



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

October 20, 2020

Mr. Arun Gurung, PE  
Soltesz  
2 Research Place, Suite 100  
Rockville, Maryland 20850

Re: **PRELIMINARY WATER QUALITY PLAN**  
Request for Ashford Woods  
Preliminary Plan #: 120200110  
SM File #: 285605  
Tract Size/Zone: 141.4 acres/R-90  
Total Concept Area: 101.4 acres  
Lots/Block: N/A  
Parcel(s): 787, 800  
Watershed: Ten Mile Creek SPA

Dear Mr. Gurung:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary Water Quality Plan for the above-mentioned site is **acceptable**. The Preliminary Water Quality Plan proposes to meet required stormwater management goals via micro bioretention and a bioswale.

The following **items** will need to be addressed in the Final Water Quality Plan **prior to** Planning Board approval of the Site Plan:

1. **Prior to Planning Board approval of the Site Plan, this Preliminary Water Quality Plan must be formally revised, and an approved Final Water Quality Plan Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Final Water Quality Plan revision submittal must specifically refer to the appropriate phase.**
2. Outfalls may need to be extended down slope in some cases and must meet DPS standards for velocity and downstream conditions.
3. The design and locations of structures located within the public Right-of-Way will also require MCDOT approval.
4. Provide documentation that you have notified MDE/Dam Safety that the existing pond is being proposed to remain as a recreational pond and is not to be used for stormwater management. Also, if the post developed runoff is increased from what is existing the pond will likely need to be brought up to MD-378 standards. You've noted in your submittal that there is not a drainage area increase however, much of the area shown draining to the pond will be developed with ESD features which are only sized to treat the one year storm.

This list may not be all-inclusive and may change based on available information at the time.

This Preliminary Water Quality Plan approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the Final Water Quality Plan. Any divergence from the information provided to this office; or additional information received during the development process; or a



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Arun Gurung, PE*  
*October 20, 2020*  
*Page 2 of 2*

change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate Water Quality Plan request shall be required.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,

*Mark Etheridge*

Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: lmg

cc: N. Braunstein  
SM File # 285605

ESD: Required/Provided 60,675 cf / 83,217 cf  
PE: Target/Achieved: 1.0"/1.4"  
STRUCTURAL: 0 cf  
WAIVED: 0 ac.



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**Department of Permitting Services**  
**Fire Department Access and Water Supply Comments**

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**DATE:** 14-Oct-20  
**TO:** Brandon Frtiz  
Soltesz  
**FROM:** Marie LaBaw  
**RE:** Ashford Woods  
120200110

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **04-Oct-20** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* See Statement of Performance Based Design for building height allowances: no false dormers permitted on fronts of height restricted units \*\*\***



STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

October 3, 2020

S. Marie LaBaw, PhD, PE  
Fire Department Access and Water Supply  
Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

Re: Ashford Woods Performance Based Design Review  
Preliminary Plan #120200110

Dear Marie,

On behalf of our client, Ashford Woods LLC, the developer of 23730 Frederick Road, we are requesting the review and approval of a performance based design in conjunction with a proposed residential development on the property described below.

The subject property is approximately 139 acres and is bounded by Frederick Road to the northeast, has a small amount of frontage on Comus Road to the north, and is bisected by I-270. The property is currently operating as a Catering and Events facility. Our client has entered into an agreement with the property owner to redevelop the property with a mixed residential development, including 364 single-family townhomes and multi-family condos.

As shown on the attached exhibit, many townhomes will have an optional partial fourth story available for purchase in their floorplans. For units where the front main side hinge door is more than 50 feet but less than 150 feet from a fire access lane the designation of 'FIRE HEIGHT RESTRICTED UNIT' will be shown on the plans. All 'FIRE HEIGHT RESTRICTED UNITS' in this development will have rear alleys that provide fire department access; these alleys will be within 50' of the rear wall of each unit. If the optional partial fourth story is constructed on a unit designated with a 'FIRE HEIGHT RESTRICTED UNIT' symbol, that unit will provide either an egress window, a 3' sliding door or a 3' side hinge door as a secondary egress on the rear wall of the optional fourth story. The rears of a FIRE HEIGHT RESTRICTED UNIT will be permitted to have window sills/dormers above 27 feet, while the fronts of these units will not be permitted sills/dormers, including false dormers above 27 feet.

In consideration that this architectural design provides front height restricted fire fighter access, rear fire department vehicular access, and rear fourth story egress if the partial fourth story option is constructed we believe that the performance based design in this case will provide adequate access for fire apparatus.

Please contact us with questions or if you need additional information.

Sincerely,

Mahmut M. Agba, PE  
Project Manager  
Soltesz, Inc.

Enclosures: Ashford Woods Building Height Detail

## FIRE CODE ENFORCEMENT

### Fire Department Access Review

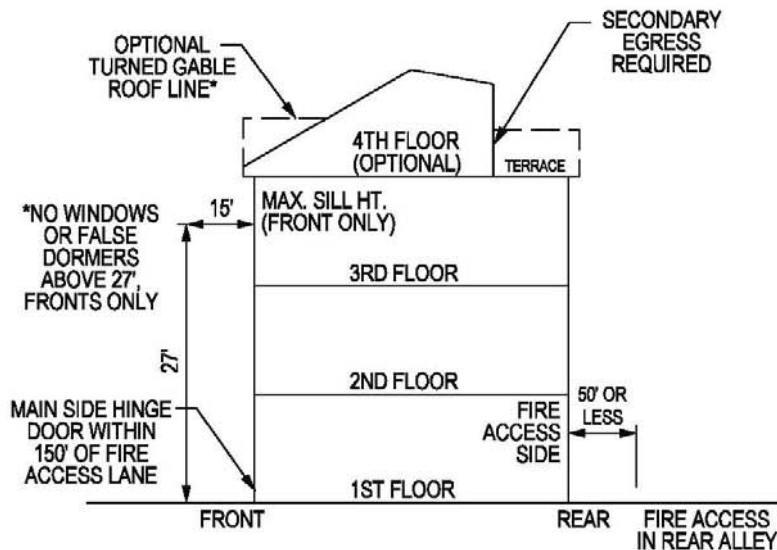
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BY: SML\* FM: 43 DATE: 10/14/2020



