

**SUBJECT PROPERTY:** DERRICK'S ADDITION TO ASHTON, PART OF PARCEL E, PLAT 19466 & TAX PARCELS: P251 & P343

**GROSS LOT AREA:** 83,192 S.F. (1,909 AC.)  
**DEDICATION AREA:** 16,009 S.F. (0,371 AC.)  
**NET LOT AREA:** 67,183 S.F. (1,5423 AC.)

**ZONING CLASSIFICATION:** C-2. GENERAL COMMERCIAL SANDY SPRING/ASHTON RURAL VILLAGE OVERLAY ZONE

**PROPERTY ADDRESS:** 2 ASHTON ROAD, ASHTON, MD 20861

**TAX ACCOUNT No.:** 08-03068290, 08-03348422 & 08-03322688

**PROPOSED USE:** AUTOMOBILE FILLING STATION w/C STORE & CAR WASH  
 WAIVED FROM SPECIAL EXCEPTION (1)  
 GENERAL RETAIL & OFFICE

**SEWER SERVICE AREA:** NORTHWEST BRANCH BASIN

**WSSC SERVICE AREA CATEGORY:** W-6, S-6 (CATEGORY CHANGE REQUEST PENDING)

	DEVELOPMENT STANDARDS	
	REQUIRED/ALLOWED	PROPOSED
<b>LOT AREA</b>	NONE	67,183 SF (1,5423 AC.)
<b>BUILDING SETBACK REQUIREMENTS</b>		
FRONT - ASHTON RD & NEW HAMPSHIRE AVE	10'	10'
ADJ. TO RESIDENTIAL ZONE	SAME AS RES. 15'	27'
ADJ. TO COMMERCIAL ZONE	NONE (3' IF PROVIDED)	
<b>MAXIMUM BUILDING HEIGHT</b>	24' - 30' (2)	25' (3)
<b>BUILDING AREA</b>	0.75 FAR OR 62,394 S.F. (4)	0.15 FAR OR 12,137 S.F.
<b>SITE GREEN AREA</b>	10% OR 6,718 S.F. (5)	36% OR 26,000 S.F.
<b>OFF STREET PARKING AND LOADING</b>		
<b>SURFACE PARKING FACILITY AREA</b>		24,620 S.F.
<b>INTERNAL LANDSCAPING</b>	5% OF PARKING LOT OR 1,261 S.F.	6.7% OR 1,650 S.F.
<b>PARKING SET BACK</b>	SAME AS ADJ. RESIDENTIAL RNC ZONE BUILDING SETBACK	12'
<b>PARKING SPACES</b>		
RETAIL (6,775 S.F.)	5/1,000 S.F. = 34	
OFFICE (2,062 S.F.)	3/1,000 S.F. = 6	
FILLING STATION/CAR WASH	5	
<b>TOTAL</b>	<b>45 SPACES</b>	<b>54 (6)</b>

**NOTES:**  
 (1) EXISTING USE PREDATES CODE, RE: 41 59-C-4.347  
 (2) REQUIREMENT OF OVERLAY ZONE  
 (3) SEE BUILDING HEIGHT BENCH MARKS AND EXHIBIT ON PLAN  
 (4) BASED ON GROSS LOT AREA  
 (5) BASED ON NET LOT AREA  
 (6) INCLUDES 3 REQUIRED SPACES FOR HANDICAPPED ALL OF WHICH ARE VAN ACCESSIBLE

