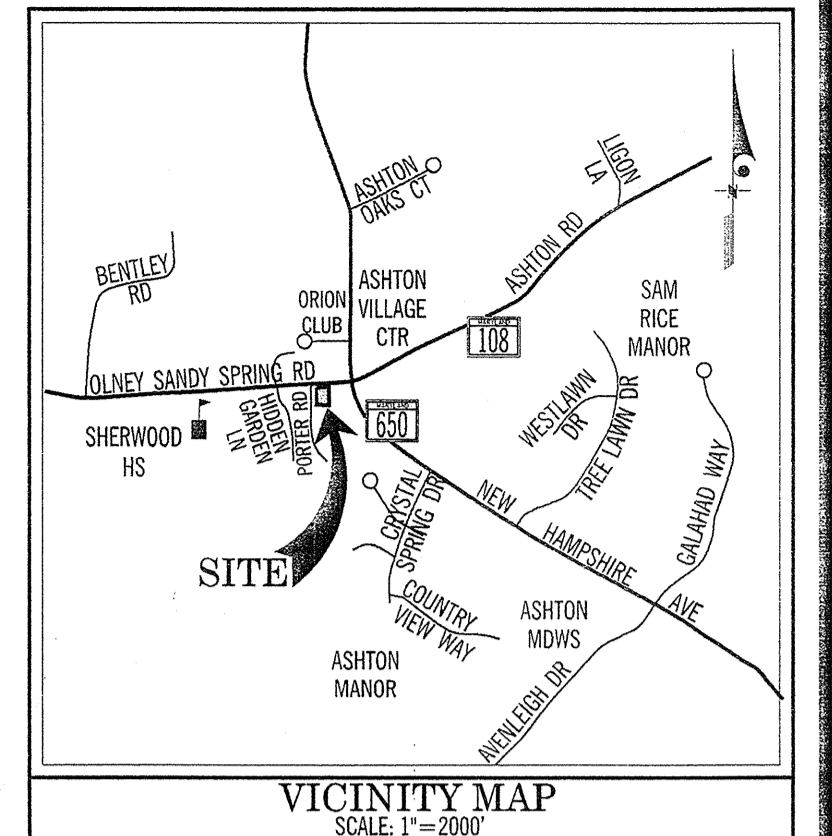


**GENERAL NOTES**

- Existing zone is C-1 with Sandy Spring/ Ashton Rural Village Overlay.
- Gross Tract Area (GTA) = 55,941 s.f. or 1.28 ac.
- Area Previously Dedicated to Public Use (per Plat 1463) = 8,054 s.f. or 0.18 ac.
- Residue = 47,887 s.f. or 1.10 ac.
- Area to be Dedicated to Public Use = 2,036 s.f. or 0.05 ac.
- Net Tract Area (NTA) = 45,851 s.f. or 1.05 ac.
- Boundary and Topographic information from survey performed by Greenhorne & O'Mara in October 2006.
- Water and Sewer Categories: W-1 and S-1 for Parcel 395.
- The site is within the Sandy Spring / Ashton Master Plan area.
- The site is within the Rural Transportation policy area.
- The site is within the Northwest Branch Watershed (Class IV).
- Servicing utility companies are:
  - Water & Sewer: WSSC
  - Electric: PEPCO
  - Telephone: Bell Atlantic
  - Natural Gas: Washington Gas
- The limits of disturbance encompasses the entire site and no existing structures are to remain.
- Access to Route 108 to be co-ordinated with MSHA and improvements proposed by nearby development(s).
- No dumpster necessary or provided. Trash removed nightly by Chevy Chase Bank staff.
- This plan is not for construction. The locations of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Greenhorne & O'Mara, Inc. does not express or imply any guarantee or warranty as to the location or existence of any underground utility.



**LEGEND**

- EXISTING 2' TOPOGRAPHY
- PROPOSED GRADING
- EXISTING TREE LINES
- PROPOSED PAVEMENT
- EXISTING TREE
- PROPOSED BUILDING
- PROPOSED POLE LIGHT (See Lighting Plans for details)
- PROPOSED LIGHT IN R.O.W. - Washington Globe (See Lighting Plans for details)
- PROPOSED BOLLARD LIGHT (See Lighting Plans for details)
- PROPOSED BRICK WALL
- PRL PARKING RESTRICTION LINE
- BRL BUILDING RESTRICTION LINE
- HDPE HIGH DENSITY POLYETHYLENE
- ND PROPOSED NOSE DOWN CURB

