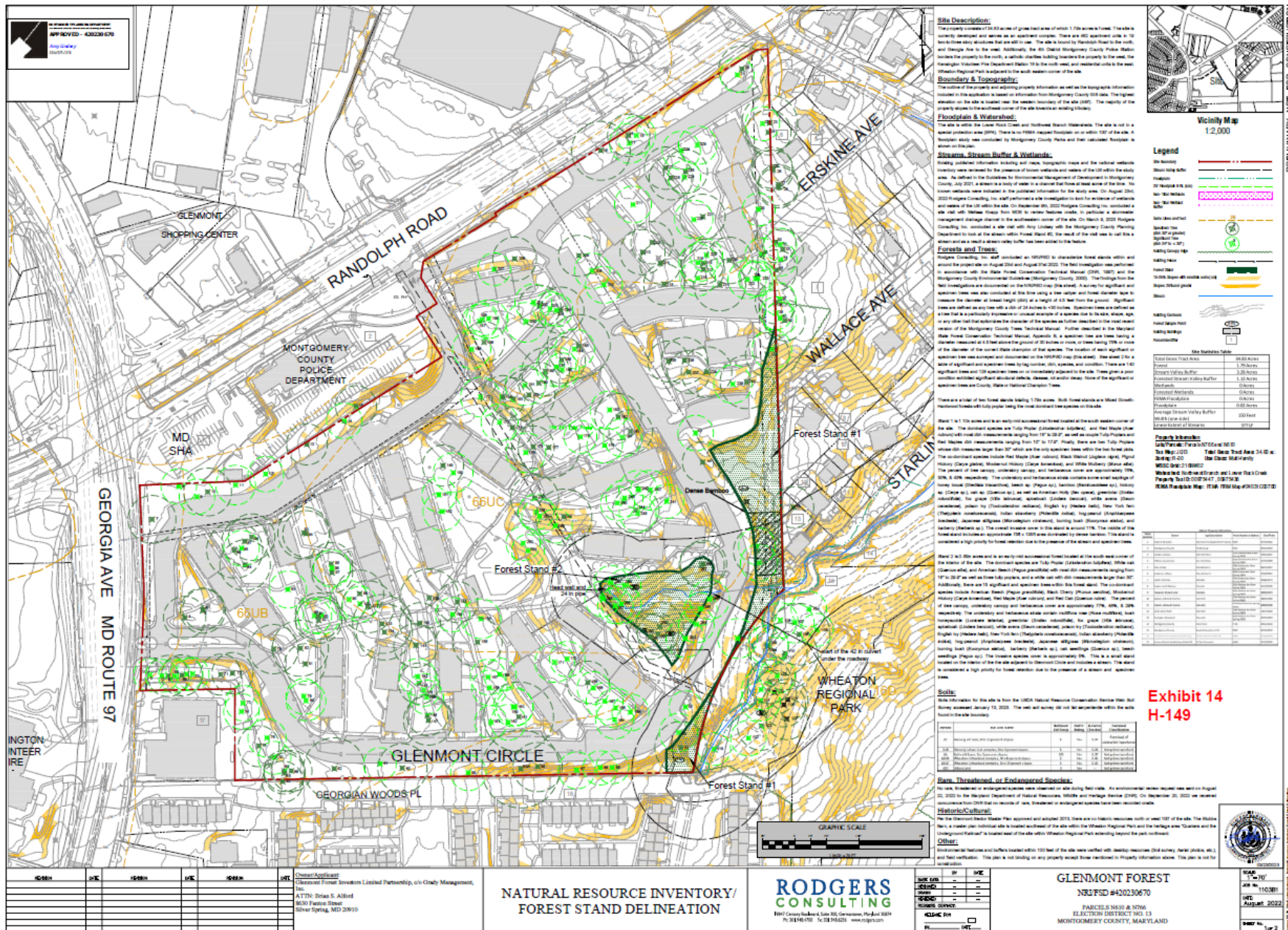


**Glenmont Forest  
Local Map Amendment H-149  
Glenmont, MD**

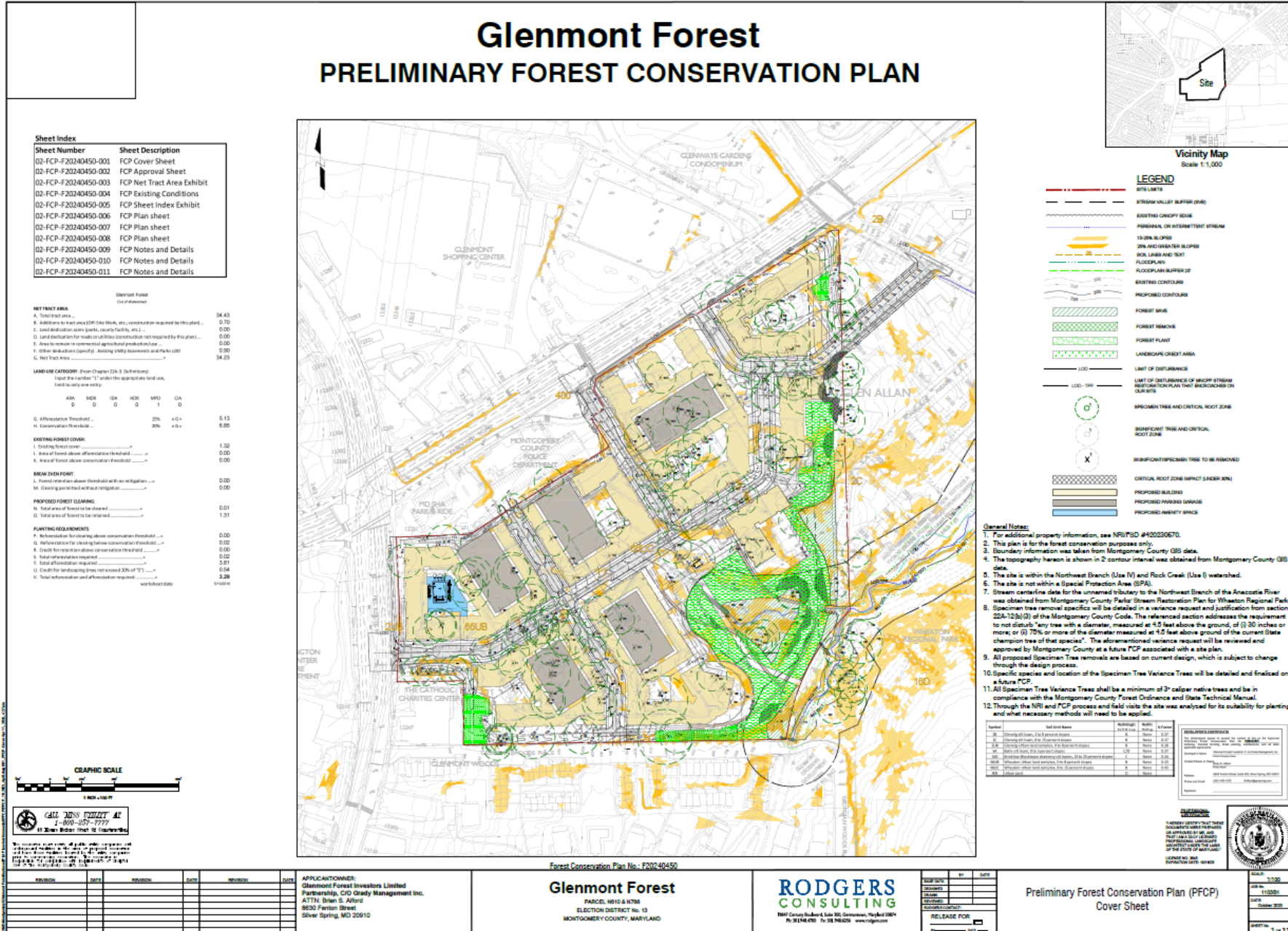
**Exhibit 47  
H-149**

# NRI/FSD (Reproduction from Exhibit 14)



# Forest Conservation Plan (New Exhibit \_\_\_\_\_)

## Glenmont Forest PRELIMINARY FOREST CONSERVATION PLAN



Sheet Number	Sheet Description
02-FCP-F20240450-001	FCP Cover Sheet
02-FCP-F20240450-002	FCP Approval Sheet
02-FCP-F20240450-003	FCP Net Tract Area Exhibit
02-FCP-F20240450-004	FCP Existing Conditions
02-FCP-F20240450-005	FCP Sheet Index Exhibit
02-FCP-F20240450-006	FCP Plan sheet
02-FCP-F20240450-007	FCP Plan sheet
02-FCP-F20240450-008	FCP Plan sheet
02-FCP-F20240450-009	FCP Notes and Details
02-FCP-F20240450-010	FCP Notes and Details
02-FCP-F20240450-011	FCP Notes and Details

**NET TRACT AREA:**

A. Total tract area	94.43
B. Additions to tract area (DR, Easements, etc., construction required by this plan)	0.70
C. Land dedication to public (parks, schools, etc.)	0.00
D. Land dedication for public or utility (construction not required by this plan)	0.00
E. Area to remain in commercial agricultural production	0.00
F. Other dedications (e.g., existing utility easements and utility LOT)	0.00
G. Net Tract Area	94.23

**LAND USE CATEGORY:** (From Chapter 23A-3, Definitions)

1. 0	2. 0	3. 0	4. 0	5. 0	6. 0	7. 0	8. 0	9. 0	10. 0
11. 0	12. 0	13. 0	14. 0	15. 0	16. 0	17. 0	18. 0	19. 0	20. 0

**EXISTING FOREST COVER:**

G. Afforestation Threshold	20%	+0+	5.13
H. Conservation Threshold	20%	+0+	5.65

**BREAK EVEN POINT:**

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

**PROPOSED FOREST CLEARING:**

N. Total area of forest to be cleared	0.01
O. Total area of forest to be retained	1.31

**PLANTING REQUIREMENTS:**

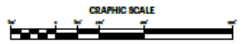
P. Re-forestation for clearing above conservation threshold	0.00
Q. Re-forestation for clearing below conservation threshold	0.02
R. Credits for retention above conservation threshold	0.00
S. Total re-forestation required	0.02
T. Total afforestation required	3.81
U. Credits for landscaping (max not exceed 30% of 'T')	0.94
V. Total re-forestation and afforestation required	3.29



**LEGEND**

- 30' BUFFER
- 15' BUFFER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FOREST SAVE
- FOREST REMOVE
- FOREST PLANT
- LANDSCAPE CREDIT AREA
- LIMIT OF DISTURBANCE
- CRITICAL ROOT ZONE IMPACT (RED LINE)
- PROPOSED BUILDING
- PROPOSED PARKING DRIVEWAY
- PROPOSED ABILITY SPACE

- General Notes:**
- For additional property information, see NR/PSD #402030670.
  - This plan is for the forest conservation purposes only.
  - Boundary information was taken from Montgomery County GIS data.
  - The topography hereon is shown in 2' contour interval was obtained from Montgomery County GIS data.
  - The site is within the Northwest Branch (Use IV) and Rock Creek (Use I) watershed.
  - The site is not within a Special Protection Area (SPA).
  - Stream centerline data for the unnamed tributary to the Northwest Branch of the Anacostia River was obtained from Montgomery County Park Stream Restoration Plan for Wheaton Regional Park.
  - Specimen tree removal specifics will be detailed in a variance request and justification from section 22A-12(b)(3) of the Montgomery County Code. The referenced section addresses the requirement to not disturb "any tree with a diameter, measured at 4.0 feet above the ground, of (i) 30 inches or more, or (ii) 70% or more of the diameter measured at 4.0 feet above ground of the current State champion tree of that species". The aforementioned variance request will be reviewed and approved by Montgomery County at a future PCP associated with a site plan.
  - All proposed Specimen Tree removals are based on current design, which is subject to change through the design process.
  - Specific species and location of the Specimen Tree Variance Trees will be detailed and finalized on a future PCP.
  - All Specimen Tree Variance Trees shall be a minimum of 2' caliper native trees and be in compliance with the Montgomery County Forest Ordinance and State Technical Manual.
  - Through the NRI and PCP process and field visits the site was analyzed for its suitability for planting and what necessary methods will need to be applied.