10/3/2020

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS  
OF THE STATE OF MARYLAND.  
LICENSE NO. 44048, EXPIRATION DATE: 06/12/2021



**ASHFORD WOODS**  
**PERFORMANCE BASE DESIGN**  
**BUILDING HEIGHT DETAIL**

\* FIRE HEIGHT RESTRICTED UNIT  
(RESTRICTED IN FRONT ONLY)

**GENERAL NOTES:**

1. One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinge door within 150 feet of a fire department access route. Units of three (3) stories or more where access can be provided within 50' of a fire department access route are compliant with code and not considered to be fire height restricted. Units of three (3) stories or more where the main, side-hinged door is within 150 feet but more than 50 feet of a fire department access route is considered to be a fire height restricted unit. Fire height restricted units are not permitted sills or dormers above 27' on the front walls. Fire height restricted units are required to provide a secondary egress on the rear wall within 50' of the fire access route.
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**ASHFORD WOODS DEVELOPMENT NOTES:**

All 24' units and 2 over 2 units are within 50' of a Fire Access Lane, all 16' units to be limited by floorplan options to a maximum of 3 stories in height, therefore the above Performance Based Design Detail will only apply to Fire Height Restricted 20' units. See sheet 4 of this set for conceptual architecture.



10/3/2020

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REFERENCE GRID: A B C D E F G H I J K L M N O

1 2 3 4 5 6 7 8 9 10

**SOLTESZ, INC.**

Engineering  
Surveying  
Planning  
Environmental Sciences

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

Rockville Office  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067  
www.soltesz.com

NO.	DATE	DESIGNED	BY	DATE	REVISIONS
1	SEPTEMBER 2020	S.C.	K.D.L.		18 - R/S
2					G.M.M.
3					
4					
5					
6					
7					
8					
9					
10					

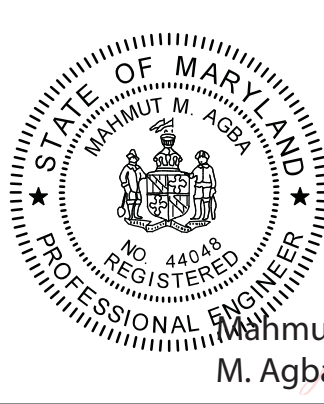
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**OWNER**  
MATLYN ENTERPRISES LLC  
PO BOX 178  
CLARKSBURG MD 20871-0178  
240-375-7279  
BOB EGAN

**DEVELOPER/APPLICANT**  
ASHFORD WOODS, LLC  
505 MAIN ST, SUITE 300  
GAITHERSBURG, MD 20878  
301-670-4020  
MICHAEL NATELLI


MAP	9	GRID	B-3
TAX MAP	EW122	ZONING CATEGORY:	R-90
WISC 200' SHEET	233NW14		
SITE DATUM	NAD 83/91		
HORIZONTAL:	NAD 83/91		
VERTICAL:	NGVD25		

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LICENSE NO. 44048 EXPIRATION DATE: 06/12/2021



M. Agba  
Professional Engineer  
No. 44048  
Exp. 06/12/2021

**FIRE DEPARTMENT ACCESS OVERALL PLAN**  
  
**PRELIMINARY PLAN**  
**ASHFORD WOODS**  
**FORMERLY KNOWN AS EGAN PROPERTY**  
**#120200110**  
CLARKSBURG (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET 1 OF 4  
PROJECT NO. 0775-90-00



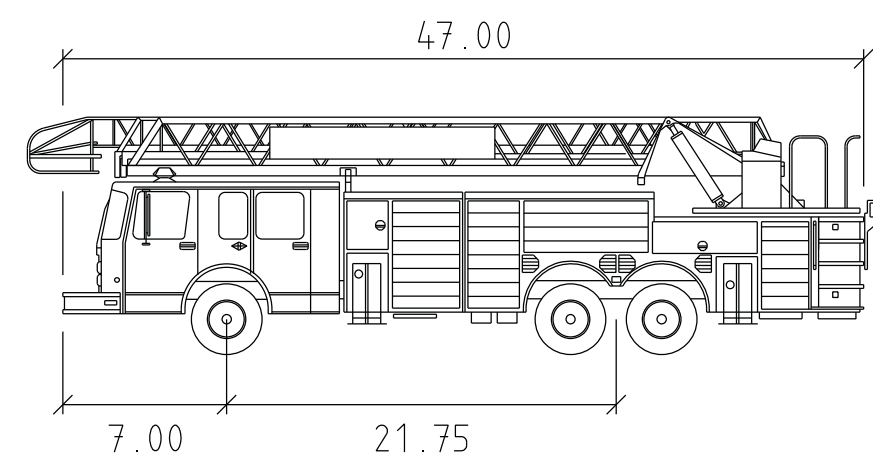
ASHFORD WOODS DEVELOPMENT INFORMATION	
Density of Development	3.59 units per acre
Density of Base Zone (R-90)	354
Total Units	
Unit Types	
Townhouse	
16' Rear Load (100% MPDU)	70
20' Rear Load	153
24' Front Load	99
2 over 2s (50% MPDU)	42
Total Number of Units	364 (91 MPDU townhomes and 2 over 2's, 273 Market-Rate townhomes and 2 over 2's)
Community Clubhouse	
Floor Area	2,500 SF
Floors	
Bathrooms	
Rooms	

