

PROPOSED COMMERCIAL RESIDENTIAL TOWN-FLOATING ZONE

CRTF - 1.75, C - 0.25, R - 1.5, H - 70

PROPOSED UNIT COUNT +/- 220 UNITS

+/- 20 % MPDU'S

CALCULATIONS

	PROPOSED ZONE: CRTF
FAR:	1.5 (Residential Proposed)
CRTF	1.75
C	0.25
R	1.50
HEIGHT:	66 ft (Proposed)
Max. Allowed	70 ft
MIN. OPEN SPACE:	10%
SETBACKS:	
Front	
Side	
Side, abutting other Zones	
Rear, abutting other Zones	n/a
Rear, alley	n/a

Note: Setbacks are to be determined at Site Plan Submission.

UNIT MATRIX

FOREST GLEN APARTMENTS			
Date: 12.21.2018			
CONS. TYPE	UNIT TYPES	TOTAL UNITS	FLOOR GROSS
(3A)	UNIT GSF AREA		
	FIRST FLOOR	20	27,000
	SECOND FLOOR	46	49,000
	THIRD FLOOR	49	49,000
	FOURTH FLOOR	49	49,000
	FIFTH FLOOR	28	28,500
	SIXTH FLOOR	28	28,500
TOTAL UNITS		220	231,000
TOTAL UNIT GSF		183,260	
TOTAL BUILDING GROSS (SF)		231,000	
TOTAL UNIT COUNT		220	
(A)	PARKING		
	PARKING FIRST FLOOR (P1)	88	
	PARKING LEVEL P2:	148	
	SURFACE PARKING:	14	
	PARKING TOTAL:	250	

Note: Unit Matrix is Preliminary and subject to change at Site Plan Submission.

AERIAL MAP



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

AGENCY: NO. 2491

EXPIRATION DATE: 12-17-2019



1720 Belvidere Drive
Suite 600
Calverton, MD 20705
Tel 301.895.1000
www.grimmnparker.com



GP # 21814.00

FLOATING ZONE PLAN

FOREST GLEN APARTMENTS

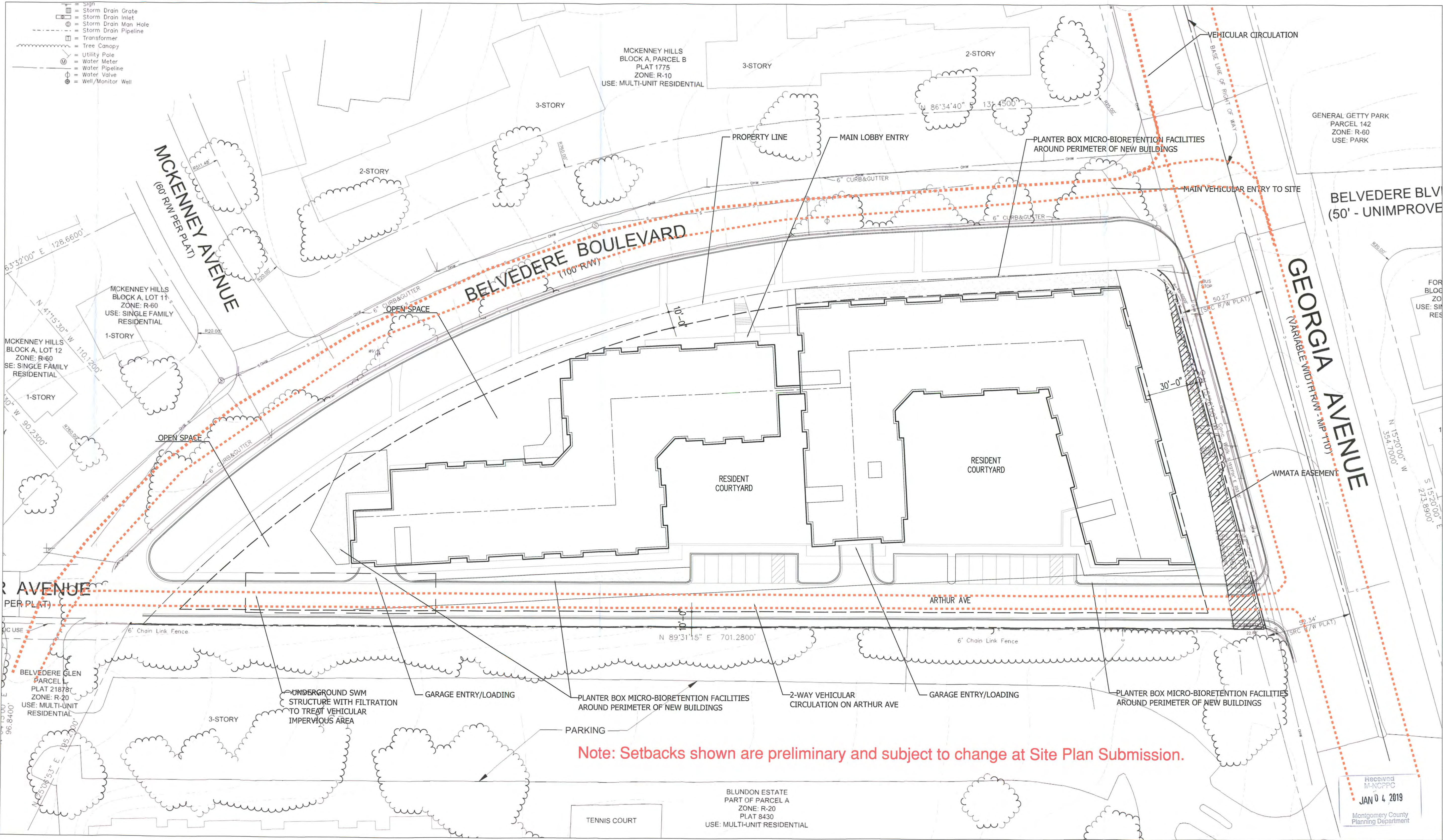
9920 GEORGIA AVENUE, SILVER SPRING, MD 20902

DATE	DESCRIPTION
12.21.18	FZP APPLICATION

RECEIVED
M-NCPPC
JAN 04 2019
Montgomery County
Planning Department

A0100

12/21/2018



Note: Setbacks shown are preliminary and subject to change at Site Plan Submission.

A3 FLOATING ZONE PLAN
1" = 30'-0"