Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

MEMORANDUM

DATE: October 2, 2025

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 SJS
Jay Beatty, West County Planning Division (301)-495-2178 JKB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board Agenda for October 16, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220240700 thru 220240750 Ashford Woods

220250790 Darnestown Meadows

220250820 Ancient Oak

Plat Name: **Ashford Woods**
Plat #: **220240700 thru 220240750**

Location: Located at the intersection of Ashford Woods Drive and Red Sage Lane
Master Plan Clarksburg Ten Mile Creek Amendment Area
Plat Details: R-90 zone; 146 lots, 24 parcels
Owner: Ashford Woods, LLC

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200110 (MCPB Resolution No. 20-140) and Site Plan No. 82021011A (Certified Stie Plan dated December 22, 2023), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's approval of the aforesaid plans. Staff recommends approval of the plats.

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: Michael J. Natelli, Authorized Person — Date: 10/29/24 — Witness/Attest

We hereby assent to this plat of subdivision

UNITED BANK, a Virginia banking corporation (Lender)

(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: R. Scott Ritter, Trustee — Date: 11/12/24 — Witness/Attest

By: David H. Peterson, Trustee — Date: 11/7/24 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD. BEARING & DIST.
1	90°00'00"	65.00'	108.38'	69.00'	S 80°19'01" E 97.58'
2	90°00'00"	119.00'	198.92'	119.00'	N 80°19'01" W 108.29'

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following CORS Stations:

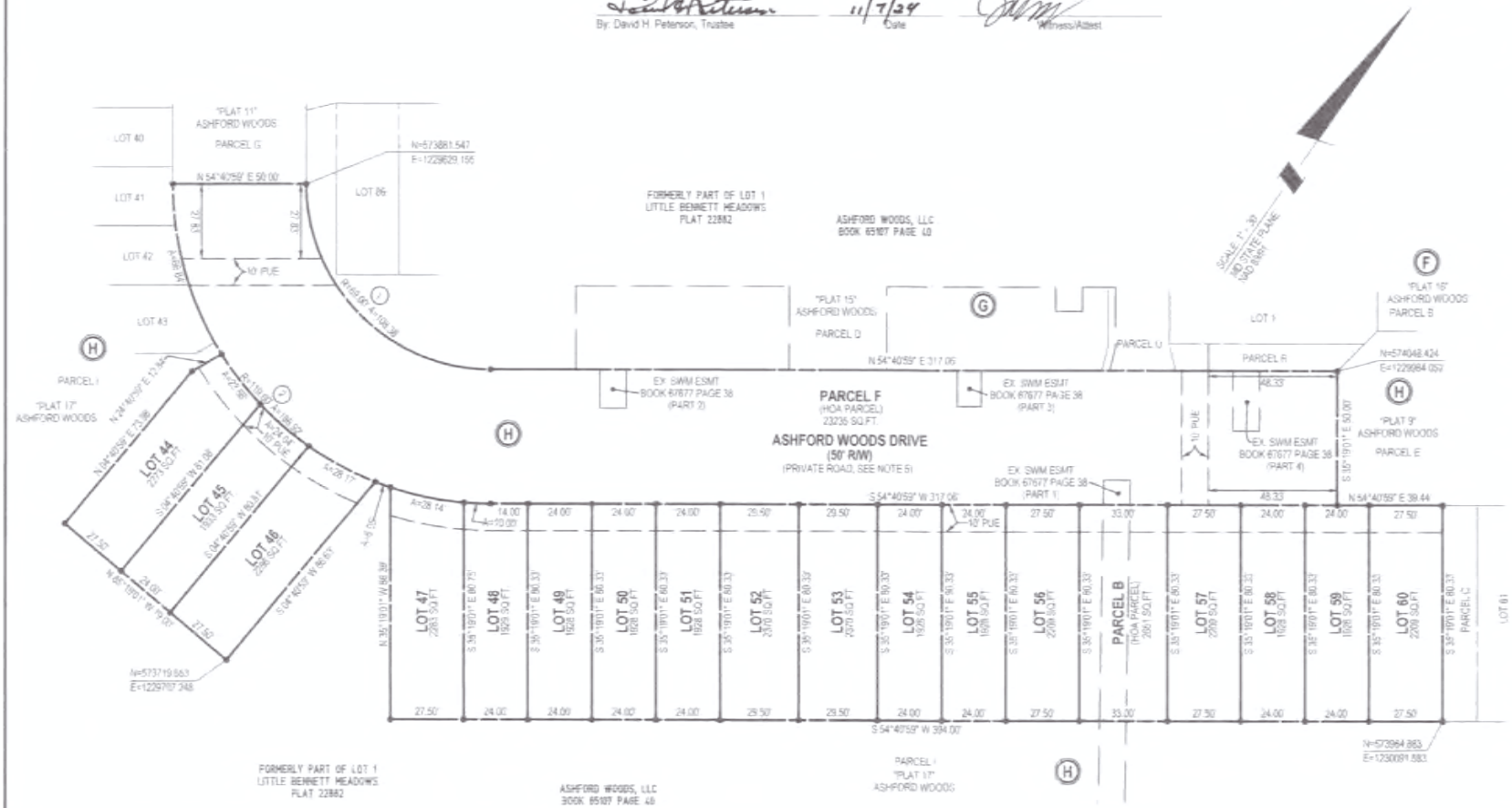
Base Stations Used

PID	Designation	North	East
AJ4487	HAG2 HAGERSTOWN 2 CORS ARP	587 962.28	1 110 970.52
AF9822	GAIT GAITHERSBURG CORS ARP	534 457.86	1 249 651.23
AJ4426	ANP1 ANNAPOLIS 1 CORS ARP	489 565.01	1 423 366.92

Project Combined Grid Factor = 1.000003000. Distances are "ground" distances.

VICINITY MAP

SCALE: 1" = 2000'



NOTES:

1.) All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

2.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58258 at Page 42.

4.) This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36762 at folio 61.

5.) Parcel F, Block H, (Ashford Woods Drive) shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338.

6.) This property is served by public water and sewer services only.

7.) The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 65172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 249.

AREA TABULATION

17 Lots	35,567 Square Feet or 0.8165 Acres
2 Parcels	25,886 Square Feet or 0.5943 Acres
Total by this plat	61,453 Square Feet or 1.4108 Acres

30 15 0 30 60

SUBDIVISION RECORD PLAT
LOTS 44 THRU 60
AND PARCELS B AND F, BLOCK H

ASHFORD WOODS

(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: SEPTEMBER 2024

SOLTESZ, INC. PLAT 10

ROCKVILLE OFFICE
2 Research Place, Suite 100, Rockville, MD 20850 P 301.948.2750 F 301.948.9067
Engineering // Surveying // Planning // Environmental Sciences www.soltesz.com

Approvals / Information Chart:
Tax Map Grid: EW22 WSSC Grid No.: 232 & 233 NW 14
Zoning Category: R-90
Approved Preliminary Plan File No.: 120200110
Approved Site Plan File No.: 820210110 & 82021011A
Approved Forest Consv. Plan No.: 820210110 & F20230200

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-23-2025
DATE

DIRECTOR

RECORDED: _____
PLAT: _____

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision part of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATTLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 61,453 square feet or 1.4108 acres of land. There is no street dedication by this plat.