**LEGEND**  

FIRE ACCESS LANE

FH

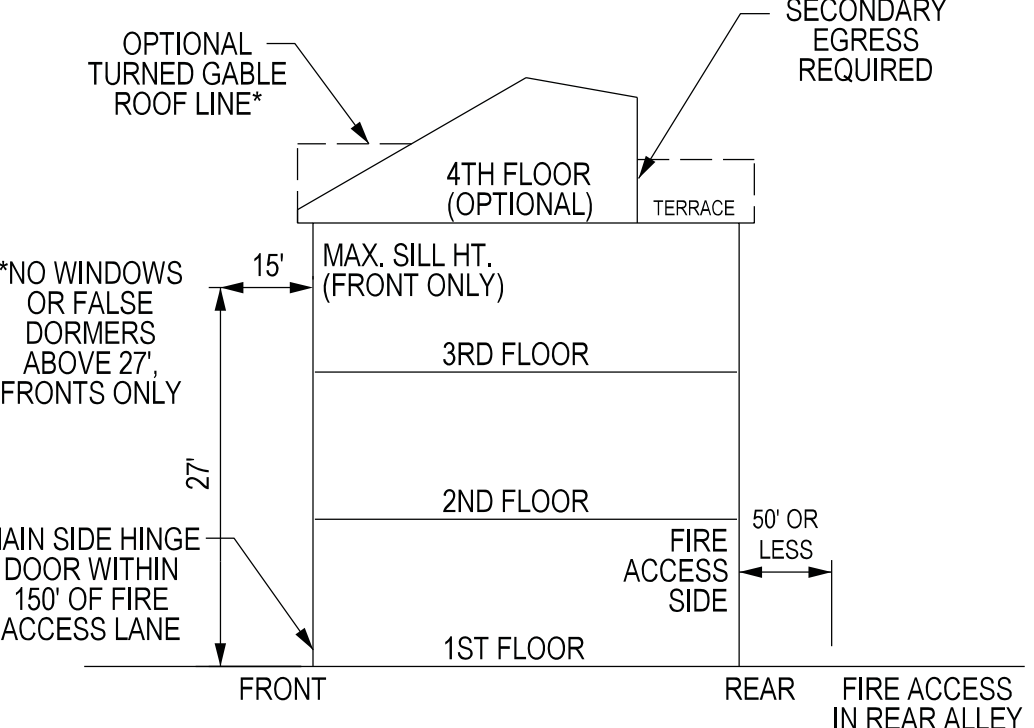
EXISTING / PROPOSED FIRE HYDRANT



AT-29 GERMANTOWN feet  
Width : 8.25  
Track : 8.25  
Lock to Lock Time : 6.00  
Steering Angle : 33.20

\*

HEIGHT RESTRICTED UNIT  
(GREATER THAN 50 FEET FROM  
FIRE DEPARTMENT ACCESS)



**ASHFORD WOODS PERFORMANCE BASE DESIGN BUILDING HEIGHT DETAIL**

\* FIRE HEIGHT RESTRICTED UNIT (RESTRICTED IN FRONT ONLY)

**GENERAL NOTES:**

- One and two-family dwellings of three (3) stories (27' to highest sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinge door within 150 feet of a fire department access route. Units of three (3) stories or more where access can be provided within 50' of a fire department access route are compliant with code and not considered to be fire height restricted. Units of three (3) stories or more where the main, side-hinged door is within 150 feet but more than 50 feet of a fire department access route is considered to be a fire height restricted unit. Fire height restricted units are not permitted sills or dormers above 27' on the front walls. Fire height restricted units are required to provide a secondary egress on the rear wall within 50' of the fire access route.
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Fire Department Access Review  
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BY: SML\* PW: 43 DATE: 10/14/2020



