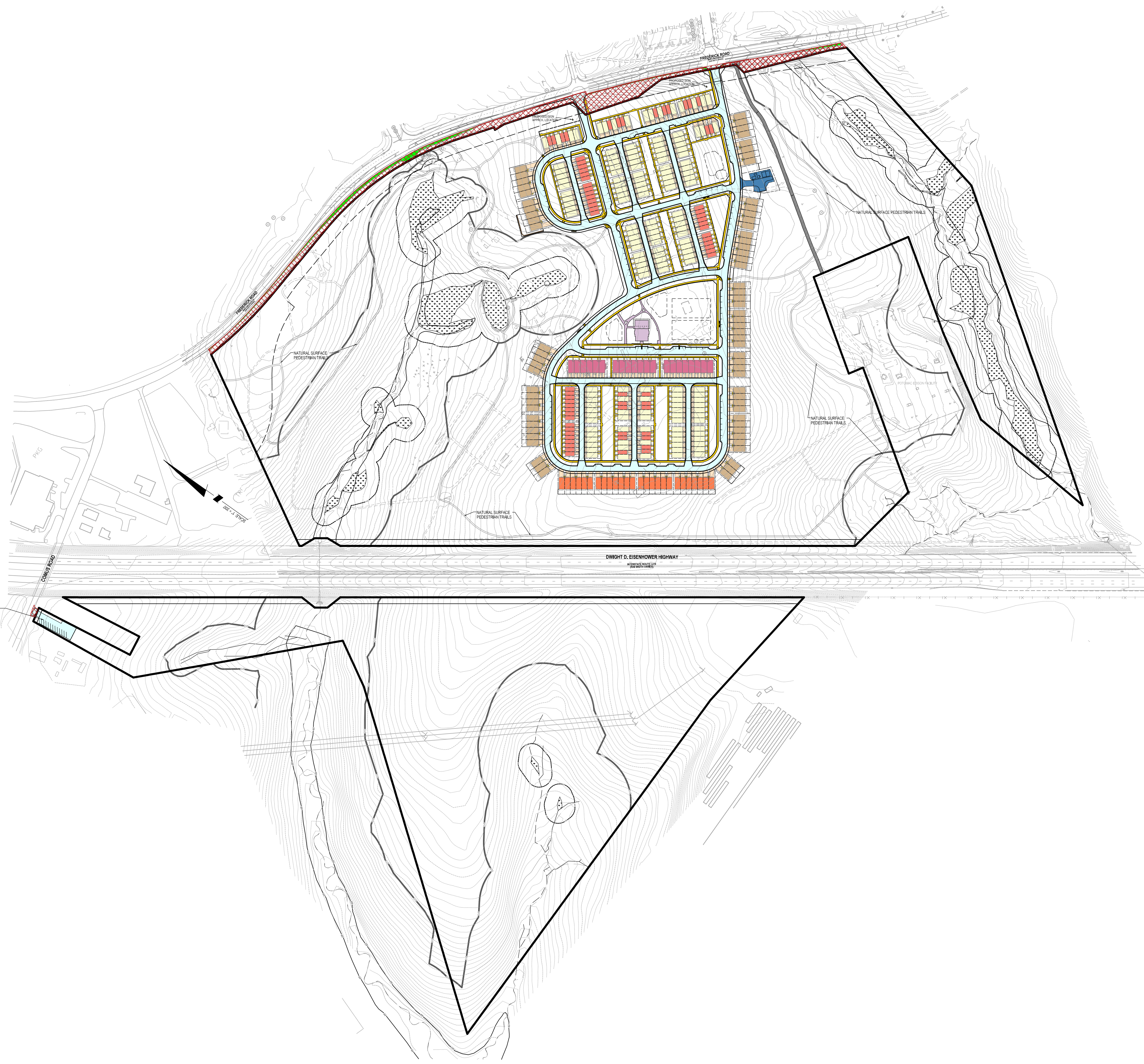


PLANNING DEPARTMENT USE ONLY (E-PLANS)



