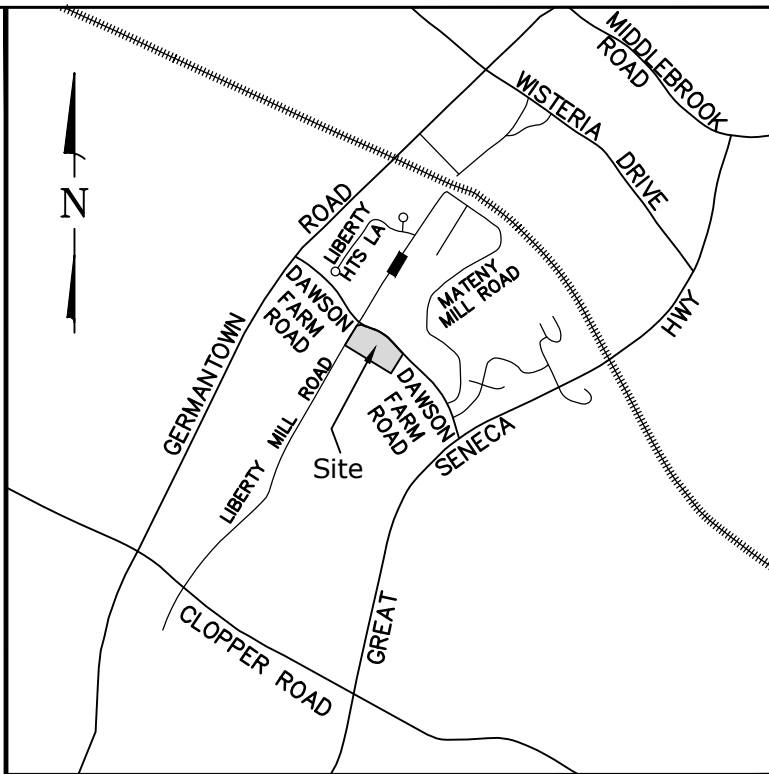


LIBERTY MILL ROAD

CHESTNUT RIDGE, PARCEL P515

CONDITIONAL USE SITE PLAN



VICINITY MAP
SCALE 1" = 2,000'



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhgpa.com

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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. Lic. No. 16905 Exp. Date: 04/21/2022

OWNER:

CAROLYN H. O'DELL
REVOCABLE TRUST
19115 LIBERTY MILL ROAD
GERMANTOWN, MD 20874

APPLICANT:

FLOURNOY DEVELOPMENT GROUP
1100 BROOKSTONE CENTER PKWY
COLUMBUS, GA 31904
(706) 324-4000

CONTACT: CHARLIE SABIN
Charlie.Sabin@flournoydev.com

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP EU341 WSSC 226NW13

LIBER 36179 FOLIO 283

9TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL P515
CHESTNUT RIDGE

PROJ. MGR	KDJ
DRAWN BY	KDJ
SCALE	NTS
DATE	5/05/20

LIBERTY MILL ROAD
COVER SHEET

CU1.01

PROJECT NO.	2015.244.24
SHEET NO.	1 OF 1

LEGEND

EXISTING		PROPOSED
	CONTOUR (10')	
	CONTOUR (2')	
	SPOT ELEVATION	
	CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	BUILDING WALL	
	RETAINING WALL	
	LIMITS OF DISTURBANCE	
	WATER LINE (DOMESTIC)	
	WATER LINE (FIRE)	
	FIRE HYDRANT	
	SEWER LINE	
	STORM DRAIN LINE	
	OVERHEAD UTILITY WIRES	
	NATURAL GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	

ABBREVIATIONS

ARCH	ARCHITECTURAL
BC	BACK OF CURB
BLDG	BUILDING
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CG	CURB & GUTTER
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
ELEC	ELECTRIC
EP	EDGE OF PAVING
EX	EXISTING
FC	FOREST CONSERVATION
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
MB	MICRO-BIORETENTION
MECH	MECHANICAL
PLUM	PLUMBING
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
S	SANITARY SEWER
SWM	STORMWATER MANAGEMENT
S/W	SIDEWALK
TBR	TO BE REMOVED
TC	TOP OF CURB
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