**DEVELOPMENT PROGRAM**

THIS PROJECT IS TO BE COMPLETED IN ONE PHASE

**DEVELOPMENT STANDARDS (C-1 with SSA Rural Village Overlay Zone)**

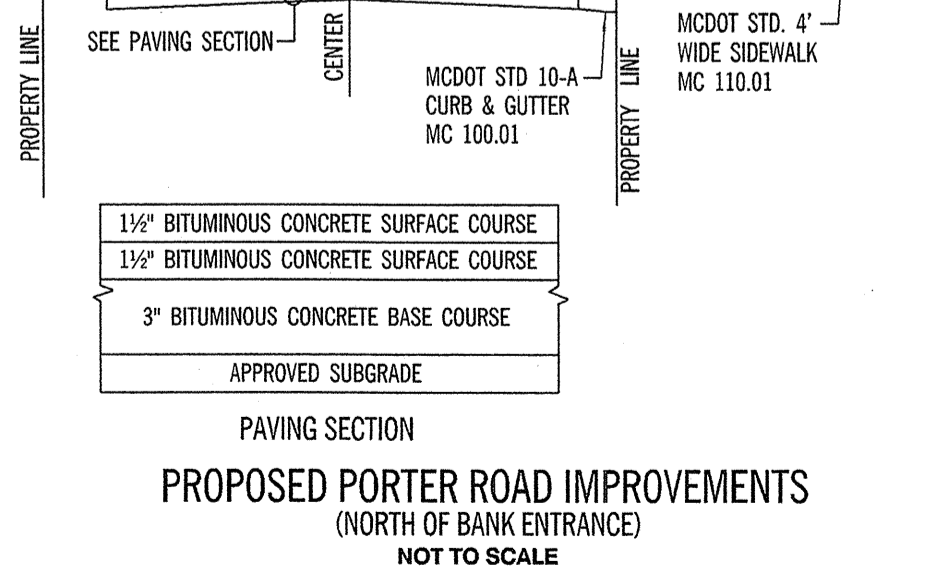
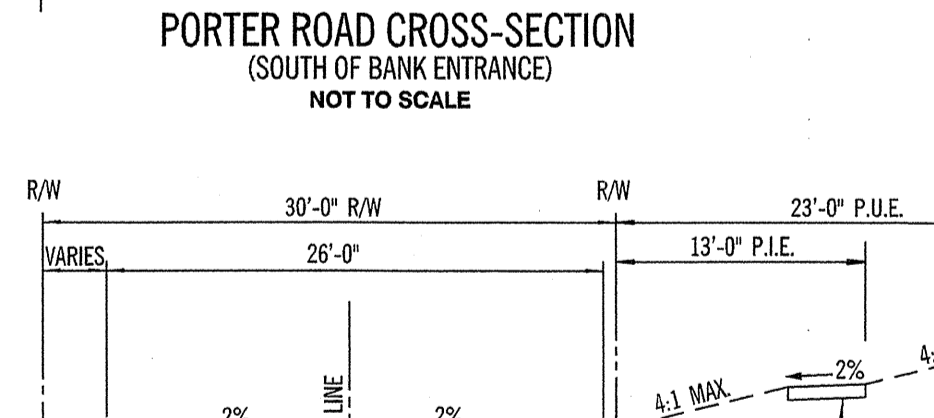
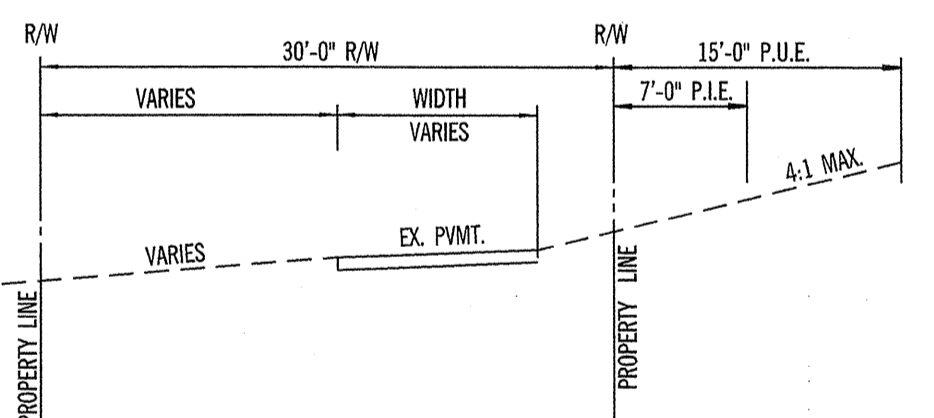
	Required / Permitted	Provided
Building Height (59-C-4.342 and 59-C-18.182(b) (2) (A))	24 ft. Max. *	24 ft. Max.**
Building Setbacks:		
- From Street R/W (59-C-4.343):	10 ft. Min.	25 ft. Min. to 27 ft. Max.
- From South Property Line (59-C-4.343 (b) (1)):	17 ft. Min.	110 ft. Min. to 115 ft. Max.
- From East Property Line (59-C-4.343 (b) (3)):	0 ft. Min.	60 ft. Min. to 65 ft. Max.
Green Area (59-C-4.344):	10 % NTA Min.	50 % Min.
Floor Area Ratio (59-C-18.182 (b) (2) (B)):	0.75 FAR Max.	0.06 FAR Max.
Parking Setbacks:		
- From Sandy Spring Rd. R/W (59-E-2.81(b) (1)):	10 ft. Min.	130 ft. +/-
- From Porter Rd. R/W (59-E-2.81(a)):	30 ft. Min.	40 ft. +/-
- From South Property Line (59-E-2.81 (a)):	17 ft. Min.	40 ft. +/-
- From East Property Line (59-E-2.72):	4 ft. Min.	4 ft. Min.
Parking Facility Internal Landscaping (59-E-2.73):	5% Min.	5% Min.