LEGEND	
[Pink Box]	2 OVER 2 TOWNHOUSE UNITS
[Brown Box]	24' TOWNHOUSE UNITS
[Orange Box]	22' TOWNHOUSE UNITS
[Light Yellow Box]	20' TOWNHOUSE UNITS
[Red Box]	18' TOWNHOUSE UNITS
[Light Orange Box]	DRIVEWAYS (ALL UNITS)
[Light Blue Box]	ROADWAY (STREETS, ALLEYS, PARKING AND ENTRY IMPROVEMENTS)
[Yellow Box]	SIDEWALK, LEADWALK, AND STOOPS
[Light Green Box]	MONUMENT ENTRY SIGNS
[Brown Box]	RETAINING WALL
[Blue Box]	PUMP STATION
[Grey Box]	ACCESS DRIVE FOR PEPCO STATION
[Purple Box]	COMMUNITY CENTER AND PATIO
[Green Box]	EXISTING IMPERVIOUS AREA IN R.O.W. TO BE REMOVED AS PART OF DEVELOPMENT
[Red Dotted Box]	ADDITIONS TO TRACT AREA FOR IMPERVIOUS CALCULATIONS

**Ashford Woods Impervious Analysis**

Unit Type	2 over 2's 24' x 50.33'	16' x 36.53'	20' x 42.33'	22' x 46.33'	24' x 46.33'	
Unit Square Footage	1,207.92	581.28	846.60	1,019.26	1,111.92	
Unit Subtotal	42	70	158	26	73	
MFDU's @ 25%	21	70	158	26	73	
Unit Impervious Surface Calculation	(42 x 1,207.92) / 2 + 260A	70 x 581.28	153 x 846.60	26 x 1,019.26	99 x 1,111.92	303,517
<b>Total Impervious Surface</b>	25,626	40,690	129,530	26,501	81,170	<b>364</b>

\*There are (42) 2 over 2 units proposed under this plan. The architecture of these units consolidate 2 units into 1 building with a single footprint. The additional 364 s.f. derives from three 86.68 s.f. water closets located on each side of 2 over 2 units. Therefore, the total impervious surface for 2 over 2 units is 25,626 s.f.

**Site Area Under Application**

Side	Record Plot	Square Feet	Acres
East Side	Record Plot	4,320,578	99,1868 acres
	Additions to tract area (Off-Site Work in R.O.W., construction required by this plan)	81,118	1.8622 acres
<b>East Side - Gross Tract Area for Impervious Calculations (Includes additions to tract area)</b>		<b>4,401,696</b>	<b>101,0490 acres</b>
West Side	Record Plot	1,739,455	39,9324 acres
	Additions to tract area (Off-Site Work in R.O.W., construction required by this plan)	725	0.0166 acres
<b>West Side - Gross Tract Area for Impervious Calculations (Includes additions to tract area)</b>		<b>1,740,180</b>	<b>39,9490 acres</b>
<b>Site Area Total</b>		<b>6,141,875</b>	<b>140,9981 acres</b>

**Impervious Area per Overlay Zones**

Side	Impervious Area (s.f.)	Percentage
East Side - CEE Overlay Impervious Recommendation of 15% (101,0490 x 0.15 x 43560)	660,254	15.00% of East Side
West Side - CNE Overlay Impervious Recommendation of 6% (39,9490 x 0.06 x 43560)	104,411	6.00% of West Side
<b>Site Area Total - Total Overlay Zone Recommendation (101,0490 x 0.15 + 39,9490 x 0.06 x 43560)</b>	<b>764,665</b>	<b>12.45% Total</b>
<b>Site Area Total - Permitted by Preliminary Plan (per MCP No. 20-140)</b>	<b>725,678</b>	<b>11.8% Total</b>

