Plat Name: **Derrick's Additon to Ashton**
Plat #: **220151500**

Location: located in the northeast quadrant of the intersection of Ashton Road (MD 108) and New Hampshire Avenue (MD 650)
Master Plan: Sandy Spring - Ashton Master Plan
Plat Details: CRT zone; 1 lot
Applicants: Derrick Brothers, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120140220 (MCPB Resolution No. 14-123) and Site Plan No. 820140150 (approved 5/8/2015), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

OWNERS CERTIFICATE

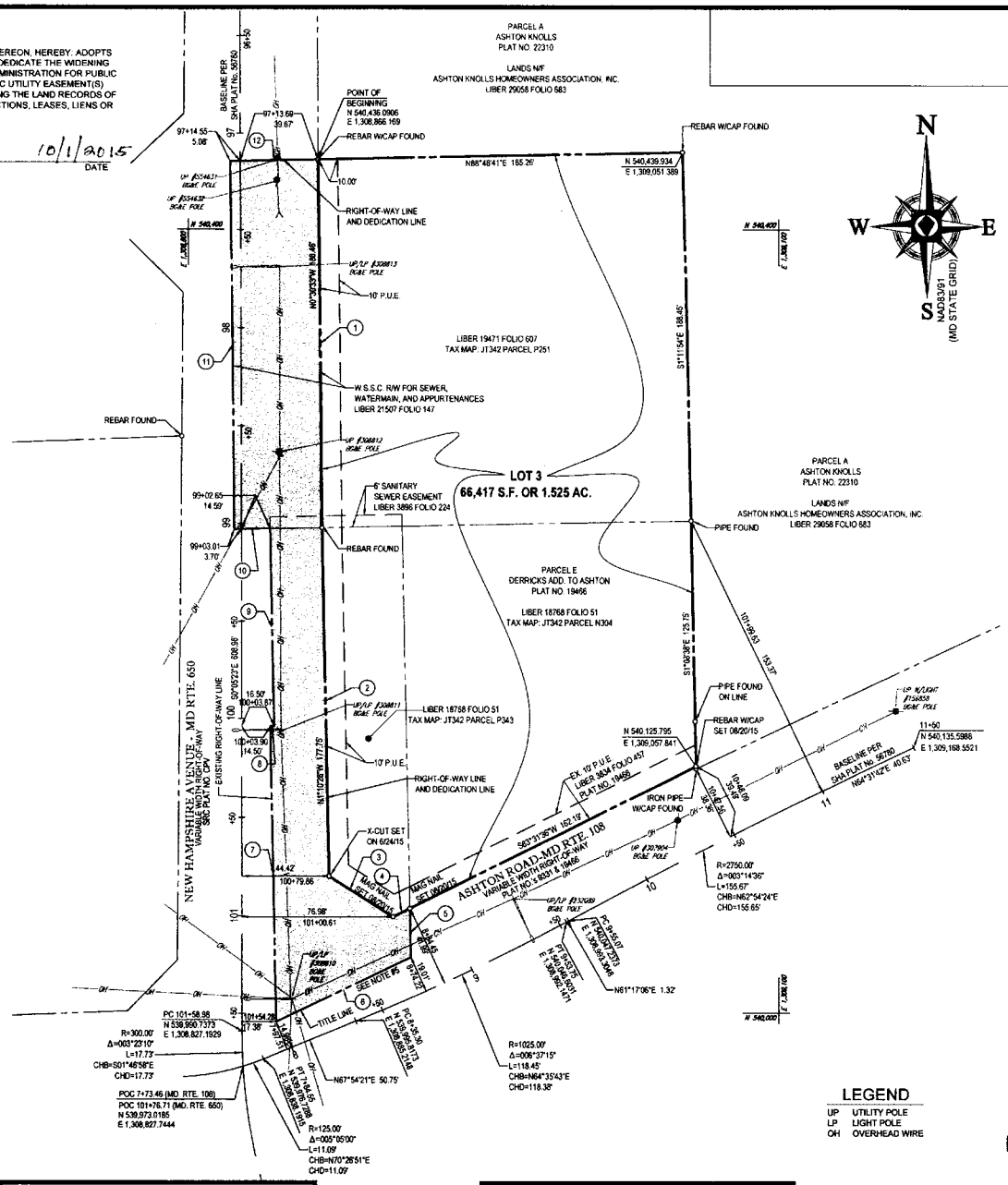
DERRICK BROTHERS, LLC, OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY: ADOPTS THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE WIDENING OF NEW HAMPSHIRE AVENUE AND ASHTON ROAD TO THE MARYLAND STATE HIGHWAY ADMINISTRATION FOR PUBLIC USE; GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, 10 FOOT PUBLIC UTILITY EASEMENT(S) (P.U.E.), AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457; THERE ARE NO SUITS, ACTIONS, LEASES, LIENS OR TRUSTS ON THE PROPERTY.

