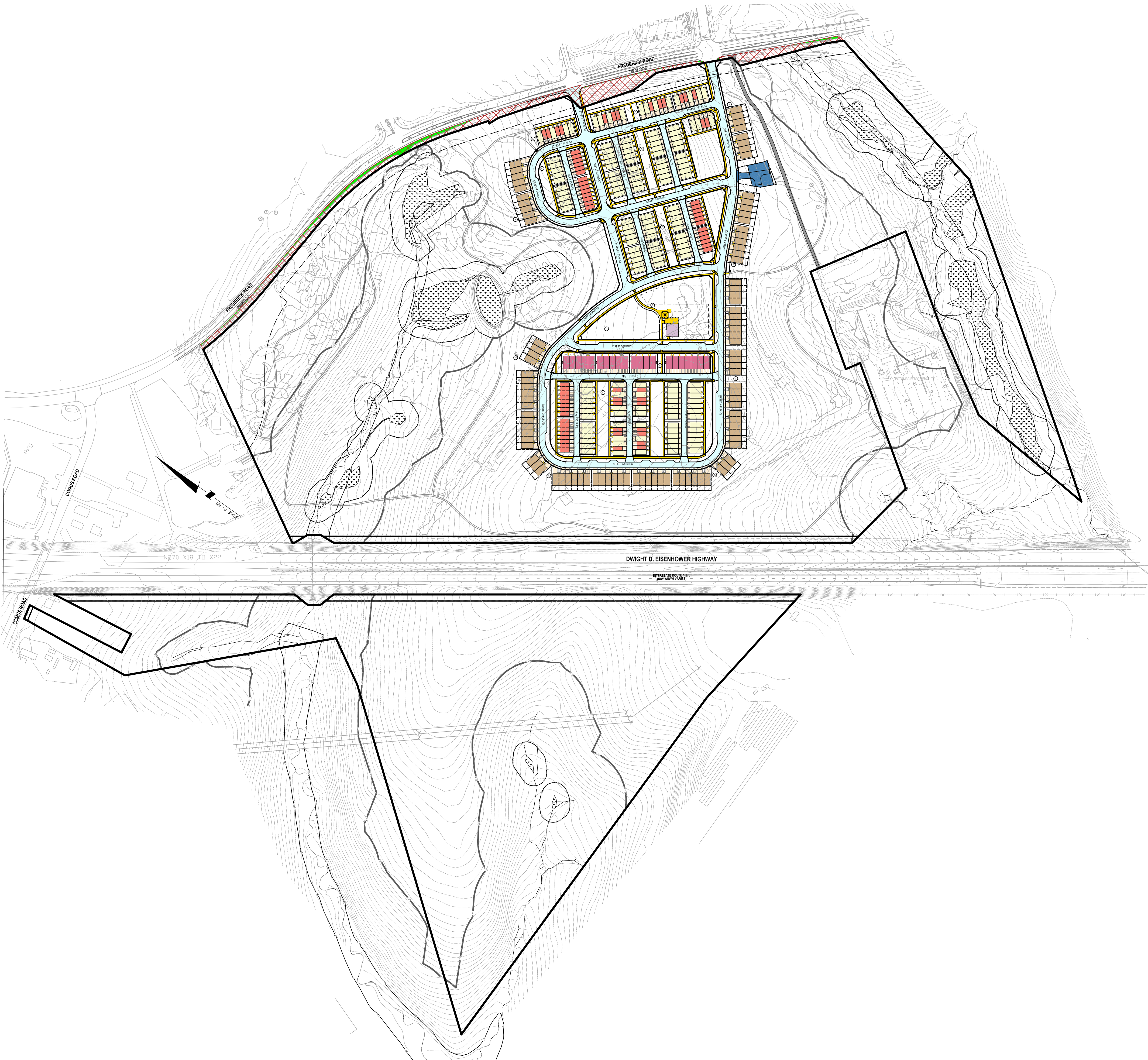


PLANNING DEPARTMENT USE ONLY (E-PLANS)



LEGEND	
<div></div>	2 OVER 2 TOWNHOUSE UNITS
<div></div>	24' TOWNHOUSE UNITS
<div></div>	20' TOWNHOUSE UNITS
<div></div>	16' TOWNHOUSE UNITS
<div></div>	DRIVEWAYS (ALL UNITS)
<div></div>	ROADWAY (STREETS, ALLEYS, PARKING AND ENTRY IMPROVEMENTS)
<div></div>	SIDEWALK, LEADWALK, AND STOOPS
<div></div>	PUMP STATION
<div></div>	ACCESS DRIVE FOR PEPCO STATION
<div></div>	COMMUNITY CENTER AND PATIO
<div></div>	EXISTING IMPERVIOUS AREA IN R.O.W. TO BE REMOVED AS PART OF DEVELOPMENT
<div></div>	ADDITIONS TO TRACT AREA FOR IMPERVIOUS CALCULATIONS