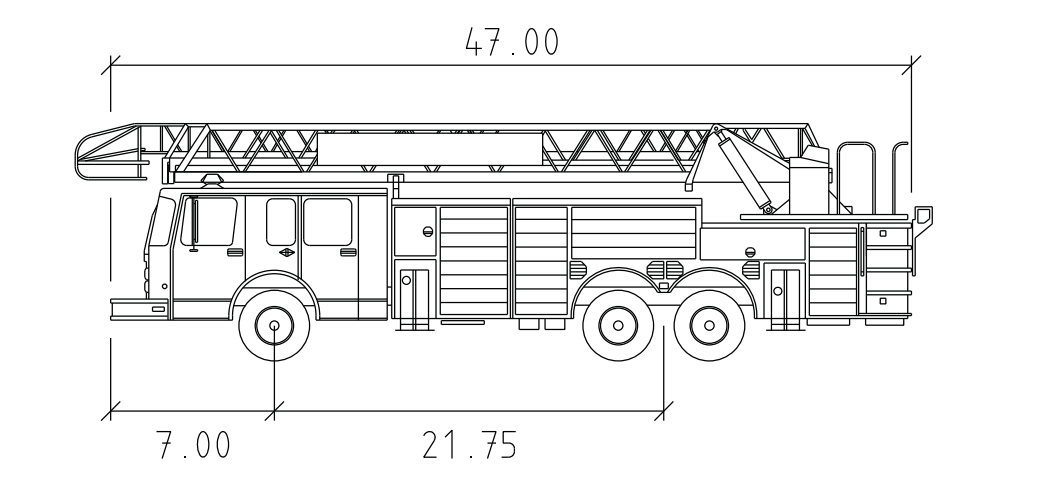
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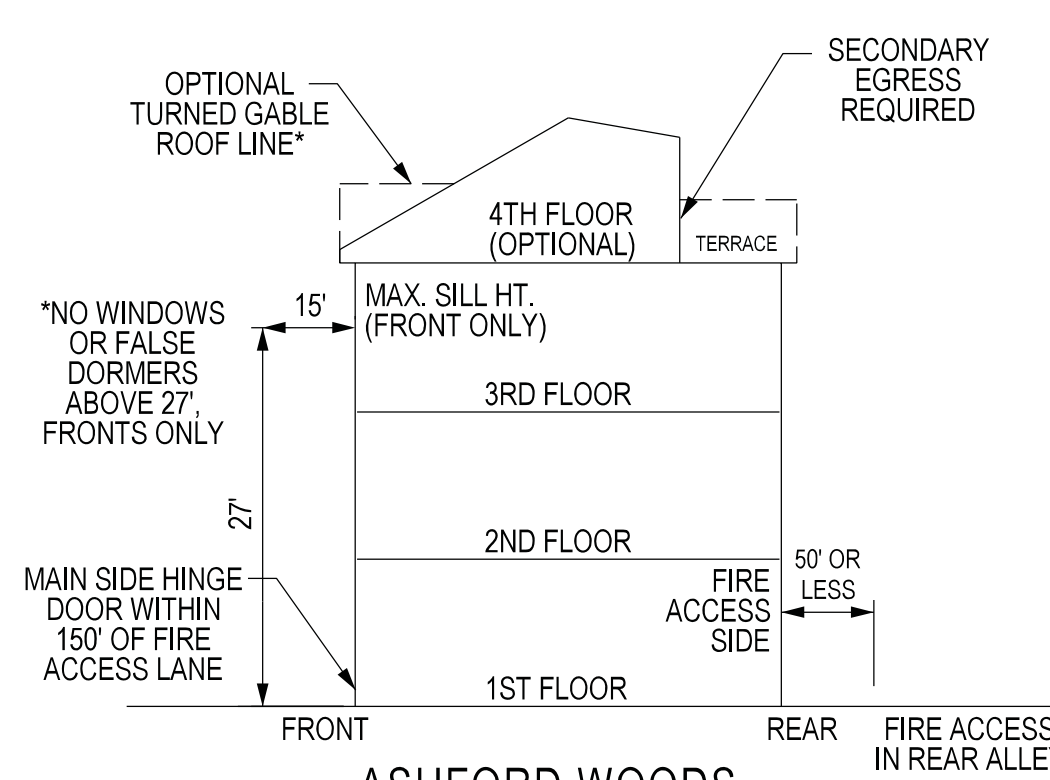
- LEGEND**
- FIRE ACCESS LANE
  - EXISTING / PROPOSED FIRE HYDRANT



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BY: SML\* PW: 43 DATE: 10/14/2020

MATCHLINE 1- SEE SHEET 3

**SOLTESZ, INC.**

Rockville Office  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067

www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
1	SEPTEMBER 2020	CAO STANDARDS VERSION: 18 - RCS		
DESIGNED: S.C.	TECHNICIAN: G.M.M.	CHECKED: K.D.L.		

**MISS UTILITY NOTE**

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PO BOX 178  
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240-375-7279  
BOB EGAN

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505 MAIN ST, SUITE 300  
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301-670-4020  
MICHAEL NATELLI

MAP	9	GRID	B-3
TAX MAP	EW122	ZONING CATEGORY:	R-90
WESC 200' SHEET	233NW14		
SITE DATUM	HORIZONTAL: NAD 83/95		
VERTICAL:	NGVD25		

**PROFESSIONAL CERTIFICATION**

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LICENSE NO. 44048 EXPIRATION DATE: 06/12/2021

