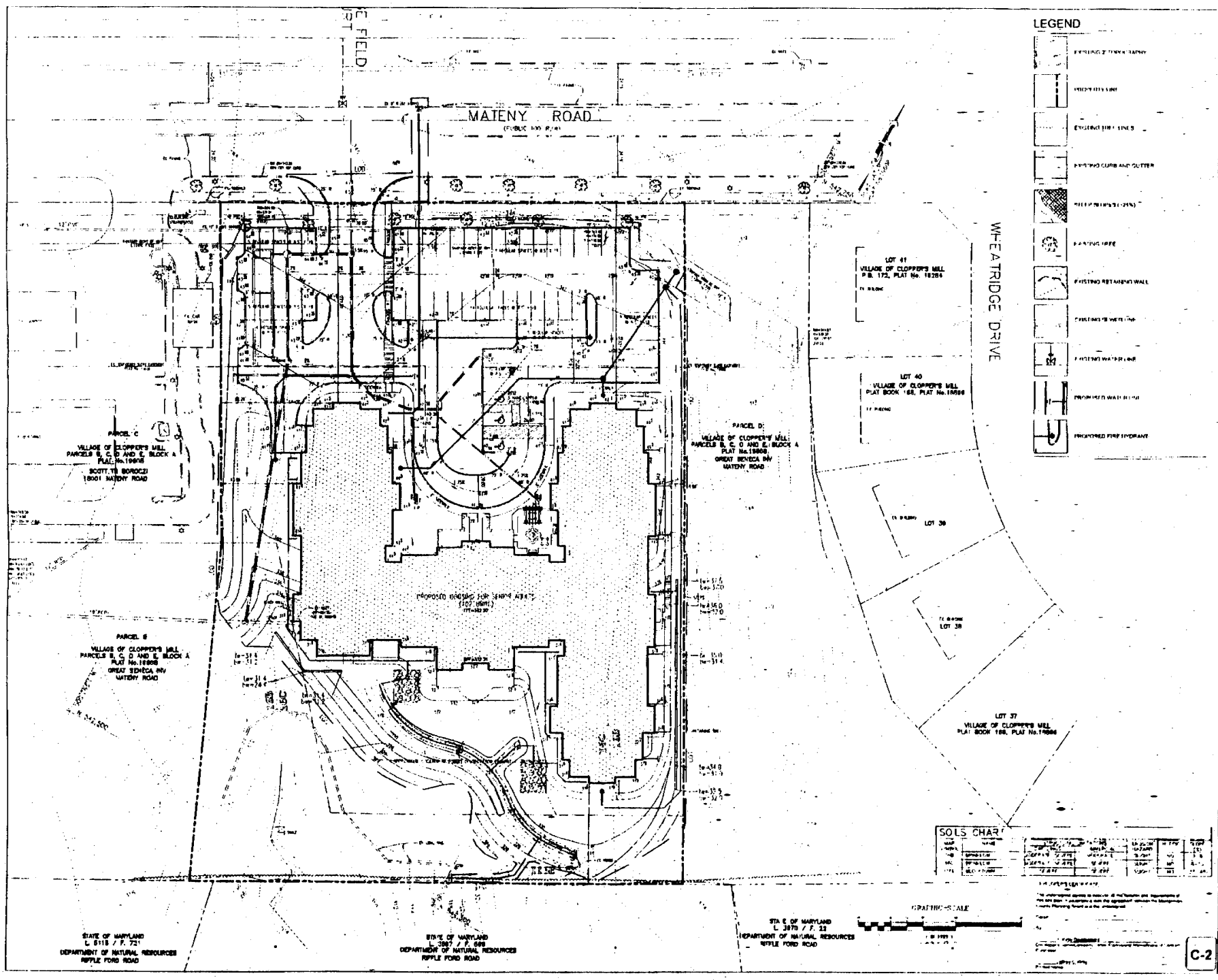

MATENY ROAD
(PUBLIC 100' R/W)
WHEATRIDGE DRIVE
LEGEND
EXISTING CURB AND GUTTER
EXISTING TREE
EXISTING RETAINING WALL
EXISTING WATER LINE
PROPOSED FIRE HYDRANT
LOT 41
VILLAGE OF CLOPPER'S MILL
P.B. 172, PLAT No. 18284
LOT 40
VILLAGE OF CLOPPER'S MILL
PLAT BOOK 168, PLAT No.18586
LOT 39
LOT 38
LOT 37
VILLAGE OF CLOPPER'S MILL
PLAT BOOK 168, PLAT No.18586
PARCEL C
VILLAGE OF CLOPPER'S MILL
PARCELS B, C, D AND E, BLOCK A
PLAT No.19808
SCOTT TH BOROCZI
18001 MATENY ROAD
PARCEL D
VILLAGE OF CLOPPER'S MILL
PARCELS B, C, D AND E, BLOCK A
PLAT No.19808
GREAT SENECA INV
MATENY ROAD
PARCEL E
VILLAGE OF CLOPPER'S MILL
PARCELS B, C, D AND E, BLOCK A
PLAT No.19808
GREAT SENECA INV
MATENY ROAD
PROPOSED BUILDING FOR SENIOR ADULTS
(107 UNITS)
SOILS CHART
GRAPHIC SCALE
STATE OF MARYLAND
L. 6115 / F. 721
DEPARTMENT OF NATURAL RESOURCES
RIFFLE FORD ROAD
STATE OF MARYLAND
L. 2867 / F. 686
DEPARTMENT OF NATURAL RESOURCES
RIFFLE FORD ROAD
STATE OF MARYLAND
L. 3870 / F. 23
DEPARTMENT OF NATURAL RESOURCES
RIFFLE FORD ROAD
VICINITY MAP
SCALE 1"=2000'
GREAT SENECA INVESTMENTS
J. KIRBY DEVELOPMENT LLC
Patton Harris Rust & Associates, pc
SITE PLAN FOR
BUILDING PERMIT (349-365)