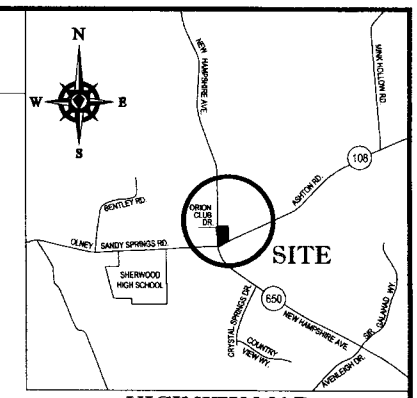
Diane D. Kimble 10/1/2015

DERRICK BROTHERS, LLC (ALSO KNOWN AS DERRICK BROTHERS L.L.C.) — DATE
DIANE D. KIMBLE
MANAGING MEMBER

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
1	S0°30'33"E	188.46'
2	S1°10'28"E	177.75'
3	S57°34'56"E	38.61'
4	N63°31'36"E	9.58'
5	S1°11'19"E	25.03'
6	S64°18'41"W	76.13'
7	N1°11'19"W	150.40'
8	N88°48'41"E	2.00'
9	N1°10'28"W	101.23'
10	S88°48'41"W	18.29'
11	N0°30'33"W	188.46'
12	N88°48'41"E	44.76'

DEDICATION AREA
16,807 SQ. FT. OR 0.386 ACRES ±
SHOWN THUS:





VICINITY MAP
SCALE: 1"=2,000'

NOTES:

1. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER SYSTEMS ONLY.
2. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. ALL TERMS, CONDITIONS, AGREEMENTS LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE PROPERTIES ARE LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 220 OF 480", MAP NUMBER 24031C0220D, MAP EFFECTIVE DATE SEPTEMBER 29, 2006.
5. NO DEED OR PLAT COULD BE FOUND FOR THE EXISTING RIGHT OF WAY OF ASHTON ROAD (MD RTE. 108) ADJACENT TO PARCEL P343. ASHTON ROAD IS MAINTAINED BY THE STATE HIGHWAY ADMINISTRATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED TO DERRICK BROTHERS, LLC BY DEED DATED NOVEMBER 22, 2000 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 18768 AT FOLIO 51 AND DERRICK BROTHERS L.L.C. BY DEED DATED JUNE 11, 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19471 AT FOLIO 607 AND THAT IT IS A RESUBDIVISION OF PARCEL "E", AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "DERRICKS ADD. TO ASHTON" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT NO. 19466 AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 83,224 SQUARE FEET OR 1.911 ACRES OF LAND, OF WHICH 16,807 SQUARE FEET OR 0.386 ACRES IS DEDICATED TO PUBLIC USE BY THIS PLAT. MARKERS SHOWN THUS ——o—— HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

10-1-15

ROBERT C. HARR, JR., PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21587
EXP. DATE 01-16-2017

LEGEND

UP	UTILITY POLE
LP	LIGHT POLE
OH	OVERHEAD WIRE

SUBDIVISION RECORD PLAT

DERRICKS ADDITION TO ASHTON LOT 3

ELECTION DISTRICT No. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=40' - DRAWN: C.E.P. - DATE: OCTOBER 1, 2015

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — ASST. SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE No.

