS | 1/7/14 | | |

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

SHEET REFERENCE AND COMPOSITE SITE PLAN



| BY | DATE |
|-----------|-------------|
| BASE DATA | MP 4/02/13 |
| DESIGNED | RKM 4/02/13 |
| DRAWN | RKM 4/02/13 |
| REVIEWED | GU 4/09/13 |

RODGERS CONTACT:
 RELEASE FOR:
 BY: _____ DATE: _____

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

SCALE: 1" = 50'
 JOB No. 506AN2
 DATE: APR., 2013
 SHEET No. 5 of 18

PRELIMINARY NOT FOR CONSTRUCTION

APPROVED SITE PLAN
 FILE NO. 820130270
 MONTGOMERY COUNTY PLANNING BOARD
 CHAIRMAN OR DESIGNEE _____ DATE _____

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
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- TW TOP OF WALL
- BW BOTTOM OF WALL
- EXISTING TREES/HEDGE ROW
- PROPOSED TREE LINE
- MPDU UNIT HATCHING
- SWM / MICRO BIO-FILTERS
- PROPOSED BENCH
- PROPOSED TRASHCAN
- PROPOSED BIKE RACK
- PROPOSED MAILBOX CLUSTER
- PROPOSED PLAY SCULPTURE

PROPOSED BUILDING RESTRICTION LINE CHART

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| Side (Alley) | 3' |
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 Company: _____ Contact Person: _____
 Address: 6905 Rockledge Drive #800 Bethesda, MD 20817
 Phone: (301) 803-4855
 Signature: _____

SITE PLAN No. 820130270

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 1-800-257-7777
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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.

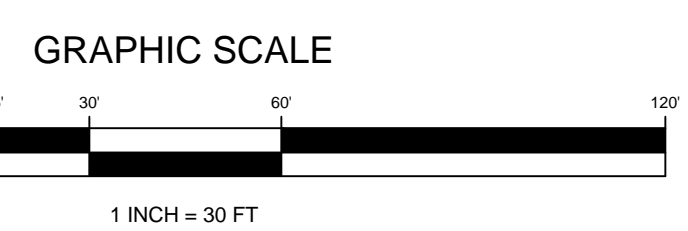
**Phase 1.1
 Glenmont Metrocenter**

Wheaton Election District No. 13
 Montgomery County, Maryland

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

* ENTRANCE FEATURE / SIGN / FENCE ALONG GLENALLAN AND LAYHILL TO BE COORDINATED WITH STAFF AT CERTIFIED SITE PLAN.

WASHINGTON METRO AREA TRANSIT AUTHORITY



| REVISION | DATE | REVISION | DATE | REVISION | DATE |
|----------|------|-----------------|---------|----------|------|
| | | DRC COMMENTS | 12/5/13 | | |
| | | MNCPCC COMMENTS | 1/7/14 | | |

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SITE PLAN

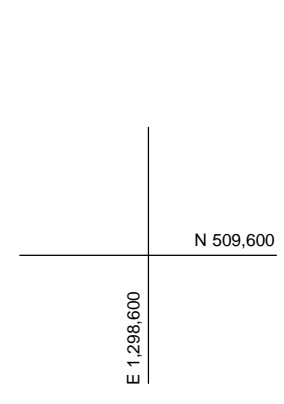
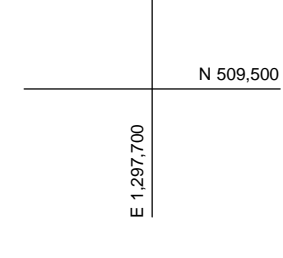
RODGERS CONSULTING
 Knowledge • Creativity • Enduring Values
 19847 Century Boulevard
 Suite 200
 Germantown, Maryland 20874
 Ph: 301-948-4700 (Main)
 Ph: 301-253-6029 (Frederick)
 Fx: 301-948-6256
 www.rodgers.com

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

PRELIMINARY NOT FOR CONSTRUCTION

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 MONTGOMERY COUNTY PLANNING BOARD

