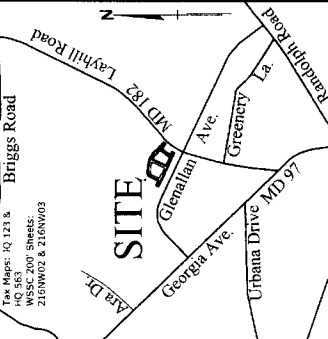


Plat Name: Glenmont Metrocenter
Plat #: 220160440

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; 1 parcel
Applicants: Winchester Homes, Inc.

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction. In this case, the plat is being corrected to redefine the name of the private street(s).



Vicinity Map: 1" = 1000'

- GENERAL NOTES:**
- This Plat conforms to the requirements for minor subdivision approvals contained in section 50-3A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This Plat is prepared in accordance with the provisions of the Subdivision Regulations, which require that the name of the subdivision, and the name of the subdivision, be recorded in the office of the Recorder of Deeds, and that the name of the subdivision, be recorded in the office of the Recorder of Deeds.
 - This subdivision is served by public water and sewer systems only.
 - This Plat: 1 Parcel; Zoned: FS-C.
 - Tax Maps: QJ123 & HQ663, WSSC 2007 Street Map, 216NW02 & 216NW03.
 - All terms, conditions, agreements, limitations and requirements associated with the plat, including any maps, drawings, specifications, and all other documents related to the plat, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as recorded.
 - The plat is intended to be used for the purposes of the plat as recorded, and is not to be used for any other purpose.
 - This subdivision is not intended to show any matter affecting the ownership and use, nor every matter affecting the ownership and use, but every matter affecting the ownership and use, and every matter affecting the ownership and use, shall be shown on the plat, and every matter affecting the ownership and use, shall be shown on the plat, and every matter affecting the ownership and use, shall be shown on the plat.
 - This plat is limited to the uses and conditions of Preliminary Plan No. M-088934-514 E, 12/88/019-415, 20049, N 509519.91 E, L 2988.38.02.
 - The property is the subject of an approved HRF/SO (#42012120) dated February 23, 2012.
 - Parcel BB shall be maintained by the Homeowners Association, and is also subject to a Declaration of Covenants for Private Open Space recorded among the Homeowners Association and the Homeowners Association, as set forth in the Declaration of Covenants for Private Open Space, recorded among the Homeowners Association and the Homeowners Association, at folio 579.
 - Parcel BB is subject to a Common Access Easement as delineated herein over Kandinsky Loop, a private street and is intended to provide unobstructed access to the general public in, over and throughout the roads, easements, and other areas, and is intended to provide for the use and enjoyment of the roads, easements, and other areas, and shall remain in effect until such time as the property is redeveloped and a new subdivision plat is recorded which expressly provides for the maintenance of the roads, easements, and other areas, and is intended to provide for the use and enjoyment of the roads, easements, and other areas, and is intended to provide for the use and enjoyment of the roads, easements, and other areas.

Plat No. _____

Owner's Certificate

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

Further, we establish a common access easement over Parcel BB as described in general note number 11.

All owners of this subdivision, we, our successors and assigns, will cause all necessary 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.

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

Winchester Homes, Inc.
 By: Michael J. Conroy, V.P.
 Date: 2-25-16

LEGEND

P.T.E.	PUBLIC TRAIL EASEMENT
WSSC	WASHINGTON SUBURBAN SANITARY COMMISSION
L.F.	LAND FILL
L.F.	LAND FILL
SIA	STATE HIGHWAY COMMISSION
BP	BROWN PIPE FOUND
PK	PIPE FOUND

