

Right of Way off-sets, by others, Subject to approval. Adjustments by applicant and/or County to implement Road Improvements at Site Plan.

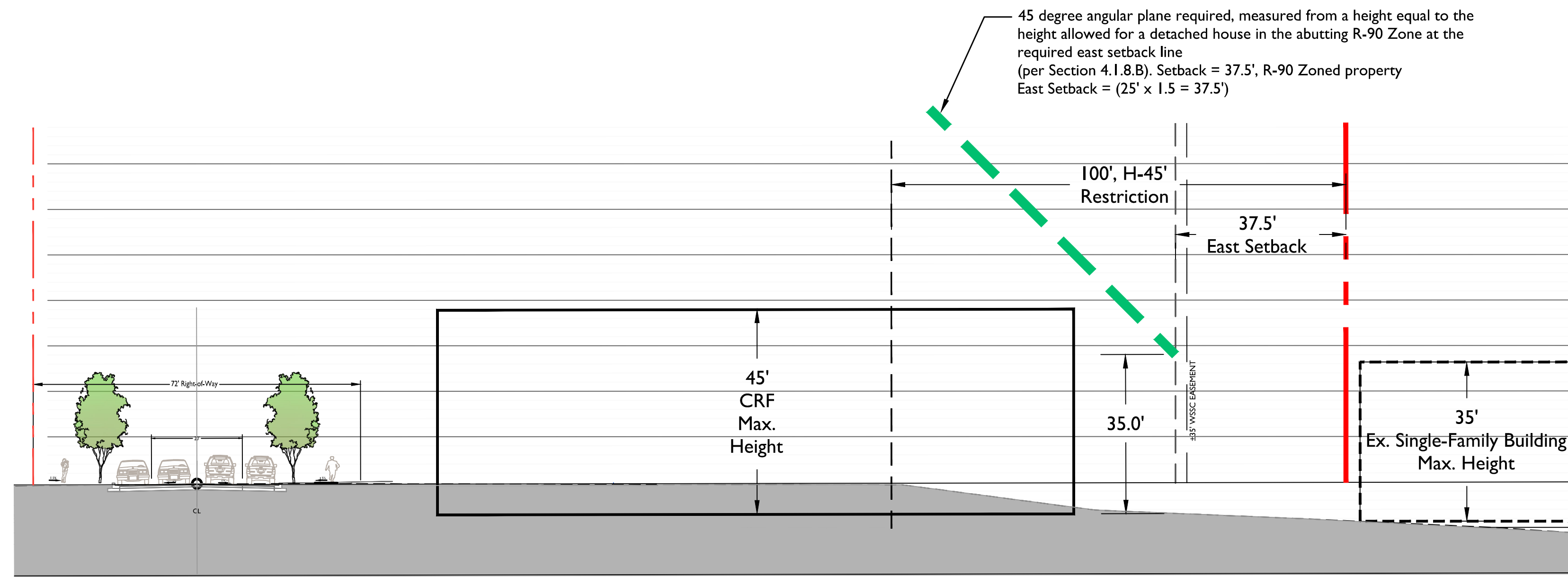


Image courtesy of the Glenmont Sector Plan Design Guidelines; Transition Heights, Glenmont Forest Apartments.

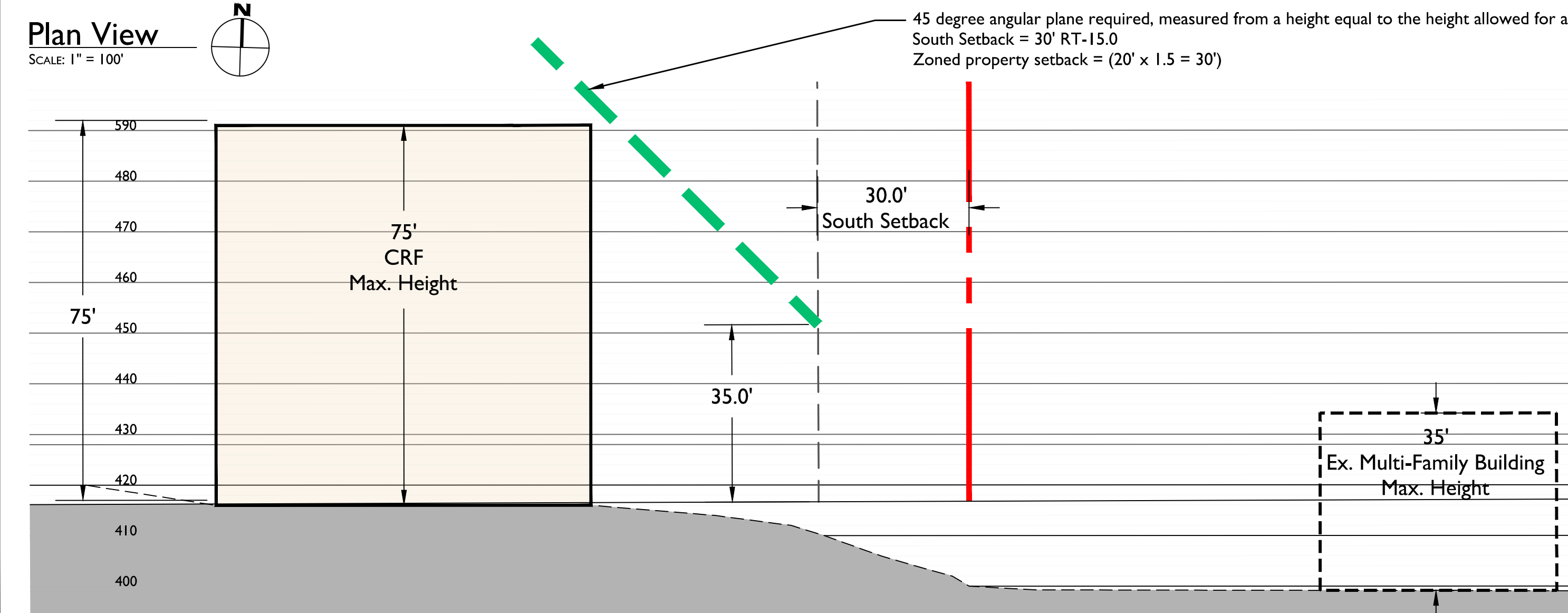
SHEET NOTES	
1.	This Exhibit is conceptual and only represents the proposed development in an illustrative interpretation.
2.	The representation of proposed building to be in compliance with Section 4.1.8. Compatibility Requirements of the Montgomery County Zoning Ordinance.
3.	Proposed buildings along 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.
4.	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



1.0 SECTION BUILDING E  
SCALE: 1" = 20'



2.0 SECTION BUILDING H  
SCALE: 1" = 20'

**Exhibit 39  
H-149**

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) \_\_\_\_\_

**Grady Management, Inc.**

**RODGERS CONSULTING**

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
 Pk: 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 BEEN RECEIVED AGENCY APPROVAL AND IS NOT FOR CONSTRUCTION.

PROFESSIONAL CERTIFICATION  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 42356, Expiration Date: 12/19/24.

**GLENMONT FOREST  
 CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

ISSUE DATE	DESCRIPTION

PROJECT NUMBER	1103B
DATE	MAY 2024
SCALE	AS NOTED
DRAWING TITLE	Height Exhibit
DRAWING NUMBER	14