(SITE PLAN # 8-)
CLOPPER'S MILL MANOR
302 SHEETS 219 AND 13
21843 MATENY ROAD
PARCE. E, CLOPPER MILL
DARNESTOWN ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
PHRA
C-2

PROJECT DESCRIPTION: Proposal

The proposal is for a 102 unit multifamily building that will provide housing for the elderly. The proposed unit mix is for 86 two bedroom and 16 one bedroom units of which there will be 21 Moderately Priced Dwelling Units (16 one bedroom and 5 two bedroom). Eighty percent (82 units) of the total units (inclusive of the 21 MPDUs) will be reserved for seniors with income levels at or below County MPDU requirements. The remaining 20 units will be market rate units.

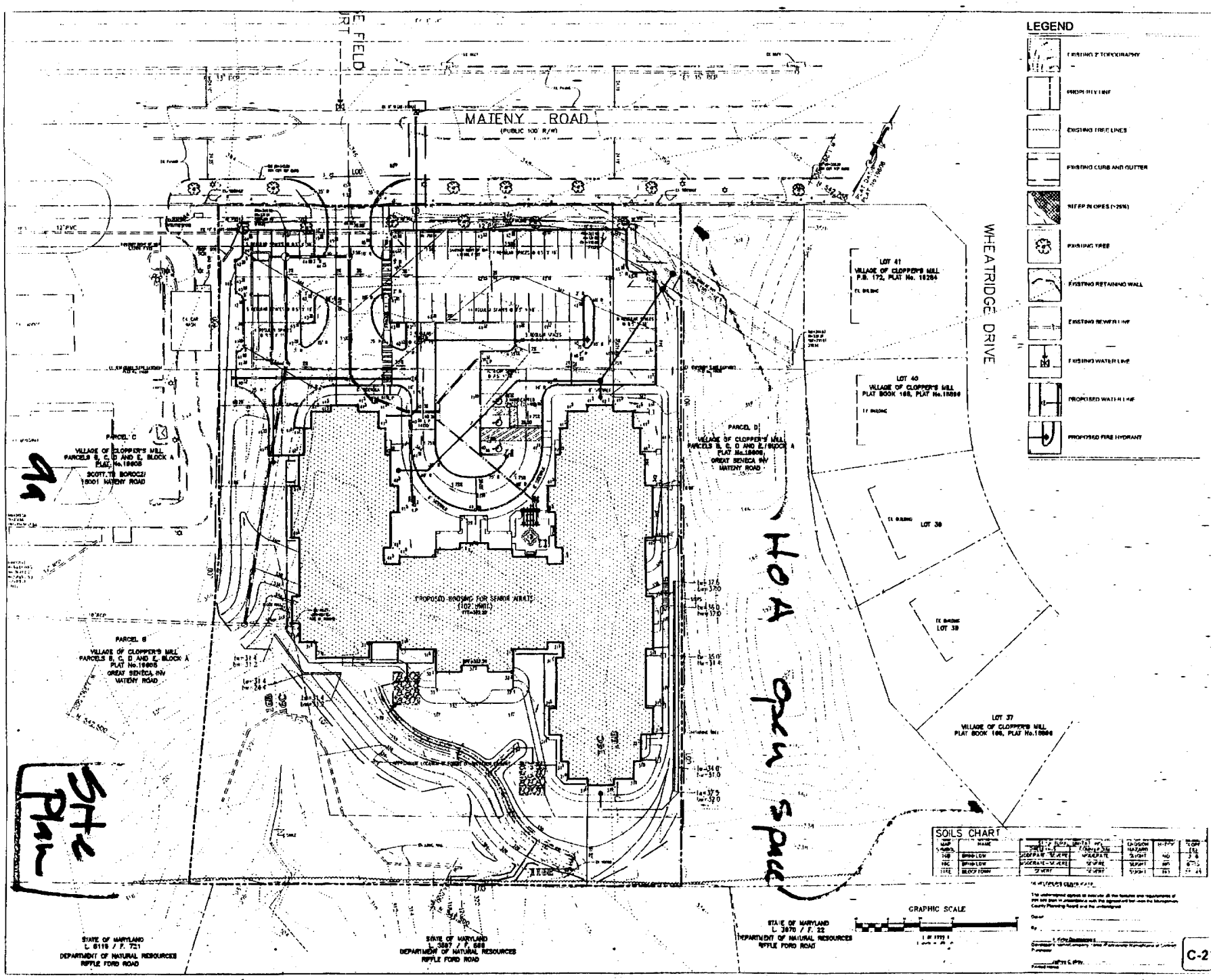
The building is an irregular "H" footprint with the long side of the "H" – 232 feet long - adjacent the HOA open space parcel and the single family detached homes to the northeast. The building is set back 16 feet from the eastern property line with a walk, retaining wall and stairs in the setback area. The western side of the building is adjacent to the gas station and is setback 42 feet from the western boundary and includes the service area and a forest conservation easement.