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED ON October 5, 2015

Diane R. Jones
DIRECTOR

RECORDED: _____

PLAT NO.: _____

PRELIMINARY PLAN #: 120140220

SITE PLAN #: 820140150

FOREST CONSERVATION PLAN #: 820140150
(APPROVED UNDER THE SITE PLAN)

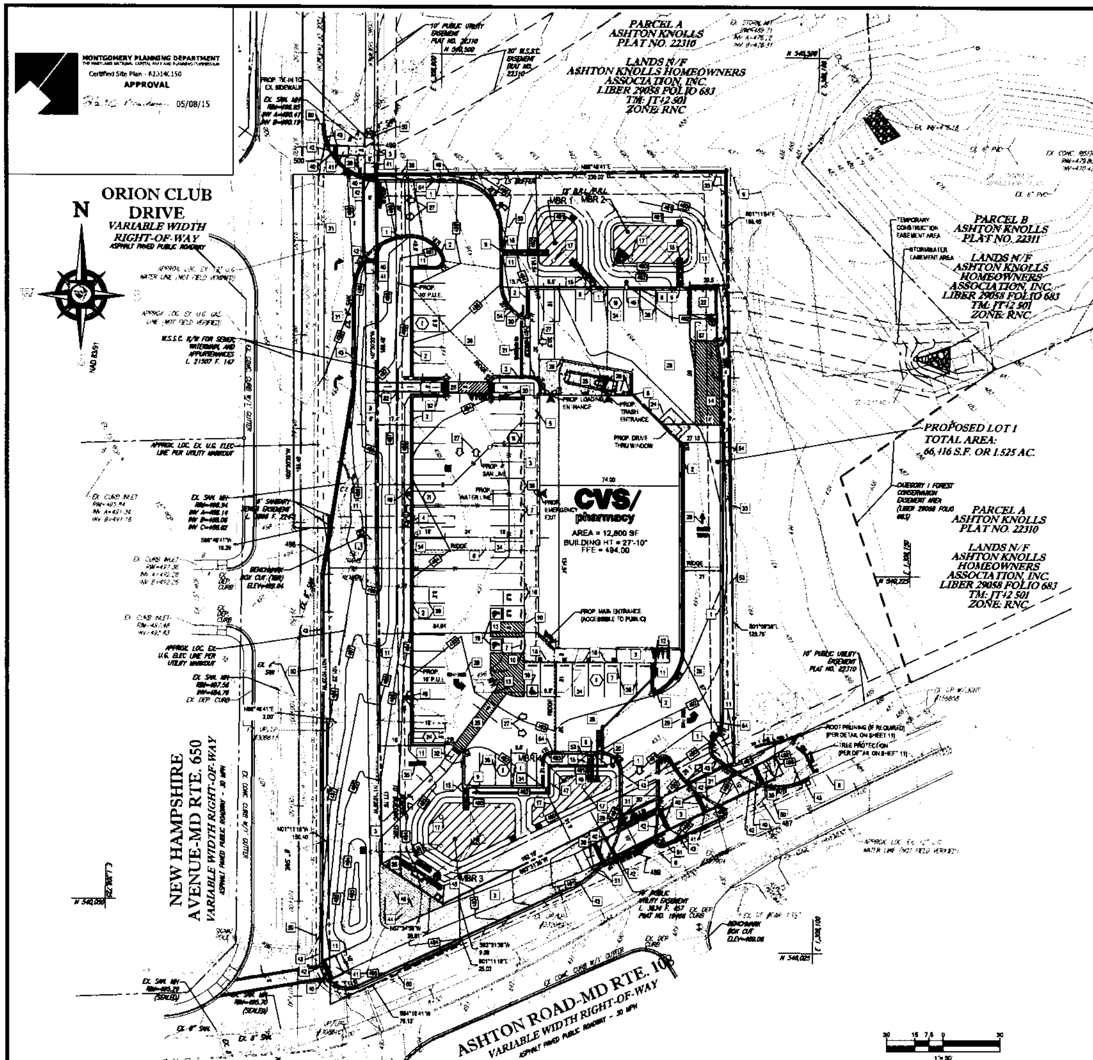
ZONING: CRT (PREVIOUS ZONE C-2);
SANDY SPRING/ ASHTON RURAL VILLAGE OVERLAY ZONE