STATE OF MARYLAND — TIMOTHY FAIRE LOE — No. 21509 — PROFESSIONAL LAND SURVEYOR

Timothy F. Loe — Oct 24, 2024
Date

Timothy F. Loe
Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/Renewal Date: 07/13/2025

220240700

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: Michael J. Natelli, Authorized Person — Date: 10/29/24 — Witness/Attest

We hereby assent to this plat of subdivision

UNITED BANK, a Virginia banking corporation (Lender)

(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: R. Scott Ritter, Trustee — Date: 11/12/24 — Witness/Attest

By: David H. Peterson, Trustee — Date: 11/7/24 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD. BEARING & DIST.
1	29°48'19"	119.00'	61.83'	31.63'	S 50°12'11" E 61.14'

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following CORS Stations

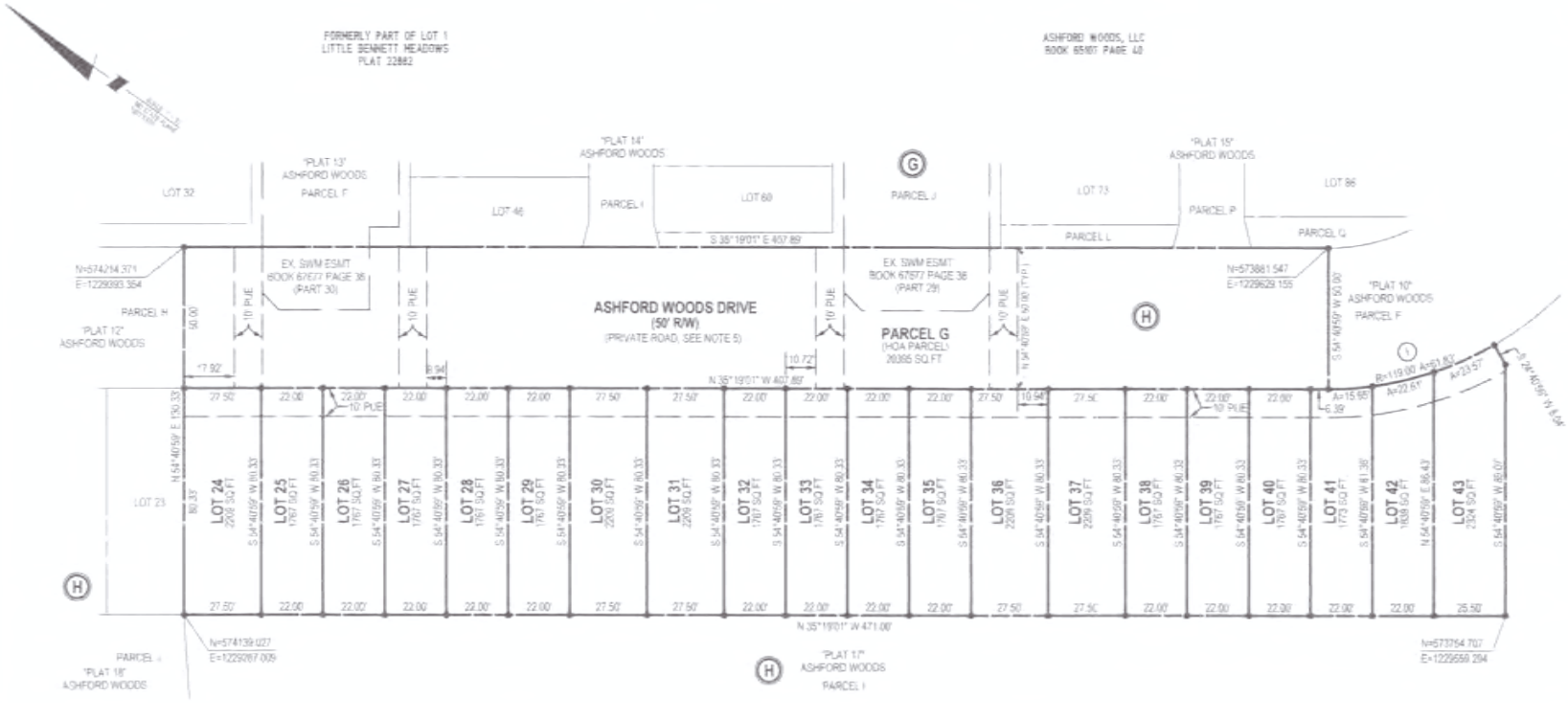
Base Stations Used

PID	Designation	North	East
AJ4867	HAG2 HAGERSTOWN 2 CORS ARP	687,962.28	1,110,870.52
AF9522	GAIT GAITHERSBURG CORS ARP	534,467.88	1,249,681.23
AJ4428	ANP1 ANNAPOLIS 1 CORS ARP	489,565.01	1,423,386.39

Project Combined Grid Factor = 1.000000000. Distances are "ground" distances.

VICINITY MAP

SCALE: 1" = 2000'



NOTES:

1.) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

2.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58258 at Page 42.

4.) This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36782 at folio 61.

5.) Parcel G, Block H, (Ashford Woods Drive) shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338.

6.) This property is served by public water and sewer services only.

7.) The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 249.

AREA TABULATION

20 Lots	38,185 Square Feet or 0.8766 Acres
1 Parcel	20,395 Square Feet or 0.4682 Acres
Total by this plat	58,580 Square Feet or 1.3448 Acres

30 15 0 30 60

SUBDIVISION RECORD PLAT
LOTS 24 THRU 43
AND PARCEL G, BLOCK H
ASHFORD WOODS
(Being a resubdivision of part of Lot 1, Little Bennett Meadows)
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: SEPTEMBER 2024

SOLTESZ, INC. PLAT 11

ROCKVILLE OFFICE
2 Research Place, Suite 100, Rockville, MD 20850 P.301.948.2750 F.301.948.9067
Engineering • Surveying • Planning • Environmental Services www.soltesz.com

Approvals / Information Chart:
Tax Map Grid: EW22 WSSC Grid No.: 232 & 233 NW 14
Zoning Category: R-90
Approved Preliminary Plan File No.: 120200110
Approved Site Plan File No.: 820210110 & 820210110A
Approved Forest Consv. Plan No.: 820210110 & F20230200

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-23-2025 (DATE)

DIRECTOR

RECORDED _____
PLAT _____

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision part of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATTLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in the subdivision record plat is 58,580 square feet or 1.3448 acres of land. There is no street dedication by this plat.

Timothy F. Lee — Oct 24, 2024 (Date)
Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/Renewal Date: 07/13/2025

220240710

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: Michael J. Nalaffi, Authorized Person — Date: 10/29/24 — Witness/Attest

We hereby assent to this plat of subdivision

UNITED BANK, a Virginia banking corporation

(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: R. Scott Ritter, Trustee — Date: 11/12/24 — Witness/Attest

By: David H. Peterson, Trustee — Date: 11/7/24 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD. BEARING & DIST
1	90°00'00"	119.00'	186.92'	119.00'	N 09°40'59" E 168.29'
2	48°12'43"	219.00'	176.63'	93.44'	N 77°47'20" E 171.89'
3	48°12'43"	169.00'	136.31'	72.11'	S 77°47'20" W 132.64'
4	90°00'00"	69.00'	108.38'	69.00'	S 09°40'59" W 97.58'

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following CORS Stations:

Base Stations Used

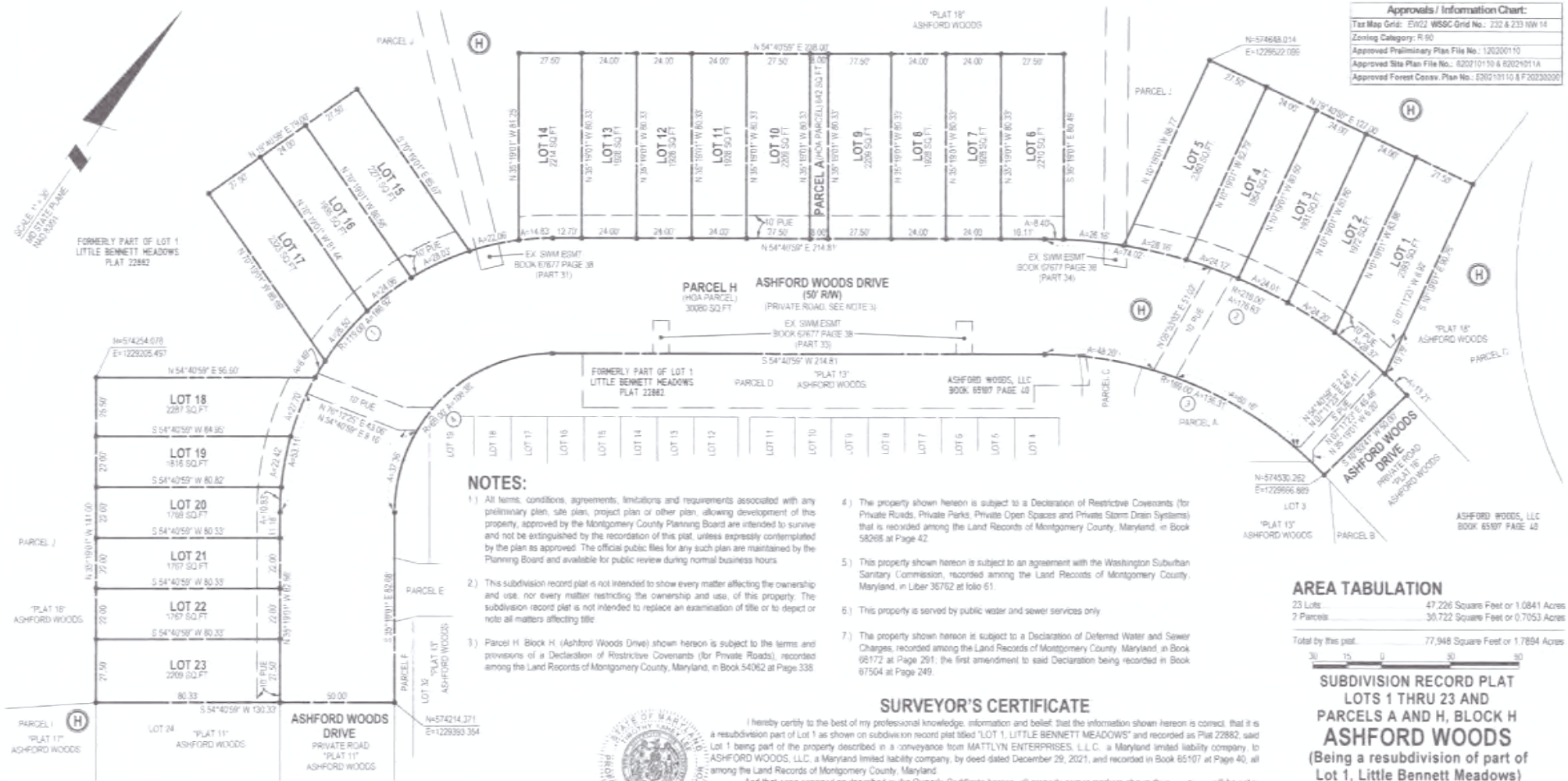
PID	Designation	Northing	Easting
AJ9465	HAGZ HAGERSTOWN 2 CORS ARP	687,362.26	1,115,878.52
AF9622	GAIT GAITHERSBURG CORS ARP	534,457.86	1,248,651.23
AJ4428	ANP1 ANNAPOLIS 1 CORS ARP	488,555.01	1,423,366.92

Project Combined Grid Factor = 1.000000000. Distances are "ground" distances.

VICINITY MAP

SCALE: 1" = 2000'

Approvals / Information Chart:
Tax Map Grid: EW22 WSSC Grid No.: 232 & 233 NW 14
Zoning Category: R-90
Approved Preliminary Plan File No.: 120200110
Approved Site Plan File No.: 820210150 & 82021011A
Approved Forest Conserv. Plan No.: 820210110 & F20230200



NOTES:

1.) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

2.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3.) Parcel H, Block H (Ashford Woods Drive) shown hereon is subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338.

4.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58268 at Page 42.

5.) This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36762 at folio 61.

6.) This property is served by public water and sewer services only.

7.) The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 68172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 249.

AREA TABULATION

23 Lots	47,226 Square Feet or 1.0841 Acres
2 Parcels	30,722 Square Feet or 0.7053 Acres
Total by this plat	77,948 Square Feet or 1.7894 Acres

30 15 0 30 60

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision part of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATTLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus ——●—— will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 77,948 square feet or 1.7894 acres of land. There is no street dedication by this plat.

Timothy F. Lee — Oct. 24, 2024 — Date

Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/Renewal Date: 07/13/2025

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-23-2025 — DATE

DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 1 THRU 23 AND
PARCELS A AND H, BLOCK H

ASHFORD WOODS

(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: SEPTEMBER 2024

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P 301.948.2750 F 301.948.9067
Engineering // Surveying // Planning + Environmental Sciences www.soltesz.com

PLAT 12

220240720

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: Michael J. Neteth, Authorized Person — Date: 10/29/24 — Witness/Attest

We hereby assent to this plat of subdivision

UNITED BANK, a Virginia banking corporation

(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: R. Scott Ritter, Trustee — Date: 11/12/24 — Witness/Attest