**East Side Proposed Site Plan Impervious Calculation Breakdown\* (ON-SITE)**

Townhomes and 2over2 units	303,517	s.f.	6.9678	acres
Front Load Driveways for 24 units - Typ. Drive (23' L x 16.5' W plus ROW/apron) **	28,524	s.f.	0.6548	acres
Front Load Driveways for 22 units - Typ. Drive (23' L x 16.5' W plus ROW/apron) **	10,018	s.f.	0.2300	acres
Rear Load Driveways for 20 units - Typ. Drive (7.5' L x 16.5' W) **	26,781	s.f.	0.6148	acres
Rear Load Driveways for 16 units - Typ. Drive (18' L x 8.5' W) **	11,165	s.f.	0.2563	acres
Rear Load Driveways for 2 over 2s - Typ. Drive (20' L x 8.5' W) **	6,901	s.f.	0.1584	acres
Roadway - (All proposed travel lanes, alleys and parking areas.)	219,280	s.f.	5.0500	acres
Sidewalks (includes ramps and mailboxes)	65,482	s.f.	1.5033	acres
Leadwalks (some units share)	8,526	s.f.	0.1957	acres
Stoops - 4' x 5' for 20' and 10' units (all others have internal stoop)	4,460	s.f.	0.1024	acres
Monument Entry Signs (2)	32	s.f.	0.0007	acres
Retaining Wall	321	s.f.	0.0074	acres
Pump Station	6,842	s.f.	0.1571	acres
Access Drive for Existing Potomac Edison Station	10,535	s.f.	0.2441	acres
Community Center/ Hard Surface Recreation Area and Sidewalk within Park and other Amenity Open Spaces	7,604	s.f.	0.1746	acres
<b>Total Impervious Area Proposed on East Side (ON-SITE)</b>	<b>710,787</b>	<b>s.f.</b>	<b>16.3174</b>	<b>acres</b>

\*Calculation based upon 364 Dwellings, per Site Plan  
\*\*Dimensions listed represent typical square footages; actual square footage of driveway will vary per lot. Impervious amount totals in chart add up actual proposed driveway surface areas for each unit type.

**East Side Proposed Site Plan Impervious Calculation Breakdown WITHIN ADDITIONS TO TRACT AREA (OFF-SITE)**

Roadway - (All proposed travel lanes, alleys and parking areas.)	4,375	s.f.	0.1004	acres
Sidewalks	380	s.f.	0.0087	acres
Access Drive for Existing Potomac Edison Station	448	s.f.	0.0103	acres
<b>Total Impervious Area Proposed on East Side WITHIN ADDITIONS TO TRACT AREA (OFF-SITE)</b>	<b>5,203</b>	<b>s.f.</b>	<b>0.1194</b>	<b>acres</b>

**West Side Proposed Site Plan Impervious Calculation Breakdown (ON-SITE)**

East Side	7,016	s.f.	0.1611	acres
<b>Total Impervious Area Proposed on West Side (ON-SITE)</b>	<b>7,016</b>	<b>s.f.</b>	<b>0.1611</b>	<b>acres</b>

**West Side Proposed Site Plan Impervious Calculation Breakdown (OFF-SITE)**

East Side	484	s.f.	0.0111	acres
<b>Total Impervious Area Proposed on West Side (OFF-SITE)</b>	<b>484</b>	<b>s.f.</b>	<b>0.0111</b>	<b>acres</b>

**Impervious Area Proposed per Site Plan**

Side	Impervious Area (s.f.)	Percentage
East Side	715,990	16.439% of East Side
West Side	7,500	0.49% of West Side
<b>Site Area Total</b>	<b>723,490</b>	<b>11.78% Total</b>



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. 31187 EXPIRATION DATE: 01/12/2023



**SPA WATER QUALITY PLAN: IMPERVIOUS SURFACE DRAWING**

**SITE PLAN  
ASHFORD WOODS  
FORMERLY KNOWN AS EGAN PROPERTY  
#820210110**

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

**SOLTESZ, INC.**  
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Rockville Office  
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Rockville, MD 20850  
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www.soltesz.com

NO.	DATE	DESIGNED	BY	DATE	REVISIONS
	APRIL 2021	S.C.			

CAO STANDARDS VERSION: 18 - RCS  
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 ENGINEERING TESTS 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, 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  
506 MAIN ST, SUITE 300  
GAITHERSBURG, MD 20878  
301-580-7346  
MICHAEL NATELLI

MAP	GRID
TAX MAP EW122	ZONING CATEGORY: R-80 / CEE RURAL, CWE
WBSC 200 SHEET 2339W14	
SITE DATUM HORIZONTAL: NAD 83/98 VERTICAL: NGVD29	

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