**MAHMOUD M. AGHA**  
REGISTERED PROFESSIONAL ENGINEER

Mahmut M. Agba

**FIRE DEPARTMENT ACCESS PLAN**

**PRELIMINARY PLAN**

**ASHFORD WOODS**

**FORMERLY KNOWN AS EGAN PROPERTY**

**#120200110**

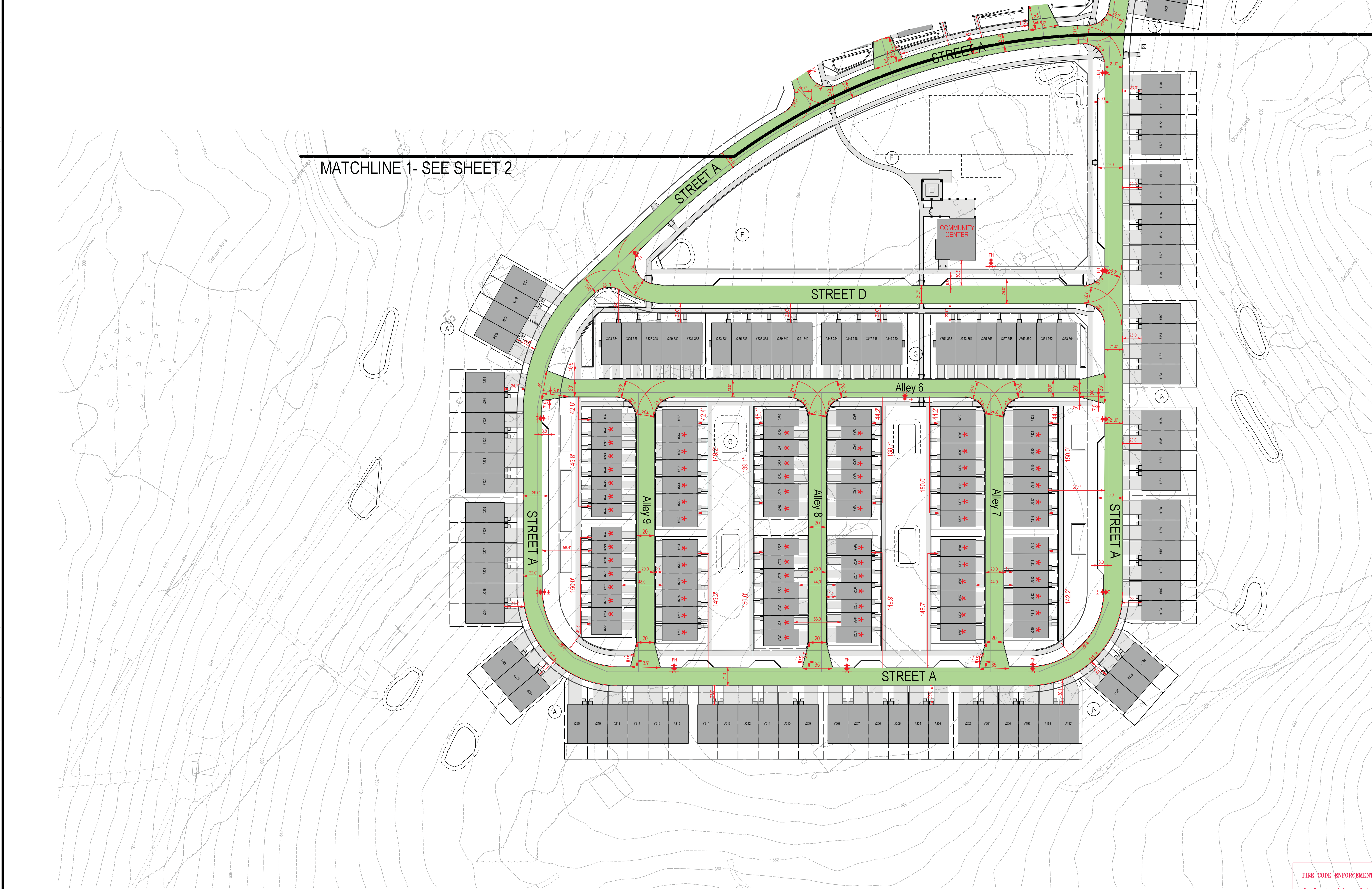
CLARKSBURG (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

**2**

**4**

**PROJECT NO.**  
0775-90-00

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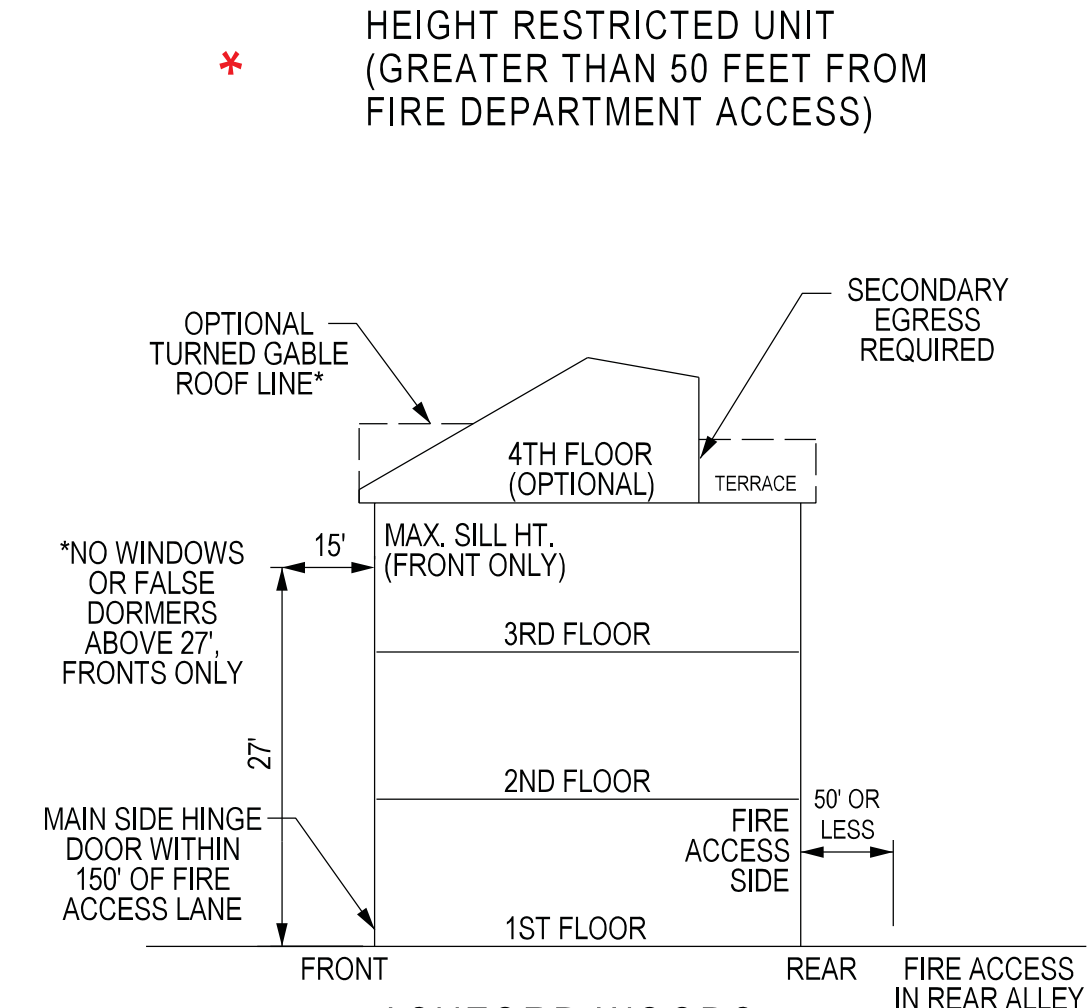
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PERFORMANCE BASE DESIGN  
BUILDING HEIGHT DETAIL**