TAX MAP: JT342

40 20 10 0 40
1"= 40'

BOHLER ENGINEERING
22836 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
703.709.9500 - 703.709.9501 FAX
www.bohlerengineering.com
UPSTATE NEW YORK · BOSTON, MA · NEW YORK METRO · WARREN, NJ · PHILADELPHIA/SOUTHERN NJ · LEHIGH VALLEY, PA · SOUTHEASTERN PA · BALTIMORE, MD · SOUTHERN MARYLAND · NORTHERN VIRGINIA · WASHINGTON, DC · CENTRAL VIRGINIA · CHARLOTTE, NC · RALEIGH, NC

SB09215901SUBS



GENERAL NOTES:

1. DEVELOPER/APPLICANT:

   J.C. BAR PROPERTIES
   415 FALLOWFIELD ROAD
   CAMP HILL, PA 17011
   CONTACT: DAN WALLACE
   PHONE: (215) 526-7736

2. THIS PLAN IS BASED UPON THE FOLLOWING:

   ALTA/ACSM LAND TITLE SURVEY TITLED:
   "NEW HAMPSHIRE AVENUE - MD RTE. 650 AND ASHTON ROAD - MD RTE. 108,
   ELECTION DISTRICT NO. 8, MONTGOMERY COUNTY, MARYLAND"
   PREPARED BY: BOHLER ENGINEERING
   DATED: 12/31/13
   REVISED: 01/14/14
   PROJECT NO.: BB086215001

3. PROPERTY IS KNOWN AS PARCEL E DERRICKS ADD. TO ASHTON AS RECORDED IN PLAT NO. 19468, THE LANDS OF DERRICK BROTHERS, LLC AS RECORDED IN LIBER 18786 FOLIO 61 AND THE LANDS OF DERRICK BROTHERS L.L.C. BY DEED RECORDED IN LIBER 19471 FOLIO 607, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NUMBERS OF JT42 N304, JT42 P343 & JT42 P251.

4. TOTAL TRACT AREA = 83,224 SQUARE FEET OR 1.911 ACRES.

5. CURRENT ZONING: C-2 (GENERAL COMMERCIAL) AND THE SANDY SPRING/ ASHTON RURAL OVERLAY ZONE.

6. THERE IS NO EXISTING FOREST ON-SITE.

7. TOTAL FORESTED AREA DISTURBED: 0 SQUARE FEET

8. ALL TREE LOCATIONS BEYOND THE PROPERTY LIMITS ARE APPROXIMATE REGARDING SIZE AND LOCATION.

9. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

11. ELEVATIONS ARE BASED ON NGVD 1929 DATUM PER WSSC BENCHMARK ASHTON (#5852) WITH A PUBLISHED ELEVATION OF 477.417.

12. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.

13. ELECTRIC UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION. SEWER AND WATER UTILITIES ARE SHOWN PER FIELD LOCATION OF ABOVE GROUND STRUCTURE AND PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

14. THE PROPERTY IS NOT SUBJECT TO A MORATORIUM OR RATIONING OF WATER OR SEWER OR OTHER UTILITY SERVICES.

15. THE PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL DISTRICT.

16. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATION ATLAS AND INDEX OF HISTORIC SITES.

17. THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, 100 YEAR FLOOD PLAINS OR THEIR ASSOCIATED BUFFERS LOCATED WITHIN 100' OF PROPERTY, NEITHER THIS SITE NOR THE STUDY AREA IS WITHIN AN SPA.

18. THE SITE IS LOCATED WITHIN THE PATUXENT RIVER PMA TRANSITION ZONE (1.6 MILE FROM TRIBUTARY).

19. THE SUBJECT PROPERTY IS LOCATED IN THE ASHLAND TRIBUTARY OF THE LOWER PATUXENT WATERSHED, USE CLASS IV-P.

20. PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS WILL BE PROVIDED AS NEEDED ON-SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE PROPOSED BUILDING.