CONDITIONAL USE SHEET INDEX

SHEET	SHEET TITLE
CU1.01	COVER SHEET
CU1.02	NEIGHBORHOOD PLAN
CU1.03	LOCAL AREA MAP
CU1.04	EXISTING CONDITIONS PLAN
CU2.01	CONDITIONAL USE SITE PLAN
CU2.02	FIRE APPARATUS ACCESS PLAN
CU2.03	UTILITY PLAN
CU4.01	SWM CONCEPT PLAN
L2.01	LANDSCAPE & LIGHTING PLAN
L2.02	LANDSCAPE & LIGHTING PLAN
L2.03	LANDSCAPE & LIGHTING PLAN
L2.04	LANDSCAPE & LIGHTING PLAN
L2.05	LANDSCAPE & LIGHTING PLAN
L8.01	FOREST CONSERVATION PLAN
L8.02	FOREST CONSERVATION NOTES & DETAILS

PROJECT TEAM:

OWNER:
CAROLYN H. O'DELL
REVOCABLE TRUST
19115 LIBERTY MILL ROAD
GERMANTOWN, MD 20874

APPLICANT:
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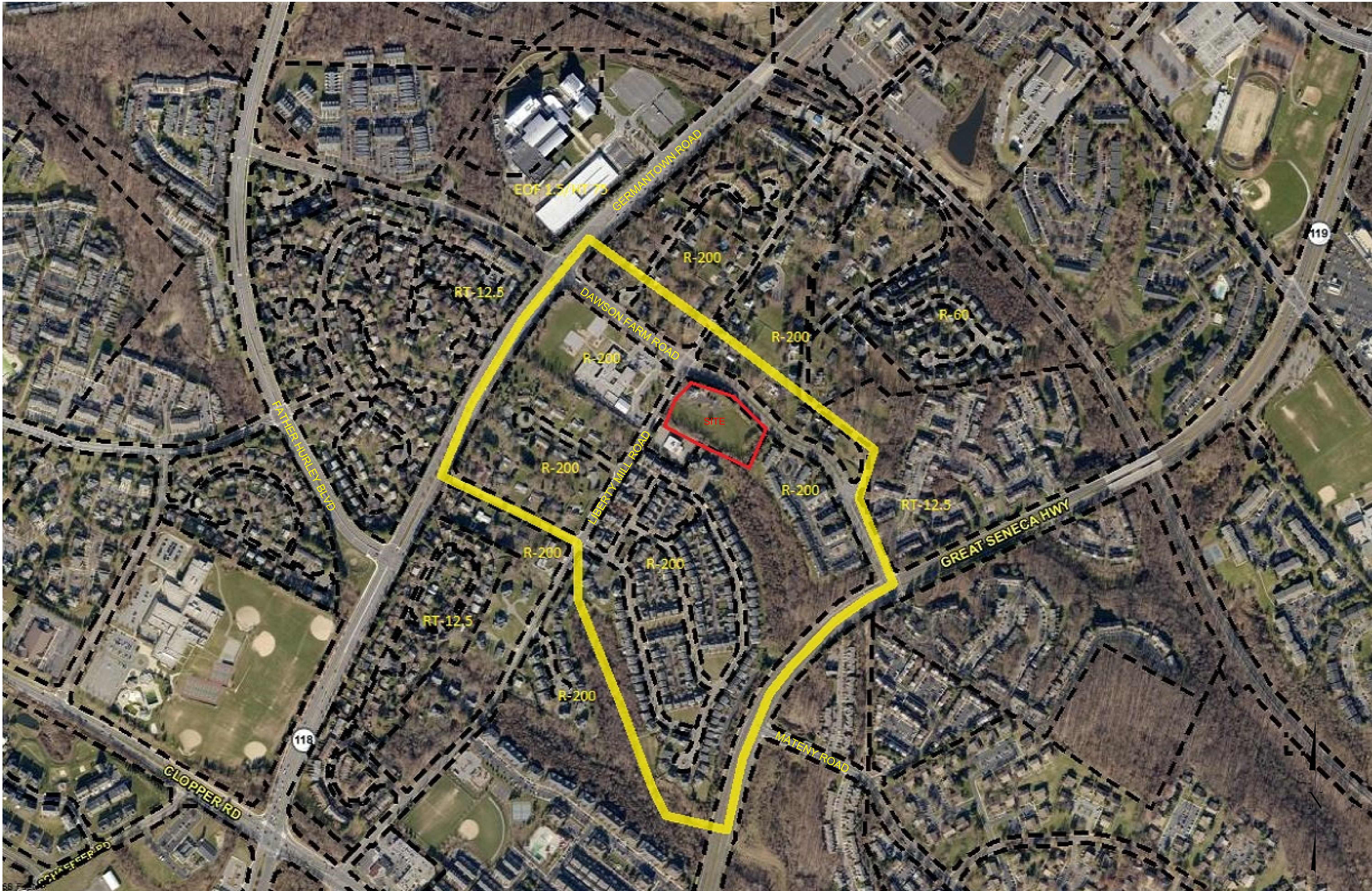
PROPERTY INFORMATION