**PRELIMINARY PLAN SUBDIVISION 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.

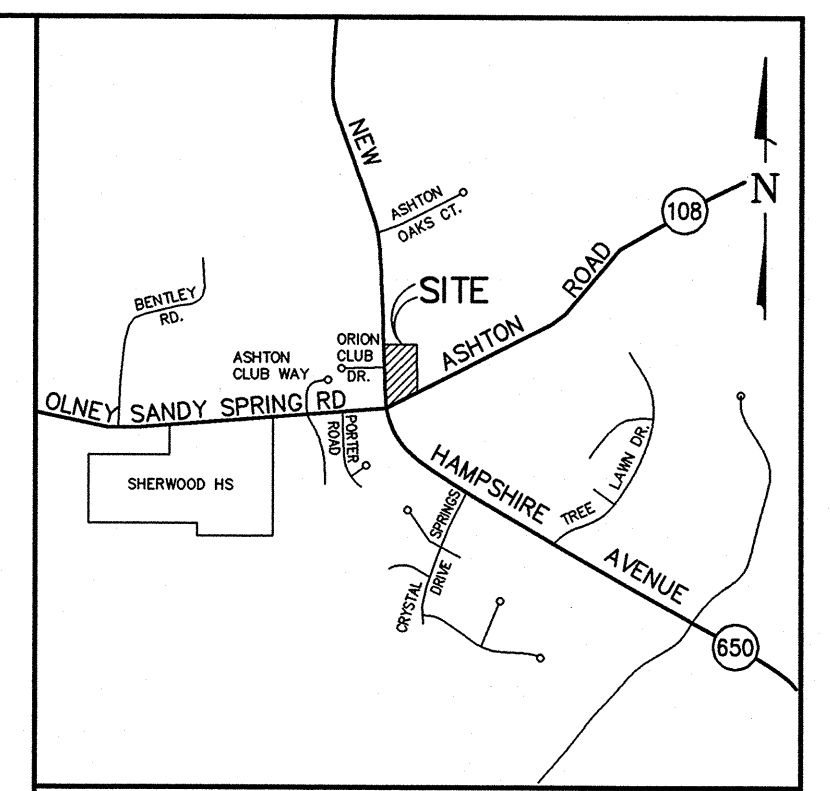
THE ENVIRONMENTAL PLANNING DEPARTMENT OF THE M-NCP&C HAS APPROVED AN NRI/FSD FOR THIS PROPERTY. REFERENCE #4-05313 ON 6-2-05.

THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES HAS APPROVED A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT. REFERENCE #SM 223250 ON 4-4-06.

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.

DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO APPROVAL OF A 59-C-18.184 RURAL VILLAGE OVERLAY ZONE SITE PLAN BY THE M-NCP&C.



**VICINITY MAP**  
 SCALE 1" = 2,000'

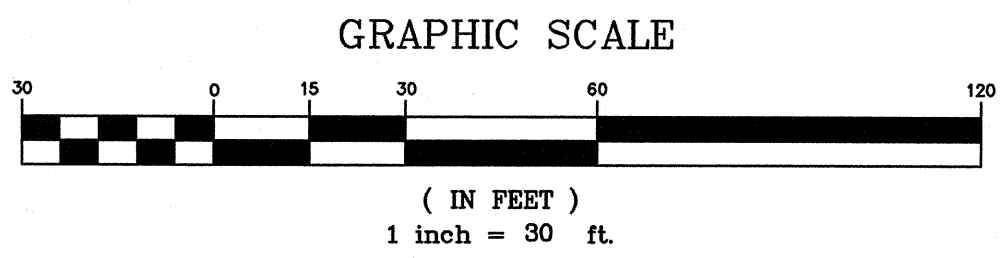
Legend		EXISTING	PROPOSED
	Paving		
	Curb & Gutter		
	Sign		
	Utility Pole		
	Lamp Post		
	Post or Bollard		
	Tree		
	Electric		
	Overhead Wires		
	Sanitary Sewer		
	Storm Drain		
	Water Line		
	Fire Hydrant		
	Gas		
	Telephone		
	Buildings		
	Concrete		
	Spot Elevation		
	Contour		

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date: 10/24/06  
 Jonathan A. Russell  
 Property Line Surveyor  
 Maryland Reg. No. 350

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.



**OWNER/DEVELOPER**  
 DERRICK BROTHERS LLC  
 1001 ASHTON DRIVE  
 ASHTON, MD 20861  
 CONTACT: WILLARD DERRICK  
 PHONE: 301-774-9515

REVISIONS		
NO.	DATE	DESCRIPTION

TAX MAP JT 342 WSSC 224 NW 01

**PRELIMINARY SUBDIVISION PLAN**  
**PROPOSED PARCEL F**  
**DERRICK'S ADDITION TO ASHTON**  
 PART OF PARCEL E, L-19471 F-607, & L1876 F-51  
 8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**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 10-24-06  
 Project No. 98-307-12  
 Scale 1" = 30'  
 Sheet 1 of 1