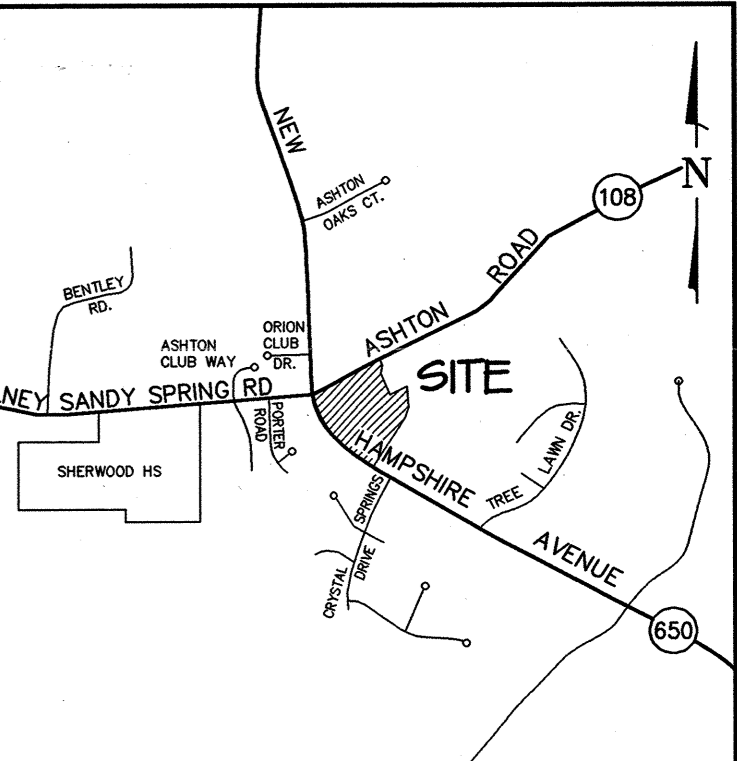


PROPERTY	SUB	PLAT	ZONE	EXIST. DED.
LOT 1	DERRICK'S ADD	19779 & 19465	R-60	11,578 S.F.
F	ASHTON	19467 & 11940	C-1	9,895 S.F.
A	BEHRENDT SUB.	9271	C-1	5,838 S.F.
TOTAL				27,311 S.F.



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, P.A.

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 NRIFSD FOR THIS PROPERTY. REFERENCE #M-20080510.

THE WATER AND SEWER CATEGORIES ARE W-1 AND S-1.

THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES HAS APPROVED A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT. REFERENCE #SM 213337, APPROVED 8-23-07.

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 PLAN.

THE SINGLE FAMILY BUILDING LOCATIONS AND GRADING ARE GRAPHICAL REPRESENTATIONS. FINAL BUILDING LOCATION AND GRADING IS TO BE COMPUTED AT THE BUILDING PERMIT PHASE.

DEVELOPMENT ON C-1 PORTION OF THIS PROPERTY IS SUBJECT TO APPROVAL OF A 59-C-18-184 RURAL VILLAGE OVERLAY ZONE SITE PLAN BY THE M-NCP&C.

PRELIMINARY PLAN SITE DATA

SUBJECT PROPERTY: ASHTON, PARCEL (PENDING), PLAT BOOK (PENDING) TAX PARCELS P-356, P-357, P-411, P-454, P-456, P-457, P-462, P-464, P-500 PARCELS F, ASHTON PLAT # 1946 LOT 1 & OUTLOT A, DERRICK'S ADDITION TO ASHTON PLAT #19779 PARCELS A, BEHRENDT SUB. PLAT # 9271

GROSS TRACT AREA: 403,484 S.F. / 9.28 AC.
PREVIOUS DEDICATION: 27,311 S.F. / 0.63 AC.
PROPOSED DEDICATION: 21,865 S.F. / 0.50 AC.
NET TRACT AREA: 384,270 S.F. / 8.73 AC. *Includes 934 S.F. of SHA RW acquisition

ZONING CLASSIFICATION: C-1 = 207,150 S.F. GROSS AREA
 R-60 = 148,320 S.F. GROSS AREA
 R-C = 48,694 S.F. GROSS AREA
 PART SANDY SPRING/ASHTON RURAL VILLAGE OVERLAY ZONE