The building's front door elevation is set approximately 4 feet below the street elevation at the entrance and is four stories at the front and five stories with a walk-out basement as viewed from the rear and side lot lines. The building has a hip roof of approximately 18 feet in height.

The project utilizes the single curb cut at Mateny Road. The parking lot and service area are in the front of the building. Pedestrian circulation is provided for with sidewalks around most of the building and a connecting sidewalk/crosswalk out to Mateny Road. The applicant will build a crosswalk from this site across Mateny Road to serve as a connection to the adjacent retail center.

Landscaping includes shade trees, evergreen trees and shrubs around the parking lot and front entry to the building. There is no landscaping provided on site along the eastern boundary. Instead the developer has sought permission from the HOA to utilize the open space parcel to provide landscape and berms for buffering. See memo attached from the HOA president potentially granting permission to allow for use of the HOA area.

The lighting plan for the site includes lighting for the parking lot. Additional detail is needed for side and rear of building security lighting and to review all fixtures to assure compatibility with adjacent residents.


MATENY ROAD
(PUBLIC 100' R/W)
WHEATRIDGE DRIVE
LEGEND
EXISTING 2' TOPOGRAPHY
PROPERTY LINE
EXISTING TREE LINES
EXISTING CURB AND GUTTER
STEEP SLOPES (>25%)
EXISTING TREE
EXISTING RETAINING WALL
EXISTING SEWER LINE
EXISTING WATER LINE
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
PARCEL C
VILLAGE OF CLOPPER'S MILL
PARCELS B, C, D AND E, BLOCK A
PLAT No.19905
SCOTT TE BOROCZI
19001 MATENY ROAD
PARCEL B
VILLAGE OF CLOPPER'S MILL
PARCELS B, C, D AND E, BLOCK A
PLAT No.19905
GREAT SENECA INV
MATENY ROAD
PARCEL D
VILLAGE OF CLOPPER'S MILL
PARCELS B, C, D AND E, BLOCK A
PLAT No.19905
GREAT SENECA INV
MATENY ROAD
LOT 41
VILLAGE OF CLOPPER'S MILL
P.B. 172, PLAT No. 19284
LOT 40
VILLAGE OF CLOPPER'S MILL
PLAT BOOK 166, PLAT No.19896
LOT 39
LOT 38
LOT 37
VILLAGE OF CLOPPER'S MILL
PLAT BOOK 166, PLAT No.19896
PROPOSED BUILDING FOR SENIOR APARTS
(107 UNIT)
HOA open space
STATE OF MARYLAND
L. 6119 / F. 721
DEPARTMENT OF NATURAL RESOURCES
RIFFLE FORD ROAD
STATE OF MARYLAND
L. 3097 / F. 588
DEPARTMENT OF NATURAL RESOURCES
RIFFLE FORD ROAD
STATE OF MARYLAND
L. 3070 / F. 22
DEPARTMENT OF NATURAL RESOURCES
RIFFLE FORD ROAD
GRAPHIC SCALE
SOILS CHART
VICINITY MAP
SCALE: 1"=2000'
J. KIRBY DEVELOPMENT, LLC
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(SITE PLAN # 8-)
CLOPPER'S MILL MANOR
300 SHEETS 224 NW 13
19003 MATENY ROAD
PARCEL E, CLOPPER MILL
DARNESTOWN ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
PHRA
C-2
Site Plan