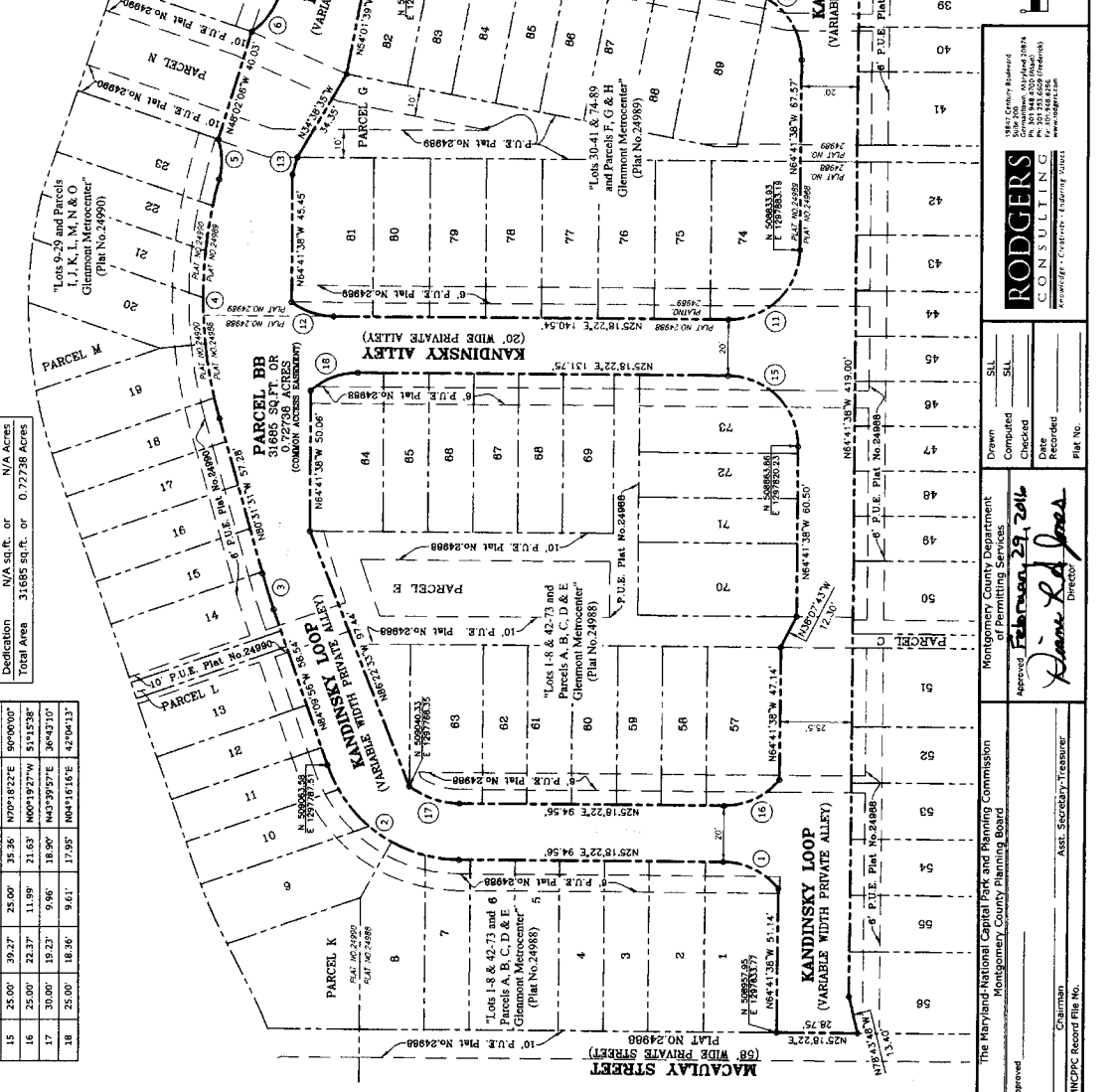
FOR: Rodgers Consulting, Inc.
 By: Timothy Paul Quinn
 Professional Land Surveyor #2002
 (License Expiration/Renewal Date: 09-20-2018)