PROPERTY ADDRESS: NEW HAMPSHIRE AVENUE

PROPOSED USE: RETAIL 31,996 S.F. OFFICE 32,910 S.F. RESTAURANT 3,888 S.F. RESIDENTIAL 7 SINGLE FAMILY LOTS

DEVELOPMENT STANDARDS	REQUIRED/ALLOWED	PROPOSED
BUILDING SETBACK IN C-1 ZONE ADJACENT TO PUBLIC ROW SIDE - ADJ TO R-60 ZONE	10' OR 10'	10'
BUILDING SETBACK IN R-60 ZONE FRONT	25'	25'
REAR	20'	20'
BUILDING SETBACK IN R-200 ZONE (1) FRONT	30'	30'
REAR	25'	25'
MAXIMUM BUILDING HEIGHT C-1	24' OR 30' W/FP APPROVAL	30' (2)
MAXIMUM BUILDING HEIGHT R-60	30' to mean of roof	30'
BUILDING AREA	0.75 FAR	5,340 S.F. (3)
BUILDING #1		8,225 S.F. (3)
BUILDING #2		7,415 S.F. (3)
BUILDING #3		16,200 S.F. (3)
BUILDING #4		10,130 S.F. (3)
BUILDING #5		20,000 S.F. (3)
TOTAL	156,344 S.F. (4)	74,000 S.F. (3)
SITE GREEN AREA	C-1 ZONE PROPERTY ONLY	20,715 S.F. OR 10% (5)
		60,000 S.F. OR 20% (5)

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, P.A.

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 NRIFSD FOR THIS PROPERTY. REFERENCE # Pending

THE WATER AND SEWER CATEGORIES ARE W-1 AND S-1.

THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES HAS APPROVED A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT. REFERENCE #SM 213337, APPROVED 8-23-07

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 PLAN.

THE SINGLE FAMILY BUILDING LOCATIONS AND GRADING ARE GRAPHICAL REPRESENTATIONS. FINAL BUILDING LOCATION AND GRADING IS TO BE COMPUTED AT THE BUILDING PERMIT PHASE.

DEVELOPMENT ON C-1 PORTION OF THIS PROPERTY IS SUBJECT TO APPROVAL OF A 59-C-18-184 RURAL VILLAGE OVERLAY ZONE SITE PLAN BY THE M-NCP&C.

OFF STREET PARKING AND LOADING	REQUIRED	PROPOSED
PARKING SETBACK REQUIREMENTS ADJACENT TO PUBLIC ROW SIDE - ADJ TO R-60 ZONE	10'	60'
REAR	5'	20'
SURFACE PARKING AREA	NA	40,000 S.F.
PARKING LOT LANDSCAPING	5% OF 40,000 S.F. PARKING LOT OR 2,000 S.F.	4% OR 1,600 S.F.
PARKING SPACES	OFFICE (32,910 S.F.) 31% x 98 RETAIL (31,996 S.F.) 51% x 150 RESTAURANT (3,888 S.F. PATRON) 25% x 60 PATRON AREA = 147 TOTAL	403 SPACES (31) 316 (7)
BIICYCLE	16	16 (4 RACKS)

- NOTES:**
- (1) PARCEL CREATED PRIOR ZONING - R-200 APPLIES TO EXISTING HOUSE (16C-87B(2))
 - (2) HEIGHTS PROVIDED BY THE PROJECT ARCHITECT. (SEE ARCHITECTURAL PLANS FOR HEIGHT DETERMINATION DETAILS)
 - (3) AREAS PROVIDED BY THE PROJECT ARCHITECT
 - (4) BASED ON 207,150 S.F. GROSS LOT AREA OF LAND IN C-1 ZONE. NO FAR SPECIFIED FOR LAND AREA IN R-60 ZONE.
 - (5) BASED ON 207,150 S.F. OF C-1 ZONE.
 - (6) SEE MIXED USE PARKING CHART
 - (7) THE TOTAL PARKING SPACES PROVIDED INCLUDE:
 228 SPACES IN THE LOWER LEVEL OF THE PARKING GARAGE
 87 SPACES IN THE UPPER LEVEL OF THE PARKING GARAGE
 7 SPACES ON ASHTON ROAD MD RTE. 108
 8 SPACES ARE RESERVED FOR THE HANDICAPPED OF WHICH 6 SPACES ARE VAN ACCESSIBLE
 4 HIC SPACES ARE LOCATED IN THE UPPER LEVEL AND 4 HIC SPACES ARE LOCATED IN THE LOWER LEVEL OF THE PARKING GARAGE.
 10 MOTORCYCLE SPACES ARE LOCATED IN THE LOWER LEVEL OF THE PARKING GARAGE.