PROPERTY RECORD DATA:	PARCEL P515 L. 36179, F. 283 TAX ACCOUNT NO. 09-00776388
PROPERTY ADDRESS:	19115 LIBERTY MILL ROAD GERMANTOWN, MD 20874
OWNERS OF RECORD:	CAROLYN H. O'DELL REVOCABLE TRUST
EXISTING PARCEL AREA:	3.63 ACRES (157,929 SF)
EXISTING/PROPOSED ZONING CLASSIFICATION:	R-200
EXISTING USE:	SINGLE UNIT LIVING
PROPOSED USE:	RESIDENTIAL CARE FACILITY (OVER 16 PERSONS)
PROPOSED LOT AREA:	LOT 1 - 3.59 ACRES (156,307 SF)
PROPOSED DEDICATION:	0.04 ACRES (1,622 SF)
EXISTING SEWER CATEGORY:	S-1
EXISTING WATER CATEGORY:	W-1

CONDITIONAL USE SITE PLAN NOTES

- THE TOPOGRAPHY SHOWN WAS PREPARED BY MHG, AND SUPPLEMENTED WITH AVAILABLE UTILITY RECORDS
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURE, AND PLANS OR RECORD.
- BOUNDARY INFORMATION WAS DETERMINED BY MHG (2019)
- ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. UTILITY COMPANIES INCLUDE:
WATER AND SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: PEPCO
TELECOMMUNICATIONS: AT&T, COMCAST, VERIZON
- ALL PROPERTY LINES AND LOT/PARCEL AREAS SHOWN ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION

Ex. 11 (a)
OZAH Case No: CU 20-09



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP EU341 WSSC 226NW13

LIBER 36179 FOLIO 283

9TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL P515
CHESTNUT RIDGE

PROJ. MGR	KDJ
DRAWN BY	JDP
SCALE	NTS
DATE	5/01/20

NEIGHBORHOOD PLAN

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MHG

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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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. 15955; Expiration Date: 04/21/2022

OWNER:

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REVOCABLE TRUST
19115 LIBERTY MILL ROAD
GERMANTOWN, MD 20874

APPLICANT:

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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP EU341

