

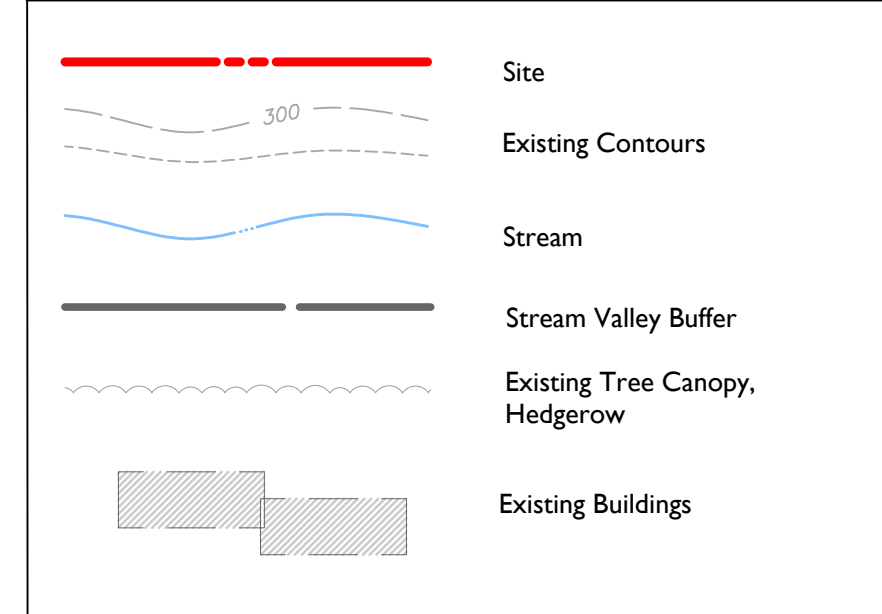
GENERAL NOTES

- All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2013.
- The site is currently zoned R-30, multi-family, low-density residential.
- The site is comprised of parcels N766 (26.31 acres) and N610 (6.67 acres), currently in use as the Americana Glenmont Forest Apartments (Approximately 482 existing dwelling units).
- Boundary lines, calculated areas and adjoining information shown hereon were taken from deeds and plats of record. A boundary survey has not been completed by Rodgers Consulting, Inc.

BUILDING EXISTING CONDITIONS

Glenmont Forest:	Dwelling Units:	482 Units
	Square Footage:	62,960 Sq. Ft.
	Height of Buildings:	2-3 Stories

LEGEND



**Exhibit 31
H-149**

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION	PROJECT NUMBER	1103B
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____) APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____ IN APPLICATION NUMBER _____	DATE	MAY 2024
HEARING EXAMINER	SCALE	1" = 100'
DATE	DRAWING TITLE	Existing Conditions
HEARING EXAMINER NAME (PRINTED)	DRAWING NUMBER	01

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874
 Ph: 301.948.4700 (Main), Fx: 301.948.6256, www.rodgers.com

DESIGN TEAM
 Owner / Developer:
**Glenmont Forest Investors LP,
 c/o Grady Management, Inc.**
 8630 Fenton Street, Suite 625
 Silver Spring, Maryland 20910
 301.495.1976
 Attn: Brian Alford

Legal:
Lerch Early Brewer
 7600 Wisconsin Avenue, Suite 700
 Bethesda, Maryland 20814
 301.657.0747
 Attn: Steven A. Robins

Land Planning / Landscape Architect / Civil Engineering
Rodgers Consulting, Inc.
 19847 Century Boulevard, Suite 200
 Germantown, Maryland 20878
 301.948.4700
 Attn: Randall Renfro

Transportation:
Wells + Associates
 7200 Wisconsin Avenue, Suite 500
 Bethesda, Maryland 20814
 301.971.3415
 Attn: Nancy Randall

SEAL & SIGNATURE

NOTE:
 THIS DRAWING HAS NOT RECEIVED AGENCY APPROVAL AND IS THEREFORE, NOT FOR CONSTRUCTION.

**GLENMONT FOREST
CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

ISSUE DATE	DESCRIPTION
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