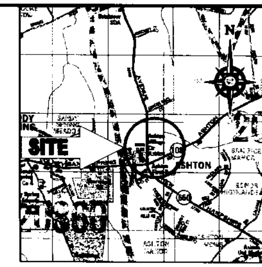
21. THE FINAL USE DENSITIES MAY VARY WITHIN THE TOTAL LIMITS APPROVED.

DEVELOPMENT SEQUENCE:

DEVELOPMENT IS PLANNED TO TAKE PLACE IN ONE PHASE (BUILDING AND SITE WORK)

NOTE:

SEE SHEETS C-6 TO C-7 FOR SITE DETAILS



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20802163-5
SCALE: 1"=2000'

Developer's Certificate

SITE KEYNOTES

1. COLLECTOR CURB & GUTTER (REFER TO SITE DETAILS (SHEET 6) FOR DETAIL)
2. SPILL CURB & GUTTER (REFER TO SITE DETAILS (SHEET 6) FOR DETAIL)
3. CONC. SIDEWALK (REFER TO SITE DETAILS (SHEET 6) FOR SIDEWALK DETAIL)
4. PROPOSED FIRE HYDRANT
5. FIRE DEPARTMENT CONNECTION (FDC)
6. OVERLAND RELIEF PATH
7. WHEEL STOP (TYP.) (REFER TO SITE DETAILS (SHEET 6) FOR FURTHER DETAIL)
8. 6" HEADER CURB (REFER TO SITE DETAILS (SHEET 6) FOR CURB DETAIL
9. CURB BREAK (REFER TO SITE DETAILS (SHEET 5) FOR FURTHER DETAIL)
10. BOLLARD MOUNTED ADA PARKING SIGN (REFER TO SITE DETAILS (SHEET 5) FOR SIGN DETAIL)
11. GRASS LANDSCAPING
12. 4 PROPOSED BIKE RACKS (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAIL)
13. PROPOSED STRIPING (REFER TO SITE DETAILS (SHEET 6) FOR STRIPING DETAIL)
14. PROPOSED 55' x 14' LOADING AREA
15. PROPOSED RIP-RAP CHANNEL
16. PROPOSED FLUSH CURB
17. PROPOSED UNDERDRAIN CLEAN OUT (TYP.)
18. PROPOSED "CUSTOMER LOADING ONLY" SIGN
19. PROPOSED ADA SYMBOL (REFER TO SITE DETAILS (SHEET 6) FOR SYMBOL DETAIL)
20. PROPOSED "STOP" SIGN AND STOP BAR (REFER TO SITE DETAILS (SHEET 5) FOR FURTHER DETAIL)
21. PROPOSED "STOP" "DO NOT ENTER" PAVEMENT MARKING (REFER TO SITE DETAILS (SHEET 5) FOR FURTHER DETAIL)
22. PROPOSED SCREENED ENCLOSURE FOR (1) DUMPSTER (REFER TO SITE DETAILS (SHEET 6) FOR DUMPSTER DETAIL)
23. PROPOSED COMPACTOR
24. PROPOSED SINGLE-LANE DRIVE-THRU
25. PROPOSED CROSSWALK (REFER TO SITE DETAILS (SHEET 6) FOR STRIPING DETAIL)
26. PROPOSED BOLLARD (REFER TO SITE DETAILS (SHEET 5) FOR BOLLARD DETAIL)
27. DIRECTIONAL MARKINGS (FOR INFORMATIONAL PURPOSES ONLY)
28. MEDIUM-DUTY PAVEMENT (REFER TO SITE DETAILS (SHEET 5) FOR FURTHER DETAILS)
29. PROPOSED DIRECTIONAL MARKINGS (REFER TO SITE DETAILS (SHEET 6) FOR FURTHER DETAILS)
30. PROPOSED "STOP" "DO NOT ENTER" SIGNS (REFER TO SITE DETAILS (SHEET 5) FOR DETAILS)
31. PROPOSED SHA FULL-DEPTH PAVEMENT (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
32. PROPOSED ADA ACCESSIBLE RAMP
33. PROPOSED 6' SCREENING FENCE (TO BE CONSTRUCTED WITH A FAUX STONE FINISH OR LIKE ALTERNATIVE)
34. LIGHT-DUTY PAVEMENT (REFER TO SITE DETAILS (SHEET 5) FOR FURTHER DETAILS)
35. PROPOSED CVS MONUMENT SIGN
36. PROPOSED COMMUNITY SIGN
37. PROPOSED HEAVY-DUTY CONCRETE PAD (REFER TO SITE DETAILS (SHEET 6) FOR FURTHER DETAILS)
38. PROPOSED PARKING STALL MARKING (REFER TO SITE DETAILS (SHEET 6) FOR FURTHER DETAILS)
39. PROPOSED SHA PERPENDICULAR RAMP - STD. NO. 655.11 (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
40. PROPOSED SHA DETECTABLE WARNING SURFACE - STD. NO. 655.40 (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
41. PROPOSED SHA CUT-THROUGH ISLAND OPENINGS - STD. NO. 655.21 (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
42. PROPOSED SHA DEPRESSED CURB - STD. NO. 620.03 (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
43. PROPOSED 8" SHA TYPE 'A' COMBINATION CURB AND GUTTER - STD. NO. 620.02 (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
44. PROPOSED PUBLIC AMENITY AREA
45. PROPOSED PUBLIC BENCH (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
46. PROPOSED SPECIALTY PAVER (REFER TO SITE DETAILS (SHEET 7) FOR FURTHER DETAILS)
47. PROPOSED 4' SCREENING WALL (TO BE CONSTRUCTED USING A STAMPED CONCRETE BRICK FINISH OR LIKE ALTERNATIVE)
48. PROPOSED NOTCH IN SCREENING WALL TO AID DRAINAGE FLOW
49. PROPOSED LIGHT FIXTURE (TYP.)
50. PROPOSED SAWCUT
51. PROPOSED "DO NOT ENTER" SIGN AND PAVEMENT MARKING (REFER TO SITE DETAILS (SHEET 5) FOR DETAIL)
52. PROPOSED ADA ACCESSIBLE RAMP WITH HANDRAILS (REFER TO SITE DETAILS (SHEET 6) FOR DETAIL)
53. PROPOSED "FIRE LANE" SIGN (REFER TO SITE DETAILS (SHEET 5) FOR DETAIL)
54. PROPOSED "NO PARKING FIRE LANE" PAINTED CURB

