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NO.	DESCRIPTION	DATE

TAX MAP JP122 WSSC 212N022

PLAT 1775

13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

PART OF PARCEL C  
MCKENNEY HILLS

PROJ. MGR KDJ

DRAWN BY KDJ

SCALE 1" = 30'

DATE 2/20/20

THE RESIDENCES AT  
FOREST GLEN

SKETCH PLAN

SK-202

PROJECT NO. 2018.197.12

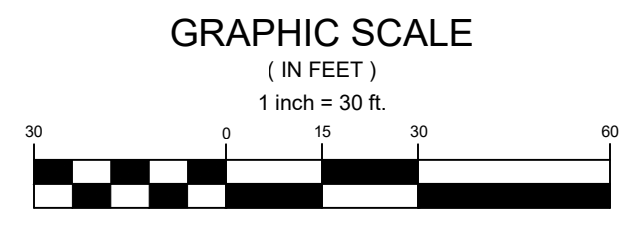
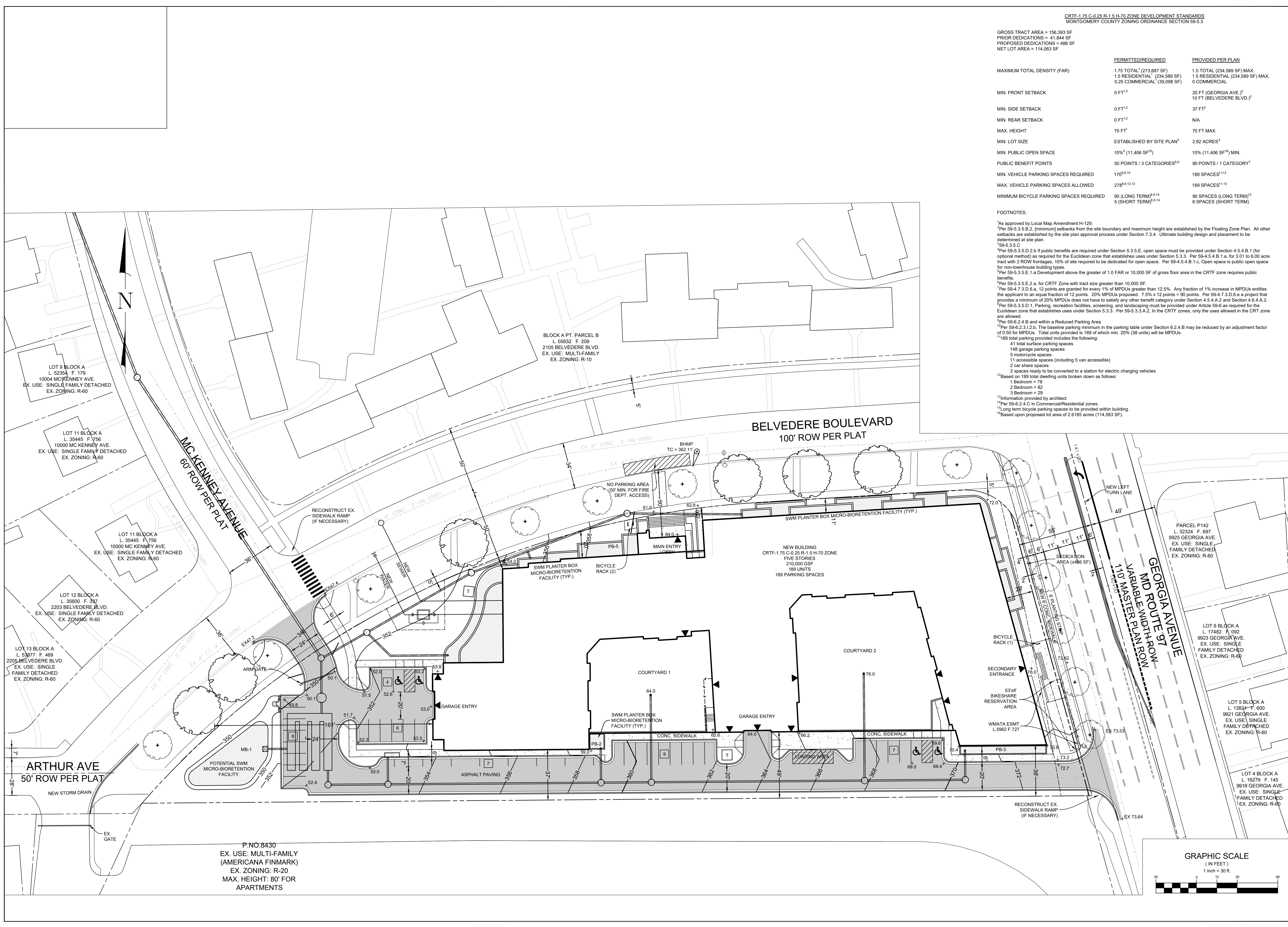
SHEET NO. 1 OF 1

**CRTF-1.75-C-0.25-R-1.5-H-70-ZONE DEVELOPMENT STANDARDS**  
MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-5.3

GROSS TRACT AREA = 156,393 SF  
PRIOR DEDICATIONS = 41,844 SF  
PROPOSED DEDICATIONS = 489 SF  
NET LOT AREA = 114,063 SF