WSSC 226N13

LIBER 36179 FOLIO 283

9TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

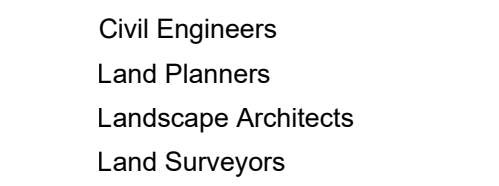
PARCEL P515
CHESTNUT RIDGE

PROJ. MGR	KDJ
DRAWN BY	JDP
SCALE	1" = 60'
DATE	5/04/20

LOCAL AREA MAP

CU1.03

PROJECT NO.	2015.244.24
SHEET NO.	1 OF 1



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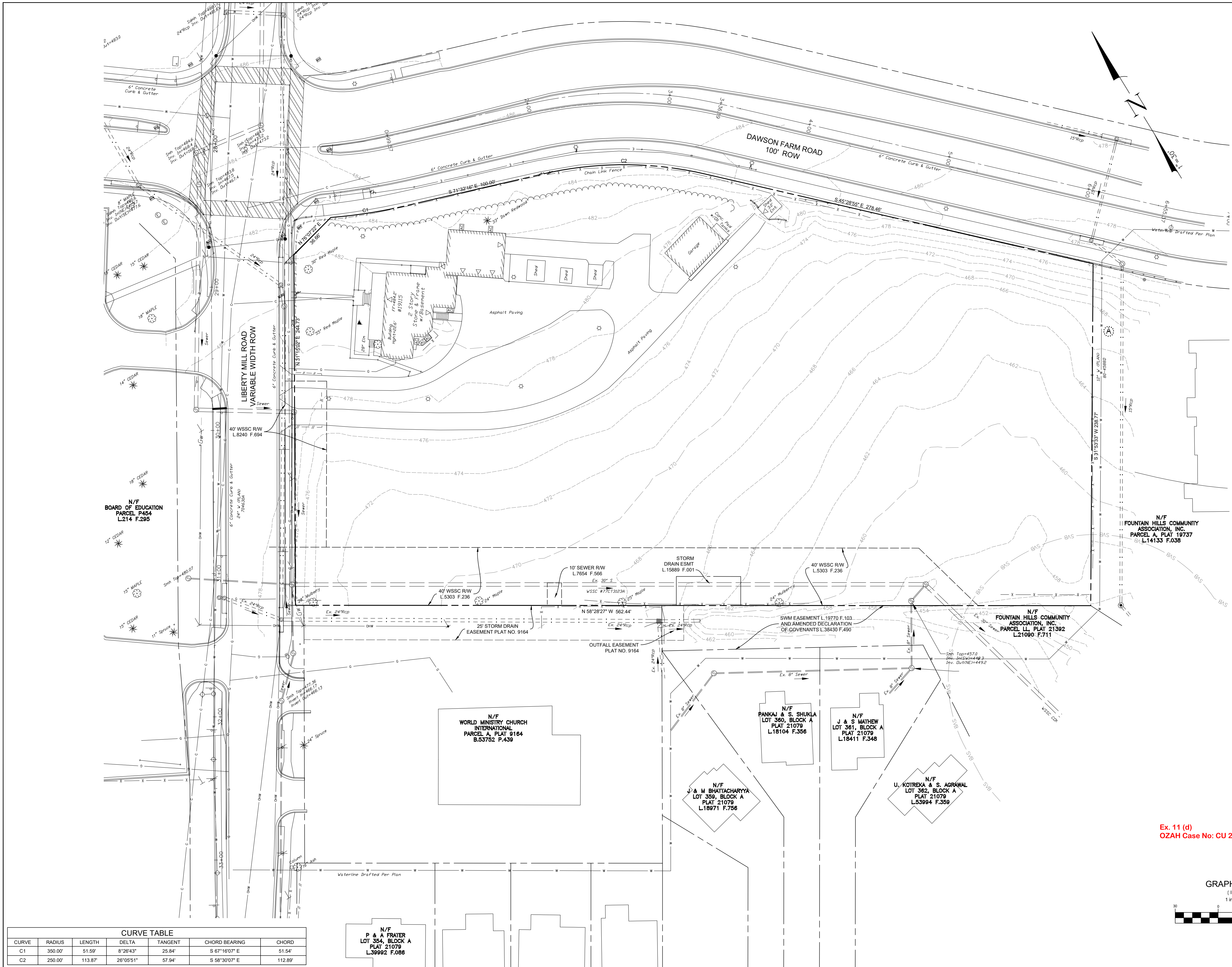
OWNER:
CAROLYN H. O'DELL
REVOCABLE TRUST
19115 LIBERTY MILL ROAD
GERMANTOWN, MD 20874