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LICENSE NO. **44048** EXPIRATION DATE: **06/12/2021**

Mahmud M. Agba

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**PRELIMINARY PLAN**

**ASHFORD WOODS**

**FORMERLY KNOWN AS EGAN PROPERTY**

**#120200110**

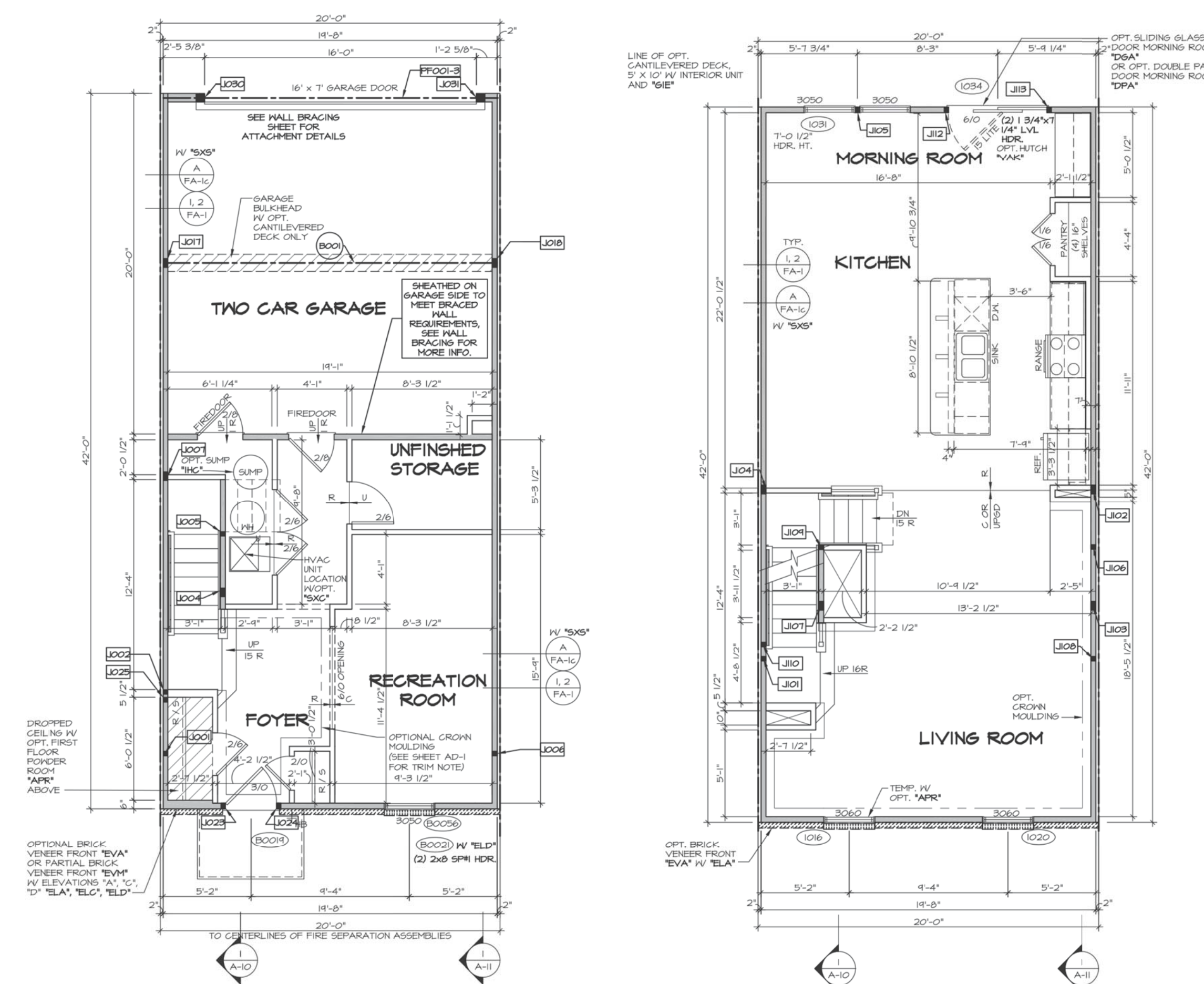
CLARKSBURG (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