Date: _____

Surveyor's Certificate

I hereby certify that the facts shown herein are correct. That is, a subdivision of 84.41 acres, as shown on a plat of subdivision entitled, "Lots 1-8 & 9 of Parcel A, B, C, D & E Glenmont Metrocenter and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 24988, also a resubdivision of all of Parcel F as shown on a plat of subdivision entitled, "Lots 30-41 & 74-89 and Parcels F, G, H & I Glenmont Metrocenter and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 24988, also a resubdivision of a Maryland general partnership, formerly known as Glenmont Hill Associates Joint Venture, and including Gerson Eleasat as Trustee for such partnership, and Edgewood Hill Associates, a Maryland general partnership, formerly known as Edgewood Hill Associates Joint Venture, by deed dated January 6, 2015, and associated among the Land Records of Montgomery County, Maryland, in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 31.685 square feet or 0.72738 acres of land, of which none is dedicated to public use. The work reflected herein was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00'	22.37'	11.39'	21.63'	N60°56'11"E	51°53'39"
2	50.00'	61.53'	35.35'	57.73'	N60°34'13"E	70°31'41"
3	210.00'	13.34'	6.67'	13.34'	N82°20'04"W	37°38'25"
4	180.00'	86.07'	44.11'	85.04'	N65°50'04"W	10°49'23"
5	25.00'	14.47'	7.45'	14.27'	N86°17'11"W	33°10'07"
6	25.00'	16.09'	8.33'	15.81'	N27°33'27"W	36°52'12"
7	484.44'	23.60'	11.80'	23.60'	N41°42'56"E	2°48'43"
8	25.00'	16.30'	8.45'	16.02'	N54°39'11"E	37°21'45"
9	25.00'	14.39'	7.40'	14.19'	N19°29'08"E	32°58'39"
10	25.00'	34.62'	20.73'	31.92'	N75°38'22"E	79°20'01"
11	25.00'	39.27'	25.00'	35.36'	N19°41'38"W	80°00'00"
12	25.00'	15.99'	8.28'	15.72'	N43°37'57"E	36°39'08"
13	185.00'	6.35'	3.18'	6.35'	N48°47'17"W	1°58'03"
14	25.00'	16.97'	10.39'	16.97'	N13°24'24"E	45°00'24"
15	25.00'	19.27'	10.39'	19.27'	N40°19'27"W	51°15'28"
16	25.00'	19.23'	9.96'	18.90'	N43°39'27"E	36°43'10"
17	30.00'	19.23'	9.96'	18.90'	N43°39'27"E	36°43'10"
18	25.00'	18.96'	9.61'	17.95'	N44°16'16"E	42°40'13"



RODGERS CONSULTING
 Professional Land Surveyors
 15620 Green Ridge
 Suite 300
 Silver Spring, MD 20914
 Tel: 301.444.8700 (toll-free)
 Fax: 301.444.8701
 www.rodgersconsulting.com

Approved: _____
 February 29, 2016
 Director: _____

Checked	Recorded	PLAT NO.
_____	_____	_____
_____	_____	_____

Correction Plat
Parcel BB
Glenmont Metrocenter
 (a resubdivision of Parcel B previously recorded on Plat No. 24988)
 No. 24988 and Parcel F previously recorded on Plat No. 24989)
 Wheaton (13th) Election District
 Montgomery County, Maryland
 Scale: 1"= 30' October, 2015
 Plat No. 7
 RCI Job No. 56ANS
 MNC/PC Plat No. 220(60)40

N:\160-Montgomery\Plat\Metro\Docs\Survey\MS-C-Plat-07-Street-Removal.dwg

SHEET INDEX

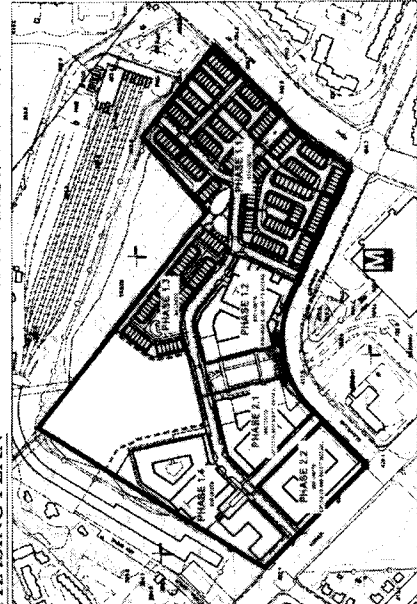
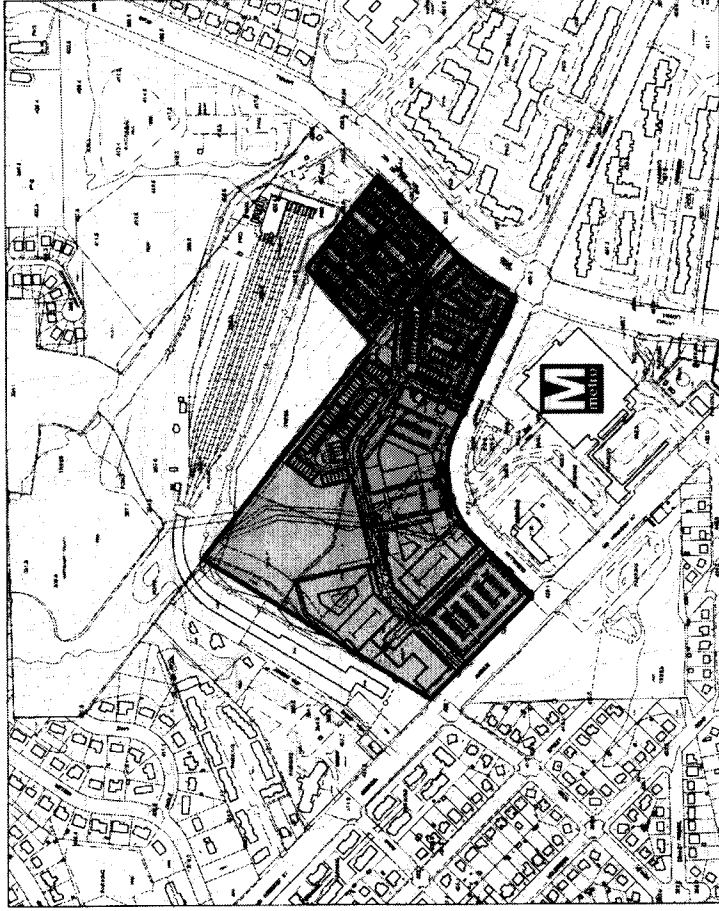
SHEET NO.	PLAN TYPE
1	PRELIMINARY PLAN COVER SHEET, LOCAL AREA MAP
2	RESOLUTION
3	MOTION LETTER
4	ILLUSTRATIVE LANDSCAPE PLAN
5	PRELIMINARY PLAN - LOT DIAGRAM
6	PRELIMINARY PLAN - LOT DIAGRAM
7	TENTATIVE STREET PROFILE