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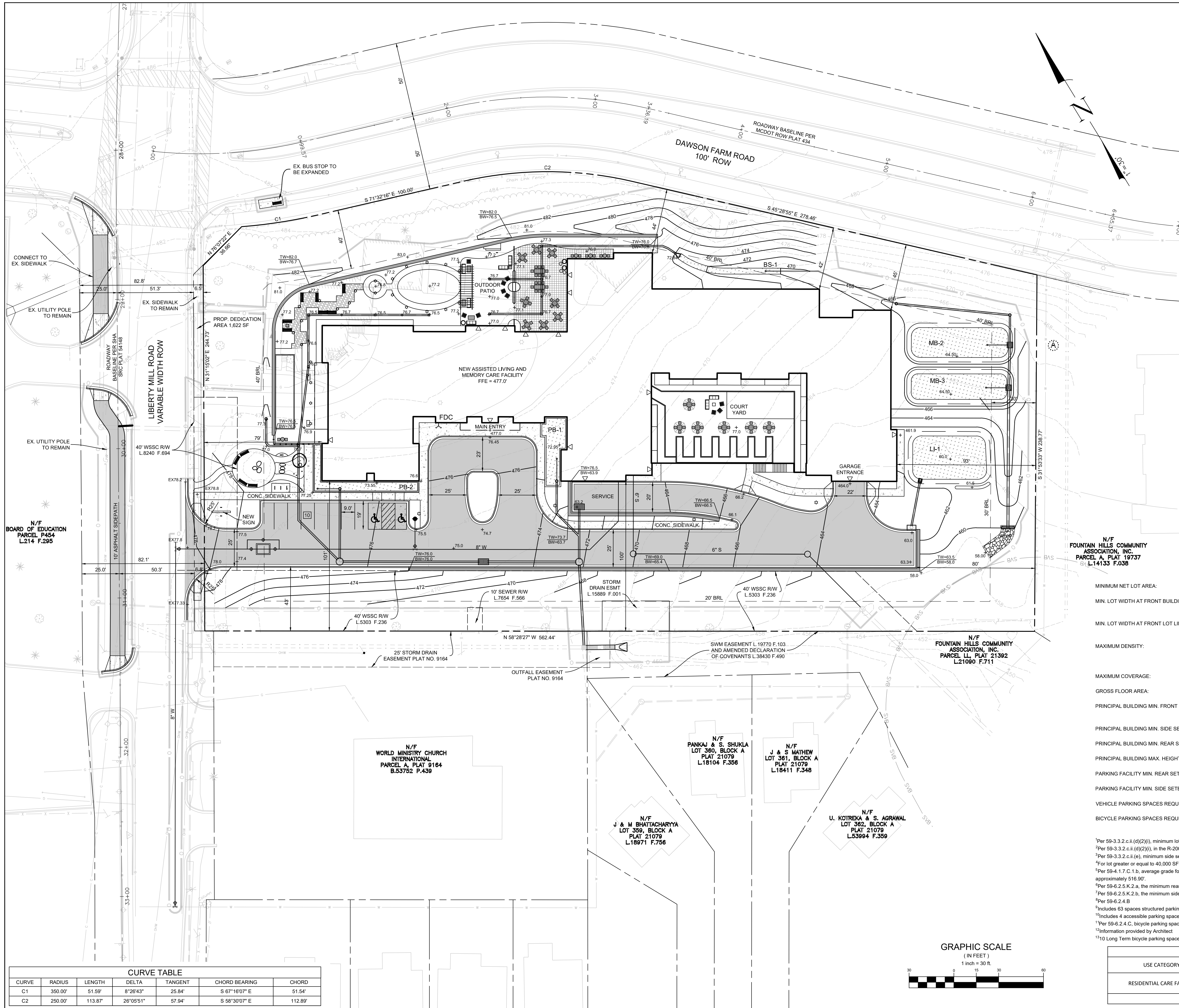
PARCEL P515
CHESTNUT RIDGE

LIBERTY MILL ROAD
EXISTING CONDITIONS
PLAN

CU1.04
PROJECT NO. 2015.244.24
SHEET NO. 1 OF 1



NO.	DESCRIPTION	DATE



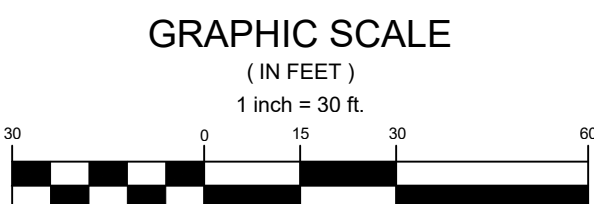
DEVELOPMENT STANDARDS: R-200 ZONE
59-4.4.7
PROPOSED LOT 1