PROJECT DATA TABLE FOR THE C-2 ZONE AND SANDY SPRING/ ASHTON RURAL VILLAGE OVERLAY ZONE

STANDARD METHOD OF DEVELOPMENT

DEVELOPMENT STANDARD	PERMITTED/ REQUIRED	APPROVED
BUILDING HEIGHT - Sec.59-C-18.182(b)(2)	24' - 30' WITH PB APPROVAL	27'-10" *
BUILDING SETBACKS - Sec.59-C-4.353		
FRONT	10 FT. MIN.	67 FT. MIN.
REAR	N/A - ADJ. TO AG ZONE	27.13 FT. MIN.
SIDE	N/A - ADJ. TO AG ZONE	27.13 FT. MIN.
PARKING SETBACKS		
RIGHT OF WAY	10 FT.	16 FT. MIN.
REAR	N/A - ADJ. TO RNC ZONE	4 FT. MIN.
SIDE	N/A - ADJ. TO RNC ZONE	4 FT. MIN.
GREEN AREA (% OF LOT) - Sec.59-C-4.354	10% MIN.	31.7%
FLOOR AREA RATIO (FAR) - Sec.59-C-4.352	0.75	0.19
BUILDING AREA	62,417 SF	12,800 SF
PARKING FACILITY INTERNAL	5% MIN.	6.70%
PARKING SPACES (5 SP./1,000 SF GFA)	64 SPACES MIN.	67 SPACES