\* Building height must not exceed 24 feet, except that at the time of site plan review the Planning Board may allow additional height up to 30 feet if the Board finds that the additional height is compatible with the adjoining uses and is consistent with the intent of the master plan.

\*\* 22.3' Avg. ht. to FF + (91.0' FF - 90.2' curb elev.) = 23.1' Preliminary Building Height Calculation.

**PARKING SPACE REQUIREMENTS**  
 3,172 SF GFA Office @ 3.0 spaces per 1,000 s.f. = 10 spaces 30 spaces\*

\* Includes two ADA van accessible spaces



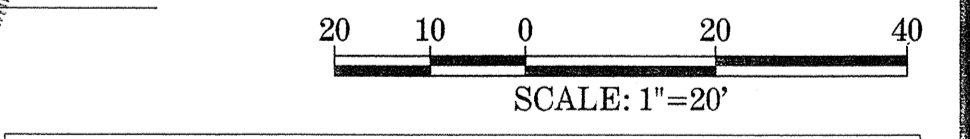
PROPOSED PORTER ROAD IMPROVEMENTS (NORTH OF BANK ENTRANCE) NOT TO SCALE

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. 18659 EXP. DATE: 04/11/2008

Signature: *Afsi T. Nikoo*  
 Afsi T. Nikoo, PE # 18659

**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: \_\_\_\_\_

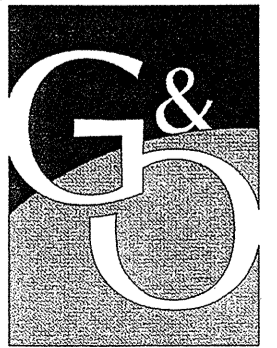
**BEFORE BEGINNING CONSTRUCTION CONTACT**  
**"MISS UTILITY"**  
 AT  
**1-800-257-7777**  
 AT LEAST 48 HOURS PRIOR TO EXCAVATION



**M-NCPPC APPROVAL STAMP**  
 Certified Site Plan  
 File No. \_\_\_\_\_  
 Montgomery County Planning Board  
 Chair or Designee \_\_\_\_\_ Date \_\_\_\_\_  
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PREPARED FOR:  
**CHEVY CHASE BANK**  
 CORPORATE FACILITY  
 7501 WISCONSIN AVE, 9TH FLOOR  
 BETHESDA, MD 20814  
 PHONE: 240-497-7032  
 ATTN: MR. JOSEPH PEARSON, JR

No.	REVISION	DATE	BY



**GREENHORNE & O'MARA**  
 CONSULTING ENGINEERS  
 20410 CENTURY BOULEVARD, SUITE 200, GERMANTOWN, MARYLAND 20874  
 PHONE: (301) 444-8282 FAX: (301) 444-8181  
 www.g-and-o.com  
 FLORIDA • GEORGIA • MARYLAND • NORTH CAROLINA • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA  
 © LATEST DATE HEREON

SITE PLAN  
**CHEVY CHASE BANK**  
 AT ASHTON  
 P395 AND LOT 2 (PLAT-1463) OF THOMAS SUBDIVISION  
 7th ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

DESIGN	SCALE	1" = 20'
SS		
SS		
DRAWN		
JS		
CHECKED		
NOV. 2007	071361	R-0000-W
DATE	PROJ No.	FILE No.