

ASHTON MEETING PLACE

M-MCP&PC #82008004

SUBJECT PROPERTY: ASHTON, PARCEL (PENDING), PLAT BOOK (PENDING)
TAX PARCELS P-356, P-357, P-411, P-454, P-456, P-457, P-462, P-464, P-509
PARCEL F, ASHTON PLAT # 1849
LOT 1 & OUTLOT A, HERRICKS ADDITION TO ASHTON PLAT # 19779
PARCEL A, BEHRENDT SUB. PLAT # 9271

GROSS TRACT AREA 403,464 S.F. / 9.26 AC.
PREVIOUS DEDICATION -27,301 S.F. / 0.63 AC.
PROPOSED DEDICATION -21,895 S.F. / 0.50 AC.
NET TRACT AREA 364,270 S.F. / 8.33 AC. * Includes 934 S.F. of SHA RWA acquisition

ZONING CLASSIFICATION: C-1 = 207,150 S.F. GROSS AREA
R-60 = 148,620 S.F. GROSS AREA
R-C = 48,694 S.F. GROSS AREA
PART IN SANDY SPRING/ASHTON RURAL VILLAGE OVERLAY ZONE

PROPERTY ADDRESS: NEW HAMPSHIRE AVENUE

PROPOSED USE: RETAIL 31,690 S.F.
OFFICE 32,510 S.F.
RESTAURANT 9,800 S.F.
RESIDENTIAL 7 SINGLE FAMILY LOTS

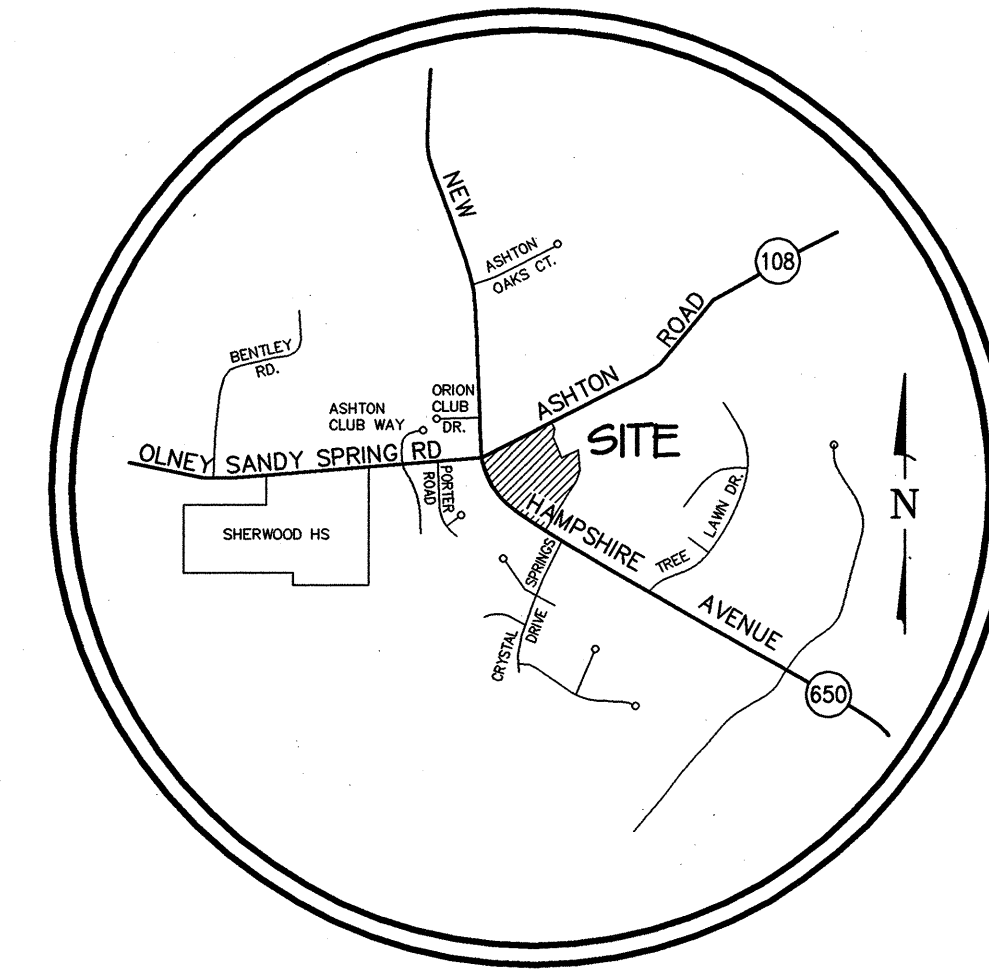
DEVELOPMENT STANDARDS		
	REQUIRED/ALLOWED	PROPOSED
BUILDING SETBACK IN C-1 ZONE		
ADJACENT TO PUBLIC ROW	10'	10'
SIDE - ADJ TO R-60 ZONE	0' OR 10'	43'
BUILDING SETBACK IN R-60 ZONE		
FRONT	25'	25'
SIDE	8' MIN. 18' SUM	8'18"
REAR	20'	20'
BUILDING SETBACK IN R-200 ZONE (1)		
FRONT	50'	25'
SIDE	17' MIN. 35' SUM	27'58"
MAXIMUM BUILDING HEIGHT C-1	24' OR 30' W/PB APPROVAL	30' (2)
MAXIMUM BUILDING HEIGHT R-60	30' to mean of roof	30'
BUILDING AREA	0.75 FAR	
BUILDING #1		5,340 S.F. (3)
BUILDING #2		8,225 S.F. (3)
BUILDING #3		7,415 S.F. (3)
BUILDING #4		16,200 S.F. (3)
BUILDING #5		10,130 S.F. (3)
BUILDING #6		28,900 S.F. (3)
TOTAL	155,364 S.F. (4)	74,000 S.F. OR 0.36 FAR
SITE GREEN AREA		
C-1 ZONE PROPERTY ONLY	20,715 S.F. OR 10% (5)	60,000 S.F. OR 29%