By: David H. Peterson, Trustee — Date: 11/7/24 — Witness/Attest

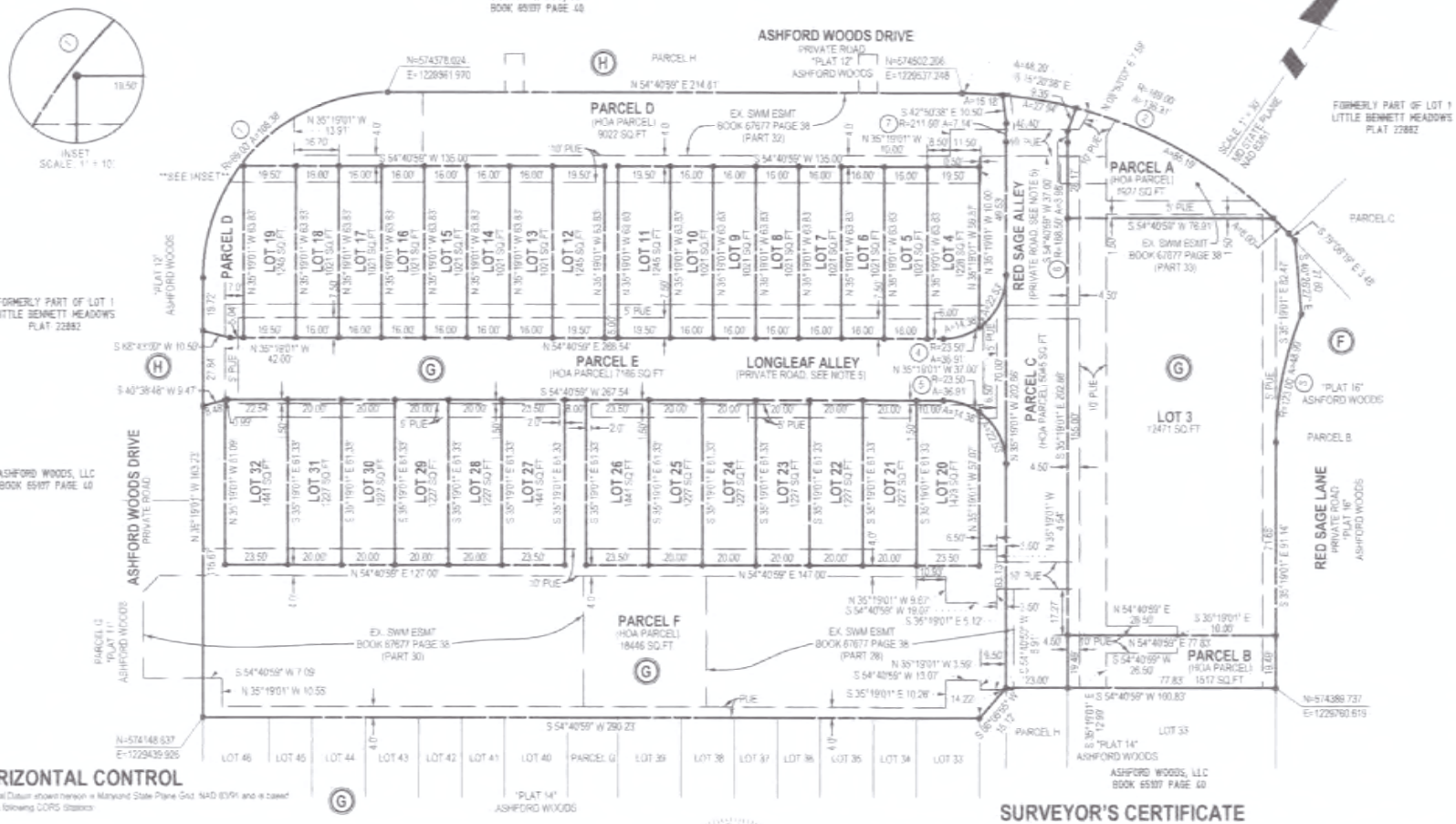
CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHO. BEARING & DIST
1	90°00'00"	69.00'	108.38'	69.00'	N 09°40'59" E 97.58'
2	46°12'43"	169.00'	136.31'	72.11'	N 77°47'20" E 132.64'
3	22°49'01"	123.00'	48.99'	24.82'	S 23°54'28" E 48.66'
4	90°00'00"	23.50'	36.91'	23.50'	N 09°40'59" E 33.23'
5	90°00'00"	23.50'	36.91'	23.50'	N 80°19'01" W 33.23'
6	1°12'34"	188.50'	3.98'	1.99'	S 34°41'59" E 3.98'
7	1°58'07"	211.50'	7.14'	3.57'	N 34°20'16" W 7.14'

VICINITY MAP

SCALE: 1" = 2000'

Approvals / Information Chart:
Tax Map Grid: EW22 WSSC Grid No.: 232 & 233 NW 14
Zoning Category: R-90
Approved Preliminary Plan File No.: 120200110
Approved Site Plan File No.: 820210110 & 820210110A
Approved Forest Consv. Plan No.: 820210110 & F20230290



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1.) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

2.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58268 at Page 42.

4.) This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36782 at Folio 61.

5.) Parcel E, Block G, (Longleaf Alley) and Parcel C, Block G, (Red Sage Alley) shown hereon are subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54962 at Page 338.

6.) This property is served by public water and sewer services only.

7.) The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 249.

AREA TABULATION

30 Lots	46,473 Square Feet or 1.0889 Acres
5 Parcels	43,123 Square Feet or 0.9899 Acres
Total by this plat	89,596 Square Feet or 2.0568 Acres

30 15 0 30 60

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following CORS Stations:

Base Stations Used

PID	Designation	North	East
AJ4467	HAG2 HAGERSTOWN 2 CORS ARP	987,962.26	1,110,970.52
AP9522	GAIT GAITHERSBURG CORS ARP	534,457.88	1,269,851.23
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Project Combined Grid Factor = 1.00000000. Distances are "ground" distances.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision part of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATTLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 89,596 square feet or 2.0568 acres of land. There is no street dedication by this plat.

STATE OF MARYLAND — TIMOTHY FRANCIS LEE — PROFESSIONAL LAND SURVEYOR

Timothy F. Lee — Oct. 24, 2024
Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/Renewal Date: 07/13/2025

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. –

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-23-2025 — DATE

DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 3 THRU 32 AND PARCELS A THRU F, BLOCK G
ASHFORD WOODS
(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: SEPTEMBER 2024

SOLTESZ, INC. — PLAT 13

ROCKVILLE OFFICE
2 Research Place, Suite 100, Rockville, MD 20850 P 301.948.2750 F 301.948.9067
Engineering | Surveying | Planning | Environmental | Geotechnical
www.soltesz.com

220240730

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: Michael J. Natelli, Authorized Person — Date: 10/29/24 — Witness/Attest

We hereby assent to this plat of subdivision:

UNITED BANK, a Virginia banking corporation

(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: R. Scott Ritter, Trustee — Date: 11/12/24 — Witness/Attest

By: David H. Peterson, Trustee — Date: 11/7/24 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CHD. BEARING & DIST.
1	90°00'00"	23.50'	35.91'	23.50'	N 09°40'59" E 33.23'
2	90°00'00"	23.50'	36.91'	23.50'	N 80°19'01" W 33.23'

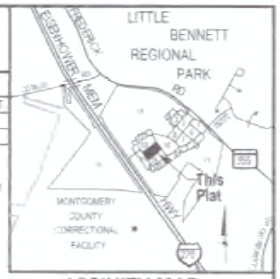
HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid NAD 83/91 and is based upon the following CORS Stations

Base Stations Used

PID	Designation	North	East
AJ4467	HAG2 HAGERSTOWN 2 CORS ARP	687,962.26	1,110,910.52
AF8622	GAIT GAITHERSBURG CORS ARP	434,457.68	1,295,881.23
AJ4426	ANP1 ANNAPOLIS 1 CORS ARP	489,985.81	1,473,959.93

