

GENERAL NOTES

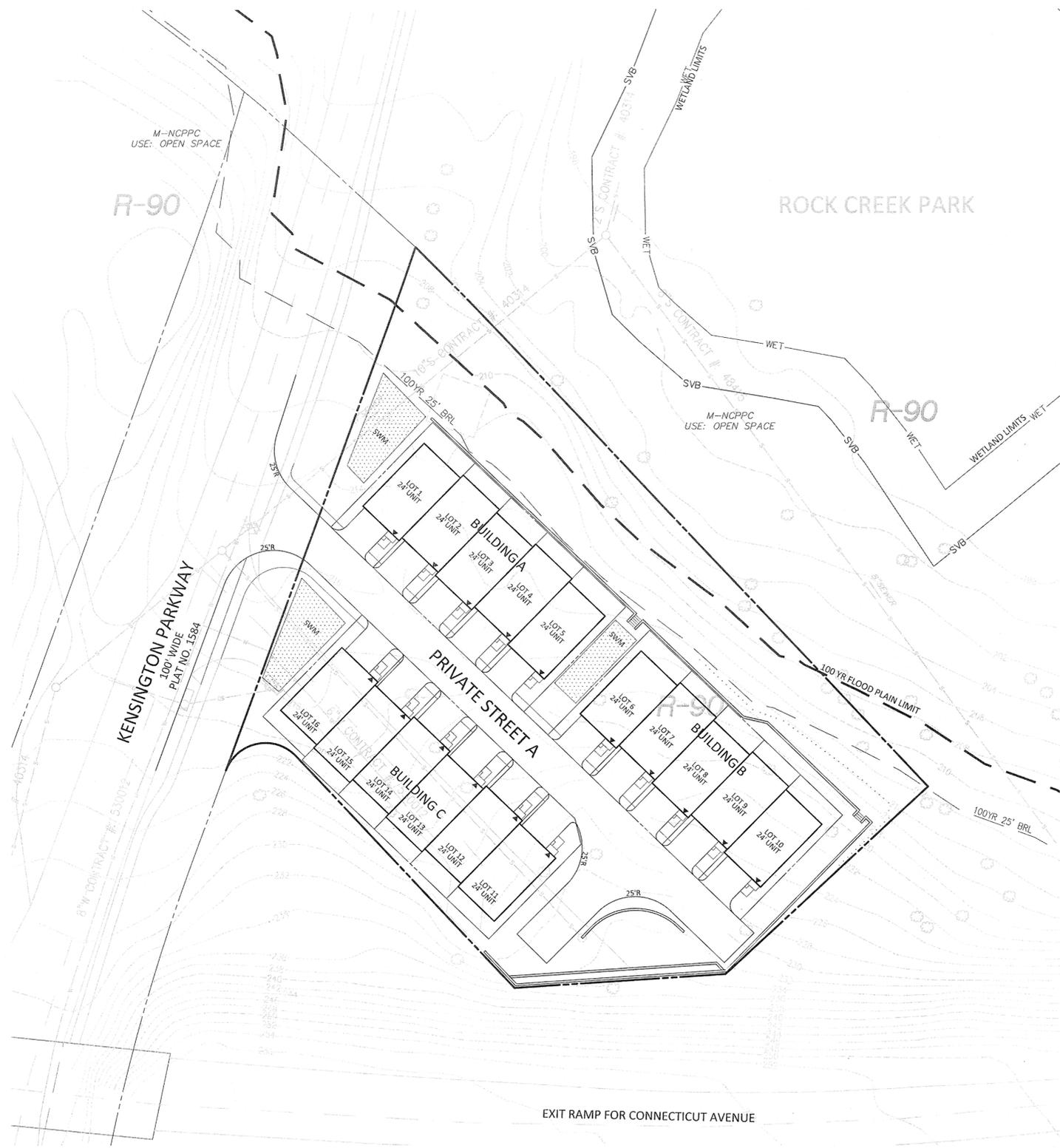
1. THE SITE AREA IS 1.41 ACRES.
2. THE SITE IS LOCATED ON WSSC MAP 211NW04.
3. THE SITE IS LOCATED ON TAX MAP GRID HP41.
4. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP #HP41 WITH TAX ACCOUNT NO'S 07-00694755, 07-00694744, 07-00694733, AND 07-00694802. PROPERTY ALSO INCLUDES THE GLENMOOR ROAD R/W NORTH OF THE CAPITAL BELTWAY/
5. THE SUBJECT PROPERTY IS ZONED "R-90".
6. BOUNDARY IS COMPILED FROM AVAILABLE PUBLIC RECORDS. TOPOGRAPHIC INFORMATION IS FROM MCATLAS, APRIL 2014.
7. THE SUBJECT PROPERTY IS LOCATED IN LOWER ROCK CREEK WATERSHED, A CLASS I/I-P STREAM.
8. THIS SITE IS NOT WITHIN A SPECIAL PROTECTION AREA (SPA) OR PRIMARY MANAGEMENT AREA (PMA).
9. THERE ARE NO WATERS OF THE UNITED STATES LOCATED ON SITE. THERE IS A 100-YEAR FLOODPLAIN LOCATED ON THE SUBJECT PROPERTY AND SOURCE OF FLOOD PLAIN IS FROM FEMA MAP #24031C0365D, DATED SEPTEMBER 29, 2006 AND DIGITAL DOWNLOAD FROM MNCPPC.
10. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.