OFF STREET PARKING AND LOADING		
PARKING SETBACK REQUIREMENTS		
ADJACENT TO PUBLIC ROW	10'	6'
SIDE - ADJ TO R-60 ZONE	8'	9'
SURFACE PARKING FACILITY AREA	N/A	40,000 S.F.
PARKING LOT LANDSCAPING	5% OF 40,000 S.F. PARKING LOT OR 2,000 S.F.	4% OR 1,600 S.F.
PARKING SPACES		
OFFICE (32,502 S.F.)	31/K = 98	
RETAIL (31,690 S.F.)	51/K = 159	
RESTAURANT (9,800 S.F. PATRON) 25% OF PATRON AREA = 147		
TOTAL	403 SPACES ADJ. 316 (3)	322 (7)
BICYCLE	16	16 (4 RACKS)

- NOTES:**
- PARCEL CREATED PRIOR RE-ZONING - R-200 APPLIES TO EXISTING HOUSE (56C-9.73(b)(2))
 - HEIGHTS PROVIDED BY THE PROJECT ARCHITECT.
(SEE ARCHITECTURAL PLANS FOR HEIGHT DETERMINATION DETAILS)
 - AREAS PROVIDED BY THE PROJECT ARCHITECT
 - BASED ON 207,150 S.F. GROSS LOT AREA OF LAND IN C-1 ZONE.
NO FAR SPECIFIED FOR LAND AREA IN R-60 ZONE
 - BASED ON 207,150 S.F. OF C-1 ZONE
 - SEE MIXED USE PARKING CHART
 - THE TOTAL PARKING SPACES PROVIDED INCLUDE:
238 SPACES IN THE LOWER LEVEL OF THE PARKING GARAGE
87 SPACES IN THE UPPER LEVEL OF THE PARKING GARAGE
7 SPACES ON ASHTON ROAD MID RTE. 100
8 SPACES ARE RESERVED FOR THE HANDICAPPED OF WHICH 6 SPACES ARE VAN ACCESSIBLE
4 HIC SPACES ARE LOCATED IN THE UPPER LEVEL AND 4 HIC SPACES ARE LOCATED IN THE LOWER LEVEL OF THE PARKING GARAGE
10 MOTORCYCLE SPACES ARE LOCATED IN THE LOWER LEVEL OF THE PARKING G

MIXED USE PARKING CHART

Shared Parking Adjustment	Amount (of, etc.)	Required Parking @ 100%	Weekday				Weekend				Nighttime	
			Daytime (8am-6pm)		Evening (6pm-midnight)		Daytime (8am-6pm)		Evening (6pm-midnight)		(Midnight-6am)	
			# of spaces	% of required parking	# of spaces required	% of required parking	# of spaces required	% of required parking	# of spaces required	% of required parking	# of spaces required	% of required parking
Office/Industrial	32,502	98	100 %	98	10 %	10	10 %	10	5 %	5	5 %	5
General Retail	13,696	159	60 %	95	90 %	143	100 %	159	70 %	111	5 %	8
Hotel, Motel, Inn			75 %	0	100 %	0	75 %	0	100 %	0	75 %	0
Restaurant	9,800	147	50 %	74	100 %	147	100 %	147	100 %	147	10 %	15
Indoor or Legitimate Theater, Commercial Recreational Establishment			40 %	0	100 %	0	80 %	0	100 %	0	10 %	0
Meeting Center (ball/meeting rm) (oyer/other space)	0	0	50 %	0	100 %	0	100 %	0	100 %	0	10 %	0
Productivity Housing	0	0	50 %	0	100 %	0	100 %	0	100 %	0	100 %	0
Multi-family dwellings in Commercial Districts	0	0	50 %	0	100 %	0	100 %	0	100 %	0	100 %	0
All Other Uses	0	0	100 %	0	100 %	0	100 %	0	100 %	0	100 %	0
Total Required Parking		404		267		300		316		263		28