GENERAL NOTES:

1. The information shown on this plan is based on the information provided by the applicant and is not to be used for any other purpose.
2. The information shown on this plan is not to be used for any other purpose.
3. The information shown on this plan is not to be used for any other purpose.
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8. The information shown on this plan is not to be used for any other purpose.
9. The information shown on this plan is not to be used for any other purpose.
10. The information shown on this plan is not to be used for any other purpose.

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN COVER SHEET, LOCAL AREA MAP	10/11/11
2	RESOLUTION	10/11/11
3	MOTION LETTER	10/11/11
4	ILLUSTRATIVE LANDSCAPE PLAN	10/11/11
5	PRELIMINARY PLAN - LOT DIAGRAM	10/11/11
6	PRELIMINARY PLAN - LOT DIAGRAM	10/11/11
7	TENTATIVE STREET PROFILE	10/11/11

GLENMONT METROCENTER PRELIMINARY PLAN # 120130080



SITE ANALYSIS

ANALYSIS	APPLICABLE REGULATIONS	APPLICABLE REGULATIONS
PERMITS:	1. USE OF LAND	1. USE OF LAND
UTILITIES:	1. WATER	1. WATER
ENVIRONMENTAL:	1. AIR QUALITY	1. AIR QUALITY
TRAFFIC:	1. TRAFFIC VOLUMES	1. TRAFFIC VOLUMES
NOISE:	1. NOISE LEVELS	1. NOISE LEVELS
SOILS:	1. SOIL TYPES	1. SOIL TYPES
WATER:	1. WATERSHEDS	1. WATERSHEDS
CLIMATE:	1. CLIMATE ZONES	1. CLIMATE ZONES
PLANTING:	1. PLANTING SCHEDULES	1. PLANTING SCHEDULES
ARCHITECTURE:	1. ARCHITECTURAL STYLES	1. ARCHITECTURAL STYLES
CONSTRUCTION:	1. CONSTRUCTION METHODS	1. CONSTRUCTION METHODS
OPERATION:	1. OPERATIONAL PROCEDURES	1. OPERATIONAL PROCEDURES
MAINTENANCE:	1. MAINTENANCE SCHEDULES	1. MAINTENANCE SCHEDULES
FINANCING:	1. FINANCING METHODS	1. FINANCING METHODS
MARKETING:	1. MARKETING STRATEGIES	1. MARKETING STRATEGIES
LEGAL:	1. LEGAL REQUIREMENTS	1. LEGAL REQUIREMENTS
OTHER:	1. OTHER REGULATIONS	1. OTHER REGULATIONS



VICINITY MAP
 1"=100'
 400' x 400' MAP SCALE
 4.000' x 4.000' MAP SCALE
 4.000' x 4.000' MAP SCALE

APPLICANT:
 Layall Investment Associates, LLC
 4445 Willard Avenue
 Chevy Chase, Maryland 20814
 Phone: (301) 333-1895
 Fax: (301) 333-1895
 Contact: Peter Jervy