	PERMITTED/REQUIRED	PROVIDED PER PLAN
MAXIMUM TOTAL DENSITY (FAR)	1.75 TOTAL <sup>1</sup> (273,687 SF) 1.5 RESIDENTIAL <sup>1</sup> (234,589 SF) 0.25 COMMERCIAL <sup>1</sup> (39,098 SF)	1.5 TOTAL (234,589 SF) MAX. 1.5 RESIDENTIAL (234,589 SF) MAX. 0 COMMERCIAL
MIN. FRONT SETBACK	0 FT <sup>1,2</sup>	20 FT (GEORGIA AVE.) <sup>7</sup> 10 FT (BELVEDERE BLVD.) <sup>7</sup>
MIN. SIDE SETBACK	0 FT <sup>1,2</sup>	37 FT <sup>2</sup>
MIN. REAR SETBACK	0 FT <sup>1,2</sup>	N/A
MAX. HEIGHT	70 FT <sup>1</sup>	70 FT MAX.
MIN. LOT SIZE	ESTABLISHED BY SITE PLAN <sup>3</sup>	2.62 ACRES <sup>3</sup>
MIN. PUBLIC OPEN SPACE	10% <sup>4</sup> (11,406 SF <sup>5</sup> )	10% (11,406 SF <sup>5</sup> ) MIN.
PUBLIC BENEFIT POINTS	50 POINTS / 3 CATEGORIES <sup>6,8</sup>	90 POINTS / 1 CATEGORY <sup>7</sup>
MIN. VEHICLE PARKING SPACES REQUIRED	170 <sup>9,10</sup>	189 SPACES <sup>11,13</sup>
MAX. VEHICLE PARKING SPACES ALLOWED	278 <sup>9,12,13</sup>	189 SPACES <sup>11,13</sup>
MINIMUM BICYCLE PARKING SPACES REQUIRED	90 (LONG TERM) <sup>9,14</sup> 5 (SHORT TERM) <sup>9,14</sup>	90 SPACES (LONG TERM) <sup>15</sup> 6 SPACES (SHORT TERM)

FOOTNOTES:  
<sup>1</sup>As approved by Local Map Amendment H-129.  
<sup>2</sup>Per 59-5.3.5.B.2, (minimum) setbacks from the site boundary and maximum height are established by the Floating Zone Plan. All other setbacks are established by the site plan approval process under Section 7.3.4. Ultimate building design and placement to be determined at site plan.  
<sup>3</sup>59-5.3.5.C  
<sup>4</sup>Per 59-5.3.5.D.2.b If public benefits are required under Section 5.3.5.E, open space must be provided under Section 4.5.4.B.1 (for optional method) as required for the Euclidean zone that establishes uses under Section 5.3.3. Per 59-4.5.4.B.1.a, for 3.01 to 6.00 acre tract with 2 ROW frontages, 10% of site required to be dedicated for open space. Per 59-4.5.4.B.1.c, Open space is public open space for non-townhouse building types.  
<sup>5</sup>Per 59-5.3.5.E.1.a Development above the greater of 1.0 FAR or 10,000 SF of gross floor area in the CRTF zone requires public benefits.  
<sup>6</sup>Per 59-5.3.5.E.2 a, for CRTF Zone with tract size greater than 10,000 SF.  
<sup>7</sup>Per 59-4.7.3.D.6.a, 12 points are granted for every 1% of MPDUs greater than 12.5%. Any fraction of 1% increase in MPDUs entitles the applicant to an equal fraction of 12 points. 20% MPDUs proposed, 7.5% x 12 points = 90 points. Per 59-4.7.3.D.6.e a project that provides a minimum of 20% MPDUs does not have to satisfy any other benefit category under Section 4.5.4.A.2 and Section 4.6.4.A.2.  
<sup>8</sup>Per 59-5.3.5.D.1, Parking, recreation facilities, screening, and landscaping must be provided under Article 59-6 as required for the Euclidean zone that establishes uses under Section 5.3.3. Per 59-5.3.3.A.2, In the CRTF zones, only the uses allowed in the CRT Zone are allowed.  
<sup>9</sup>Per 59-6.2.4.B and within a Reduced Parking Area  
<sup>10</sup>Per 59-6.2.3.I.2.b, The baseline parking minimum in the parking table under Section 6.2.4.B may be reduced by an adjustment factor of 0.50 for MPDUs. Total units provided = 189 of which min. 20% (38 units) will be MPDUs.  
<sup>11</sup>189 total parking provided includes the following:  
41 total surface parking spaces  
148 garage parking spaces  
5 motorcycle spaces  
11 accessible spaces (including 5 van accessible)  
2 car share spaces  
2 spaces ready to be converted to a station for electric charging vehicles  
<sup>12</sup>Based on 189 total dwelling units broken down as follows:  
1 Bedroom = 78  
2 Bedroom = 82  
3 Bedroom = 29  
<sup>13</sup>Information provided by architect  
<sup>14</sup>Per 59-6.2.4.C in Commercial/Residential zones  
<sup>15</sup>Long term bicycle parking spaces to be provided within building.  
<sup>16</sup>Based upon proposed lot area of 2.6185 acres (114,063 SF).



P.NO.8430  
EX. USE: MULTI-FAMILY  
(AMERICANA FINMARK)  
EX. ZONING: R-20  
MAX. HEIGHT: 80' FOR  
APARTMENTS

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