CALL US TODAY AT  
1-800-357-7777  
11 Green Ridge Street, Silver Spring, MD

ALL RIGHTS RESERVED. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.

REVISION	DATE	REVISION	DATE	REVISION	DATE

APPLICANT/OWNER:  
Glenmont Forest Investors Limited  
Partnership, C/O Grady Management Inc.  
ATTN: Brian S. Allford  
9630 Fenton Street  
Silver Spring, MD 20910

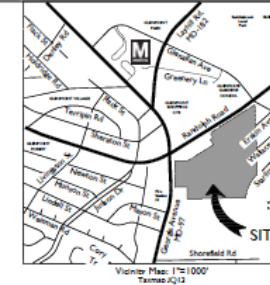
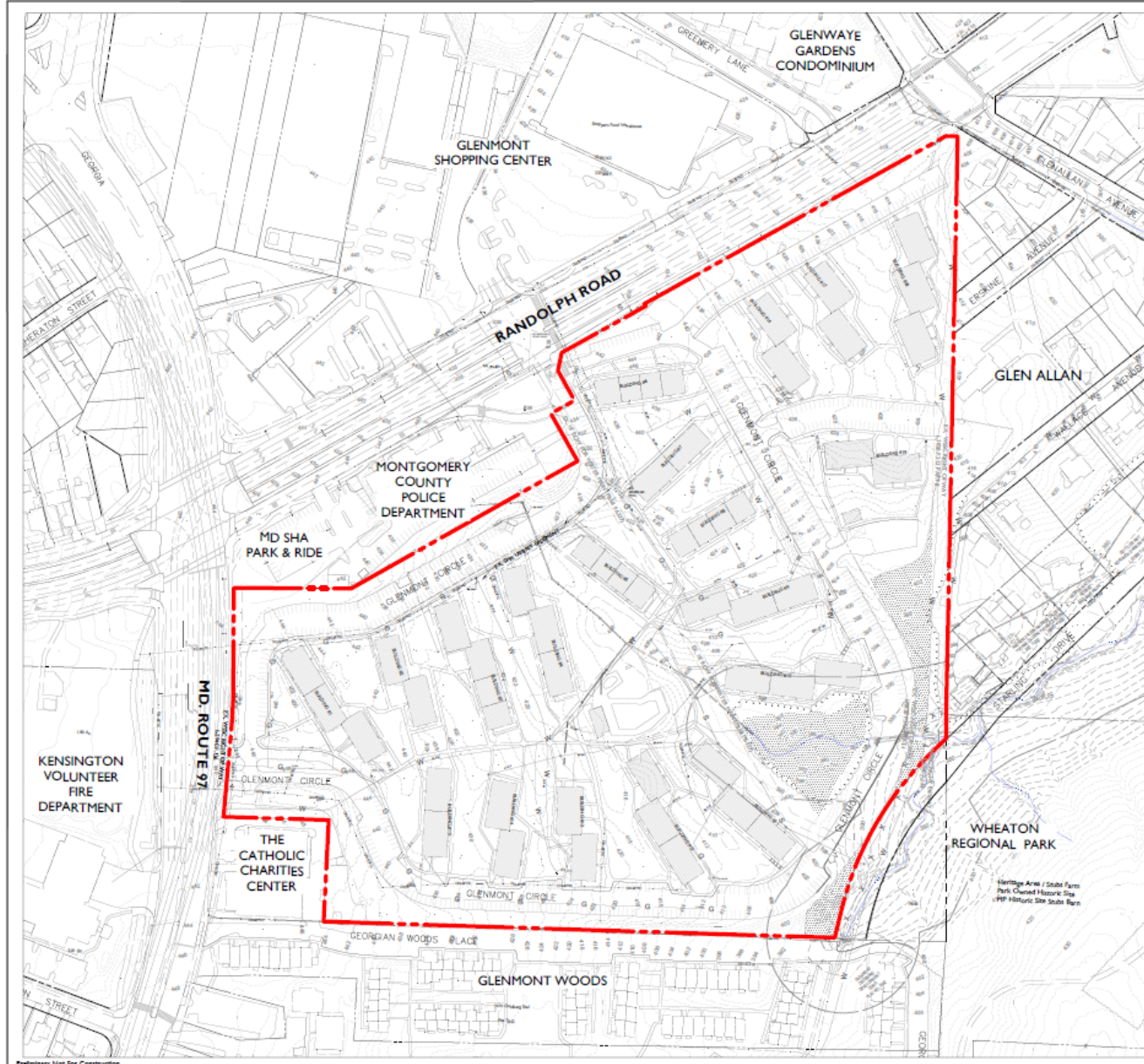
**Glenmont Forest**  
PARCELS 9630 & 9796  
ELECTION DISTRICT NO. 13  
MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**  
1911 County Route 4, Suite 302 Germantown, Maryland 20876  
P: 301.461.4200 F: 301.461.4202 www.rodgers.com

Preliminary Forest Conservation Plan (PFCP)  
Cover Sheet

DATE: 1-13-2024  
JOB NO: 1102284  
LAYER: 02400 - 024  
DRAWN BY: [Name]  
CHECKED BY: [Name]

# Existing Conditions Plan (Reproduction from Exhibit 31)



**Grady Management, Inc.**  
**RODGERS CONSULTING**  
1987 Crown Road, Suite 200, Gaithersburg, Maryland 20878  
 Tel: 301-975-7200 Fax: 301-948-0200 www.rodgers.com

**Client / Developer:**  
 Glenmont Forest Investors LP,  
 c/o Grady Management, Inc.  
 6610 Green Drive, Suite 200  
 Silver Spring, Maryland 20910  
 204.815.1115  
 Attn: Brian Alford

**Lead Planner / Landscape Architect / Civil Engineer:**  
 Rodgers Consulting, Inc.  
 1947 Country Boulevard, Suite 200  
 Gaithersburg, Maryland 20878  
 301-948-0200  
 Attn: Ronald Remko

**Writer / Associates:**  
 7200 Wisconsin Avenue, Suite 300  
 Bethesda, Maryland 20814  
 301-971-1411  
 Attn: Randy Kasal

- GENERAL NOTES**
- All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2012.
  - The site is currently zoned F-20, Multi-Family, (understudy residential).
  - The site is comprised of parcels 17144 (0.431 acres) and 1810 (0.47 acres), currently in use as the American Glenmont Forest Apartments.
  - Boundary lines, calculated areas and address information shown herein were taken from deeds and state of records. A boundary survey has not been completed by Rodgers Consulting, Inc.

**BUILDING EXISTING CONDITIONS**

Glenmont Forest:	Dwelling Units:	482 Units
	Source: Footcage:	6,190 Sq. Ft.
	Height of Buildings:	3-3 Stories

**LEGEND**

	Site
	Existing Contours
	Stream
	Stream Valley Buffer
	Existing Tree Canopy, vegetation
	Existing Buildings

**Exhibit 31  
H-149**

**GLENMONT FOREST  
CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER \_\_\_\_\_) APPROVED BY THE DISTRICT COUNCIL ON \_\_\_\_\_ BY RESOLUTION NUMBER \_\_\_\_\_ IN APPLICATION NUMBER \_\_\_\_\_

HEARING EXAMINER: \_\_\_\_\_ DATE: \_\_\_\_\_

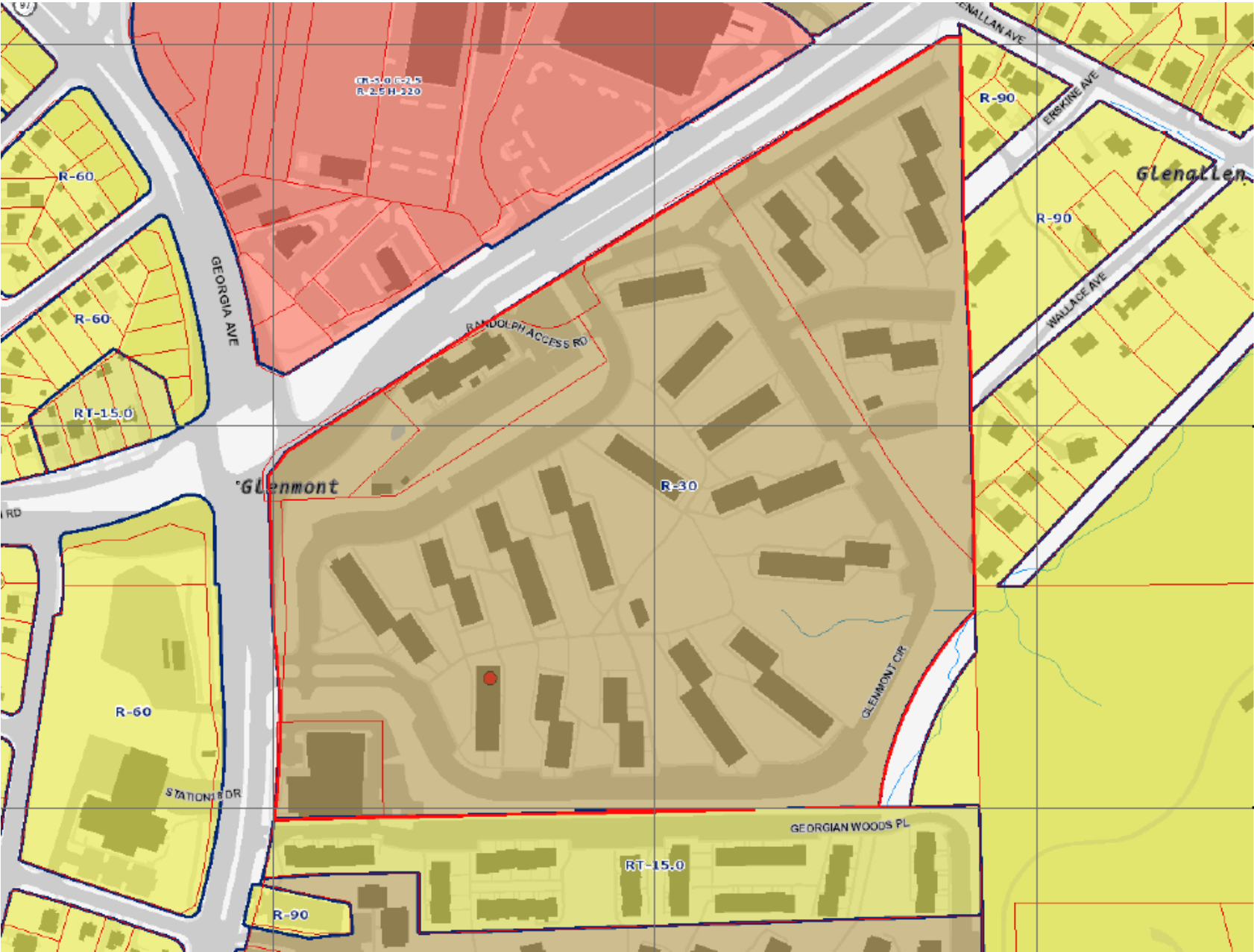
HEARING EXAMINER NAME (PRINTED): \_\_\_\_\_