	PERMITTED/REQUIRED	PROVIDED PER THIS PLAN
MINIMUM NET LOT AREA:	2 ACRES ¹	3.59 ACRES (156,307 SF)
MIN. LOT WIDTH AT FRONT BUILDING LINE:	100 FT	487 FT (DAWSON FARM) 279 FT (LIBERTY MILL)
MIN. LOT WIDTH AT FRONT LOT LINE:	25 FT	569 (DAWSON FARM) 269 FT (LIBERTY MILL)
MAXIMUM DENSITY:	1,200 SF/BED ² 130 BEDS (156,307 SF/1,200 SF/BED)	125 BEDS
MAXIMUM COVERAGE:	25% (39,077 SF)	25% (39,076 SF) ²
GROSS FLOOR AREA:	N/A	98,955 GSF ²
PRINCIPAL BUILDING MIN. FRONT SETBACK:	40 FT	42 FT (DAWSON FARM) 79 FT (LIBERTY MILL)
PRINCIPAL BUILDING MIN. SIDE SETBACK:	20 FT ³	100 FT (SOUTH)
PRINCIPAL BUILDING MIN. REAR SETBACK:	30 FT	93 FT (EAST)
PRINCIPAL BUILDING MAX. HEIGHT:	50 FT ⁴	42 FT ⁵
PARKING FACILITY MIN. REAR SETBACK:	30 FT ⁶	80 FT (EAST)
PARKING FACILITY MIN. SIDE SETBACK:	24 FT ⁷	43 FT (SOUTH)
VEHICLE PARKING SPACES REQUIRED:	50 ⁸	73 ^{9,10}
BICYCLE PARKING SPACES REQUIRED:	0 ¹¹	6 (SHORT TERM) 10 (LONG TERM) ¹²

