

**SITE DATA**

**SUBJECT PROPERTY:** DERRICK'S ADDITION TO ASHTON, PART OF PARCEL E, PLAT 19466 & TAX PARCELS: P-251 & P-343

**GROSS LOT AREA:** 63,192 S.F. (1,409.8 AC.)

**DEDICATION AREA:** 16,009 S.F. (0.371 AC.)

**NET LOT AREA:** 67,183 S.F. (1,542.3 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)

	REQUIRED/ALLOWED	PROPOSED
LOT AREA	NONE	67,183 SF (1,542.3 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 28,000 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 1,251 S.F.	8.7% 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>

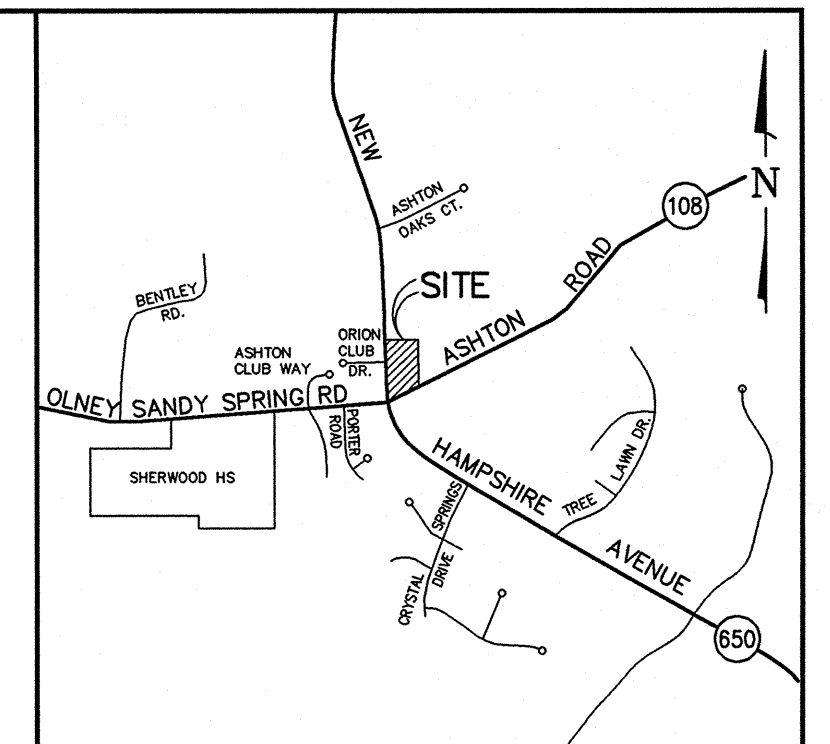
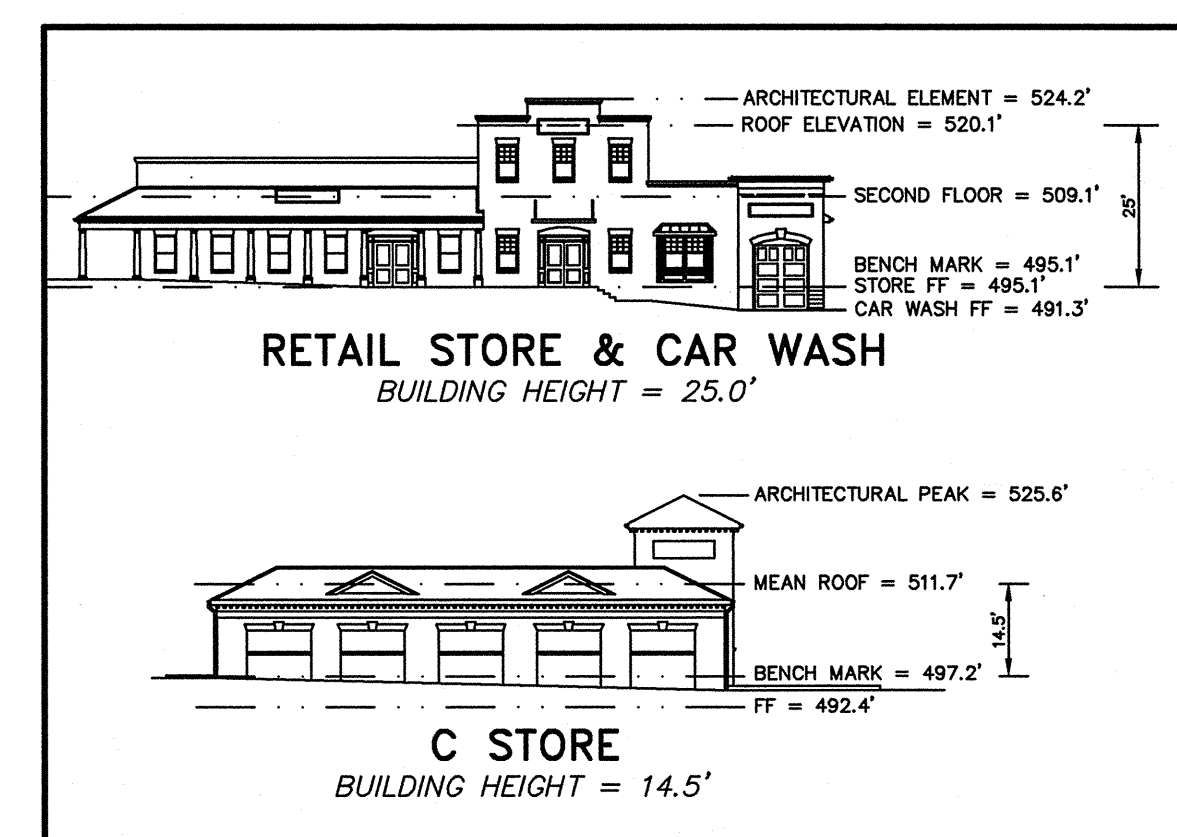
**NOTES:**