PROJECT NUMBER: 11038  
 DATE: MAY 2024  
 SCALE: 1" = 100'  
 DRAWING TITLE: Existing Conditions  
 DRAWING NUMBER: 01

# Surrounding Neighborhood (Reproduction from Exhibit \_\_\_\_)



# Zoning Map (Enlargement from Exhibit 5)



# Floating Zone Plan (Reproduction of Exhibit 30)



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER) APPROVED BY THE DISTRICT COUNCIL ON \_\_\_\_\_ BY RESOLUTION NUMBER \_\_\_\_\_ IN APPLICATION NUMBER \_\_\_\_\_  
 HEARING EXAMINER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 HEARING EXAMINER NAME (PRINTED): \_\_\_\_\_  
 Preliminary Not For Construction

**Exhibit 30**  
**H-149**

LEGEND	GENERAL NOTES
Site	1. All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2013.
Stream Valley Buffer	2. The site is currently zoned R-30, multi-family, low-density residential.
Floodplain	3. The site is proposed under CRF-175 (C-6.25, R-1.5, H-75).
Proposed 45' ft. Building	4. The site is comprised of parcels N766 (26.31 acres) and N610 (5.67 acres), currently in use as the American Glenmont Forest Apartments (Approximately 482 existing dwelling units).
Proposed 75' ft. Building	5. Boundary lines, calculated areas and adjacent information shown herein were taken from deeds and lots and have not been completed by Rodgers Consulting, Inc.
Proposed Parking Garage	6. Building footprints and square footage of buildings, open space, landscaping and recreation space to be decided at time of the Plan.
Existing Regional Park	7. Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%. The 75'AP includes more than 11.5% MPDUs. Bonus density may be allowed for future development per Sec. 4.3.2.3.C.1.
Proposed Amenity Building	8. Zero foot (0') setback due to variable width public R/W along Randolph Rd and George Avenue.
	9. The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
	10. The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

**BINDING ELEMENTS**

- The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
- The use of the property will be limited to Multi-Unit Living, Townhouse Living, and up to 5,000 sf of non-residential use.
- The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDU) or Montgomery County Department of Housing and Community Affairs (MCHCA) approved equivalent consistent with the requirements of Chapter 25A.

CRF Zone Optional Method Development Standards	
Current Zoning	R-30 (multi-family, low-density residential use)
Proposed Zoning	CRF-175 (C-6.25, R-1.5, H-75)
Development Method	Optional Method
Gross Tract Area:	16 ac
Gross Tract Area:	16.87 ac
Area Dedication:	2.23 ac
Proposed Public Road Deduction (Right-of-Way):	6.24 ac
Net Tract Area:	31.70 ac

Article 59-3, Uses and Use Standards, Division 3.1 Use Table			
Use	permitted / required	proposed	conditional
Townhouse	3.1.1.2	Revised Use	up to 1,275 sq ft
Multi-Unit Dwelling	3.1.1.3	Revised Use	up to 318 sq ft
Multi-Unit Dwelling (up to 5,000 sq ft)	3.1.1.4	Revised Use	up to 5,000 sq ft

Commercial Program			
Commercial 17	existing	proposed	proposed
	8 of	C-6.25 = 174,736 sq ft	up to 1,900 of

**Article 59-4 Development Standards for Euclidean Zones, Division 4.5 Commercial / Residential Zones**

4.5. Standard Method Development			
4.5.1.C.4 Height (max.)			
CRF-175 C-6.25 R-1.5 H-75	CRF-175 C-6.25 R-1.5 H-75	CRF-175 C-6.25 R-1.5 H-75	CRF-175 C-6.25 R-1.5 H-75
Proposed Building	75'	75'	75'
Building A	75'	75'	75'
Building B	75'	75'	75'
Building C	45' / 75'	45' / 75'	45' / 75'
Building D	45' / 75'	45' / 75'	45' / 75'
Building E	45' / 75'	45' / 75'	45' / 75'
Building F	45' / 75'	45' / 75'	45' / 75'
Building G	45' / 75'	45' / 75'	45' / 75'
Building H	75'	75'	75'
Building I	75'	75'	75'
Building J	75'	75'	75'

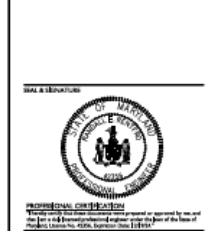
Building element: The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.  
 Building height may be increased above 75 feet to allow for inclusion of greater than 12.5% MPDU.  
 Building height may be increased above 75 feet to allow for inclusion of greater than 12.5% MPDU.

**CRF Zoning Ordinance Conformance:**

Ordinance Reference	Permitted/Required	Provided	
5.3.5.A	Density of Development Max Overall FAR Max Overall Density Max Residential Density	Established by Floating Zone Plan	CRF-175 (C-6.25, R-1.5, H-75) 1.75 FAR (up to 1,275 sq ft) 8.25 Commercial FAR (up to 278,736 sq ft) 1.5 Residential FAR (up to 1,276,417 sq ft)
5.3.5.B.1	Building Height	Established by Floating Zone Plan	75'
4.1.B.5	Height Compatibility	45' height equal or greater required, measured from a height equal to the height of the tallest building on the adjacent lot and not over 100 feet from the corner of the lot.	Complex
5.3.5.B	Building Setbacks (per) from the boundary	Established by Floating Zone Plan (All others established by site plan)	Principal Building Setbacks: From Public Street: Apartment Building = 45' Townhouse = 5' From Adjacent Lots: Front Setback: Apartment Building = 45' Townhouse = 45' Side Setback: Apartment Building = 30' Townhouse = 30'
4.1.B.A	Setback Compatibility	Front Setback = 30' Rear Setback = 25' Side Setback = 25' Side Setback = 30' Side Setback = 30'	Complex Apartment Building = 45' Townhouse = 45' Apartment Building = 30' Townhouse = 30'
5.3.5.C	Open Space (per lot)	Established by site plan	16%
5.3.5.D	Open Space Provided Under 4.3.4.B.4 (per lot area between 5,001 sq ft)	Established by site plan	11.1%

\* Building height restricted to 45' for a depth of 100' from the eastern property line, as mandated by the Glenmont Sector Plan.  
 The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.  
 The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

**Grady Management, Inc.**  
**RODGERS CONSULTING**  
 1000 Corporate Center, Suite 200, Glenmont, Maryland 20874  
 Tel: 301.478.1100, Fax: 301.478.1101, www.rodgers.com  
 Owner / Developer:  
 Glenmont Forest Investors LP,  
 c/o Grady Management, Inc.,  
 6015 Riverway Drive, Suite 200,  
 Silver Spring, Maryland 20910  
 Tel: 410.478.1100  
 Alex Davis, AIA  
 Lead:  
 Larch Early Brewer  
 7800 Wisconsin Avenue, Suite 700  
 Bethesda, Maryland 20814  
 Tel: 410.478.1100  
 Alex Davis, AIA  
 Lead Design Architect / Civil Engineering:  
 Rodgers Consulting, Inc.,  
 1000 Corporate Center, Suite 200  
 Glenmont, Maryland 20874  
 Tel: 301.478.1100  
 Alex Davis, AIA  
 WJW & Associates  
 7200 Wisconsin Avenue, Suite 100  
 Bethesda, Maryland 20814  
 Tel: 301.478.1100  
 Alex Davis, AIA

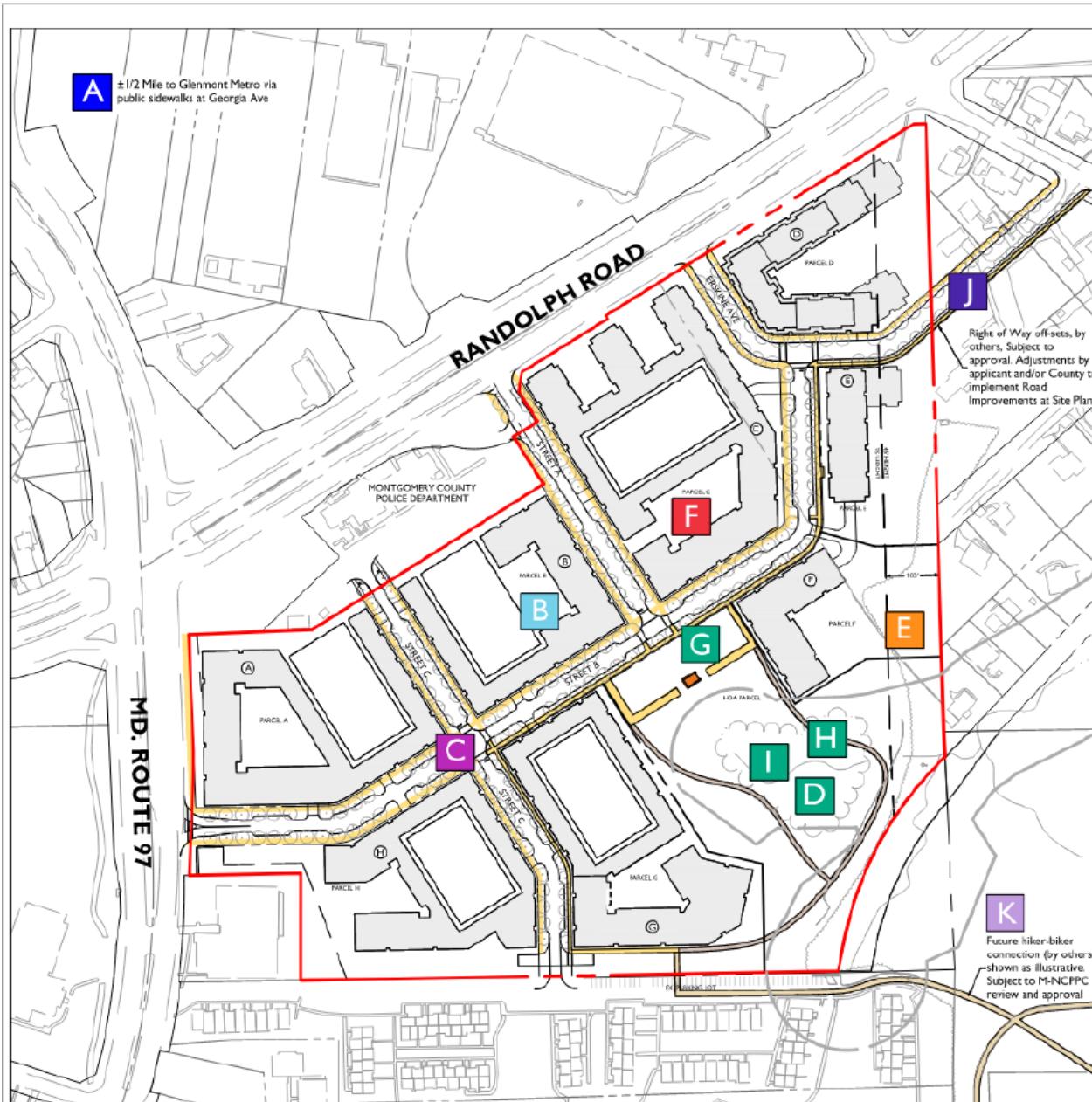


PROFESSIONAL CERTIFICATION  
 I, the undersigned, being a duly licensed and duly qualified professional engineer or architect, do hereby certify that the above is a true and correct reproduction of the plan of the site of the proposed development as shown on the plan of the site of the proposed development, as shown on the plan of the site of the proposed development.

