



Randolph Road
 Classification: Boulevard
 Ex.Lanes: 6D
 Planned Lanes: 6D
 Transitway: n/a
 Right-of-Way: 140 ft.
 Master Planned Target Speed: 25 mph
 Master Plan: 2018 MPOHT Technical Update
 (From Georgia Ave, 400 feet south of Glenallan Ave)

Georgia Ave (MD 97)
 Classification: Boulevard
 Ex.Lanes: 6D
 Planned Lanes: 6D + 1T
 Transitway: BRT Dedicated
 Right-of-Way: 170 ft.
 Master Planned Target Speed: n/a
 Master Plan: Glenmont
 (From Randolph Rd, 500 feet south of Randall Rd)

- SHEET NOTES**
- All building footprints and circulation routes shown are in an illustrative manner and only represent the proposed development.
 - Proposed Street types are per the Approved Montgomery County Complete Streets Guide.
 - The site is adjacent to the BRT Transitway along the western Georgia Avenue frontage.

LEGEND

- Site
- Proposed Building
- Proposed Garage Structure Below
- Public Road
- Private Road
- Existing Traffic Signal
- Parking - Level I
- Parking - Level P1

Grady Management, Inc.

RODGERS CONSULTING

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.

**Exhibit 36
 H-149**

**GLENMONT FOREST
 CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

ISSUE 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 EXAMINER _____ DATE _____

HEARING EXAMINER NAME (PRINTED) _____

PROJECT NUMBER 1103B
 DATE MAY 2024
 SCALE 1" = 100'
 DRAWING TITLE
Vehicle Circulation

DRAWING NUMBER
 2024.05.23 - 09:17 AM