

**SUMMARY OF CONCLUSIONS
ASHTON MEETING PLACE CHARRETTE
AN EVENT CO-SPONSORED BY SSARPC & NICHOLS DEVELOPMENT, LLC
JULY 12, 2007**

1. The general configuration of the site plan and locations of buildings and footprint of buildings will be in accordance with the final concept plan drawn by Miche Booz and exhibited to all in attendance at the Charrette (copy attached). Also attached hereto is a scaled site plan showing the location and size of buildings.
2. The overall size of the development will include, but not exceed, 74,000 square feet of retail and office space on the C-1 parcel, plus six (6) single family houses on the R-60 zoned parcel. Within the 74,000 sq. ft. limitation, a one story grocery/anchor store not exceeding 18,000 sq ft. will be included. Design considerations permit a 2d story atop 2 sides of the grocery/anchor for other office or retail space to preclude the building from appearing as a box design.
3. The developer will provide the Sandy Spring Ashton Rural Preservation Consortium (SSARPC) representatives with specific details of the project in a timely fashion and will continue to involve the SSARPC in the development in the project details. In particular, the SSARPC and its design team will continue to have input into the building location and design, parking structure design, and throughout the project: signage, lighting, paving, landscaping, finishing materials and other related matters.
4. The SSARPC, via its designated representatives, will respond in a timely manner to specific elements of the plan as they are developed.
5. The six single family residential units on the R-60 parcel will provide a mix of unit sizes with a footprint no larger than 2,000 square feet per unit with detached garages
6. The deck entrance on the east side of the site will be landscaped to convey the rural character of the site.
7. The design includes structured underground parking.
8. There will be no breezeways between buildings.
9. The design includes on-street parking on both Route 108 and New Hampshire Avenue.
10. Miche Booz and John Chirtea shall be the continuing facilitators as the project moves forward.
11. The design will comply with the Sandy Spring/Ashton Master Plan, Rural Overlay Zone, applicable zoning regulations and related rules and regulations.

Michelle Layton, Co-chair SSARPC

Paul Mannina, Co-chair, SSARPC

Fred Nichols, President, Nichols Development, LCC