**GLENMONT FOREST**  
**CR FLOATING ZONE**  
 Montgomery County, Maryland, Election District No. 13

PROJECT NUMBER: 11038  
 DATE: APRIL 2024  
 SCALE: 1" = 100'  
 DRAWING TITLE: Floating Zone Plan  
 DRAWING NUMBER: 07

# Sector Plan Goals (Information Contained in Exhibit 45, Pages 14-18)



## Sector Plan Goals

- A** Encourage redevelopment
- B** Maintain & support wide choice of housing types/neighborhoods
- C** Improve connectivity
- D** Conserve & enhance natural resources
- E** Recommended for rezoning, per Sector Plan
- F** Public benefits at Sketch Plan
- G** Encourage greater than minimum public use space
- H** Protect and restore environmental buffer/stream restoration
- I** Preserve existing tree canopy
- J** Connect new internal streets
- K** Construct hiker/biker path (by others)



# Floating Zone Plan (Reproduction of Exhibit 30)



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER) APPROVED BY THE DISTRICT COUNCIL ON \_\_\_\_\_ BY RESOLUTION NUMBER \_\_\_\_\_ IN APPLICATION NUMBER \_\_\_\_\_  
 HEARING EXAMINER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 HEARING EXAMINER NAME (PRINTED): \_\_\_\_\_  
 Preliminary Not For Construction

**Exhibit 30  
 H-149**

- LEGEND**
- Site
  - Stream Valley Buffer
  - Floodplain
  - Proposed 45' Ht. Building
  - Proposed 75' Ht. Building
  - Proposed Parking Garage
  - Existing Regional Park
  - Proposed Amenity Building
- 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, residential.
  - The site is proposed under CRF-175 (C-6.25, R-1.5, H-75).
  - The site is comprised of parcels N766 (26.31 acres) and N610 (5.67 acres), currently in use as the American Glenmont Forest Apartments (Approximately 482 existing dwelling units).
  - Boundary lines, calculated areas and adjacent information shown herein were taken from deeds and lots and have not been completed by Rodgers Consulting, Inc.
  - Building footprints and square footage of buildings, open space, landscaping and recreation space to be decided at time of the Plan.
  - Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%. The 75'AP includes more than 12.5% MPDUs. Bonus density may be allowed for future development per Sec. 4.3.2.3.C.1.
  - Zero foot (0') setback due to variable width public R/W along Randolph Rd and George Avenue.
  - The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
  - The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.
- BINDING ELEMENTS**
- The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
  - The use of the property will be limited to Multi-Unit Living, Townhouse Living, and up to 5,000 sf of non-residential use.
  - The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDUs) or Montgomery County Department of Housing and Community Affairs (MCHCA) approved equivalent consistent with the requirements of Chapter 25A.

**CRF Zone Optional Method Development Standards**

Current Zoning	R-30 (multi-family, non-detached residential use)
Required Density	CRF-175 C-6.25 R-1.5 H-75
Development Method	Optional Method
Gross Tract Area	16 ac
Gross Tract Area	16.87 ac
Net Tract Area	11.70 ac

**Article 59-3, Uses and Use Standards, Division 3.1 Use Table**

Use	permitted / required	proposed
Townhouse	3.1.1.2	Revised Use
Multi-Unit Dwelling	3.1.1.3	Revised Use
Residential Development (up to 5,000 sq ft)	3.1.1.4	Revised Use

**Commercial Program**

Commercial Use	existing	proposed
Commercial Use	8 of	CRF-175 C-6.25 R-1.5 H-75

**Article 59-4 Development Standards for Euclidean Zones, Division 4.5 Commercial / Residential Zones**

**4.5.1 Commercial / Residential Zones**

Standard Method Development	permitted / required	proposed
4.5.1.1 Height (max.)	CRF-175 C-6.25 R-1.5 H-75	CRF-175 C-6.25 R-1.5 H-75
4.5.1.2 Building Height	75'	75'
4.5.1.3 Building Height	75'	75'
4.5.1.4 Building Height	45' / 75'	45' / 75'
4.5.1.5 Building Height	45' / 75'	45' / 75'
4.5.1.6 Building Height	45' / 75'	45' / 75'
4.5.1.7 Building Height	75'	75'
4.5.1.8 Building Height	75'	75'
4.5.1.9 Building Height	75'	75'

**CRF Zoning Ordinance Conformance:**

Ordinance Reference	Permitted/Required	Provided
5.3.5.A Density of Development	Established by Floating Zone Plan	CRF-175 (C-6.25, R-1.5, H-75) is 17.5 units per acre (1.5 units per acre) or 8.25 Commercial FAR (up to 278,736 sq ft) or 1.5 Residential FAR (up to 1,276,416 sq ft)
5.3.5.B Building Height	Established by Floating Zone Plan	75'
4.1.8.B Height Compatibility	45' height or greater plus required, measured from a height equal to the height of the tallest building in the adjacent R-30 Zone or the height of the tallest building in the zone (see Section 4.1.8.B)	Complex
5.3.5.B Building Setbacks (yards) from the boundary	Established by Floating Zone Plan (all others established by site plan)	Principal Building Setbacks: From Public Street: Apartment Building = 45' Townhouse = 5' From Adjacent Lots: Front Setback: Apartment Building = 45' Townhouse = 45' Side Setback: Apartment Building = 30' Townhouse = 30'
4.1.8.A Setback Compatibility	Front Setback = 30' R-30 Zone property rear setback = 25' (25' / 1.5 = 17.5) Side Setback = 30' R-30 Zone property side setback = 25' (25' / 1.5 = 17.5)	Complex Apartment Building = 45' Townhouse = 45' Apartment Building = 30' Townhouse = 30'
5.3.5.C (see Site Plan)	Established by site plan	0%
5.3.5.D Open Space Provided Under 4.5.4.B.1 (see Area between 5.01 acres)	16% of site area (138,746 sq ft)	11.1%

**Footnotes:**  
 \* Building height measured to 45' for a depth of 100' from the eastern property line, as mandated by the Glenmont Sector Plan.  
 \*\* The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.  
 \*\*\* The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

**Grady Management, Inc.**

**RODGERS CONSULTING**

10000 Rockville Pike, Suite 200, Rockville, Maryland 20850  
 301.461.1100  
 www.rodgersconsulting.com

Owner / Developer:  
 Glenmont Forest Investors LP,  
 c/o Grady Management, Inc.,  
 10000 Rockville Pike, Suite 200,  
 Silver Spring, Maryland 20910  
 301.461.1100  
 Alan Davis, AIA

Lead Architect:  
 Larch Early Brewer  
 7800 Wisconsin Avenue, Suite 700  
 Bethesda, Maryland 20814  
 301.457.2047  
 Alan Hansen, AIA, ASCE

Lead Planning / Landscape Architect / Civil Engineering:  
 Rodgers Consulting, Inc.  
 10000 Rockville Pike, Suite 200  
 Silver Spring, Maryland 20910  
 301.461.1100  
 Alan Hansen, AIA, ASCE

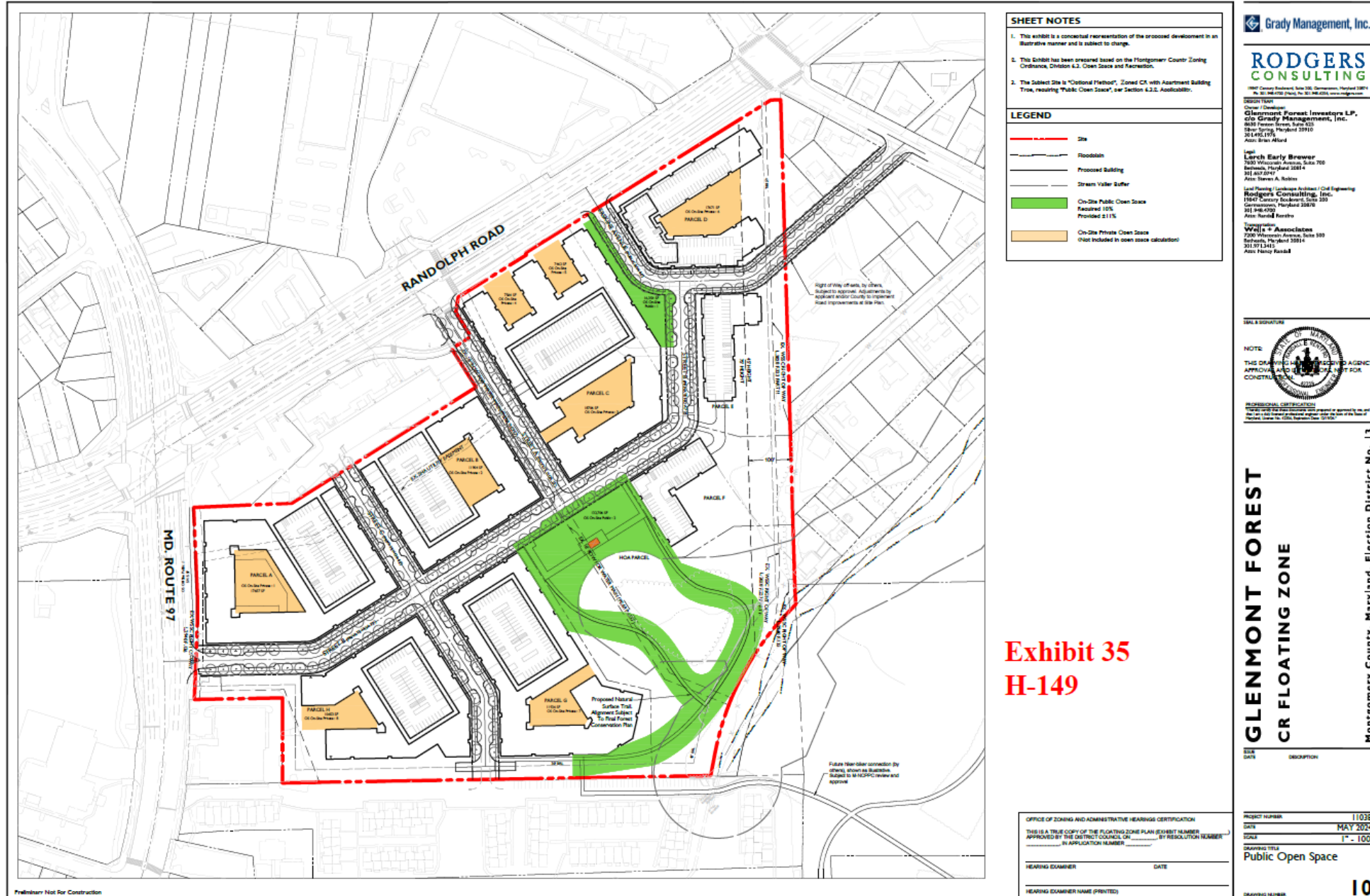
Professional Certification:  
 The State of Maryland  
 PROFESSIONAL CERTIFICATION  
 I, \_\_\_\_\_, am duly licensed and authorized to practice as a Professional Engineer in the State of Maryland. My license number is \_\_\_\_\_.  
 My commission expires on \_\_\_\_\_.