ATTORNEY:
 Lerch Early & Brewer, Chfd.
 3 Bethesda Metro Center, Suite 450
 Bethesda, Maryland 20814
 Phone: (301) 333-1895
 Contact: Steven A. Robbins

ARCHITECTS:
 Lord Coplan Macht
 790 E. Palm Street, Suite 1100
 Baltimore, Maryland 21202
 Phone: (410) 528-1111
 Contact: Matthew Prosser

LANDSCAPE ARCHITECT / CIVIL ENGINEER:
 Rodgers Consulting, Inc.
 1947 Century Boulevard, Suite 200
 Gaithersburg, MD 20878
 Phone: (301) 948-6600
 Contact: Gary Ueberberg

TRAFFIC ENGINEER:
 Wells and Associates, LLC
 1420 Spring Hill Road, Suite 600
 Beltsville, Virginia 22102
 Phone: (301) 948-6600
 Contact: Mr. Nancy Reschall

CERTIFIED PRELIMINARY PLAN
 The foregoing conditions and this plan drawing accurately reflect the Planning Board's approval of this preliminary plan.
 DATE: 4-22-11
 NAME: [Signature]
 TITLE: [Signature]

PRELIMINARY PLAN #120130080
GLENMONT METROCENTER
 ELECTION DISTRICT NO. 13
 MONTGOMERY COUNTY, MARYLAND

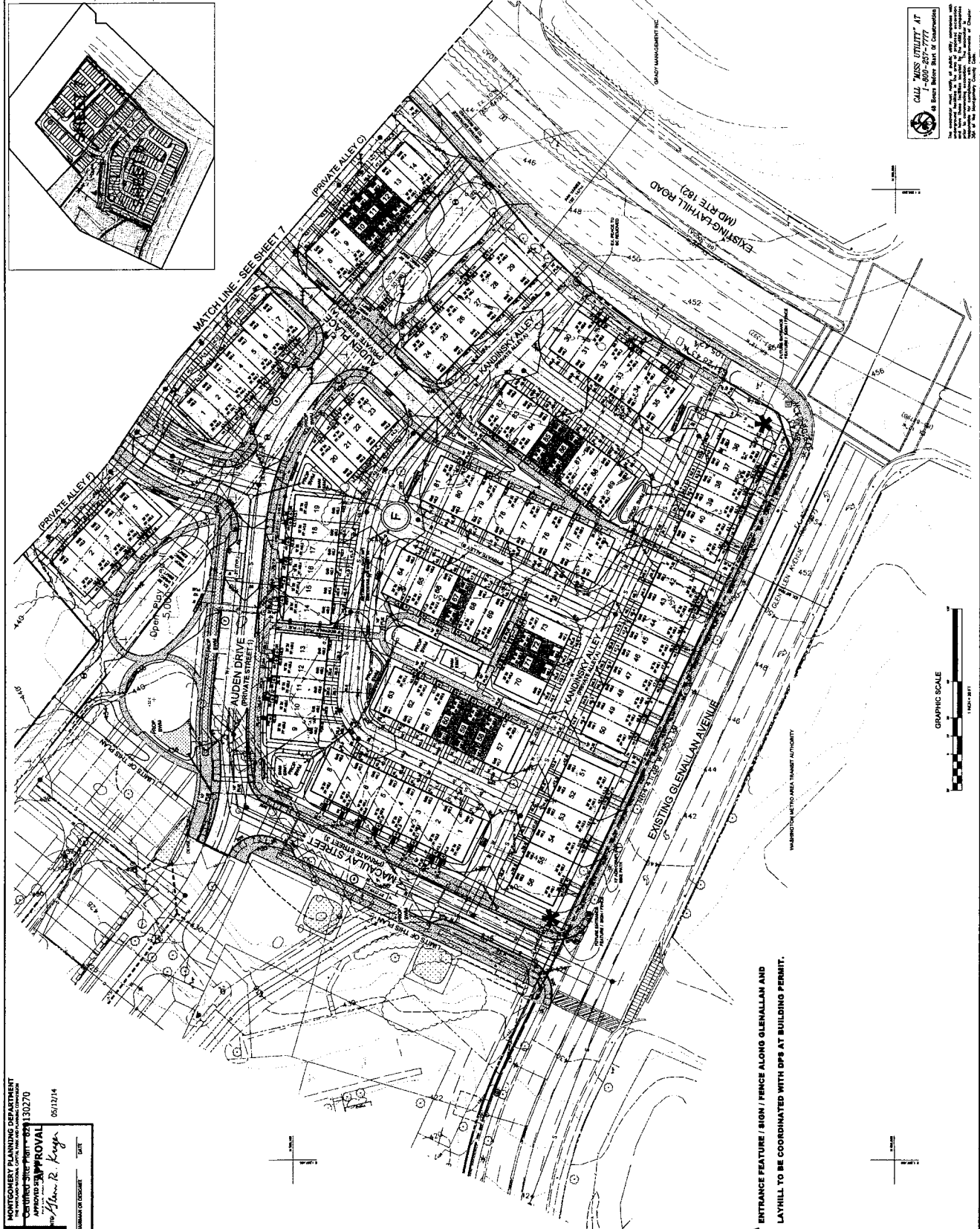
RODGERS CONSULTING
 1000 Corporate Center
 Suite 100
 Rockville, MD 20850
 Phone: (301) 948-6600
 Fax: (301) 948-6600
 Website: www.rodgersconsulting.com

