

# ASHTON MEETING PLACE

## NEW HAMPSHIRE AVENUE & ROUTE 108

### MONTGOMERY COUNTY, MARYLAND

#### M-MCP&PC # pending

**SITE DATA**

**SUBJECT PROPERTY:** ASHTON, PARCEL (PENDING), PLAT BOOK (PENDING)  
TAX PARCELS P-369, P-371, P-411, P-454, P-456, P-457, P-464, P-509  
PARCEL F, ASHTON PLAT # 1046  
LOT 1 & OUTLOT A, DERRICKS ADDITION TO ASHTON PLAT #19779  
PARCEL A, BEHRENDT SUB. PLAT # 9271

**GROSS TRACT AREA:** 353,778 S.F. / 8.12 AC.  
**PREVIOUS DEDICATION:** -27,501 S.F. / 0.63 AC.  
**PROPOSED DEDICATION:** -18,348 S.F. / 0.42 AC.  
**NET TRACT AREA:** 308,129 S.F. / 7.07 AC. (Includes 934 s.f. of SHA RW Acquisition)

**ZONING CLASSIFICATION:** C-1 = 207,152 S.F. GROSS AREA  
R-40 = 146,926 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 32,910 S.F.  
RESTAURANT 9,800 S.F.  
RESIDENTIAL 6 SINGLE FAMILY LOTS

	REQUIRED/ALLOWED	PROPOSED
<b>BUILDING SETBACK REQUIREMENTS</b>		
ADJACENT TO PUBLIC ROW	10'	10'
SIDE - ADJ TO R-40 ZONE	0' OR 10'	17'
SIDE - ADJ TO RC ZONE	0' OR 10'	12'
<b>MAXIMUM BUILDING HEIGHT</b>	24' OR 30' W/FP APPROVAL	30' (1)
<b>BUILDING AREA</b>	0.75 FAR	
BUILDING #1		5,340 S.F. (2)
BUILDING #2		2,225 S.F. (2)
BUILDING #3		7,415 S.F. (2)
BUILDING #4		18,200 S.F. (2)
BUILDING #5		10,130 S.F. (2)
BUILDING #6		26,690 S.F. (2)
TOTAL	155,364 S.F. (3)	74,000 S.F. OR 0.98 FAR
<b>SITE GREEN AREA</b>	20,715 S.F. OR 10% (4)	63,000 S.F. OR 30%

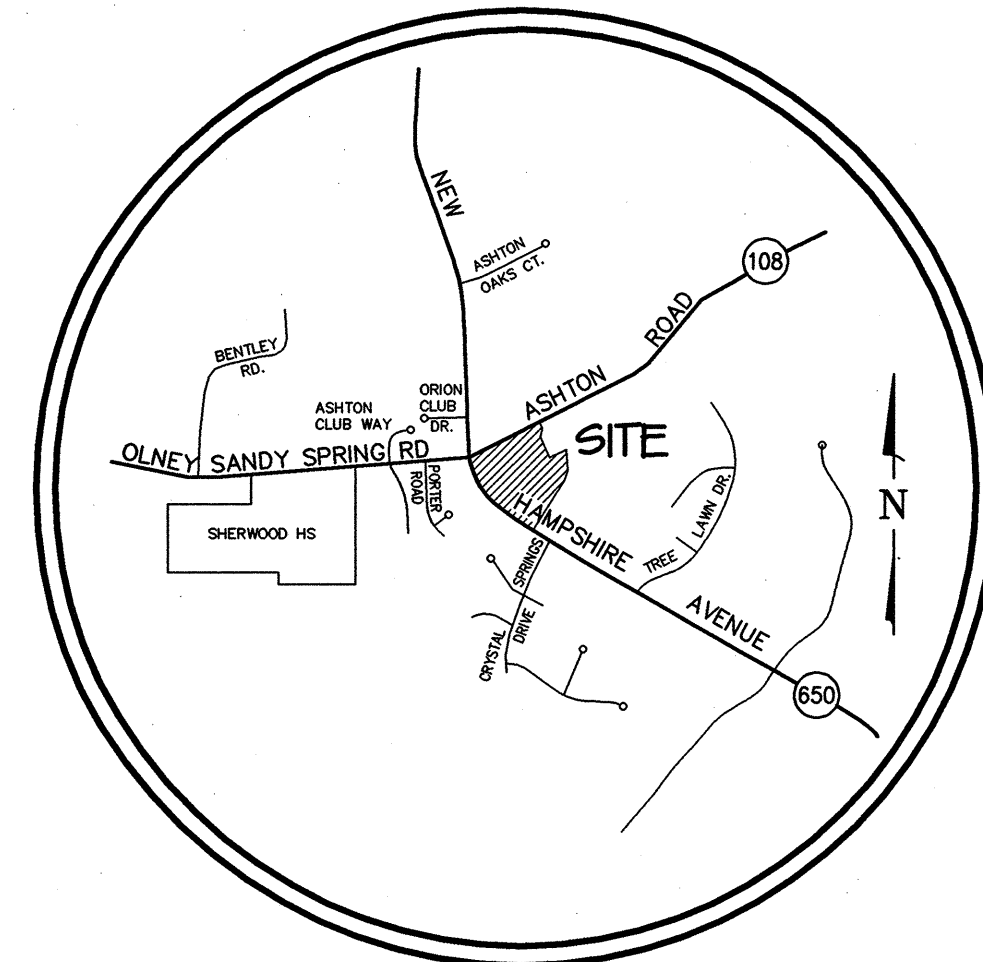
	REQUIRED/ALLOWED	PROPOSED
<b>OFF STREET PARKING AND LOADING</b>		
<b>PARKING SETBACK REQUIREMENTS</b>		
ADJACENT TO PUBLIC ROW	10'	10'
SIDE - ADJ TO R-40 ZONE	8'	8'
SIDE - ADJ TO RC ZONE	20'	21'
<b>SURFACE PARKING FACILITY AREA</b>	N/A	115,000 S.F.
<b>PARKING LOT LANDSCAPING</b>	5% OF 35,500 S.F. PARKING LOT OR 1,800 S.F.	8% OR 3,000 S.F.
<b>PARKING SPACES</b>		
OFFICE (32,910 S.F.)	31K = 98	
RETAIL (31,690 S.F.)	51K = 158	
RESTAURANT (9,800 S.F. PATRON)	251K OF PATRON AREA = 147	
TOTAL	403 SPACES ADJ. 315 (5)	315 (6)
BICYCLE	16	16 (2 RACKS)

