

**GLENMONT FOREST
 CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

ISSUE DATE	DESCRIPTION

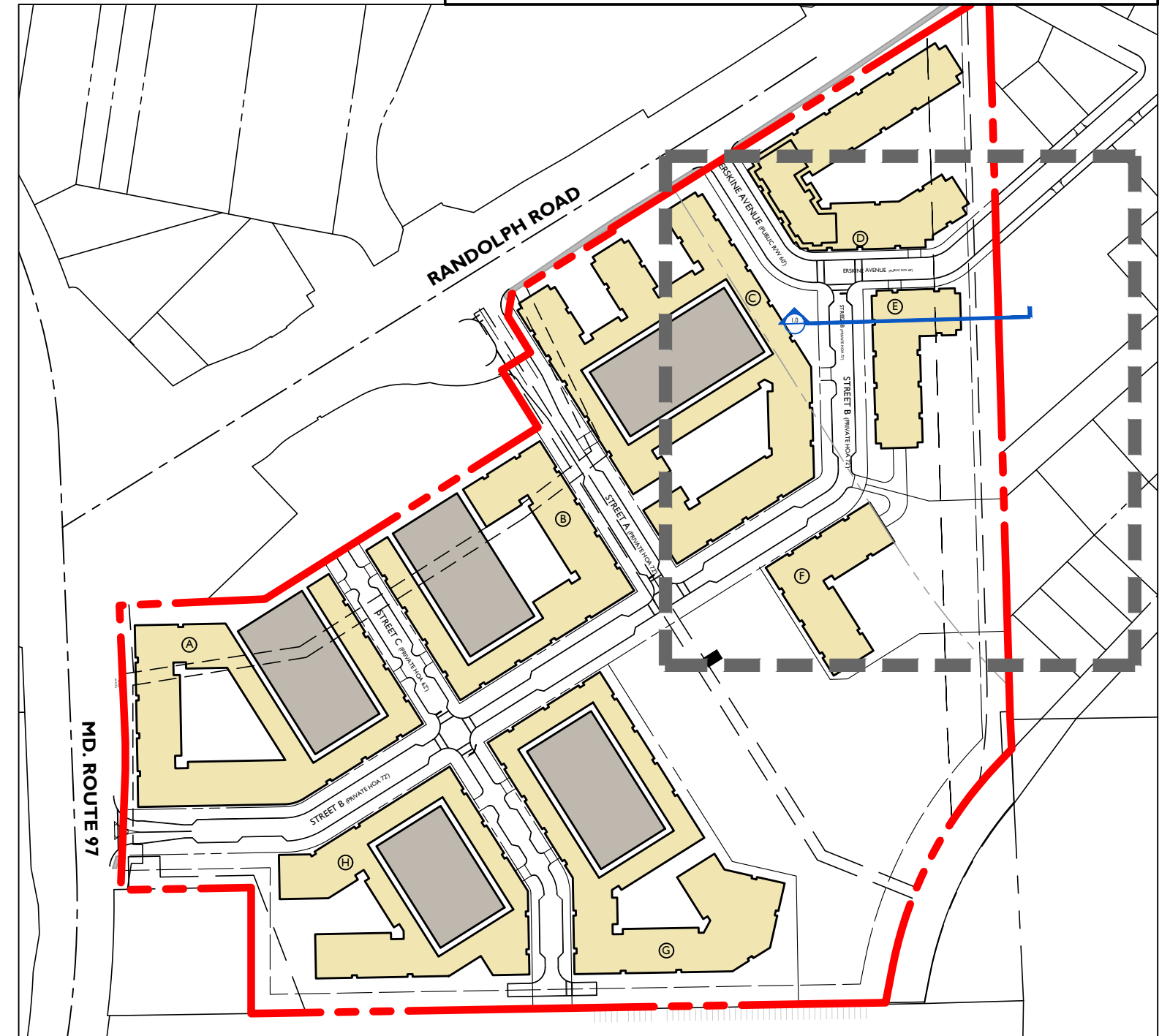
PROJECT NUMBER	1103B
DATE	APRIL 2024
SCALE	AS NOTED
DRAWING TITLE	Height Exhibit