**GLENMONT FOREST  
 CR FLOATING ZONE**

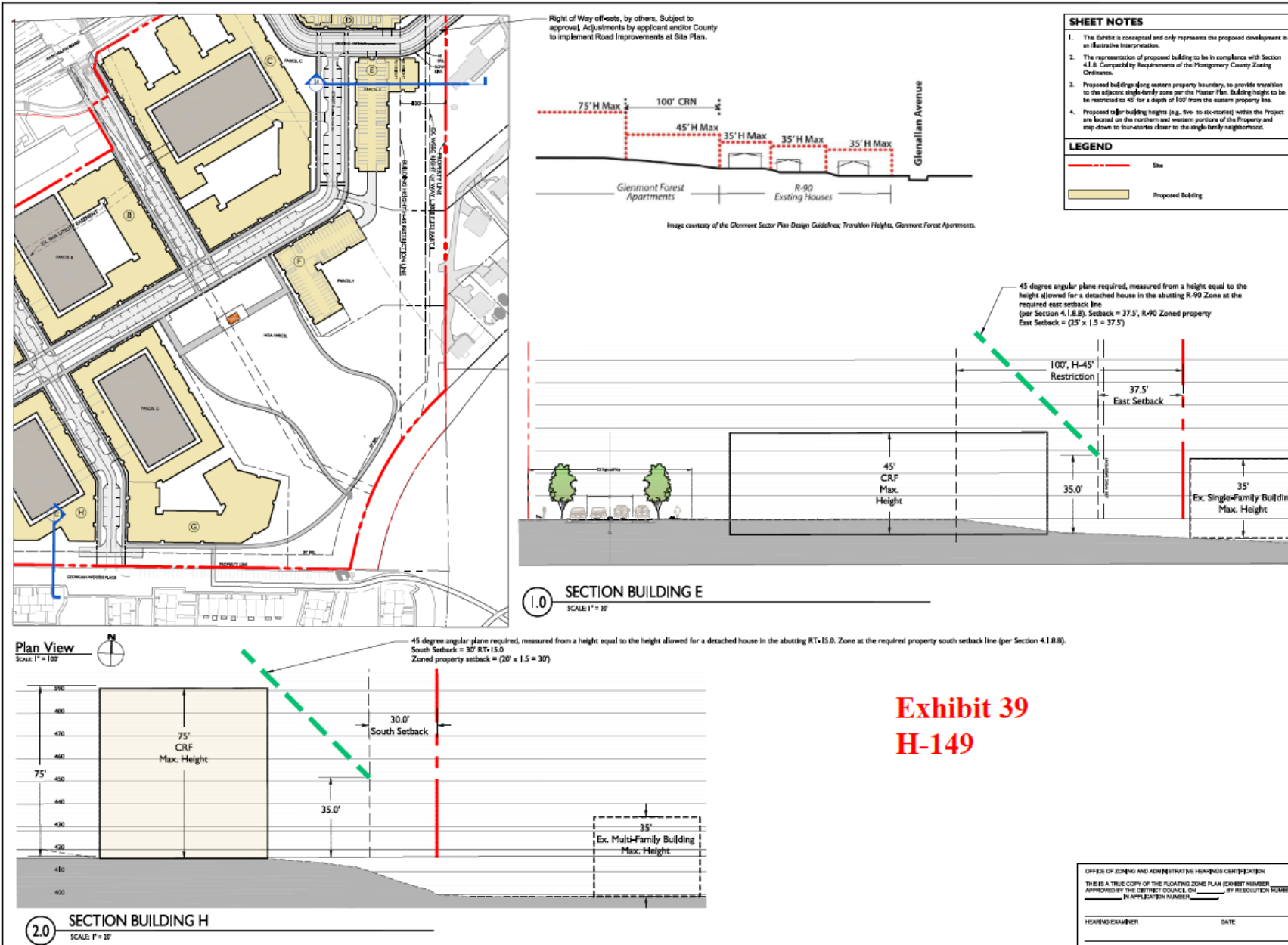
Montgomery County, Maryland, Election District No. 13

PROJECT NUMBER: 11038  
 DATE: APRIL 2024  
 SCALE: 1" = 100'  
 DRAWING TITLE: Floating Zone Plan  
 DRAWING NUMBER: 07

# Open Space Plan (Reproduction from Exhibit 35)



# Height Exhibit (Reproduction from Exhibit 39)



**Exhibit 39  
H-149**

Grady Management, Inc.

**RODGERS CONSULTING**

1001 Center Boulevard, Suite 200, Germantown, Maryland 20874  
Tel: 301.261.0000 (FAX); Tel: 301.261.0001, www.rodgers.com

**OWNER / DEVELOPER:**  
Glenmont Forest Investors LP,  
c/o Grady Management, Inc.,  
6835 Farnum Lane, Suite 420  
Silver Spring, Maryland 20910  
301.482.1515  
Attn: Brian Alford

**LEAD ARCHITECT:**  
Lynch Early Brewer  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
301.457.2017  
Attn: Steven A. Robins

**LEAD PLANNING / GRADING ARCHITECT / CIVIL ENGINEER:**  
Rodgers Consulting, Inc.  
10847 Century Boulevard, Suite 200  
Germantown, Maryland 20874  
301.940.4722  
Attn: Randall Reesche

**PLANNING / ASSOCIATION:**  
Wells & Associates  
2000 Wisconsin Avenue, Suite 100  
Bethesda, Maryland 20814  
301.971.3415  
Attn: Henry Russell



**PROFESSIONAL CERTIFICATION**  
I, the undersigned, being a duly licensed and registered Professional Engineer, do hereby certify that I am the author of the design and content of the drawings herein and that I am a duly licensed and registered Professional Engineer in the State of Maryland, License No. 15154, State of Maryland, Department of Transportation.

**GLENMONT FOREST  
CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

DATE	DESCRIPTION

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER) \_\_\_\_\_  
APPROVED BY THE DISTRICT COUNCIL ON \_\_\_\_\_ BY RESOLUTION NUMBER \_\_\_\_\_  
IN APPLICATION NUMBER \_\_\_\_\_

HEARING COORDINATOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NUMBER: 11038  
DATE: MAY 2024  
SCALE: AS NOTED  
DRAWING TITLE: Height Exhibit

# Floating Zone Plan (Reproduction of Exhibit 30)



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (SHOW NUMBER)  
 APPROVED BY THE DISTRICT COUNCIL ON \_\_\_\_\_ BY RESOLUTION NUMBER \_\_\_\_\_  
 IN APPLICATION NUMBER \_\_\_\_\_

HEARING EXAMINER: \_\_\_\_\_ DATE: \_\_\_\_\_

HEARING EXAMINER NAME (PRINTED): \_\_\_\_\_

Preliminary Not For Construction

**Exhibit 30  
 H-149**

LEGEND	GENERAL NOTES
Site	1. All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2013.
Stream Valley Buffer	2. The site is currently zoned R-30, multi-family, low-density residential.
Floodplain	3. The site is proposed under CRF-175 (C-6.25, R-1.5, H-75).
Proposed 45' ft. Building	4. The site is comprised of parcels N766 (26.31 acres) and N610 (5.67 acres), currently in use as the Americans Glenmont Forest Apartments (Approximately 482 existing dwelling units).
Proposed 75' ft. Building	5. Boundary lines, calculated areas and adjacent information shown herein were taken from deeds and lots that have not been completed by Rodgers Consulting, Inc.
Proposed Parking Garage	6. Building footprints and square footage of buildings, open space, landscaping and recreation space to be decided at time of Site Plan.
Existing Regional Park	7. Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%. The ZSAP includes more than 11.5% MPDUs. Bonus density may be achieved for future development per Sec. 4.3.2.3.C.1.
Proposed Amenity Building	8. Zero foot (0') setback due to variable width public R/W along Randolph Rd and George Avenue.
	9. The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
	10. The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

- BINDING ELEMENTS**
- The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
  - The use of the property will be limited to Multi-Unit Living, Townhouse Living, and up to 5,000 sf of non-residential use.
  - The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDUs) or Montgomery County Department of Housing and Community Affairs (MCHCA) approved equivalent consistent with the requirements of Chapter 25A.

**CRF Zone Optional Method Development Standards**

Category	CRF-175 (C-6.25, R-1.5, H-75)	Optional Method
Carriageway	10.0 ft	10.0 ft
Required Density	10.0 units/acre	10.0 units/acre
Development Method	CRF-175 (C-6.25, R-1.5, H-75)	Optional Method
Gross Tract Area	10.0 ac	10.0 ac
Gross Tract Area	10.0 ac	1,518,942 sf
Area Deduction	2.22 ac	31,281 sf
Proposed Public Road Deduction (Excludes Area covered)	6.24 ac	86,261 sf
Net Tract Area	31.50 ac	1,205,400 ac

**Article 59-3, Uses and Use Standards, Division 3.1 Use Table**

Use	permitted / required	proposed
Townhouse	3.1.1.2	permitted Use up to 1,275 sq ft
Multi-Unit Living	3.1.1.3	permitted Use up to 318 sq ft
Residential Development (up to 5,000 square feet)	3.1.1.4	permitted Use up to 5,000 sq ft

**Article 59-4 Development Standards for Euclidean Zones, Division 4.5 Commercial / Residential Zones**

**4.5. Commercial / Residential Zones**

Standard Method Development	permitted / required	proposed
4.5.1. Standard Method Development	CRF-175 (C-6.25, R-1.5, H-75)	CRF-175 (C-6.25, R-1.5, H-75)
4.5.1.1. Height (max.)	CRF-175 (C-6.25, R-1.5, H-75)	CRF-175 (C-6.25, R-1.5, H-75)
Proposed Building	75'	75'
Building A	75'	75'
Building B	75'	75'
Building C	45' / 75'	45' / 75'
Building D	45' / 75'	45' / 75'
Building E	45' / 75'	45' / 75'
Building F	45' / 75'	45' / 75'
Building G	45' / 75'	45' / 75'
Building H	75'	75'
Building I	75'	75'
Building J	75'	75'

**Building element:** The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.  
**Building height:** The use of the property will be limited to Multi-Unit Living, Townhouse Living, and up to 5,000 sf of non-residential use.  
**Building height may be increased above 75 feet to allow for inclusion of greater than 11.5% MPDUs.**

**CRF Zoning Ordinance Conformance:**

Ordinance Reference	Permitted/Required	Provided
5.3.5.A	Density of Development a. Max Overall FAR b. Commercial Density c. Residential Density	Established by Floating Zone Plan
5.3.5.B.1	Building Height	Established by Floating Zone Plan
4.1.8.B	Height Compatibility	45' height compatible with adjacent structures in a height equal to the height of the adjacent structure in the adjacent R/W Zone or the proposed height and parcel setback line (see Section 4.1.8.B)
5.3.5.B	Building Setbacks (per) from the boundary	Established by Floating Zone Plan (All others established by site plan)
4.1.8.A	Setback Compatibility	Front Setback = 30' Rear Setback = 25' Side Setback = 30' Rear Setback = 30'
5.3.5.C	Open Space (per Sec. 5.3.5.C)	Established by site plan
5.3.5.D	Open Space Provided Under 4.5.3.A.4. (per Sec. 5.3.5.D)	Established by site plan

**Grady Management, Inc.**  
  
 1000 Corporate Center, Suite 300, Silver Spring, Maryland 20910  
 Tel: 301.477.1100, Fax: 301.477.1101, www.rodgersinc.com

**RODGERS CONSULTING**  
 1000 Corporate Center, Suite 300, Silver Spring, Maryland 20910  
 Tel: 301.477.1100, Fax: 301.477.1101, www.rodgersinc.com

**Grady Management, Inc.**  
 1000 Corporate Center, Suite 300, Silver Spring, Maryland 20910  
 Tel: 301.477.1100, Fax: 301.477.1101, www.rodgersinc.com



