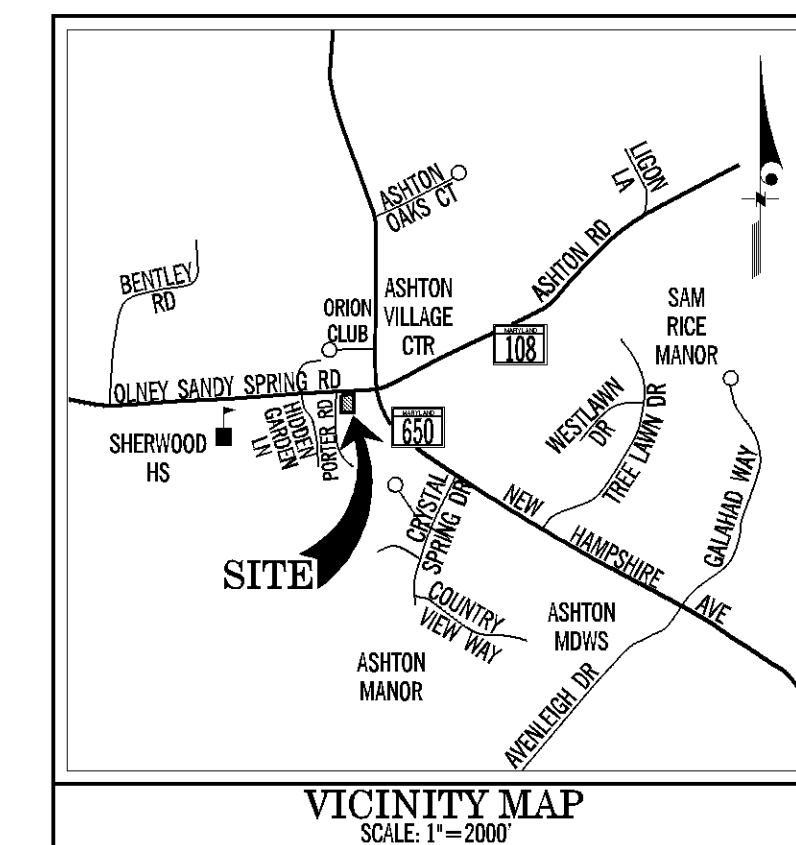


GENERAL NOTES

- 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) = 6,054 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.
- 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 development of Ashton Place (12050060 and 820060230).
- 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 a guarantee or warranty as to the location or existence of any underground utility.