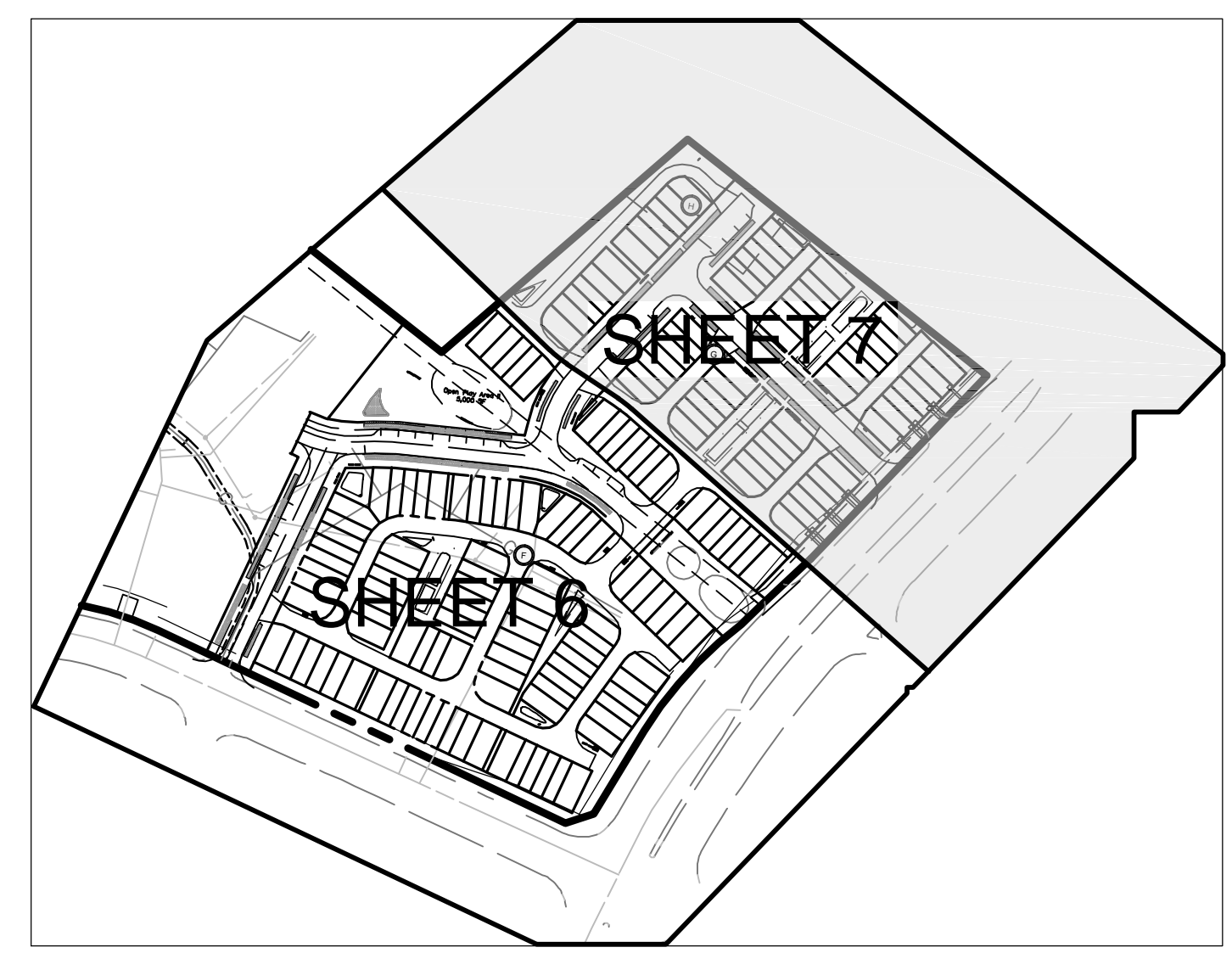
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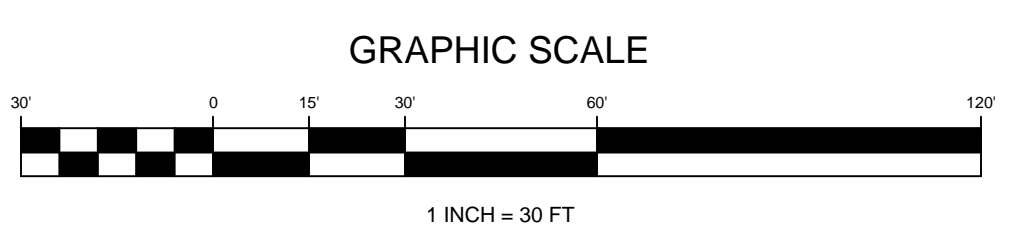
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