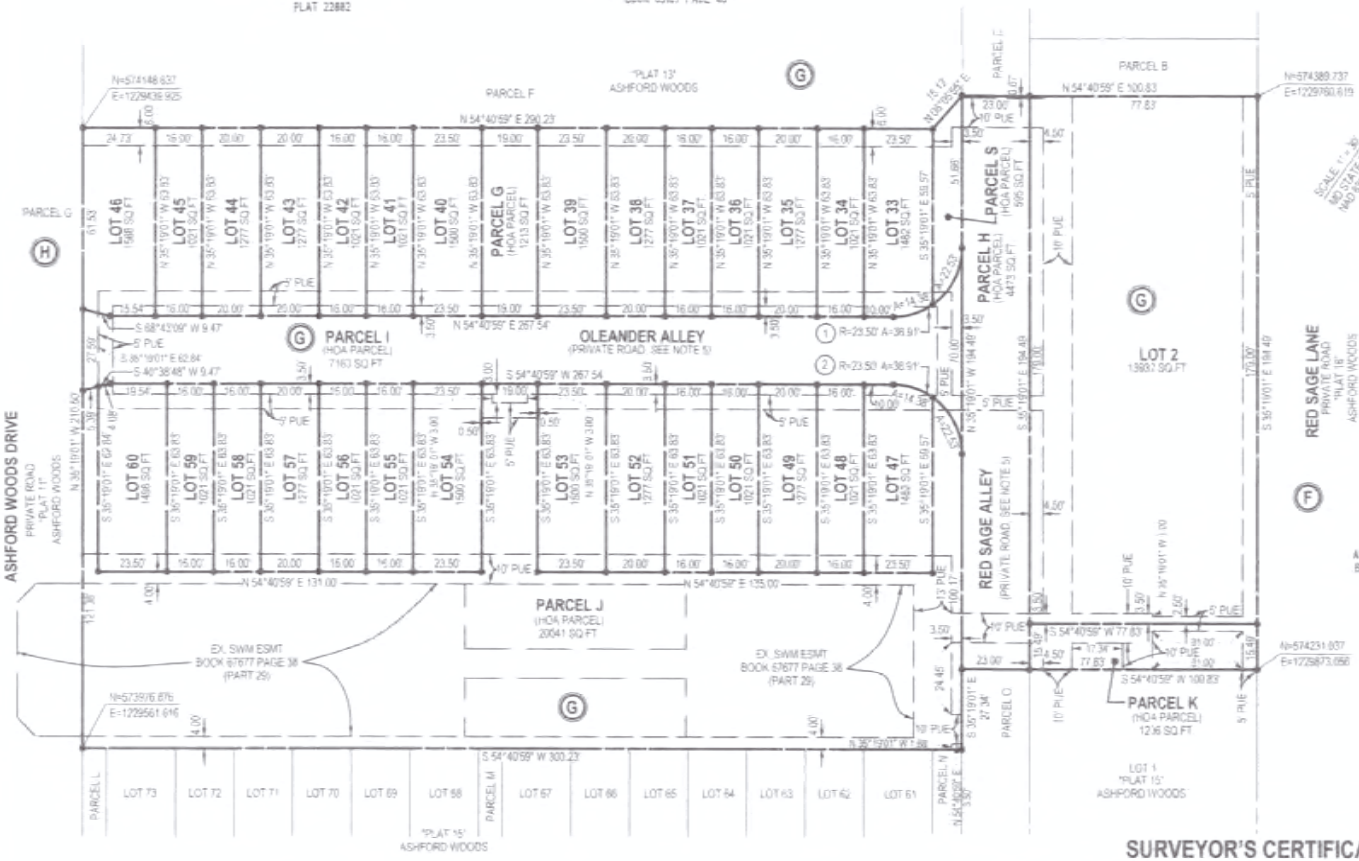
Project Combined Grid Factor = 1.000000000. Distances are "ground" distances.



VICINITY MAP

SCALE: 1" = 2000'

Approvals / Information Chart:
Tax Map Grid: EW22 **WSSC Grid No.:** 232 & 233 NW 14
Zoning Category: R-90
Approved Preliminary Plan File No.: 120200110
Approved Site Plan File No.: 820210110 & 820210110A
Approved Forest Conserv. Plan No.: 820210110 & F20230200



NOTES:

1.) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

2.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58266 at Page 42.

4.) This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36762 at Folio 61.

5.) Parcel I, Block G, (Oleander Alley) and Parcel H, Block G, (Red Sage Alley) shown hereon are subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 58962 at Page 338.

6.) This property is served by public water and sewer services only.

7.) The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 291; the first amendment to said Declaration being recorded in Book 67504 at Page 249.

AREA TABULATION

29 Lots	48,174 Square Feet or 1.1059 Acres
6 Parcels	34,691 Square Feet or 0.7964 Acres
Total by this plat	82,865 Square Feet or 1.9023 Acres

30 15 0 30 60

SUBDIVISION RECORD PLAT
LOTS 2 AND 33 THRU 60 AND PARCELS G THRU K AND S, BLOCK G
ASHFORD WOODS
(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: SEPTEMBER 2024

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision part of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATTLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 82,865 square feet or 1.9023 acres of land. There is no street dedication by this plat.

Timothy F. Lee — Oct. 24, 2024 — Date

Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/Renewal Date: 07/13/2025

STATE OF MARYLAND — TIMOTHY F. LEE — No. 21509 — PROFESSIONAL LAND SURVEYOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-23-2025 DATE

DIRECTOR

RECORDED _____
PLAT _____

SOLTESZ, INC. — PLAT 14

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P 301.948.2750 F 301.948.9067
Engineering / Surveying / Planning / Environmental Solutions — www.soltesz.com

22024874E

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust, and all parties in interest, thereto have indicated their assent.

ASHFORD WOODS, LLC, a Maryland limited liability company

By: Michael J. Natelli, Authorized Person — Date: 10/29/24 — Witness/Attest

We hereby assent to this plat of subdivision

UNITED BANK, a Virginia banking corporation.

(Purchase Money, Credit Line Deed of Trust and Security Agreement, Book 65107 Page 46)

By: R. Scott Ritter, Trustee — Date: 11/12/24 — Witness/Attest

By: David H. Peterson, Trustee — Date: 11/7/24 — Witness/Attest

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD. BEARING & DIST.
1	90°00'00"	23.50'	36.91'	23.50'	N 09°40'59" E 33.23'
2	90°00'00"	23.50'	36.91'	23.50'	N 80°19'01" W 33.23'
3	90°00'00"	69.00'	108.38'	69.00'	N 80°19'01" W 97.58'

HORIZONTAL CONTROL

Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon the following CORS Stations:

Base Stations Used

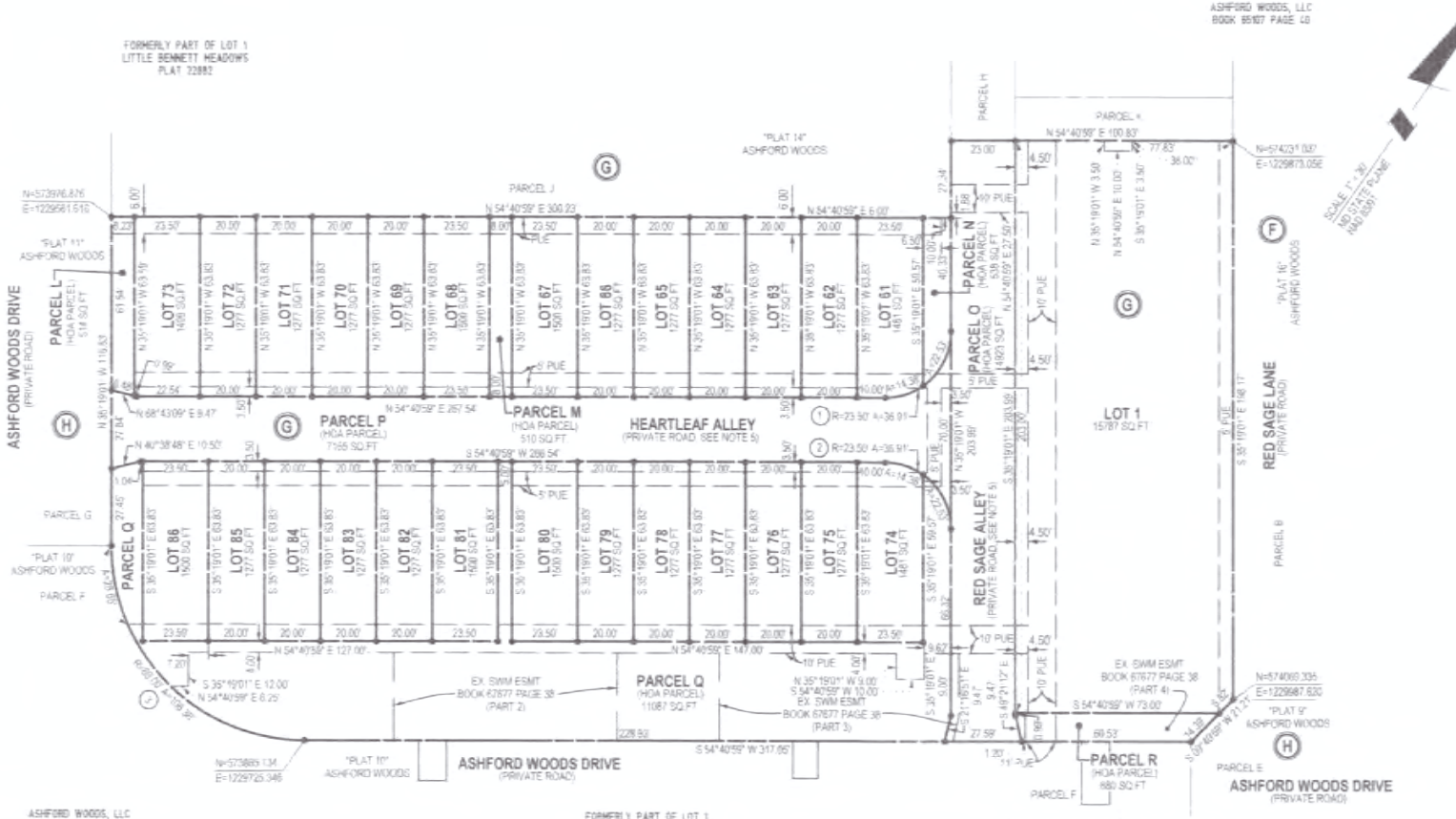
PID	Designation	North	East
AJ4847	HAG2 HAGERSTOWN 2 CORS ARP	187,862.25	1,110,871.50
AF9622	GAIT GAITHERSBURG CORS ARP	534,457.56	1,248,651.23
AJ4426	ANP1 ANNAPOLIS 1 CORS ARP	489,566.01	1,403,366.62