**GLENMONT FOREST  
 CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

PROJECT NUMBER: 11038  
 DATE: APRIL 2024  
 SCALE: 1" = 100'  
 DRAWING TITLE: Floating Zone Plan  
 DRAWING NUMBER: 07

# Vehicular Circulation Plan (Reproduction from Exhibit 36)

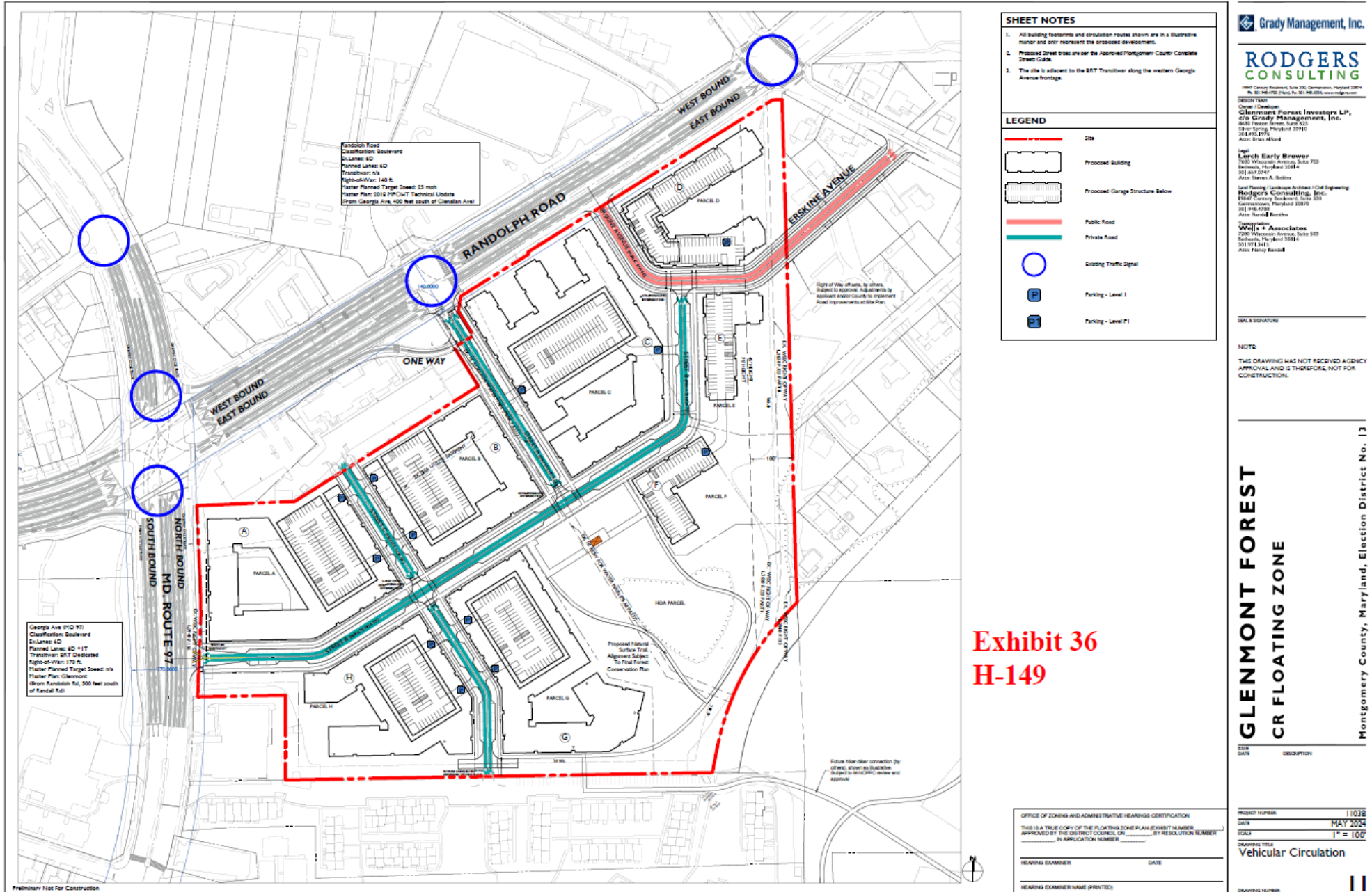
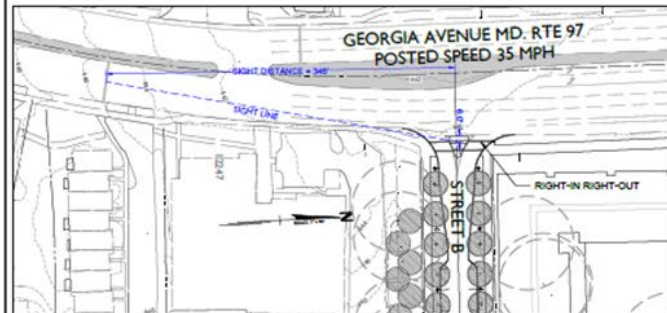


Exhibit 36  
H-149

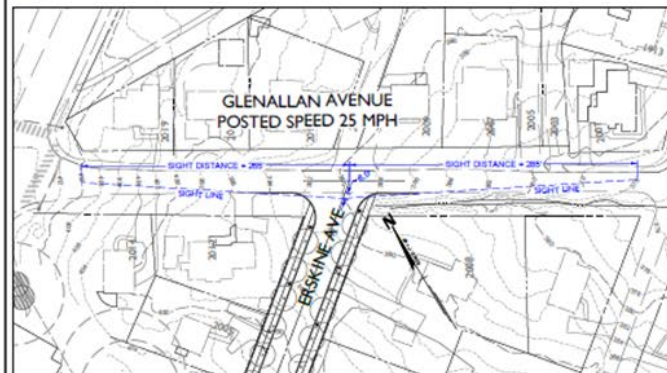
# Sight Distance (Reproduction from Exhibit 44)



STREET A AND RANDOLPH ROAD - ERSKINE AVE AND RANDOLPH ROAD  
Scale: 1" = 30'



STREET B AND GEORGIA AVENUE  
Scale: 1" = 30'

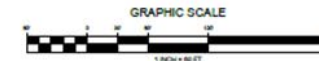


ERSKINE AVE AND GLENALLAN AVE  
Scale: 1" = 30'

Preliminary Not For Construction

Exhibit 44

H-149



Grady Management, Inc.

**RODGERS CONSULTING**

1947 Century Boulevard, Suite 200, Gaithersburg, Maryland 20878  
Tel: 301.948.0100 Fax: 301.948.0101 www.rodgersconsulting.com

DESIGN TEAM

Client: Glenmont Forest Investors L.P.  
470 Grady Management, Inc.  
8000 Fenton Avenue, Suite 200  
Silver Spring, Maryland 20910  
301.492.1876  
Attn: Brian A. Burd

Lead: Lerch Early Brewer  
7030 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814  
Tel: 410.437.0247  
Attn: Steven A. Robins

Lead Planner: Jonathan Robins (Civil Engineering)  
Rodgers Consulting, Inc.  
1947 Century Boulevard, Suite 200  
Gaithersburg, Maryland 20878  
Tel: 301.948.0100  
Attn: Harold Rensch

Writer: Weiler & Associates  
7300 Wisconsin Avenue, Suite 100  
Bethesda, Maryland 20814  
Tel: 301.971.3413  
Attn: Nancy Runkel

DATE & REVISIONS

**GLENMONT FOREST  
SIGHT DISTANCE EXHIBIT**

Montgomery County, Maryland, Election District No. 13

DATE	DESCRIPTION
PROJECT NUMBER: 11038	
DATE: MARCH 2024	
SCALE: 1" = 60'	
DRAWING TITLE: Sight Distance Exhibit	

**EXB-01**

DATE PLOTTED: 3/20/24 10:00 AM

# Floating Zone Plan (Reproduction of Exhibit 30)



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER) APPROVED BY THE DISTRICT COUNCIL ON \_\_\_\_\_ BY RESOLUTION NUMBER \_\_\_\_\_ IN APPLICATION NUMBER \_\_\_\_\_  
 HEARING EXAMINER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 HEARING EXAMINER NAME (PRINTED): \_\_\_\_\_  
 Preliminary Not For Construction

**Exhibit 30  
 H-149**

**LEGEND**

- Site
- Stream Valley Buffer
- Floodplain
- Proposed 45' ft. Building
- Proposed 75' ft. Building
- Proposed Parking Garage
- Existing Regional Park
- Proposed Amenity Building

**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, residential.
- The site is proposed under CRF-175 (C-6.25, R-1.5, H-75).
- The site is comprised of parcels N766 (26.31 acres) and N610 (5.67 acres), currently in use as the Americans Glenmont Forest Apartments (Approximately 482 existing dwelling units).
- Boundary lines, calculated areas and adjacent information shown herein were taken from deeds and lots and have not been completed by Rodgers Consulting, Inc.
- Building footprints and square footage of buildings, open space, landscaping and recreation space to be decided at time of the Plan.
- Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%. The ZSAP includes more than 12.5% MPDUs. Bonus density may be allowed for future development per Sec. 4.3.2.3.C.1.
- Zero foot (0') setback due to variable width public R/W along Randolph Rd and George Avenue.
- The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
- The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

**BINDING ELEMENTS**

- The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
- The use of the property will be limited to Multi-Unit Living, Townhouse Living, and up to 5,000 sf of non-residential use.
- The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDUs) or Montgomery County Department of Housing and Community Affairs (MCHCA) approved equivalent consistent with the requirements of Chapter 25A.

**CRF Zone Optional Method Development Standards**

Category	CRF-175 (C-6.25, R-1.5, H-75)	Optional Method
Carriageway	6.0 ft	6.0 ft
Proposed Density	12.5 units/acre	12.5 units/acre
Development Method	Optional Method	Optional Method
Gross Tract Area	10.0 ac	10.0 ac
Gross Tract Area	10.0 ac	1,518,942 sf
Area Deduction	2.23 ac	31,281 sf
Proposed Public Road Deduction (Excludes Area covered)	6.24 ac	85,261 sf
Net Tract Area	31.50 ac	1,202,400 ac

**Article 59-3, Uses and Use Standards, Division 3.1 Use Table**

Use	permitted / required	prohibited
Townhouse	3.1.1.2	Revised Use
Multi-family	3.1.1.3	Revised Use
Residential Establishment (up to 5,000 square feet)	3.1.1.4	Revised Use

**Commercial Program**

Commercial Use	existing	required	prohibited
Commercial Use	8 of	C-6.25 + 175,736 sf	up to 1,000 sf

**Article 59-4 Development Standards for Euclidean Zones, Division 4.5 Commercial / Residential Zones**

**4.5. Commercial / Residential Zones**

**4.5.3. Standard Method Development**

4.5.3.C.4 Height (max.)	CRF-175 (C-6.25, R-1.5, H-75)	CRF-175 (C-6.25, R-1.5, H-75)
Proposed Building	75'	75'
Building A	75'	75'
Building B	75'	75'
Building C (up to 5,000 sf of commercial and residential use)	75'	75'
Building D (up to 5,000 sf of commercial and residential use)	45' / 75'	45' / 75'
Building E (up to 5,000 sf of commercial and residential use)	45' / 75'	45' / 75'
Building F (up to 5,000 sf of commercial and residential use)	45' / 75'	45' / 75'
Building G (up to 5,000 sf of commercial and residential use)	75'	75'
Building H (up to 5,000 sf of commercial and residential use)	75'	75'