SHEET NOTES

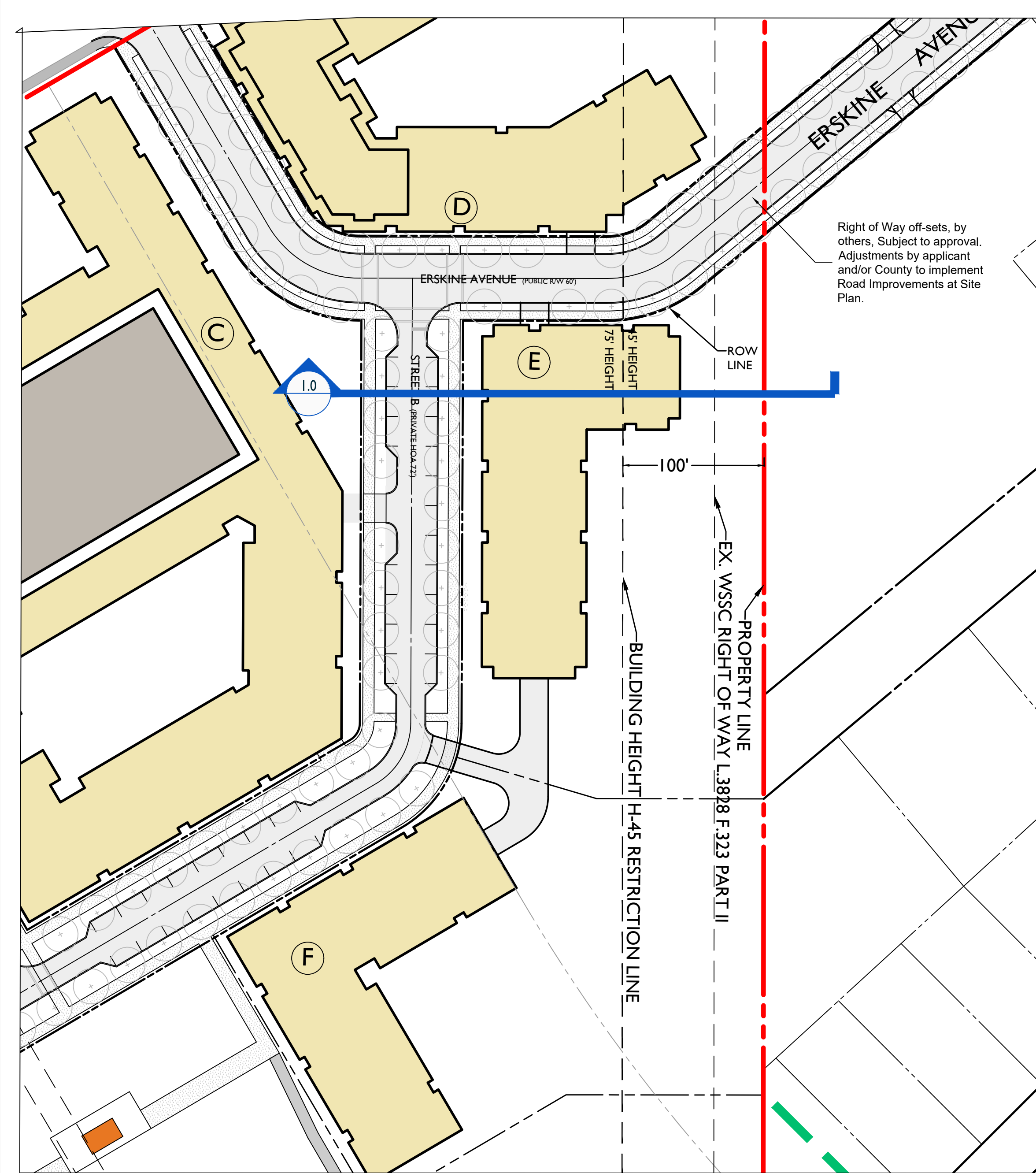
- This Exhibit is conceptual and only represents the proposed development in an illustrative interpretation.
- The representation of proposed building to be in compliance with Section 4.1.8. Compatibility Requirements of the Montgomery County Zoning Ordinance.
- Proposed buildings along eastern property boundary, to provide transition to the adjacent single-family zone per the Master Plan. Building height to be restricted to 45' for a depth of 100' from the eastern property line.
- Proposed taller building heights (e.g., five- to six-stories) within the Project are located on the northern and western portions of the Property and step-down to four-stories closer to the single-family neighborhood.