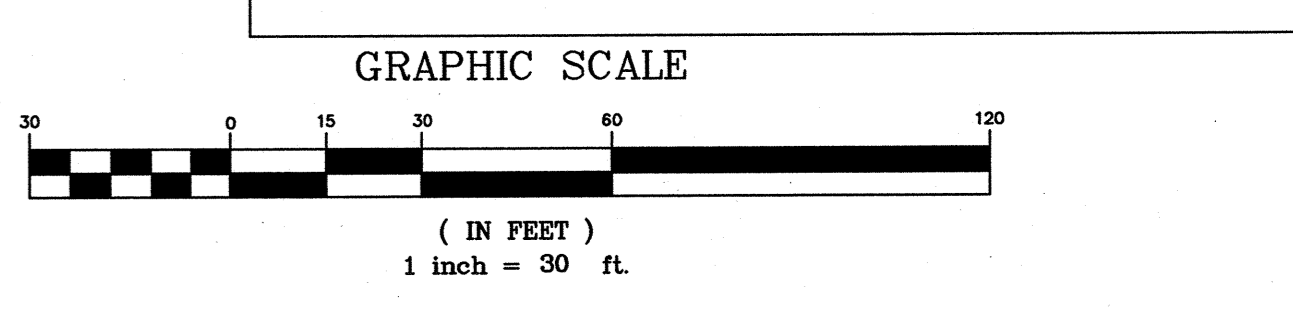
MIXED USE PARKING CHART

USE	Amount (sq. ft.)	Required Parking @ 100%	Weekday			Weekend			Nighttime		
			Daytime (8am-6pm)	Evening (6pm-midnight)	Daytime (8am-6pm)	Evening (6pm-midnight)	Midnight-6am				
Office/Industrial	32,910	98	100%	98	10%	10	100%	10	5%	5	
General Retail	13,996	159	60%	96	100%	143	100%	159	70%	111	
Hotel, Motel, Inn			75%	0	100%	0	100%	0	0	75	
Restaurant	9,800	147	50%	74	100%	147	100%	147	100%	147	
Indoor or Legitimate Theater, Commercial/Recreational Establishment			40%	0	100%	0	80%	0	100%	0	
Meeting Center (ball/meeting rm) foyer/other space	0	0	50%	0	100%	0	100%	0	100%	0	
Productivity Housing	0	0	50%	0	100%	0	100%	0	100%	0	
Multi-family dwellings in Commercial Districts	0	0	50%	0	100%	0	100%	0	100%	0	
All Other Uses	0	0	100%	0	100%	0	100%	0	100%	0	
Total Required Parking		404		267		300		316		263	

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: _____
 Macris, Hendricks & Glascock, P.A.
 By: Jonathan A. Russell
 Property Line Surveyor
 Maryland Reg. No. 350



TAX MAP JT42 M-NCP&C # 12008040 WSSC 224 NW 01

PRELIMINARY PLAN ASHTON, PARCEL H & LOTS 1-8 ASHTON MEETING PLACE

LOT 1, PARCEL F, TP 356, TP 357, TP 411, TP 454, TP 456, TP 457, TP 462, TP 464 & TP 509
 8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors

8220 Wightman Road, Suite 120
 Montgomery Village, Maryland 20886-1278
 Phone: 301.670.0940
 Fax: 301.948.0993
 www.mhgp.com

Proj. Mgr. MDP
 Designers MDP
 Date 11-1-07
 Scale 1" = 30'
 Project No. 05-325-11
 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.

APPLICANT
 ASHTON MEETING LLC
 C/O FRED NICHOLS
 18623 BROOKE ROAD
 SANDY SPRING, MD 20886
 PHONE: 301-924-5258

REVISIONS	
NO.	DESCRIPTION

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