

PLANNING DEPARTMENT USE ONLY (E-PLANS)



- 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.
    - 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.
    - 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.*
    - 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.
    - 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.
    - 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.

NOTE:  
1. ALL EXISTING FEATURES TO BE REMOVED AND NOT INCLUDED IN THE PROPOSED IMPERVIOUS SURFACE CALCULATIONS MUST BE RESTORED TO A PERVIOUS CONDITION. ALL EXISTING ELEMENTS NOT ASSOCIATED WITH AN L.O.D. MUST BE REMOVED BY HAND TO AVOID DISTURBANCE OF ENVIRONMENTAL FEATURES.

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
	MITIGATION PLANTING
	FOREST BANKING
	REFORESTATION PLANTING AREA
	AREAS IN SVB THAT CANNOT BE FORESTED - TO BE PLANTED IN NATIVE MEADOW
	WETLAND PLANTING
	TREE SAVE AREA
	EXISTING FOREST TO REMAIN BUT COUNTED AS CLEARED
	WETLAND BUFFER
	EXISTING WETLAND / POND
	FLOOD PLAIN
	PROP. TRANSIT EASEMENT

SHEET INDEX  
1. STREAM RESTORATION EXHIBIT  
2. POND CONVERSION PLAN

BRIDGES TO BE REMOVED



AREA B - WASHED OUT FOOTBRIDGE

**SOLTESZ, INC.**  
Engineering  
Surveying  
Planning  
Environmental Sciences

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NO.		REVISIONS		BY		DATE	
1		REVISED		S.C.		JULY 2021	
DESIGNED:		CAO STANDARDS VERSION:		TECHNICIAN:		G.M.M.	
CHECKED:		R.M.M.					

**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 1-800-261-7777 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**  
MATTLYN 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  
301-590-7346  
MICHAEL NATELLI

TAX MAP EW122	ZONING CATEGORY: R-80, CEE RURAL, CWE
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. 31187 EXPIRATION DATE: 01/12/2023

**STREAM RESTORATION EXHIBIT**

**STREAM AND WETLAND RESTORATION PLAN**  
**ASHFORD WOODS**  
**FORMERLY KNOWN AS EGAN PROPERTY**  
**#820210110**  
CLARKSBURG (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

DEVELOPER'S CERTIFICATE  
The undersigned agrees to execute all the features of the Site Plan Approval No. 820210110, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: ASHFORD WOODS, LLC  
Company: MICHAEL NATELLI  
Address: 506 MAIN STREET, SUITE 300, GAITHERSBURG MD 20878  
Phone: (301) 590-7346  
Signature: \_\_\_\_\_

**SWR.01**  
OF 2  
PROJECT NO. 0775-90-00