Project Combined Grid Factor = 1.000000000. Distances are "ground" distances.

VICINITY MAP

SCALE: 1" = 2500'

Approvals / Information Chart:
Tax Map Grid: EW22 WSSC Grid No.: 232 & 233 NW 14
Zoning Category: R-90
Approved Preliminary Plan File No.: 120200110
Approved Site Plan File No.: 820210110 & 82021011A
Approved Forest Conserv. Plan No.: 820210110 & F20230200



NOTES:

1.) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

2.) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

3.) The property shown hereon is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 58268 at Page 42.

4.) This property shown hereon is subject to an agreement with the Washington Suburban Sanitary Commission, recorded among the Land Records of Montgomery County, Maryland, in Liber 36762 at Folio 61.

5.) Parcel P, Block G, (Heartleaf Alley) and Parcel O, Block G, (Red Sage Alley) shown hereon are subject to the terms and provisions of a Declaration of Restrictive Covenants (for Private Roads), recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338.

6.) This property is served by public water and sewer services only.

7.) The property shown hereon is subject to a Declaration of Deferred Water and Sewer Charges, recorded among the Land Records of Montgomery County, Maryland, in Book 66172 at Page 291, the first amendment to said Declaration being recorded in Book 67504 at Page 249.

AREA TABULATION

27 Lots	50,734 Square Feet or 1.1647 Acres
7 Parcels	25,417 Square Feet or 0.5835 Acres
Total by this plat	76,151 Square Feet or 1.7482 Acres

30 15 0 30 60

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown hereon is correct, that it is a resubdivision part of Lot 1 as shown on subdivision record plat titled "LOT 1, LITTLE BENNETT MEADOWS" and recorded as Plat 22882, said Lot 1 being part of the property described in a conveyance from MATTLYN ENTERPRISES, L.L.C., a Maryland limited liability company, to ASHFORD WOODS, LLC, a Maryland limited liability company, by deed dated December 29, 2021, and recorded in Book 65107 at Page 40; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 76,151 square feet or 1.7482 acres of land. There is no street dedication by this plat.

Timothy F. Lee — Date: Oct. 24, 2024

Professional Land Surveyor
Maryland Registration No. 21509
License Expiration/Renewal Date: 07/13/2025

STATE OF MARYLAND — TIMOTHY FRANCIS LEE — No. 21509 — PROFESSIONAL LAND SURVEYOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIR — MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. -

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-23-2025 (DATE) — DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 1 AND 61 THRU 86
AND PARCELS L THRU R, BLOCK G

ASHFORD WOODS

(Being a resubdivision of part of Lot 1, Little Bennett Meadows)

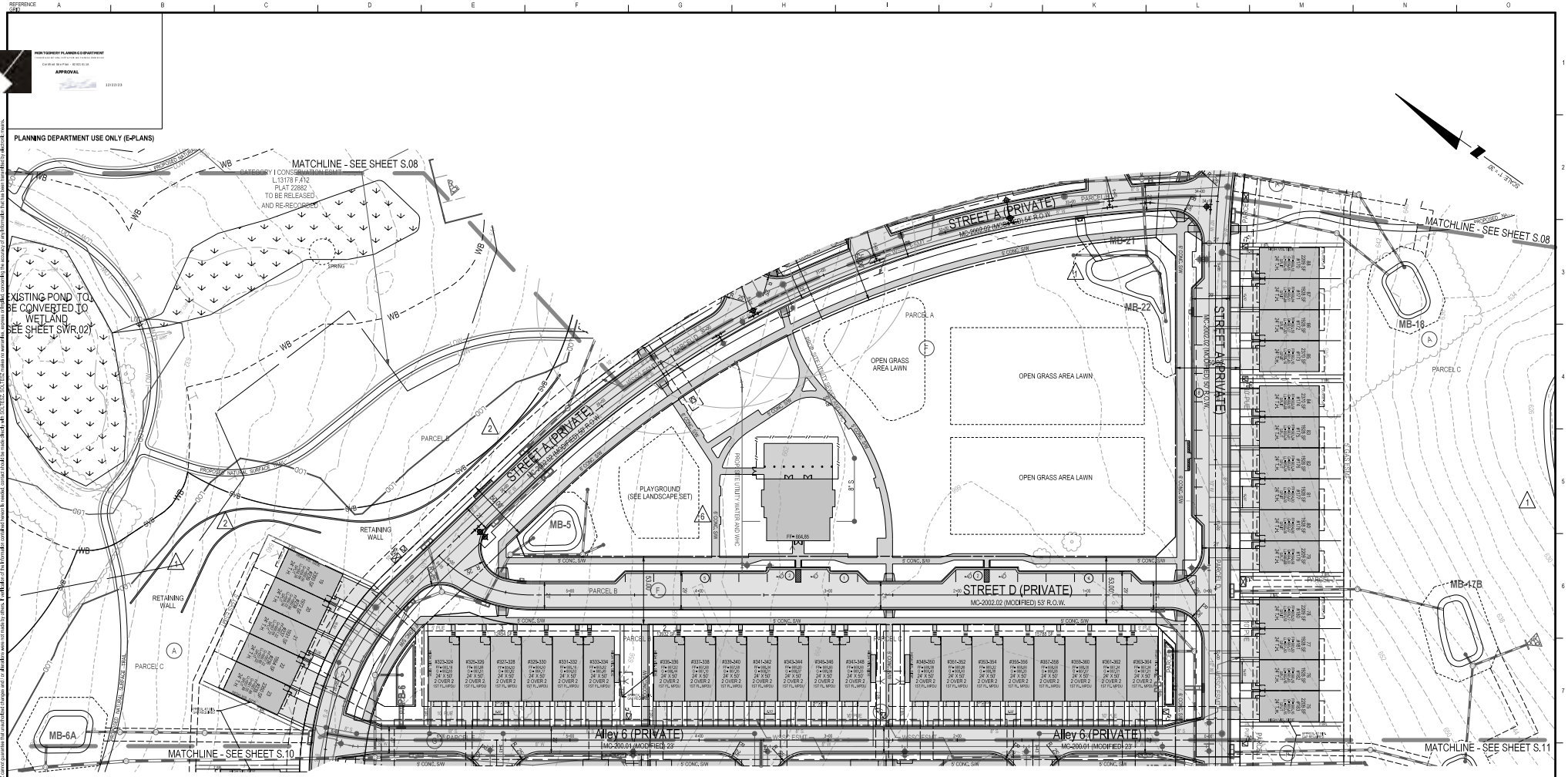
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: SEPTEMBER 2024