**3**

**4**

PROJECT NO. 0775-90-00

# CONCEPTUAL FLOOR PLANS



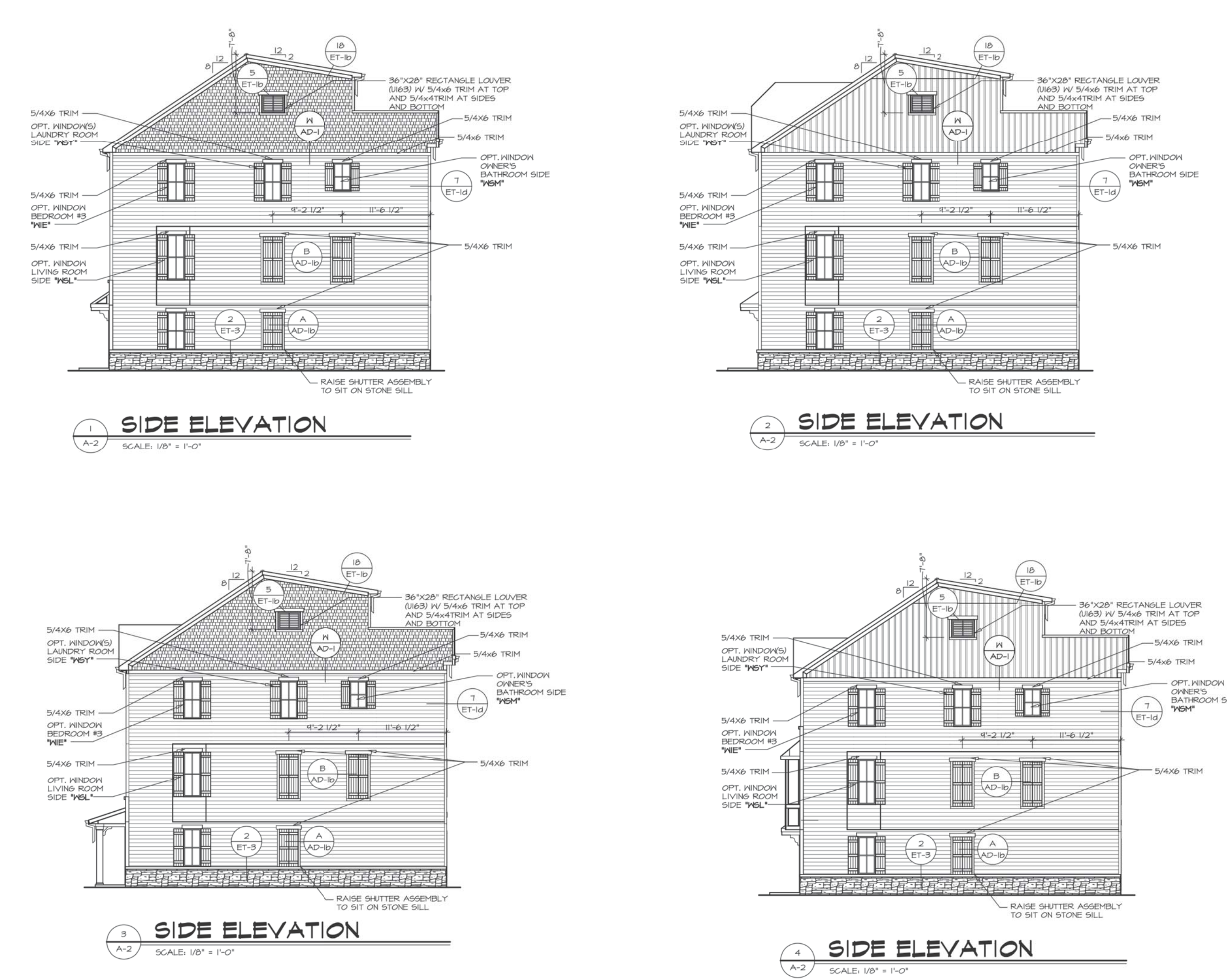
FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