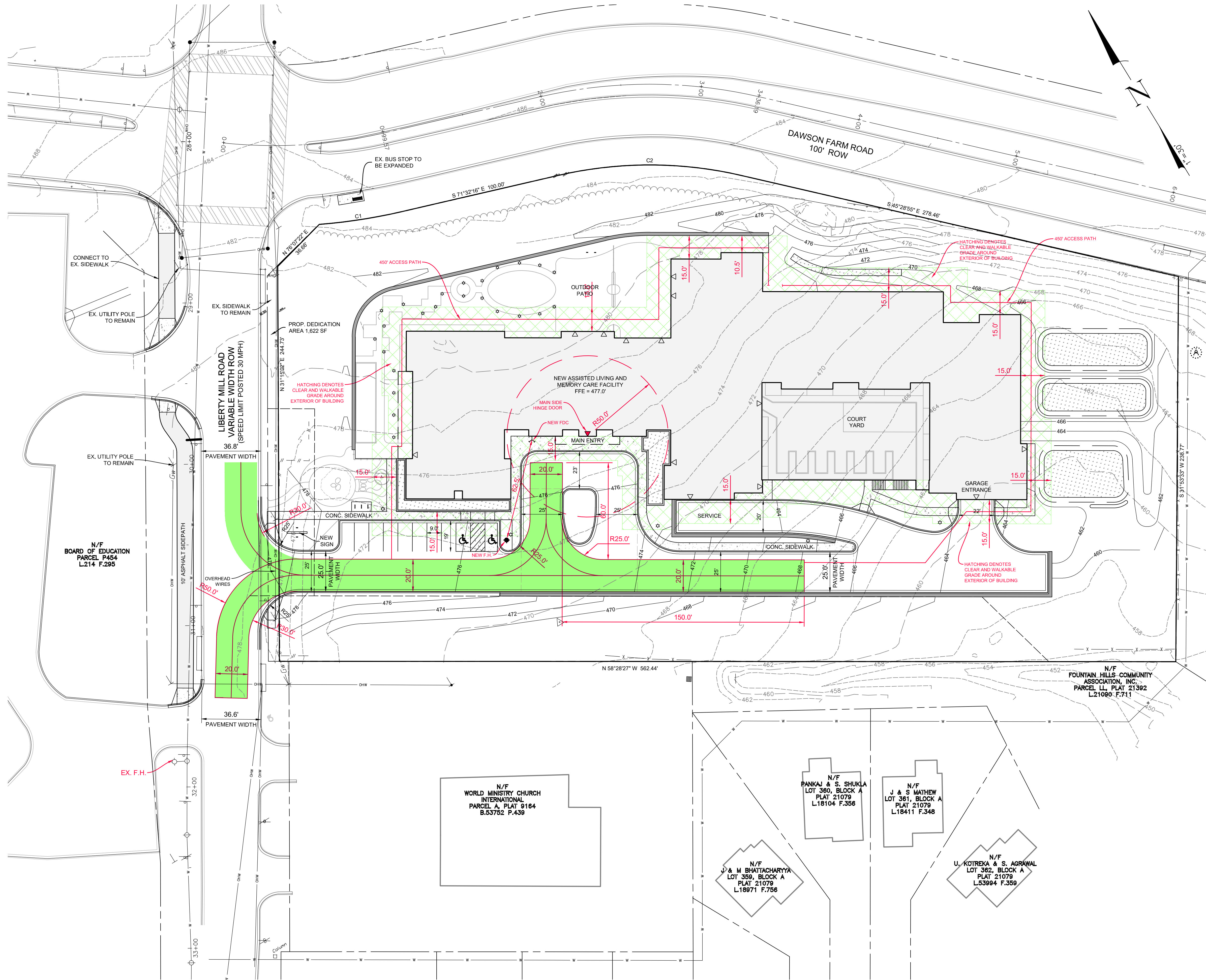
¹Per 59-3.3.2.c.i.(d)(2)(i), minimum lot area is 2 acres
²Per 59-3.3.2.c.i.(d)(2)(i), in the R-200 zone: 1,200 SF per bed
³Per 59-3.3.2.c.i.(e), minimum side setback is 20 FT
⁴For lot greater or equal to 40,000 SF
⁵Per 59-4.1.7.C.1.b, average grade for building height calculation = 474.90'. Per project architect, mean height between the eaves and roof ridge is approximately 516.90'.
⁶Per 59-6.2.5.K.2.a, the minimum rear parking setback equals the minimum rear setback for the detached house.
⁷Per 59-6.2.5.K.2.b, the minimum side parking setback equals 2 times the minimum side setback for the detached house.
⁸Per 59-6.2.4.B
⁹Includes 63 spaces structured parking garage.
¹⁰Includes 4 accessible parking spaces.
¹¹Per 59-6.2.4.C, bicycle parking spaces for Residential Care Facilities based upon number of dwelling units. No dwelling units are proposed.
¹²Information provided by Architect
¹³10 Long Term bicycle parking spaces provided within structured parking garage.

USE CATEGORY	VEHICLE PARKING SCHEDULE ⁸		
	MIN. RATE	MEASUREMENT	PARKING REQUIRED
RESIDENTIAL CARE FACILITY	0.25 PER BED	125 BEDS	31.25
	0.5 PER EMPLOYEE	35 EMPLOYEES	17.5
TOTAL REQUIRED			49

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	350.00'	51.59'	8°26'43"	25.84'	S 67°16'07" E	51.54'
C2	250.00'	113.87'	26°05'51"	57.94'	S 58°30'07" E	112.89'



NO.	DESCRIPTION	DATE

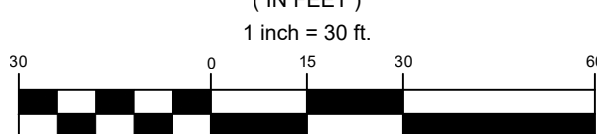


VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- FIRE DEPARTMENT ACCESS PATH
- 15' CLEAR AND WALKABLE GRADE AROUND BUILDING
- MAIN EXTERIOR DOORS

GRAPHIC SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	350.00'	51.59'	8°26'43"	25.84'	S 67°16'07" E	51.54'
C2	250.00'	113.87'	26°05'51"	57.94'	S 58°30'07" E	112.89'

Ex. 11 (f)
OZAH Case No: CU 20-09