- (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

**DEVELOPMENT PROGRAM**

The project will be developed as one phase comprising the entire proposed development.

Landscaping will be constructed within the planting seasons, but not later than six months after completion of project.



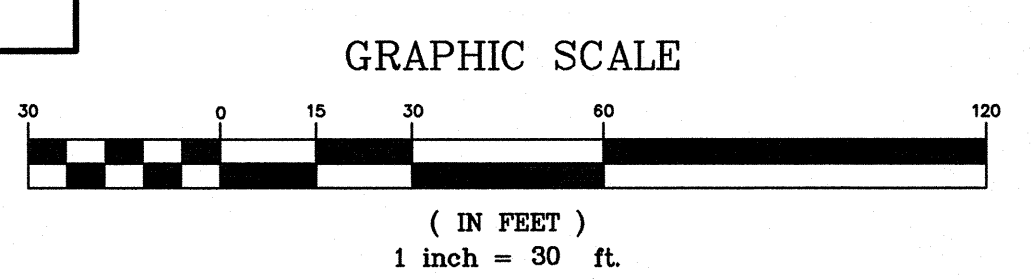
**VICINITY MAP**  
SCALE 1" = 2,000'

EXISTING		PROPOSED	
	Paving		Paving
	Curb & Gutter		Curb & Gutter
	Sign		Sign
	Utility Pole		Utility Pole
	Lamp Post		Lamp Post
	Post or Bollard		Post or Bollard
	Tree		Tree
	Electric		ELEC.
	Overhead Wires		Overhead Wires
	Sanitary Sewer		6" SEWER
	Storm Drain		15" RCP
	Water Line		3" WATER
	Fire Hydrant		Fire Hydrant
	Gas		4" GAS
	Telephone		TELE
	Buildings		Buildings
	Concrete		Concrete
	Spot Elevation		75.5+
	Contour		474

**OWNER CERTIFICATE**

The undersigned agrees to execute all the features and requirements of this Site Development/Landscape Plan in accordance with the agreement between the Montgomery County Planning Board and the property owner.

By: \_\_\_\_\_ Date: \_\_\_\_\_



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

**SITE 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.mhgpa.com

Proj. Mgr. MDP	Designer MDP
Date 10-24-06	Scale 1" = 30'
Project No. 98-307-12	Sheet 1 of 1