DEVELOPMENT PROGRAM

THIS PROJECT IS TO BE COMPLETED IN ONE PHASE

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

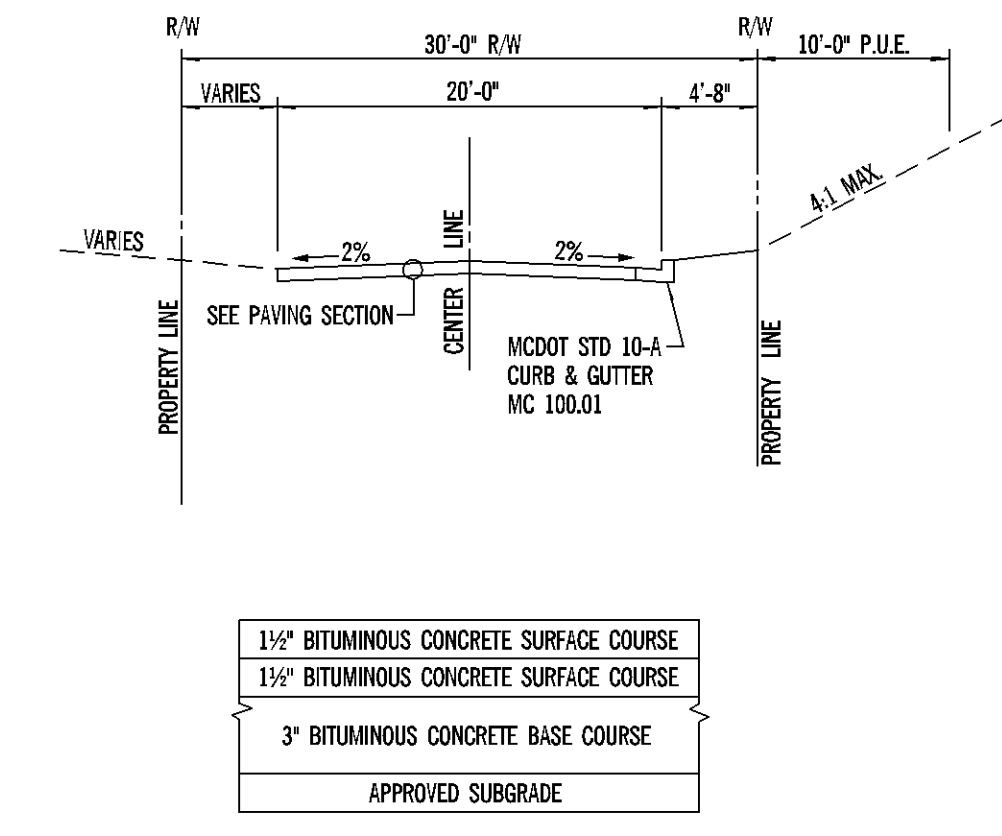
| | Required / Permitted | Provided |
|--|---|--|
| Building Height (59-C-4.32 and 59-C-18.182(b)(2)(A)) | 24 ft. max * | 24 ft. +/- |
| Building Setbacks: <ul style="list-style-type: none"> - From Street R/W (59-C-4.343): - From South Property Line (59-C-4.343 (b) (1)): - From East Property Line (59-C-4.343 (b) (3)): | 10 ft. min 17 ft. min 0 ft. min | 35 ft. +/- 95 ft. +/- 45 ft. +/- |
| Green Area (59-C-4.344): | 10 % NTA min | 55 % +/- |
| Floor Area Ratio (59-C-18.182 (b) (2) (B)): | 0.75 FAR max | 0.07 FAR +/- |
| Parking Setbacks: <ul style="list-style-type: none"> - From Sandy Spring Rd. R/W (59-E-2.81(a)(1)): - From Porter Rd. R/W (59-E-2.81(a)): - From South Property Line (59-E-2.81 (a)): - From East Property Line (59-E-2.72): | 10 ft. min 30 ft. min 17 ft. min 4 ft. min | 65 ft. +/- 30 ft. min. 50 ft. +/- 4 ft. min |
| Parking Facility Internal Landscaping (59-E-2.73): | 5% min | 5% min |
| Parking Space Requirements | | |
| 3,650 SF GFA Office @ 3.0 spaces per 1,000 s.f. = | 11 spaces | 30 spaces* |

* 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.

* Includes two ADA van accessible spaces

LEGEND

- EXISTING 2' TOPOGRAPHY
- EXISTING TREE LINES
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED LIGHT
- PROPOSED BRICK WALL



TYP. SECTION
PORTER ROAD BETWEEN MD-108 AND PROP. BANK ENTRANCE
NOT TO SCALE
TERTIARY RESIDENTIAL ROAD

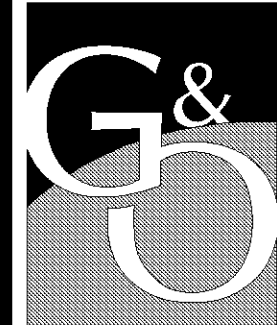
I hereby certify that this Preliminary Plan has been prepared in accordance with the subdivision regulations adopted October 17, 1961, and amendments thereto.

Signature: Afsi T. Nikoo, PE # 18659



OWNER/DEVELOPER:
CHEVY CHASE BANK, F.S.B.
CORPORATE FACILITY
7501 WISCONSIN AVE, 9TH FLOOR
BETHESDA, MD 20814
ATTN: MR. JOSEPH PEARSON, JR
PHONE: 240-497-7032

| No. | REVISION | DATE | BY |
|-----|---|----------|----|
| 1 | Revise layout to provide entrance from Porter Rd. | 04-13-07 | SS |



GREENHORNE & O'MARA
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PRELIMINARY PLAN OF SUBDIVISION
CHEVY CHASE BANK
AT ASHTON
P395 AND LOT 2 (PLAT-1463) OF THOMAS SUBDIVISION
7th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

| | | | |
|----------|---------|--------|----------|
| SS | DESIGN | SCALE | 1" = 20' |
| SS | DESIGN | | |
| JR | DRAWN | | |
| SS | CHECKED | | |
| JAN 2007 | DATE | 071361 | PROJ No. |
| | | | FILE No. |