DEVELOPMENT PROGRAM

THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.

BINDING ELEMENTS

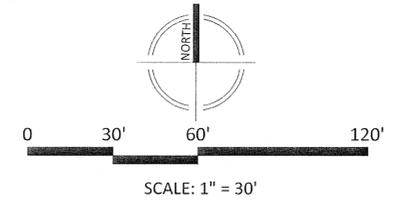
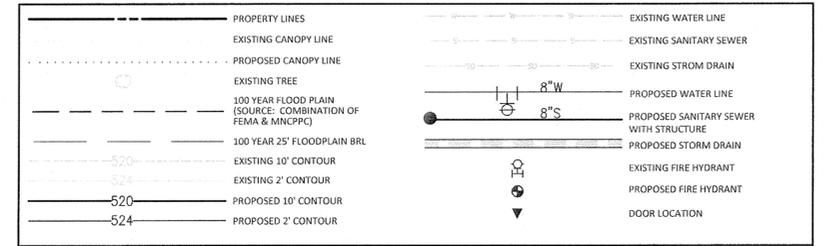
NO BINDING ELEMENTS ARE PROPOSED. THE PROPERTY WILL BE DEVELOPED UNDER THE REQUIREMENTS OF THE APPROVED ZONE.



PROJECT DATA TABLE		
CURRENT ZONE: Residential - 90 Zone	R-90	
PROPOSED ZONE: Townhouse Floating Zone	TF-12	
PROPOSED BUILDING TYPE: Townhouse		
SITE AREA:	61,349 sf	1.41 ac
LOTS	47,560 sf	1.09 ac
GLENMOOR DRIVE R/W	13,789 sf	0.32 ac
DEVELOPMENT STANDARD	REQUIRED	PROVIDED
Maximum Density	12 du/ac	12 du/ac
Building Setbacks		
(a) From any detached dwelling lot or land classified in a one family detached residential zone	established by plan	2 ft
(b) From any public street	established by plan	10 ft
(c) From an adjoining lot		
Side (end unit)	established by plan	2 ft
Rear	established by plan	4 ft
Maximum Building Height		
(a) For a main building	established by plan	50 ft
(b) For an accessory building	established by plan	N/A
Minimum Lot Size	established by plan	1,000 sf*
Coverage and Open Space		
Minimum percentage of tract that must be devoted to open space	10%	20%
	6,135 sf	12,270 sf

*Minimum lot size depicted on plan is approximately 1,680 sf, but there may be a reduction due to final subdivision requirements, architecture, and detailed site engineering.

PLAN LEGEND



OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN
 (EXHIBIT NUMBER: 38(a)) APPROVED BY THE DISTRICT COUNCIL
 ON July 14, 2015 BY RESOLUTION NUMBER 18-216
 IN APPLICATION NUMBER H-101
 Signature: *Martin L. Grossman* DATE: 7/17/15
 HEARING EXAMINER
MARTIN L. GROSSMAN
 HEARING EXAMINER'S NAME PRINTED

DATE	REVISIONS
5/12/15	1. CORRECTED DEVELOPMENT TABLE TO ADD MINIMUM LOT SIZE AND DELETE MINIMUM TRACT SIZE (N/A).

PROFESSIONAL SEAL

 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 JOSHUA SLOAN LICENSE No. 3776
 EXPIRATION DATE MAY 15, 2016

CREEKSIDE
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY,
 MARYLAND
 WSSC GRID: 211NW04
 TAX MAP: HP341

FLOATING ZONE PLAN

DRAWN BY: SG
 DESIGNED BY: JP
 DATE ISSUED: APRIL 14, 2015
 SHEET NO. FZP-4

FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY!
 The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.