Ashford Woods Impervious Analysis Preliminary Plan

Unit Type	2 over 2's 24' x 50'	16' x 36.33'	20' x 42.33'	24' x 46.33'
Unit Square Footage	1200	581.28	846.60	1111.92
Unit Subtotal	42	70	153	99
MPDU's @ 25%	21	70		
Total Units				364

Site Area Under Application		Square Feet	Acres
East Side	Record Plot	4,320,578	s.f. 99.1868 acres
	Additions to tract area (DP Site Work in R.O.W., construction required by this plan)	78,256	s.f. 1.7965 acres
East Side - Gross Tract Area for Impervious Calculations (Includes additions to tract area)		4,398,834	s.f. 100.9833 acres
West Side	Record Plot	1,739,455	s.f. 39.9324 acres
West Side - Gross Tract Area for Impervious Calculations		1,739,455	s.f. 39.9324 acres
Site Area Total			
Gross Tract Area for Impervious Analysis (includes additions to tract area)		6,138,289	s.f. 140.9157 acres

Impervious Area per Overlay Zones			
East Side - CEE Overlay Impervious Recommendation of 15% (100.9833 x 0.15 x 43560)		659,825	s.f. 15.1475 acres
West Side - CWE Overlay Impervious Recommendation of 6% (39.9324 x 0.06 x 43560)		104,367	s.f. 2.3959 acres
Site Area Total - Total Overlay Zone Recommendation (100.9833 x 0.15 x 43560) + (39.9324 x 0.06 x 43560)		764,192	s.f. 17.5434 acres

Proposed Preliminary Plan Impervious Calculation Breakdown *			
Townhomes and 2over2 units		305,599	s.f. 7.0156 acres
Front Load Driveways for 24' units		38,317	s.f. 0.8796 acres
Rear Load Driveways for 20' units		26,888	s.f. 0.6173 acres
Rear Load Driveways for 16' units		11,363	s.f. 0.2560 acres
Rear Load Driveways for 2 over 2s		6,187	s.f. 0.1420 acres
Roadway - [All proposed travel lanes, alleys and parking areas]		223,197	s.f. 5.1239 acres
Roadway Removal - (Proposed removal of existing pavement, driveway, deep lane, and road shoulder in R.O.W.) **		-12,602	s.f. -0.2893 acres
Sidewalks		61,709	s.f. 1.4166 acres
Leadwalks (some units share)		6,996	s.f. 0.1606 acres
Stoops - # 4 s.f. for all units (some units share)		6,800	s.f. 0.1575 acres
Pump Station		8,673	s.f. 0.1991 acres
Access Drive for Existing PEPCO Station		11,075	s.f. 0.2542 acres
Community Center/ Inland Surface Recreation Area and Sidewalk within Park and other Amenity Open Spaces		8,000	s.f. 0.1837 acres
Total Impervious Area Proposed on East Side		702,062	s.f. 16.1171 acres

*Calculation based upon 364 Dwellings, per Preliminary Plan
**See Shaded Area EXISTING IMPERVIOUS AREA IN R.O.W. TO BE REMOVED AS PART OF DEVELOPMENT on this plan.

Impervious Area Proposed per Preliminary Plan			
East Side		702,062	s.f. 16.1171 acres
West Side		0	s.f. 0.0000 acres
Site Area Total		702,062	s.f. 16.1171 acres

SEE ADDITIONS TO TRACT AREA EXHIBIT - IMPERVIOUS CALCULATION, FOR AREA INCLUDED IN THE ADDITIONS TO TRACT

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.

SIGNATURE: MAHMUT AGBA PE DATE: PROJECT MANAGER
PRINTED NAME: MAHMUT AGBA PE
MD. REG. NO. 44048



Engineering
Surveying
Planning
Environmental Sciences

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

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3	REVISED PRELIMINARY PLAN SUBMITTAL	KDL	10-06-2020
2	REVISED PRELIMINARY PLAN SUBMITTAL	KDL	09-04-2020
1	PRELIMINARY PLAN SUBMITTAL	KDL	12-19-2019
NO.	REVISIONS	BY	DATE
DATE:	OCTOBER 2020	CAO STANDARDS VERSION:	V8 - 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 OBTAINING TEST RITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-261-7777 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
301-070-4020
MICHAEL NATELLI

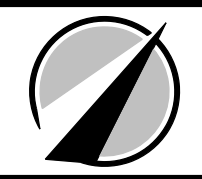
MAP	9	GRID	B-3
TAX MAP	EW122	ZONING CATEGORY:	R-90
WBC 200' SHEET	233NW14		
SITE DATUM			
HORIZONTAL:	NAD 83/99		
VERTICAL:	NGVD29		

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. 44048 EXPIRATION DATE: 06/12/2021



PROPOSED IMPERVIOUS SURFACE EXHIBIT

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



SHEET	52
OF	53
PROJECT NO.	0775-90-00