*PURSUANT TO SECTION 59-C-18.182(b)(2)(A), THE PLANNING BOARD FINDS THAT A HEIGHT OF 27'-10" IS COMPATIBLE WITH ADJOINING USES AND CONSISTENT WITH THE INTENT OF THE MASTER PLAN. THE ADDITIONAL HEIGHT OVER THE 24 FEET OTHERWISE ALLOWED BY THE SANDY SPRING/ ASHTON RURAL VILLAGE OVERLAY ZONE IS NECESSARY TO ACHIEVE THE EXTERIOR DESIGN OF THE BUILDING AS RECOMMENDED BY THE MASTER PLAN. THE APPLICANT INCORPORATED ELEMENTS OF EXISTING BUILDINGS IN SANDY SPRING AND ASHTON INTO THE SITE PLAN'S BUILDING DESIGN. THE EXTERIOR DESIGN OF THE BUILDING WAS TAILORED TO BLEND IN WITH THE RURAL CHARACTER OF THE ASHTON, AND IT WAS NECESSARY TO INCREASE THE BUILDING HEIGHT TO ACHIEVE A BUILDING THAT WILL BE COMPATIBLE WITH THE AREA.

PARKING PROVIDED

	ZONING ORDINANCE DEVELOPMENT STANDARDS	PROPOSED NUMBER OF SPACES
CAR PARKING	64 SPACES	67 SPACES
ADA PARKING	3 SPACES FOR 51-75 PARKING SPACES PROVIDED	3 SPACES
ADA VAN ACCESSIBLE PARKING	1 SPACE/ 8 ADA SPACES	3 SPACES (INCLUDED IN ADA SPACES ABOVE)
TOTAL PARKING PROVIDED:		67 SPACES
LOADING SPACES	(1) 55' x 14' SPACE	1 SPACE
MOTORCYCLE PARKING	2% OF TOTAL NUMBER OF SPACES = 2 SPACES	2 SPACES
BICYCLE SPACES	1 SPACE/ 20 CAR SPACES = 4 SPACES	4 SPACES
TOTAL PARKING (INCLUDING MOTORCYCLES) PROVIDED:		69 SPACES
TOTAL BICYCLE SPACES PROVIDED:		4 SPACES

1" = 30'

PARKING TABULATION

BUILDING	USE CATEGORY	ZONING ORDINANCE DEVELOPMENT STANDARDS		TOTAL SPACES REQUIRED
CVS/ PHARMACY	RETAIL (GENERAL)	5 SPACES/1,000 SF GLA	5 SPACES/1,000 SF x 12,800 SF = 64 SPACES	64 SPACES
		TOTAL STANDARD PARKING REQUIRED:		64 SPACES

SPECIAL NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
SOUTHBOROUGH, MA • BOWIE, MD • ALBANY, NY • TOWSON, MD • RONKONKOMA, NY • STERLING, VA • CHALFONT, PA • WARRENTON, VA • CENTER VALLEY, PA • FORT LAUDERDALE, FL • TAMPA, FL • PHILADELPHIA, PA

REVISIONS

REV	DATE	COMMENT	BY
1	08/08/14	PER M-NCPPC COMMENTS	CMM
2	08/11/14	PER M-NCPPC COMMENTS	CMM
3	09/29/14	PER M-NCPPC COMMENTS	CMM
4	11/14/14	PER M-NCPPC COMMENTS	CMM
5	01/07/15	PER M-NCPPC COMMENTS	CMM
6	04/08/15	PER M-NCPPC COMMENTS	CMM

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB092159.01
DRAWN BY:	CMM
CHECKED BY:	NBS
DATE:	03/17/14
SCALE:	AS SHOWN
CAD I.D.:	S-86

PROJECT:

CVS ASHTON

FOR CVS/ pharmacy
STORE #10321
LOCATION OF SITE
2 ASHTON ROAD
MONTGOMERY COUNTY
ASHTON, MD 20861
WSSC GRID: 224NW01
TAX MAP: JT342

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

M. K. JONES

PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-4

OF 7

REVISION 6