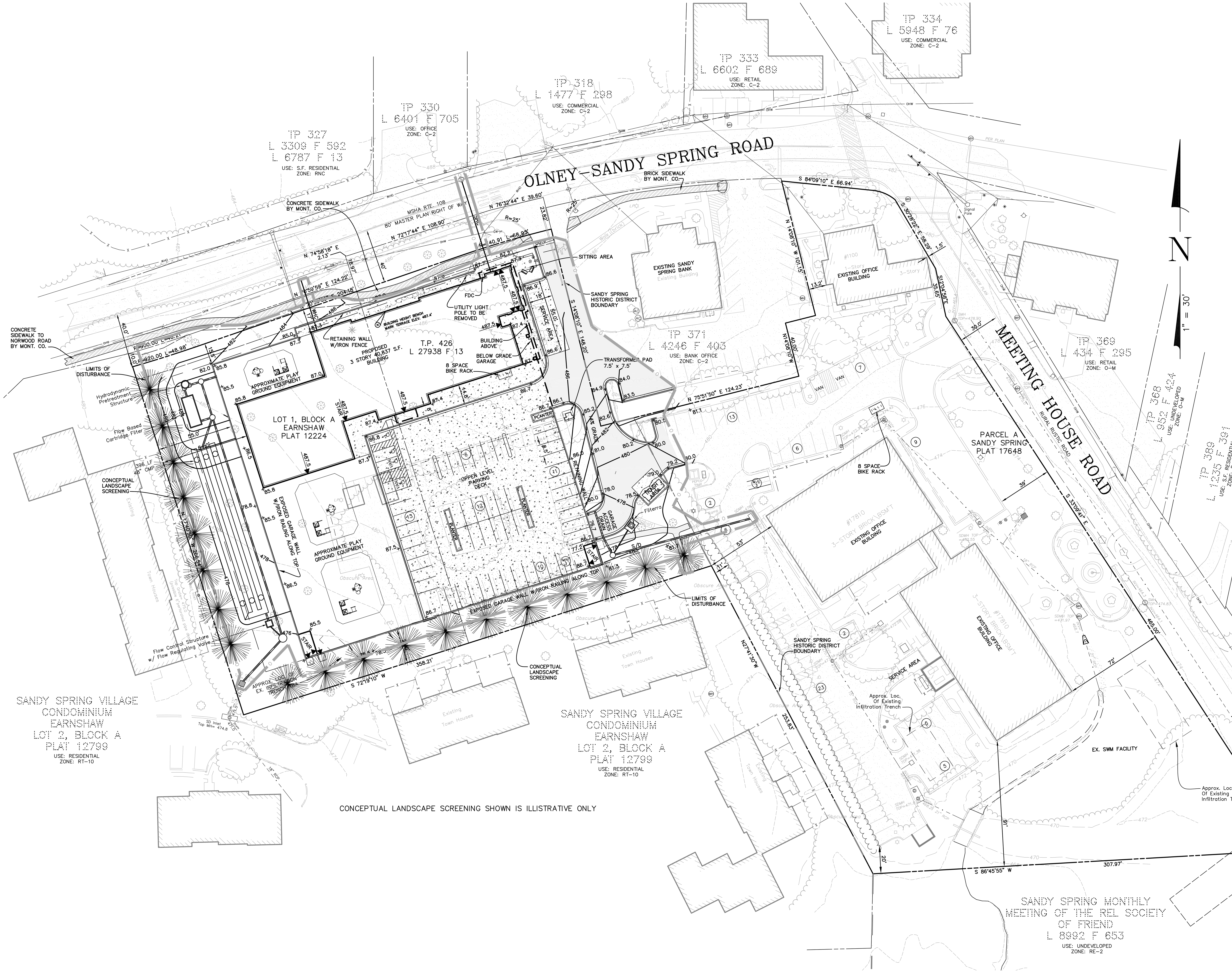
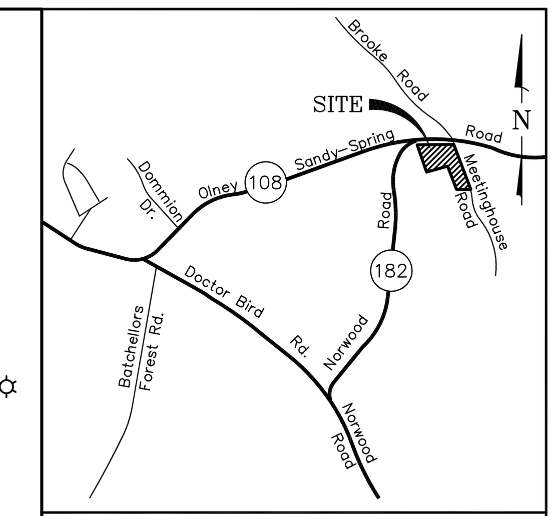
I:\86249\dwg\SP_21_01.dwg, 30x42 SCHEMATIC DEVELOPMENT PLAN, 10/10/2008 11:01:36 AM, Copyright 2008 Macris, Hendricks, & Glascock, P.A.