LEGEND

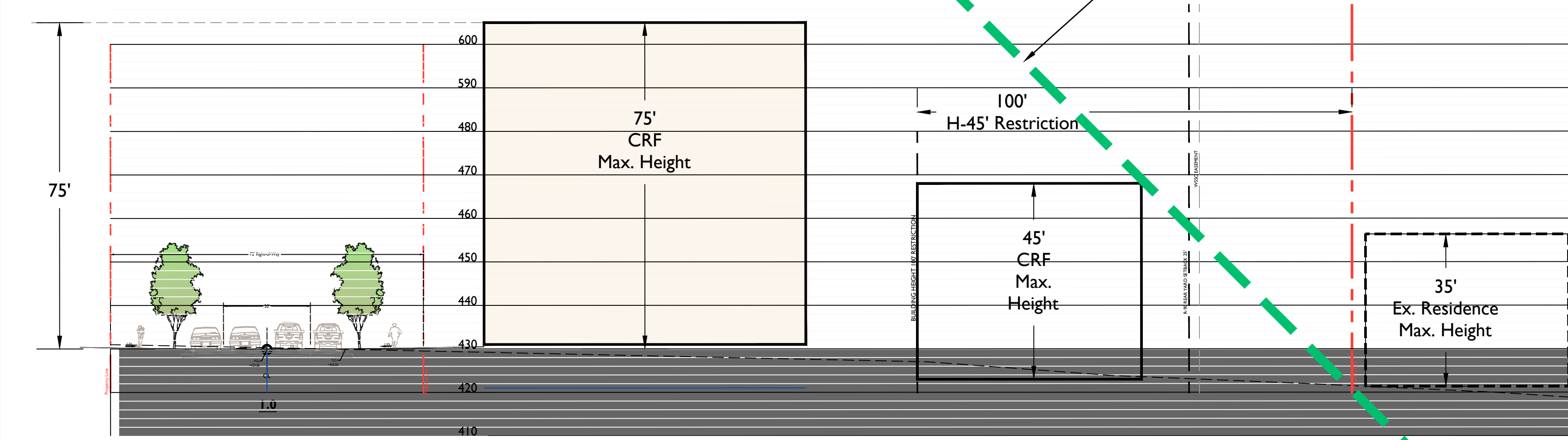
- Site
- Proposed Building



Key Map
 N.T.S.



Plan View
 SCALE: 1" = 60'



SECTION BUILDING E
 SCALE: 1" = 20'
 Preliminary Not For Construction

45 degree angular plane required, measured from a height equal to the height allowed for a detached house in the abutting R-90 / RT-1.5 Zones at the required side and rear yard setback line (per Section 4.1.8.B)

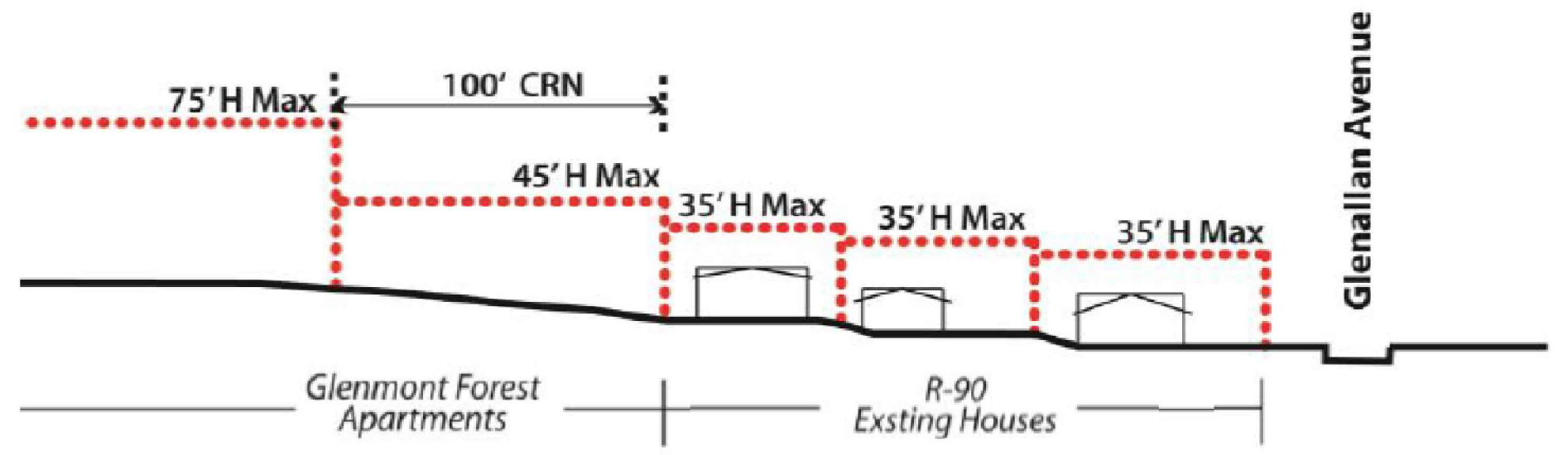


Image courtesy of the Glenmont Sector Plan Design Guidelines; Transition Heights, Glenmont Forest Apartments.

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) _____