PRELIMINARY PLAN COVER SHEET / LOCAL AREA MAP

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

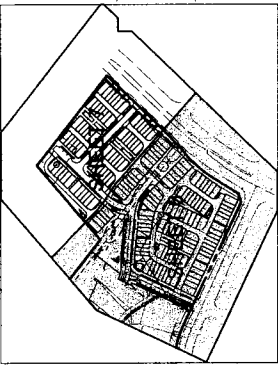
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MORTGAGE PLANNING DEPARTMENT
 CENTRAL SUBMITTAL CENTER FOR PUBLIC CONSTRUCTION
 APPROVAL
 DATE: 05/13/14
 CHAIRMAN OF BOARD: [Signature]



SITE PLAN LEGEND

[Symbol]	PUBLIC STREET RIGHT OF WAY
[Symbol]	LOT LINES
[Symbol]	STREET CENTER LINE
[Symbol]	EXISTING WATER
[Symbol]	PROPOSED WATER
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING SEWER
[Symbol]	PROPOSED SEWER
[Symbol]	EXISTING STORM DRAIN
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PVE
[Symbol]	STONE CURB & GUTTER
[Symbol]	WALKWAY
[Symbol]	MAINTENANCE STRIP
[Symbol]	CONCRETE DRIVEWAY
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED WALL
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	EXISTING SPOT ELEVATIONS
[Symbol]	PROPOSED SPOT ELEVATIONS
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREE LINE
[Symbol]	PROP. LOT LAYOUT
[Symbol]	PROP. FRONT YARD TREE
[Symbol]	PROPOSED BRUSH
[Symbol]	PROPOSED TREELAND
[Symbol]	PROPOSED SIDE YARD
[Symbol]	PROPOSED SIDE YARD CLUSTER
[Symbol]	PROPOSED PLAY SCULPTURE



<p>PROFESSIONAL CERTIFICATION I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that I am the author of the design and content of this plan, and that I am a duly licensed Professional Engineer in the State of Maryland, and that I am duly qualified to perform the services herein provided for, and that I am duly licensed to practice in the State of Maryland.</p> <p>DATE: 05/13/14 BY: [Signature] TITLE: PROFESSIONAL ENGINEER</p>		<p>CALL "MISS UTILITY" 477 1-800-257-7777 48 Hours Before Start of Construction</p>	<p>PHASE 1.1 Glenmont Metrocenter Whelan Election District No. 13 Montgomery County, Maryland</p>												
<p>OWNER/DEVELOPER: WINCHESTER HOMES, INC. 6933 Knowledge Drive, Suite 800 Bethesda, Maryland 20817 Phone: (301) 310-4400 Fax: (301) 310-4400 Contact: Michael Larson</p>		<p>RODGERS CONSULTING ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE</p>	<p>SITE PLAN</p>												
<p>REVISIONS:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	DESCRIPTION										<p>GRAPHIC SCALE 1" = 80'</p>	<p>ENTRANCE FEATURE / SIGN / FENCE ALONG GLENALLAN AND LAYHILL TO BE COORDINATED WITH DPS AT BUILDING PERMIT.</p>
NO.	DATE	DESCRIPTION													