CONCEPTUAL LANDSCAPE SCREENING SHOWN IS ILLUSTRATIVE ONLY

Legend

EXISTING		PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
EX. --KV ELEC.	Electric	ELEC.
	Overhead Wires	
EX. 8" SEW	Sanitary Sewer	6" SEWER (CLEAN OUT)
EX. 15" S/D	Storm Drain	15" RCP
EX. 6" WAT	Water Line	3" WATER (VALVE)
	Fire Hydrant	
EX. 6" HP GAS	Gas	4" GAS
EX. TELE	Telephone	TELE
	Buildings	DOOR 434.5
	Concrete	
77.1 x	Spot Elevation	75.5+



VICINITY MAP
SCALE 1" = 2,000'

SITE DATA

SUBJECT PROPERTY:	LOT 1, BLOCK A, EARNSHAW, PLAT 12224 PARCEL A SANDY SPRING, PLAT 17648 TAX PARCEL 426, LIBER 27938, FOLIO 13
LOT AREA:	210,993 S.F. OR 4.84 AC.
ZONING CLASSIFICATION:	O-M (DEVELOPMENT MUST CONFORM TO THE C-T ZONE) (1) SANDY SPRING, ASHTON RURAL VILLAGE OVERLY ZONE
PROPERTY ADDRESS:	SANDY SPRING ROAD
TAX ACCOUNT No.:	1869728 LOT 1 2860303 PARCEL A 1526737 P-426
PROPOSED USE:	OFFICE, COMMERCIAL AND SCHOOL

DEVELOPMENT STANDARDS

	REQUIRED/ALLOWED	PROPOSED
TRACT AREA	No Minimum	210,993 S.F. 4.84 AC.
BUILDING SETBACK REQUIREMENTS		
ADJACENT TO SANDY SPRING RD.	10'	17' (Bdg. 15.5' (Gar.)
ADJACENT TO MEETING HOUSE RD.	10'	1.5' (2)
ADJACENT TO RT-10 ZONE	15'	64' (Bdg.) 55.0' (Gar.)
ADJACENT TO RE-2 ZONE	15'	91' (2)
BUILDING HEIGHT	30' (1)	30'
BUILDING COVERAGE		
EXISTING OFFICE BUILDINGS		19,204 S.F. (3)
PROPOSED OFFICE/SCHOOL BUILDING		14,804 S.F. (4)
TOTAL	35% or 73,847 S.F.	16.1% or 34,008 S.F.
BUILDING AREA	0.5 FAR or 105,496 S.F.	
EXISTING OFFICE BUILDINGS		51,077 S.F. (3)
PROPOSED OFFICE/SCHOOL BUILDING		40,837 S.F. (4)
TOTAL	105,496 S.F.	91,914 S.F.
PARKING SETBACK REQUIREMENTS		
ADJACENT TO SANDY SPRING RD.	10'	100'
ADJACENT TO MEETING HOUSE RD.	10'	39'
ADJACENT TO RT-10 ZONE	20'	11' (2)
ADJACENT TO RE-2 ZONE	17'	20'
SITE GREEN AREA	10% OR 21,099 S.F.	53% OR 113,000 S.F.
OFF STREET PARKING AND LOADING		
SURFACE PARKING FACILITY AREA		26,700 S.F.
INTERNAL LANDSCAPING	5.0% OR 1,340 S.F.	6.6% OR 1,760 S.F.
PARKING SPACES		
OFFICE (77,958 S.F.)	3/1K = 234	
COMMERCIAL (1,718 S.F.)	5/1K = 9	
SCHOOL (198 students)	55	
STANDARD AUTOMOBILE		288
RESERVED FOR H/C	8	8
MOTORCYCLE	2% OR 6	6
TOTAL	299 SPACES	302 (5)

NOTES:

1. BINDING ELEMENT OF THE APPROVED G-627 ZONING APPLICATION AND SSP RURAL VILLAGE OVERLAY ZONE
2. EXISTING CONDITION
3. INFORMATION FROM PREVIOUSLY APPROVED SITE PLAN #8-88060
4. INFORMATION PROVIDED BY PROJECT ARCHITECT
5. INCLUDES:
   81 SURFACE SPACES, 8 ARE HANDICAPP ACCESSABLE OF WHICH 2 ARE VAN ACCESSABLE SPACES
   221 STRUCTURED SPACES, 8 ARE HANDICAPP ACCESSABLE OF WHICH 2 ARE VAN ACCESSABLE SPACES

BINDING ELEMENTS

1. MAXIMUM OF 4 BUILDINGS
2. MAXIMUM BUILDING AREA = 91,914 S.F.
3. DEVELOMENT TO CONFORM TO THE CT ZONE REQUIREMENTS

TAX MAP JT342

WSSC 224NW01

SCHEMATIC DEVELOPMENT PLAN
LOT 1, BLOCK A EARNSHAW, PARCEL A, SANDY SPRING & TP-426

THOMAS BUILDING

8TH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

OWNER
STABLER 1848, LLC
C/O NICHOLS DEVELOPMENT INC.
18623 BROOKE ROAD
SANDY SPRING, MD 20860
PHONE: 301-924-5258
ATTN.: FRED NICHOLS

DEVELOPER
NICHOLS DEVELOPMENT, LLC
18623 BROOKE ROAD
SANDY SPRING, MD 20860
PHONE: 301-924-5258
ATTN.: FRED NICHOLS

REVISIONS			
NO.	DATE	DESCRIPTION	BY

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.	Designer
MDP	MDP
Date 10-9-08	Scale 1" = 30'
Project No. 86.249.21	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 the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.