**CRF Zoning Ordinance Conformance:**

Ordinance Reference	Permitted/Required	Provided
5.3.5.A	Density of Development a. Max Overall FAR b. Commercial Density c. Residential Density	CRF-175 (C-6.25, R-1.5, H-75) a. 175 FAR (up to 1,202,400 sf) b. 8.25 Commercial FAR (up to 278,736 sf) c. 1.5 Residential FAR (up to 1,276,412 sf)
5.3.5.B.1	Building Height	75'
4.1.8.B	Height Compatibility	45' height equal to the height of the adjacent building or a height equal to the height of the adjacent building plus one story (see Section 4.1.8.B)
5.3.5.B	Building Setbacks (feet) from the boundary	Principal Building Setbacks: From Public Street: Apartment Building = 45' Townhouse = 5' From Adjacent Lots: Front Setback: Apartment Building = 45' Townhouse = 45' Side Setback: Apartment Building = 30' Townhouse = 30'
4.1.8.A	Setback Compatibility	Complex Apartment Building = 45' Townhouse = 45'
5.3.5.C	(See Section 5.3.5.C)	Complex Apartment Building = 45' Townhouse = 45'
5.3.5.D	Open Space Provided Under 4.5.3.A.4. (see Section 5.3.5.D)	18% of site area (138,746 sf)

**Grady Management, Inc.**  
 10000 Rockville Pike, Suite 300, Rockville, Maryland 20850  
 Tel: 301.477.1100 Fax: 301.477.1101  
 www.gradymanagement.com

**RODGERS CONSULTING**  
 10000 Rockville Pike, Suite 300, Rockville, Maryland 20850  
 Tel: 301.477.1100 Fax: 301.477.1101  
 www.rodgersconsulting.com

**Grady Management, Inc.**  
 10000 Rockville Pike, Suite 300, Rockville, Maryland 20850  
 Tel: 301.477.1100 Fax: 301.477.1101  
 www.gradymanagement.com

**Rodgers Consulting, Inc.**  
 10000 Rockville Pike, Suite 300, Rockville, Maryland 20850  
 Tel: 301.477.1100 Fax: 301.477.1101  
 www.rodgersconsulting.com



**GLENMONT FOREST  
 CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

PROJECT NUMBER: 11038  
 DATE: APRIL 2024  
 SCALE: 1" = 100'  
 DRAWING TITLE: Floating Zone Plan  
 DRAWING NUMBER: 07

# Drainage Area (New Exhibit \_\_\_\_\_)



1 AERIAL VIEW OF 2024 WALLACE AVENUE



2 VIEW OF 2024 WALLACE AVENUE FROM THE NORTH



3 VIEW OF 2024 WALLACE AVENUE FROM THE SOUTH



4 VIEW OF 2024 WALLACE AVENUE DRIVEWAY AND GARAGE

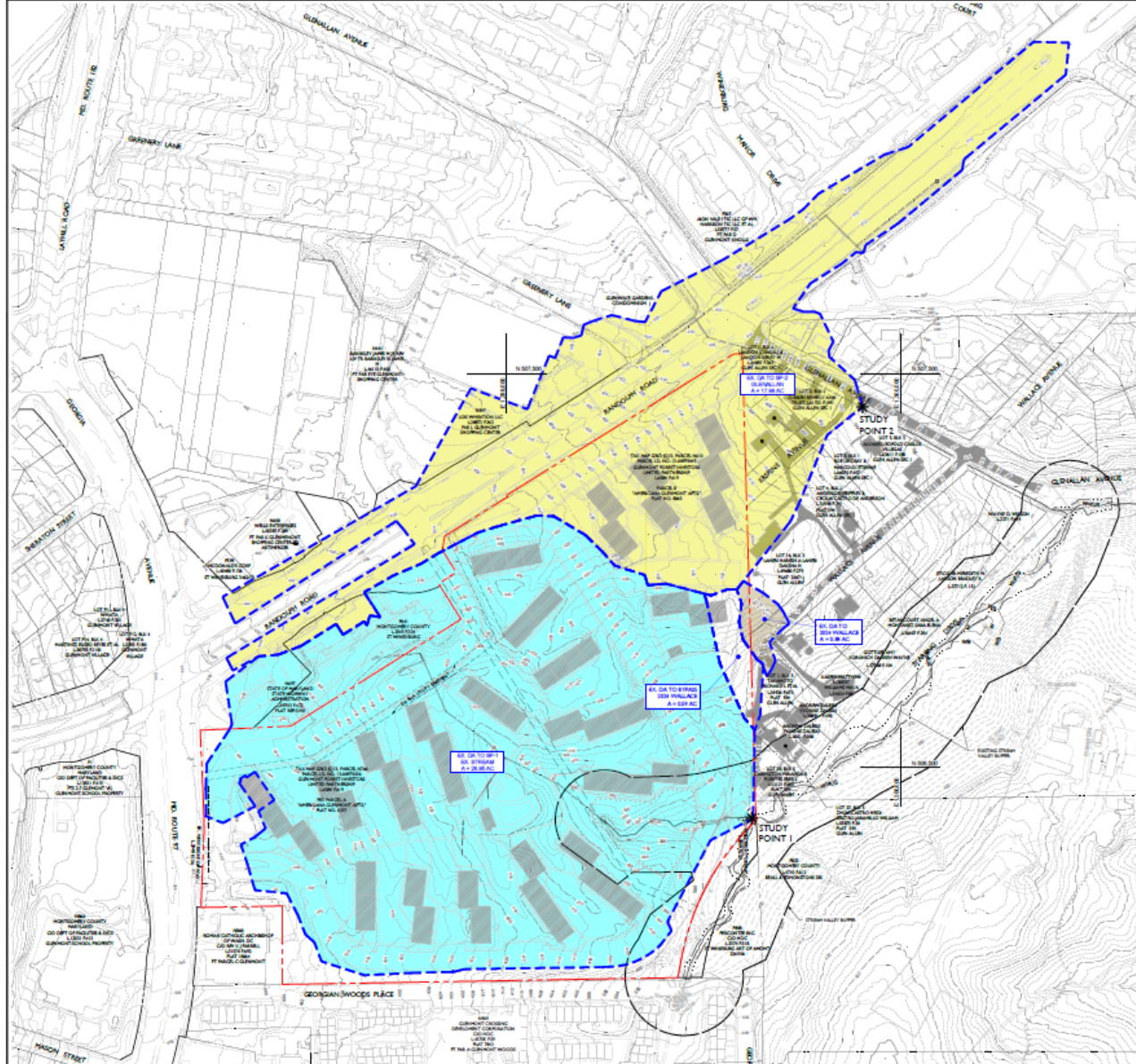
Grady Management, Inc.  
**RODGERS CONSULTING**  
Grady Management, Inc. is an Equal Opportunity Employer. All employees are required to be licensed in the state of Maryland. All employees are required to be licensed in the state of Maryland.  
 Grady Management, Inc.  
 10000 Rockville Pike, Suite 200  
 Rockville, MD 20850  
 Phone: 301-984-1000  
 Fax: 301-984-1001  
 Email: info@gradymanagement.com  
 Rodgers Consulting  
 10000 Rockville Pike, Suite 200  
 Rockville, MD 20850  
 Phone: 301-984-1000  
 Fax: 301-984-1001  
 Email: info@rogersconsulting.com

**GLENMONT FOREST**  
 2386 Glenmont Circle  
 WSSC Grid: 214NW63, Tax Map: JQ13  
 Montgomery County, Maryland, Election District No. 13

Project Name: 1103B  
 Date: 2024.05.30  
 Scale: N/A  
 Prepared by: WALLACE AVE PHOTOS  
 EXB-03



# Drainage Area (New Exhibit \_\_\_\_\_)



**SHEET NOTES**

- PROPERTY BOUNDARIES, INFORMATION, AND TOPOGRAPHY ARE BASED ON INFORMATION FROM MONTGOMERY COUNTY GIS DATA.
- EXISTING DRAINAGE PATTERNS ARE TO BE MAINTAINED AS CLOSELY AS POSSIBLE.

**LEGEND**

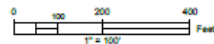
- EXISTING BUILDING
- EXISTING DRAINAGE AREA TO STUDY POINT 1 TO SOUTHEAST
- EXISTING DRAINAGE AREA TO STUDY POINT 2 TO NORTHEAST
- EXISTING DRAINAGE AREA TO 2024 WALLACE AVE
- SITE BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM DRAIN
- EXISTING STREAM VALLEY BUFFER

Grady Management, Inc.  
**RODGERS CONSULTING**  
 1000...  
 Grady Management, Inc.  
 1000...  
 Rodgers Consulting, Inc.  
 1000...  
 W&A Associates  
 1000...  
 1000...

**GLENMONT FOREST**  
 2386 Glenmont Circle

WSEC Grid: 218NW03, Tax Map: JQ13  
 Montgomery County, Maryland, Election District No. 13

EXISTING DRAINAGE AREAS  
 Scale 1" = 100'



**EXISTING DRAINAGE AREAS**  
 EXB-01



# Floating Zone Plan (Reproduction of Exhibit 30)



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION  
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (SHOW NUMBER)  
 APPROVED BY THE DISTRICT COUNCIL ON \_\_\_\_\_ BY RESOLUTION NUMBER \_\_\_\_\_  
 IN APPLICATION NUMBER \_\_\_\_\_

HEARING EXAMINER: \_\_\_\_\_ DATE: \_\_\_\_\_

HEARING EXAMINER NAME (PRINTED): \_\_\_\_\_

Preliminary Not For Construction

**Exhibit 30  
 H-149**

- LEGEND**
- Site
  - Stream Valley Buffer
  - Floodplain
  - Proposed 45' ft. Building
  - Proposed 75' ft. Building
  - Proposed Parking Garage
  - Existing Regional Park
  - Proposed Amenity Building
- GENERAL NOTES**
1. All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2013.
  2. The site is currently zoned R-30, multi-family, residential.
  3. The site is proposed under CRF-175 (C-6.25, R-1.5, H-75).
  4. The site is comprised of parcels N766 (26.31 acres) and N610 (5.67 acres), currently in use as the Americans Glenmont Forest Apartments (Approximately 482 existing dwelling units).
  5. Boundary lines, calculated areas and adjacent information shown herein were taken from deeds and lots that have not been completed by Rodgers Consulting, Inc.
  6. Building footprints and square footage of buildings, open space, landscaping and recreation space to be decided at time of the Plan.
  7. Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%. The ZSAP includes more than 12.5% MPDUs. Bonus density may be allowed for future development per Sec. 4.3.2.3.C.1.
  8. Zero foot (0') setback due to variable width public R/W along Randolph Rd and George Avenue.
  9. The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
  10. The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

- BINDING ELEMENTS**
1. The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
  2. The use of the property will be limited to Multi-Family Living, Townhouse Living, and up to 5,000 sf of non-residential use.
  3. The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDU) or Montgomery County Department of Housing and Community Affairs (MCHCA) approved equivalent consistent with the requirements of Chapter 25A.