**NOTES:**

- HEIGHTS PROVIDED BY THE PROJECT ARCHITECT. (SEE ARCHITECTURAL PLANS FOR HEIGHT DETERMINATION DETAILS)
- AREAS PROVIDED BY THE PROJECT ARCHITECT
- BASED ON GROSS LOT AREA OF LAND IN C-1 ZONE OF 207,152 S.F. NO FAR SPECIFIED FOR LAND AREA IN R-40 ZONE
- BASED ON AREA OF 207,152 S.F. OF C-1 ZONE
- SEE MIXED USE PARKING CHART
- THE TOTAL PARKING SPACES PROVIDED INCLUDE:  
228 SPACES IN THE LOWER LEVEL OF THE PARKING GARAGE  
87 SPACES IN THE UPPER LEVEL OF THE PARKING GARAGE  
8 SPACES 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 GARAGE

#### MIXED USE PARKING CHART

Shared Parking Adjustment	Amount (st. use, etc.)	Required Parking @ 100%	Weekday				Weekend				Nighttime	
			Daytime (8am-6pm)		Evening (6pm-midnight)		Daytime (8am-6pm)		Evening (6pm-midnight)		Midnight-8am	
			# 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	18,696	158	60 %	95	90 %	143	100 %	158	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			100 %	0	100 %	0	100 %	0	100 %	0	100 %	0
<b>Total Required Parking</b>		<b>403</b>		<b>267</b>		<b>300</b>		<b>315</b>		<b>263</b>		<b>28</b>



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 3)
- FC-2: Forest Conservation Plan (2 OF 3)
- FC-3: Forest Conservation Plan (3 OF 3)

#### 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

Legend	
EXISTING	PROPOSED

**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 PRELIMINARY 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-MCP&PC HAS APPROVED AN NRI/FSD FOR THIS PROPERTY. REFERENCE #pending

THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES HAS APPROVED A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT. REFERENCE #SM 213337, APPROVED 8-23-07

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.

M-NCP&PC APPROVAL STAMP

Certified Site Plan  
File No. \_\_\_\_\_  
Montgomery County Planning Board

Chairman or Designee \_\_\_\_\_ Date \_\_\_\_\_

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

**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: \_\_\_\_\_ Company \_\_\_\_\_ Contact Person \_\_\_\_\_

Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_

M-NCP&PC DEVELOPMENT PROGRAM INSPECTION SCHEDULE		
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

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

**SP-1**

SITE PLAN - COVER SHEET  
ASHTON, PARCEL H & LOTS 1-6  
**ASHTON MEETING PLACE**  
LOT 1, PARCEL F, TP 356, TP 357, TP 411, TP 454, TP 456, TP 457, TP 464 & TP 509  
8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

NO.	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.mhga.com

Proj. Mgr. MDP  
Designer MDP  
Date 9-5-07  
Scale 1" = 30'  
Project No. 05-325-11  
Sheet 1 of 1

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.