VICINITY MAP
SCALE 1"=2,000'

SHEET INDEX - 59d3 SITE DEVELOPMENT PLANS

- SP-1: Site Plan - Cover Sheet (1 OF 1)
- SP-2: Site Plan (1 OF 1)
- LS-1: Landscape Plan (1 OF 3)
- LS-2: Landscape Plan (2 OF 3)
- LS-3: Landscape Plan (3 OF 3)
- LT-1: Lighting Plan (1 OF 1)
- FC-1: Forest Conservation Plan (1 OF 2)
- FC-2: Forest Conservation Plan (2 OF 2)

DESIGN TEAM:

- Developer:**
NICHOLS DEVELOPMENT, INC.
- Architect:**
SMOLEN, EMR + ASSOCIATES ARCHITECTS
- Planner:**
PERRINE PLANNING & ZONING INC.
- Civil Engineer/Landscape Architect/Surveyor:**
MACRIS HENDRICKS & GLASCOCK, P.A.
- Landscape Architect:**
MACRIS, HENDRICKS & GLASCOCK, PA
- Attorney:**
MILLER, MILLER & CANBY

DEVELOPMENT PROGRAM

Development will be completed in one phase including, access improvements to public roads, all site improvement construction and Landscape installation.

SITE PLAN NOTES

- THIS SITE PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- THE BOUNDARY AND TOPOGRAPHY INFORMATION WAS PREPARED BY MACRIS, HENDRICKS & GLASCOCK, PA.
- THIS PROPERTY IS WITHIN THE LOWER PATUXENT WATERSHED WITH STREAM CLASS IV.
- THIS PROPERTY IS WITHIN THE SANDY SPRING/ASHTON RURAL VILLAGE OVERLAY ZONE.
- THIS PROPERTY IS INCLUDED IN THE SANDY SPRING/ASHTON MASTER PLAN.
- THE ENVIRONMENTAL PLANNING DEPARTMENT OF THE M-NCP&PC HAS APPROVED AN NRIFSD FOR THIS PROPERTY. REFERENCE #4-20080510.
- THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES HAS APPROVED A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT. REFERENCE #SM 213337, APPROVED 9-23-07
- THE MONTGOMERY COUNTY HEALTH DEPARTMENT RECORDS DO NOT INDICATE ANY WELL OR SEPTIC AREAS ON THE PROPERTY
- LOT LINES ARE PRELIMINARY AND SUBJECT TO CHANGE ON THE FINAL SUBDIVISION PLAT.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. _____, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: **Ashton Meeting, LLC** Fred Nichols
Company Contact Person

Address: **18623 Brooke Road, Sandy Spring, MD 20860**
Phone: **301-924-5258**

Signature: _____

M-NCP&PC APPROVAL STAMP

Certified Site Plan
File No. **82008004**
Montgomery County Planning Board

Chairman or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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 16905, Expiration Date: 4-21-08

Stephen E. Crum

DPS/M-NCP&PC DEVELOPMENT PROGRAM INSPECTION SCHEDULE

DPS/M-NCP&PC SIGNATURE	DATE	TASK PERFORMED
		Pre Construction Measures in Place Before Clearing and Grading
		Private Road Construction
		Installation of lighting
		Installation of Ornamental Landscaping
		Post Construction Prior to Planting (Reforestation)
		After Reforestation--Beginning of Two-Year Maintenance Period
		After Two-Year Maintenance Period Must Meet Survivability

SP-1

TAX MAP JT42 M-NCP&PC #82008004 WSSC 224 NW 01

SITE PLAN - COVER SHEET
ASHTON, PARCEL H & LOTS 1-8
ASHTON MEETING PLACE
LOT 1, PARCEL F, TP 356, TP 357, TP 411, TP 454, TP 456, TP 457, TP 462, TP 464 & TP 509
8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

DATE	REVISION DESCRIPTION

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr. MDP
Designer MDP
Scale NONE
Project No. 11-1-07
Sheet 1 of 1