OPTIONAL FOURTH FLOOR

# CONCEPTUAL SIDE ELEVATIONS W/ OPT. FOURTH FLOOR



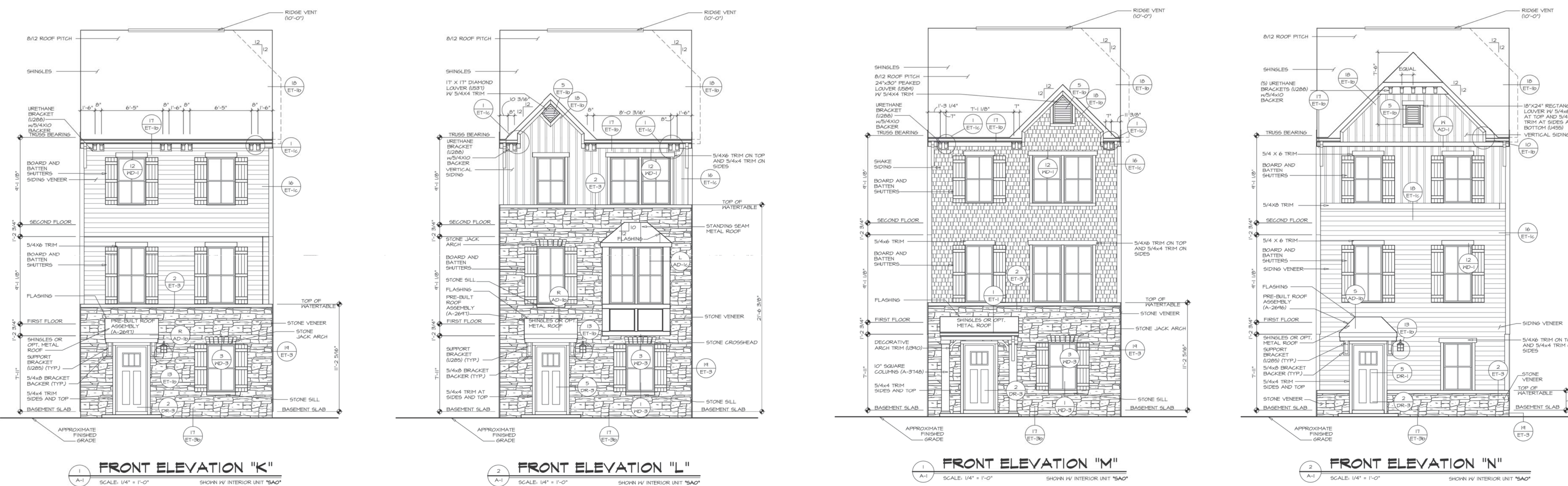
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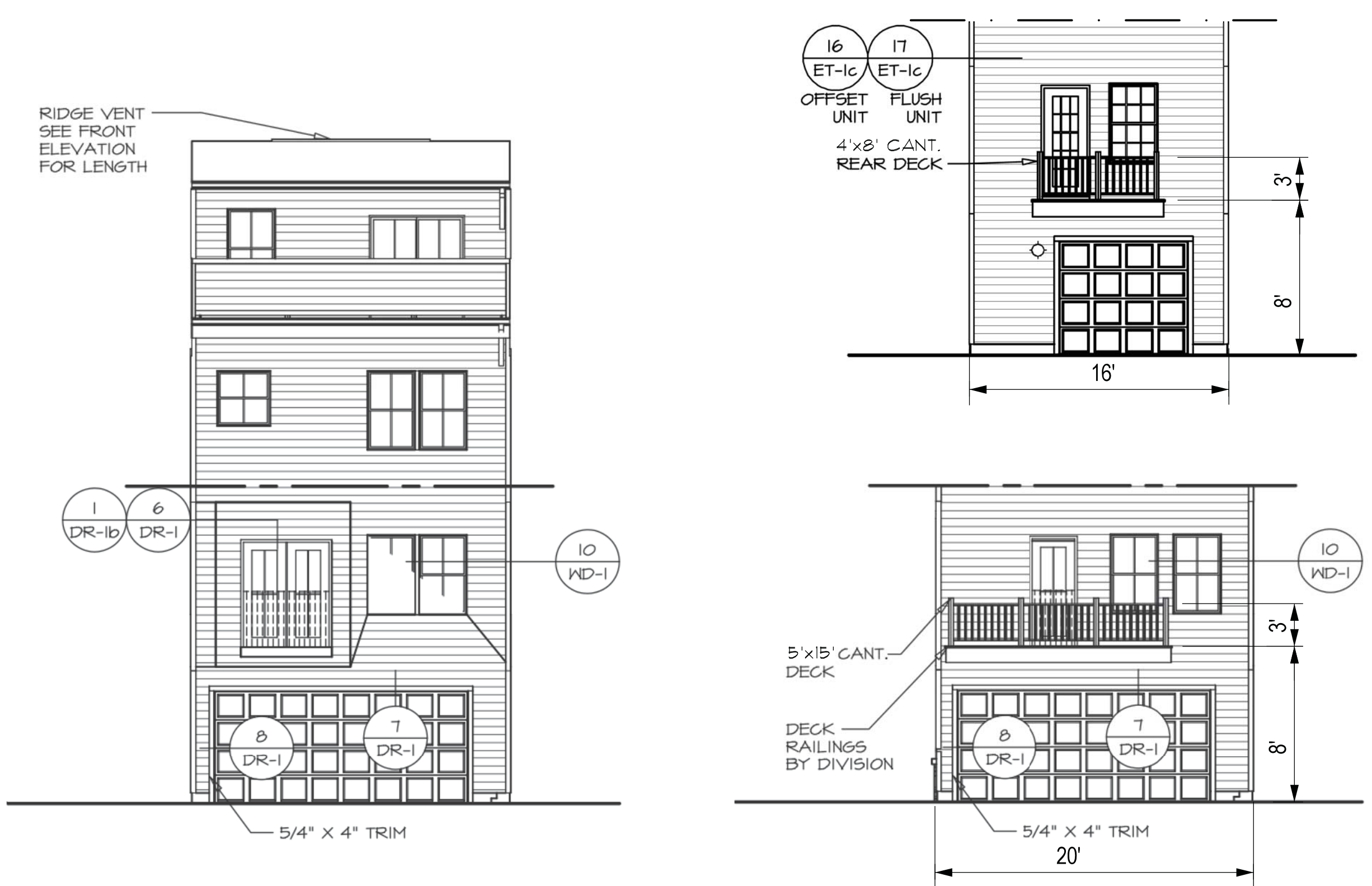
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# CONCEPTUAL ELEVATIONS



# CONCEPTUAL REAR ELEVATIONS W/ OPT. FOURTH FLOOR

# CONCEPTUAL REAR ELEVATIONS W/ OPT. DECKS



Engineering  
Surveying  
Planning  
Environmental Sciences

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

ROCKVILLE OFFICE  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067

www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
1	SEPTEMBER 2020	CAO STANDARDS VERSION: 18 - RCS		
DESIGNED: S.C.		TECHNICIAN: G.M.M.	CHECKED: K.D.L.	

## MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

## OWNER

MATLYN ENTERPRISES LLC  
PO BOX 178  
CLARKSBURG MD 20871-0178  
240-375-7279  
BOB EGAN

## DEVELOPER/APPLICANT

ASHFORD WOODS, LLC  
505 MAIN ST, SUITE 300  
GAITHERSBURG, MD 20878  
301-670-4020  
MICHAEL NATELLI

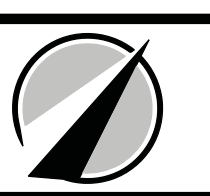
MAP 9	GRID B-3
TAX MAP EW122	ZONING CATEGORY: R-90
WESC 200 SHEET 233NW14	
SITE DATUM	
HORIZONTAL: NAD 83/95	
VERTICAL: NGVD29	

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 24048 EXPIRATION DATE: 06/12/2021



## FIRE DEPARTMENT ACCESS PLAN

PRELIMINARY PLAN  
**ASHFORD WOODS**  
FORMERLY KNOWN AS EGAN PROPERTY  
**#120200110**  
CLARKSBURG (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET 4	OF 4
PROJECT NO. 0775-90-00	