SOLTESZ, INC. PLAT 15

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 P 301.948.2750 F 301.948.9067
Engineering • Surveying • Planning • Environmental Sciences www.soltesz.com

220240750



List of Amendment 82021011A Items:

1. Adjusted grading to accommodate excess fill. Adjusted stormwater management to accommodate grading changes. Adjusted limits of disturbance (LOD) on the southeast side of the site as requested by M-NCPPC to allow the slopes to be graded to fit into the natural contours of the site.
2. Added retaining wall(s) to accommodate excess fill on site. Adjusted impervious calculation for development.
3. Modified P.U.E. adjacent to Transit Easement to provide additional space reserved for utilities, as requested by Utility Company.
4. Adjusted Forest Conservation Plans to correspond with adjusted Site Plan Amendment Items
5. Shift Pump Station east for consistency with station design submittal to WSSC by others.
6. Adjusted pavement surfaces to balance permitted impervious area on site.

SCALE: 1" = 30'

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. 20041 EXPIRATION DATE: 06/06/2024

STATE OF MARYLAND — MICHAEL NATELLI — No. 20041 — PROFESSIONAL ENGINEER — 2023.10.19 16:32:47-04'00'

SITE PLAN

SITE PLAN AMENDMENT
ASHFORD WOODS
#82021011A
CLARKSBURG (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SOLTESZ, INC.
Engineering / Surveying / Planning / Environmental Sciences
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.soltesz.com
Rockville / Lanham / Walkersville / Leonardtown / Frederick
Soltesz DC, LLC

REV.	REVISIONS	BY	DATE
1	SITE PLAN 82021011 0 APPROVED	RMM	7/27/2022

DATE: APRIL 2021 | CAD STANDARDS VERSION: V8 • NCS
DESIGNER: SC | TECHNICIAN: NC | CHECKED: RMM

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. THIS MUST BE DONE BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWO UTILITIES ARE FOUND TO BE WITHIN 18" OF EACH OTHER, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REDESIGN TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
ASHFORD WOODS, LLC
500 MAIN ST., SUITE 300
GAITHERSBURG, MD 20878
301-990-7346
MICHAEL NATELLI

MAP: 6 | GRID: B-3
TAX MAP: EW122
WSSC 200' SHEET: 233NW14
ZONING DATA RECORD: R-90, CEE, RURAL, CWE
SITE DATUM: HORIZONTAL: NAD 83/91; VERTICAL: NGVD29

SHEET S.09 OF 21
PROJECT NO. 0775-26420

The digital file of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or if it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. It will be at your risk to rely on the information contained herein. If needed, contact SOLTESZ to make the original file available. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

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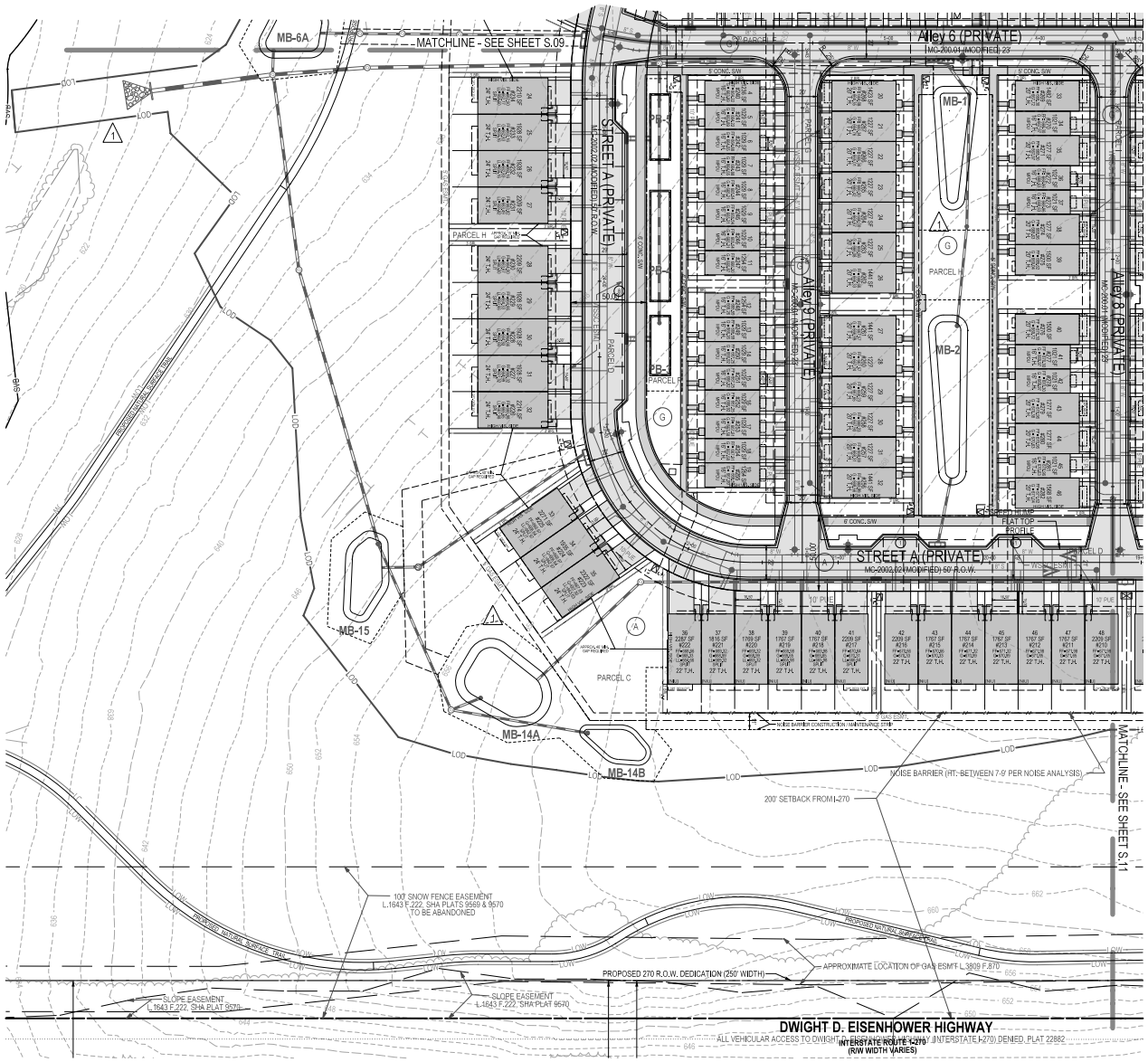
MONTGOMERY PLANNING DEPARTMENT
CONFIRMED IN ONLINE SUBMISSION MCP-CHEWS WEB SITE
Cal ID#: 24 - 18 # File: 82-021-01-1A
APPROVAL
12/12/23

PLANNING DEPARTMENT USE ONLY (E-PLANS)

List of Amendment 82021011A Items:

1. Adjusted grading to accommodate excess fill. Adjusted stormwater management to accommodate grading changes. Adjusted limits of disturbance (LOD) on the southeast side of the site as requested by M-NCPPC to allow the slopes to be graded to fit into the natural contours of the site.
2. Added retaining wall(s) to accommodate excess fill on site. Adjusted impervious calculation for development.
3. Modified P.U.E. adjacent to Transit Easement to provide additional space reserved for utilities, as requested by Utility Company.
4. Adjusted Forest Conservation Plans to correspond with adjusted Site Plan Amendment items
5. Shift Pump Station east for consistency with station design submittal to WSSC by others.
6. Adjusted pavement surfaces to balance permitted impervious area on site.



