



LEGEND:

	SITE LIMITS
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	STREAM VALLEY BUFFER (SVB)
	EXISTING CANOPY EDGE
	PERENNIAL OR INTERMITTENT STREAM
	EPHEMERAL STREAM
	EXISTING GRADE
	PROPOSED GRADE
	INVENTORY DESCRIPTION AREAS
	EXISTING FOREST TO REMAIN
	REFORESTATION PLANTING AREA
	EXISTING FOREST TO BE REMOVED
	EXISTING FOREST TO REMAIN BUT COUNTED AS CLEARED
	AREAS IN SVB THAT CANNOT BE FORESTED - TO BE PLANTED IN NATIVE MEADOW
	WETLAND BUFFER
	WETLAND
	FLOOD PLAIN
	PROP. TRANSIT EASEMENT

NOTE:
1. ALL EXISTING FEATURES LOCATED THROUGHOUT THE PROPERTY WILL BE REMOVED. ALL EXISTING FEATURES LOCATED WITHIN THE SVB WILL BE REMOVED AND RESTORED TO PVIOUS CONDITION.

Stream Valley 1- While there are adequate vegetated stream buffers on both sides of the stream channel the entire length of the valley, there are some cleared areas in the buffer where large plastic drums and other construction waste have been placed near the stream channel.

- Area A - 620 LF
Starting approximately 165 LF from the wetland area and extending approximately 620 LF- only localized incision and banks are predominantly clay therefore not susceptible to high erosion. There is an abundance of biological activity in this stream area.
 - o Recommend removal of plastic drums and construction waste located near stream. Revegetate areas where items are removed.
- Area B- Footbridge
Abandoned footbridge has collapsed into widening stream channel causing debris jam.
 - o Recommend removal of failed footbridge and debris in stream channel.

Stream Valley 2- Overall adequate vegetated stream buffers on both sides of the stream channel for the majority of the Stream Valley.

- Area C - 400 LF
Starting approximately 220 LF from the pipe outfall beneath Frederick Road and extending approximately 400 LF- narrow vegetated buffer in some areas, occasional steep banks. *NOTE - This area will be reforested as part of the Forest Conservation Plan for this development to address the narrow vegetated buffer areas.*
 - o Restoration not recommended, area has not been adversely affected by the existing uses of the Subject Property.
- Area D- 1400 LF
Starting at the end of Area C and extending approximately 1400 LF- only localized incision, and channel can access the floodplain during bankfull event. There is a wooded stream buffer of adequate width and an abundance of biological activity in the stream channel.
 - o Restoration not recommended, area has not been adversely affected by the existing uses of the Subject Property.

Stream Valley 3- Overall adequate vegetated stream buffers on both sides of the stream channel the entire length of the valley. (NOTE- Stream Valley 3 is a continuation of Stream Valley 1 on the east parcel)

- Area E-170 LF
Starting from where the stream outfalls from the culvert beneath I-270 and extends to the end of the property approximately 170 LF- only localized erosion in one location. This Stream Valley is forested with gentle slopes, and there is an abundance of biological activity in this stream area.
 - o Restoration not recommended, area has not been adversely affected by the existing uses of the Subject Property.

Stream Valley 4- The wetlands and streams in this area are in good condition.



PRELIMINARY NOT FOR CONSTRUCTION

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NO.	REVISIONS	DATE	BY	CHECKED
3	REVISED PRELIMINARY PLAN SUBMITTAL	10-06-2020	KDL	
2	REVISED PRELIMINARY PLAN SUBMITTAL	09-04-2020	KDL	
1	PRELIMINARY PLAN SUBMITTAL	12-15-2019	KDL	

DATE: OCTOBER 2020
DESIGNED: S.C. CAD STANDARDS VERSION: 19 - NCS
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 UTILITIES OR SERVICES BY ENGINEER TEST FITS 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 THE PLAN OR TWELVE (12) INCHES, WHOEVER 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
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BOB EGAN

DEVELOPER/APPLICANT
ASHFORD WOODS, LLC
506 MAIN ST, SUITE 300
GAITHERSBURG, MD 20878
301-970-4020
MICHAEL NATELLI

MAP	9	GRID	B-3
TAX MAP	EW122	ZONING CATEGORY:	R-90
WBCS 200' SHEET	233NW14		
SITE DATUM	HORIZONTAL: NAD 83/98		
VERTICAL:	NGVD29		

PRELIMINARY STREAM AND WETLAND RESTORATION PLAN

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

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