**CRF Zone Optional Method Development Standards**

Category	CRF-175 (C-6.25, R-1.5, H-75)	Optional Method
Carriageway	10.0	10.0
Required Density	10.0	10.0
Development Method	CRF-175 (C-6.25, R-1.5, H-75)	Optional Method
Gross Tract Area	10.0	10.0
Gross Tract Area	10.0 ac	1,518,942 sf
Area Deduction	2.23 ac	30,281 sf
Proposed Public Road Deduction (Excludes Area reserved)	6.24 ac	83,261 sf
Net Tract Area	11.53 ac	1,205,400 sf

**Article 59-3, Uses and Use Standards, Division 3.1 Use Table**

Use	permitted / required	prohibited
Residential	3.1.1.E	Repealed Use
Townhouse	3.1.1.D	Repealed Use
Residential Establishment (up to 5,000 square feet)	3.1.1.B	Repealed Use

**Commercial Program**

Commercial Use	existing	proposed	prohibited
Commercial Use	8 of	C-6.25 + 175,736 sf	up to 1,000 sf

**Article 59-4 Development Standards for Euclidean Zones, Division 4.5 Commercial / Residential Zones**

**4.5. Commercial / Residential Zones**

**4.5.3. Standard Method Development**

4.5.3.C.4 Height (max.)	CRF-175 (C-6.25, R-1.5, H-75)	CRF-175 (C-6.25, R-1.5, H-75)
Proposed Building	75'	75'
Building A	75'	75'
Building B	75'	75'
Building C (up to 5,000 sf of commercial and residential use)	75'	75'
Building D (Parcel D may be Townhouses, Multi-family or both)	45' / 75'	45' / 75'
Building E (Parcel E may be Townhouses, Multi-family or both)	45' / 75'	45' / 75'
Building F (Parcel F may be Townhouses, Multi-family or both)	45' / 75'	45' / 75'
Building G (Parcel G may be Townhouses, Multi-family or both)	75'	75'
Building H (Parcel H may be Townhouses, Multi-family or both)	75'	75'
Building I (Parcel I may be Townhouses, Multi-family or both)	75'	75'
Building J (Parcel J may be Townhouses, Multi-family or both)	75'	75'

**Building element:** The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.  
**Building height:** The use of the property will be limited to Multi-Family Living, Townhouse Living, and up to 5,000 sf of non-residential use.  
**Building height may be increased above 75 feet to allow for inclusion of greater than 12.5% MPDU.**

**CRF Zoning Ordinance Conformance:**

Ordinance Reference	Permitted/Required	Provided
5.3.5.A	Density of Development a. Max Overall FAR b. Commercial Density c. Residential Density	CRF-175 (C-6.25, R-1.5, H-75) a. 175.000 (up to 1,000,000 sf) b. 8.25 Commercial FAR (up to 278,736 sf) c. 1.5 Residential FAR (up to 1,276,412 sf)
5.3.5.B.1	Building Height	75'
4.1.8.B	Height Compatibility	45' height equal to the height of the adjacent building or a height equal to the height of the adjacent building plus one and one-half times the height of the adjacent building (see Section 4.1.8.B)
5.3.5.B	Building Setbacks (feet) from the boundary	Principal Building Setbacks: From Public Street: Apartment Building = 45' Townhouse = 5' From Adjacent Lots: Front Setback: Apartment Building = 45' Townhouse = 45' Side Setback: Apartment Building = 30' Townhouse = 30'
4.1.8.A	Setback Compatibility	Complex Apartment Building = 45' Townhouse = 45' Apartment Building = 30' Townhouse = 30'
5.3.5.C	(See Section 5.3.5.C)	Established by the site plan
5.3.5.D	Open Space Provided Under 4.5.3.A.4. (see area between 5.01 acres)	8%

<sup>1</sup> Building height restricted to 45' for a depth of 100' from the eastern property line, as mandated by the Glenmont Sector Plan.  
<sup>2</sup> The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.  
<sup>3</sup> The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

**Grady Management, Inc.**  
  
 1000 Corporate Center, Suite 300, Silver Spring, Maryland 20910  
 Tel: 301.497.1100  
 Fax: 301.497.1101  
 www.rodgersconsulting.com

**Grady Management, Inc.**  
 1000 Corporate Center, Suite 300  
 Silver Spring, Maryland 20910  
 Tel: 301.497.1100  
 Fax: 301.497.1101  
 www.rodgersconsulting.com

**Land Survey / Landscape Architect / Civil Engineering**  
**Rodgers Consulting, Inc.**  
 1000 Corporate Center, Suite 300  
 Silver Spring, Maryland 20910  
 Tel: 301.497.1100  
 Fax: 301.497.1101  
 www.rodgersconsulting.com

**Professional Seal**  
 State of Maryland  
 Professional Seal  
 State of Maryland  
 Professional Seal

**Professional Seal**  
 State of Maryland  
 Professional Seal  
 State of Maryland  
 Professional Seal

**GLENMONT FOREST  
 CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

PROJECT NUMBER: 11038  
 DATE: APRIL 2024  
 SCALE: 1" = 100'  
 DRAWING TITLE: Floating Zone Plan  
 DRAWING NUMBER: 07

# Trip Generation (Excerpt from Exhibit 40, Page 29)

**Table 3-3**  
Glenmont Forest  
Site Trip Generation <sup>(1)(2)</sup>

Land Use	LUC	Amount	Unit	ITE Trip Generation						2022 LATR Trip Generation Rate Adjustment Factors / Mode Split Adjustments												
				AM Peak Hour <sup>3</sup>			PM Peak Hour <sup>3</sup>			AM Peak Hour					PM Peak Hour							
				In	Out	Total	In	Out	Total	Auto Driver (Vehicle Trips)	Auto Passenger	Transit Trips	Non-Motorized (Bicycle Trips)	Pedestrian (Walking Trips)	Total Person Trips	Auto Driver (Vehicle Trips)	Auto Passenger	Transit Trips	Non-Motorized (Bicycle Trips)	Pedestrian (Walking Trips)	Total Person Trips	
<b>Existing / Approved Use</b>																						
Multifamily Housing (Low-Rise)	220	482	DU	41	131	172	144	84	228	157	68	22	20	42	266	207	89	28	26	54	350	
<b>Proposed Use</b>																						
Multifamily Housing (Mid-Rise)	221	2,275	DU	227	762	989	542	346	888	900	387	123	113	236	1,523	808	347	111	101	212	1,367	
			<b>Net New Trips</b>	<b>186</b>	<b>631</b>	<b>817</b>	<b>398</b>	<b>262</b>	<b>660</b>	<b>743</b>	<b>319</b>	<b>101</b>	<b>93</b>	<b>194</b>	<b>1,257</b>	<b>601</b>	<b>258</b>	<b>83</b>	<b>75</b>	<b>158</b>	<b>1,017</b>	

Notes:

(1) Trip Generation based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition.

(2) Kensington / Wheaton Policy Area

(3) The ITE equation for the AM and PM Peak Hour of Adjacent Street Traffic were used.

**Table 3-4**  
Glenmont Forest  
Auto Driver Trip Generation

Land Use	LUC	Amount	Unit	Auto Driver Trip Generation							
				AM Peak Hour			PM Peak Hour				
				In	Out	Total	In	Out	Total		
<b>Existing / Approved Use</b>											
Multifamily Housing (Low-Rise)	220	482	DU	38	119	157	130	77	207		
<b>Proposed Use</b>											
Multifamily Housing (Mid-Rise)	221	2,275	DU	207	693	900	493	315	808		
			<b>Net Site Trips (Proposed vs. Existing)</b>	<b>169</b>	<b>574</b>	<b>743</b>	<b>363</b>	<b>238</b>	<b>601</b>		

# Study Intersections (Excerpt from Exhibit 40, Page 9 )



Figure 1-1  
Site Location and Study Intersections

- Study Intersection (Orange Policy Area)
- Study Intersection (Red Policy Area)

NORTH  
Glenmont Forest  
Montgomery County, MD

# Levels of Service Summary (Excerpt from Exhibit 40, Page 20)

**Table 3-1**  
Glenmont Forest  
Levels of Service Summary <sup>1</sup>

Approach/ Lane Group	Policy Standard (s)	Existing Conditions		Background Conditions		Total Future Conditions (with Randolph Road Access)		Total Future Conditions (without Randolph Road Access)	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
		Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)
Randolph Road/Middlevale Lane/Garden Gate Road (Signalized) - Orange Zone									
Overall	80	21.5	8.1	21.8	8.0	21.6	8.0	21.6	8.0
Georgia Avenue/Glenmont Circle (Unsignalized) - Orange Zone									
Overall	80	0.2	0.2	0.2	0.3	1.5	3.2	1.5	3.2
Georgia Avenue/Shorefield Road (Signalized) - Orange Zone									
Overall	80	8.0	9.8	8.3	9.8	9.1	9.7	9.1	9.7
Georgia Avenue/Arcola Avenue (Signalized) - Orange Zone									
Overall	80	19.5	27.9	19.6	28.7	20.1	30.8	20.1	30.8
Glenallan Avenue/Eskine Avenue (Unsignalized) - Orange Zone									
Overall	80	0.0	0.1	0.0	0.1	0.9	0.5	2.5	1.4
Randolph Road/Heurich Road (Signalized) - Orange Zone									
Overall	80	1.6	2.3	1.5	2.3	1.5	2.2	1.5	2.2

Note(s):

1. Capacity analysis based on Highway Capacity Manual 6th Edition methodology where available, using Synchro 11.

# Levels of Service Summary (Excerpt from Exhibit 40, Page 309)

**Table F-1**  
Glenmont Forest  
Levels of Service Summary <sup>1</sup>

Approach/ Lane Group	Policy Standard (s)	Existing Conditions		Background Conditions		Total Future Conditions (with Randolph Road Access)		Total Future Conditions (without Randolph Road Access)	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
		Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)	Delay (s)
<b>1. Randolph Road/Livingston Street (Signalized)<sup>2</sup> - Red Zone</b>									
Overall	120	5.7	5.5	5.7	5.6	5.7	5.6	5.7	5.6
<b>2. Randolph Road/Georgia Avenue (Signalized)<sup>2,3</sup> - Red Zone</b>									
Overall	120	65.7	48.3	70.6	56.7	92.3	66.4	92.3	66.4
<b>3. Randolph Road/Glenmont Circle (Signalized)<sup>2</sup> - Red Zone</b>									
Overall	120	8.5	21.3	8.5	21.3	21.1	25.1	21.1	25.1
<b>4. Randolph Road/Residential Driveway (Unsignalized)<sup>2,3</sup> - Red Zone</b>									
Overall	120	0.1	0.2	0.1	0.2	0.3	0.3	n/a	n/a
<b>5. Randolph Road/Glenallen Avenue (Signalized)<sup>2</sup> - Red Zone</b>									
Overall	120	21.6	10.0	25.2	12.8	26.7	13.3	27.5	13.8
<b>6. Randolph Road/Middlevale Lane/Garden Gate Road (Signalized) - Orange Zone</b>									
Overall	80	21.5	8.1	21.8	8.0	21.6	8.0	21.6	8.0
<b>7. Georgia Avenue/Layhill Road (Signalized)<sup>2</sup> - Red Zone</b>									
Overall	120	8.9	2.4	9.5	2.1	10.1	2.1	10.1	2.1
<b>8. Georgia Avenue/Glenmont Circle (Unsignalized) - Orange Zone</b>									
Overall	80	0.2	0.2	0.2	0.3	1.5	3.2	1.5	3.2
<b>9. Georgia Avenue/Shorefield Road (Signalized) - Orange Zone</b>									
Overall	80	8.0	9.8	8.3	9.8	9.1	9.7	9.1	9.7
<b>10. Layhill Road/Glenallen Avenue (Signalized)<sup>2</sup> - Red Zone</b>									
Overall	120	36.4	32.6	36.1	32.7	36.2	32.6	36.2	32.6
<b>11. Georgia Avenue/Arcola Avenue (Signalized) - Orange Zone</b>									
Overall	80	19.5	27.9	19.6	28.7	20.1	30.8	20.1	30.8
<b>12. Glenallen Avenue/Eskine Avenue (Unsignalized)<sup>2</sup> - Orange Zone</b>									
Overall	80	0.0	0.1	0.0	0.1	0.9	0.5	2.5	1.4
<b>13. Randolph Road/Heurich Road (Signalized) - Orange Zone</b>									
Overall	80	1.6	2.3	1.5	2.3	1.5	2.2	1.5	2.2

Note(s):

1. Capacity analysis based on Highway Capacity Manual 6th Edition methodology where available, using Synchro 11.
2. Intersection is in Red policy area and does not require motor vehicle adequacy analysis.
3. HCM 6th Edition report not available, HCM 2000 used.