SCALE: 1" = 30'

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.: 39041 EXPIRATION DATE: 06/06/2024

STATE OF MARYLAND — MICHAEL J. NATELLI — NO. 39041 — PROFESSIONAL ENGINEER
2023.10.19 16:32:49-04'00'

SITE PLAN

SITE PLAN AMENDMENT
ASHFORD WOODS
#82021011A

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

SHEET S.10 OF 21

PROJECT NO. 0775-26420

SOLTESZ, INC.

Engineering
Surveying
Planning
Environmental Sciences

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

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	REVISIONS	BY	DATE
1	SITE PLAN 82021011 0 APPROVED	RMM	7/27/2022

DATE: APRIL 2021 | CAD STANDARDS VERSION: V8 • NCS
DESIGNER: SC | TECHNICIAN: NC | CHECKER: RMM

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. IF UTILITIES ARE FOUND HAND WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT MISS UTILITY AT 1-800-257-7777, 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 THE PLAN.

OWNER/DEVELOPER/APPLICANT

ASHFORD WOODS, LLC

500 MAIN ST., SUITE 300
GAITHERSBURG, MD 20878
301-990-7346
MICHAEL NATELLI

MAP: 9 | GRID: B-3
TAX MAP: EW122
WSSC 200' SHEET: 233NW14
ZONING DATA ZONES: R-90, CEE, RURAL, CWE
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD29

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or if it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. It is not a final or the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

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MONTGOMERY PLANNING DEPARTMENT

APPROVAL

12/12/23

PLANNING DEPARTMENT USE ONLY (E-PLANS)

List of Amendment 82021011A Items:

1. Adjusted grading to accommodate excess fill. Adjusted stormwater management to accommodate grading changes. Adjusted limits of disturbance (LOD) on the southeast side of the site as requested by MNCPPC to allow the slopes to be graded to fit into the natural contours of the site.
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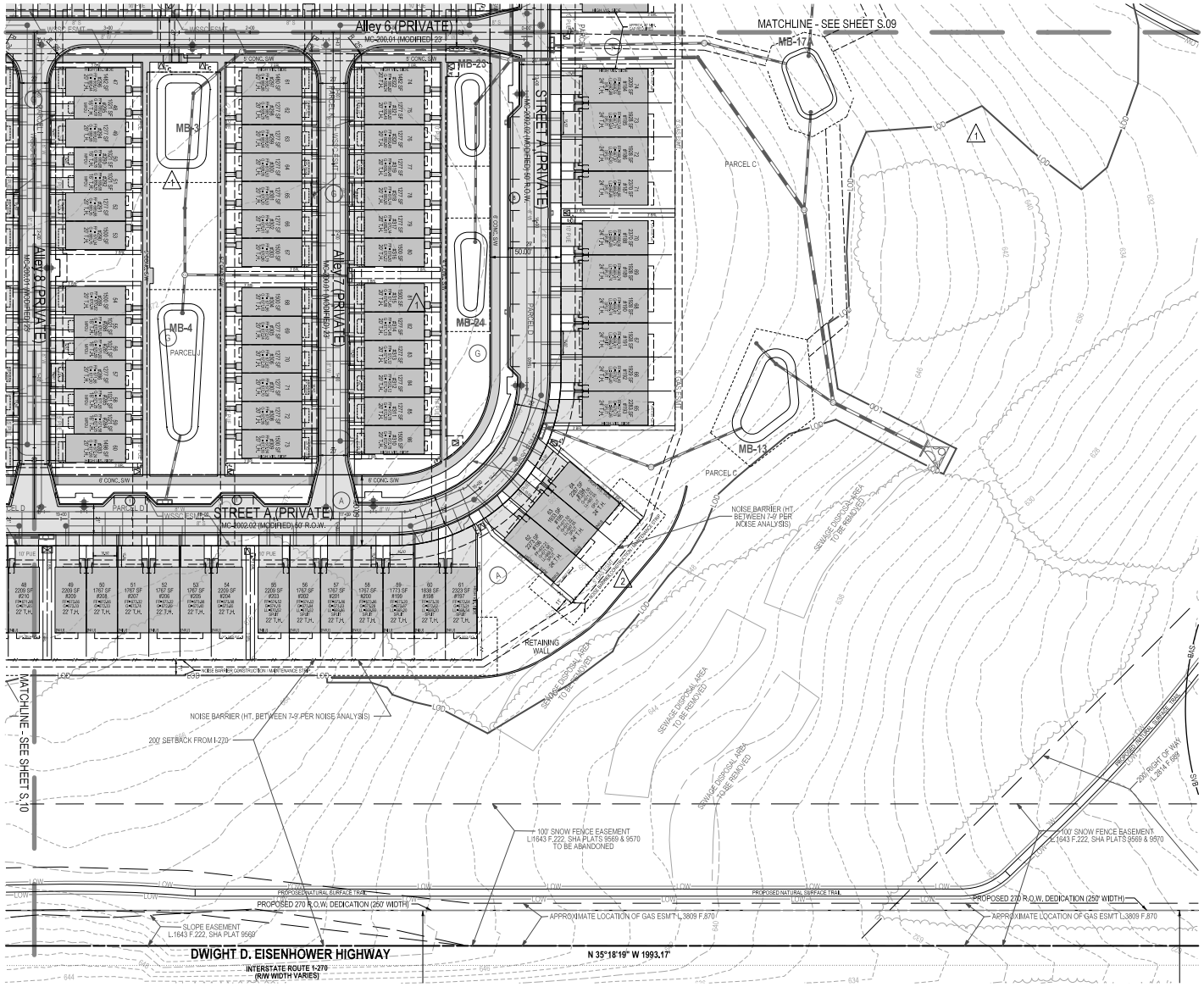

SOLTESZ, INC.

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www.soltesznc.com

Rockville
Lanham
Walkersville
Leonardtown
Frederick
Soltesz DC, LLC

REV.	REVISIONS	BY	DATE
1	SITE PLAN 82021011 APPROVED	RMM	7/27/2022

DATE: APRIL 2021 | CAD STANDARDS VERSION: V8 • MCD | DESIGNER: SC | TECHNICIAN: NC | CHECKED: RMM

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BY HAND DIGGING OR OTHERWISE. DIGGING BY HAND HELPS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THAN ARE VIOLATED, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT

ASHFORD WOODS, LLC

500 MAIN ST., SUITE 300
GAITHERSBURG, MD 20878
301-990-7346
MICHAEL NATELLI

MAP: 6 | GRID: B-3
TAX MAP: EW122 | 2008 MD TAX RECORD: R-60, CEE, RURAL, CWE
WSSC 200' SHEET: 233NW14
SITE DATUM HORIZONTAL: NAD 83/91 | VERTICAL: NGVD29

STATE OF MARYLAND — RICHARD MICHAEL SCHUMAN — No. 29820 — PROFESSIONAL ENGINEER
2023.10.19 16:32:51-04'00'

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.: 29820 | EXPIRATION DATE: 06/06/2024

SITE PLAN

SITE PLAN AMENDMENT
ASHFORD WOODS
#82021011A

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

1" = 30'

SHEET S.11 OF 21

PROJECT NO. 07752600

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