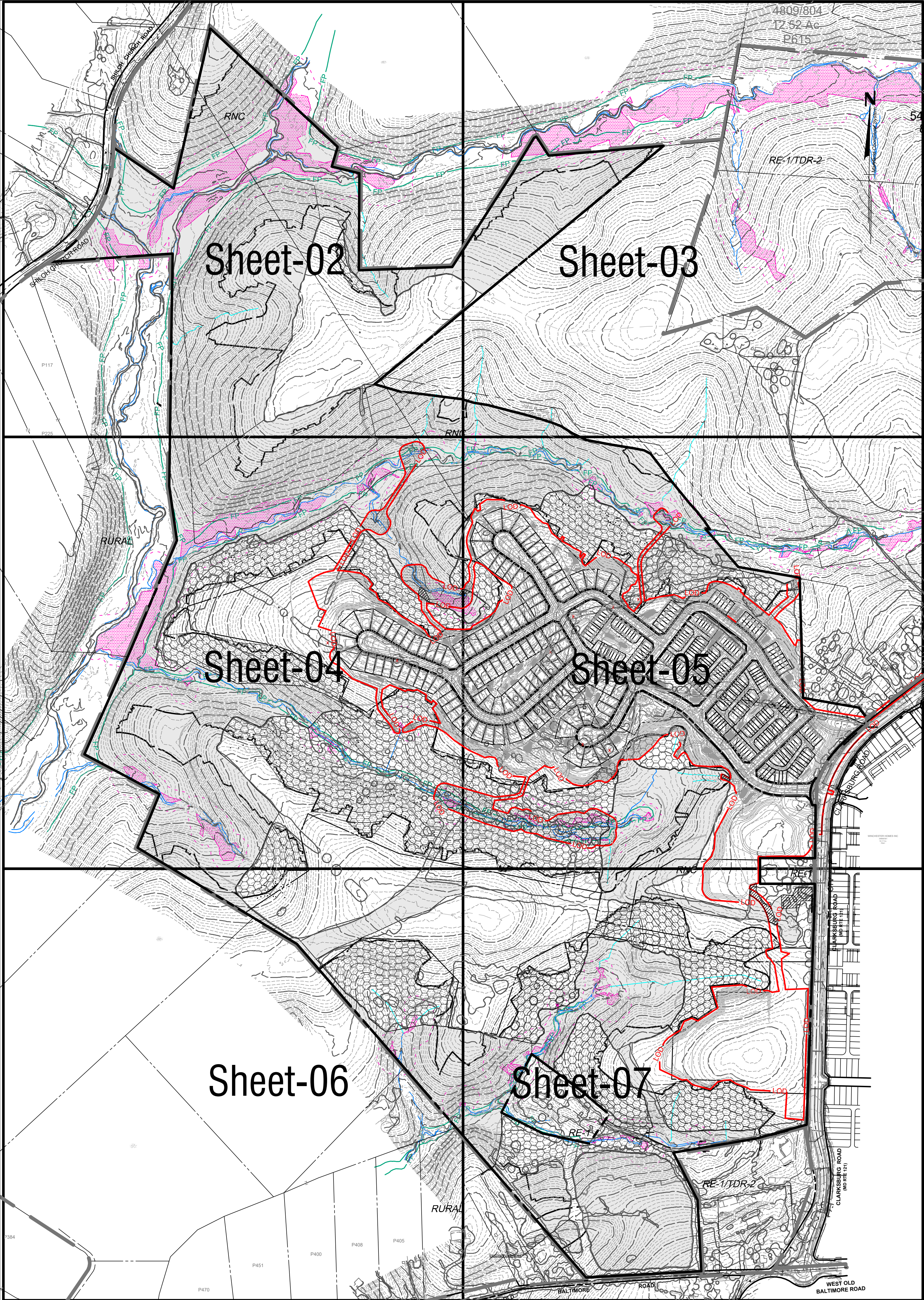


PRELIMINARY FOREST CONSERVATION PLAN



| FOREST CONSERVATION TABLE                                                                          |        |          |         |
|----------------------------------------------------------------------------------------------------|--------|----------|---------|
| Acreage of tract (gross) (402.62 Ac Tract Area + 1.74 Ac Offsite LOD)                              | 404.36 |          |         |
| Acreage of tract remaining in agriculture use                                                      | 0      |          |         |
| Acreage of road and utility ROWs which will not be improved as part of the development application | 0      |          |         |
| Acreage of stream valley buffer                                                                    | 209.10 |          |         |
| Land Use Category from 22A-12(f)                                                                   | MDR    |          |         |
| Conservation Threshold                                                                             | 25%    | 101.09   |         |
| Afforestation Threshold                                                                            | 20%    | 80.87    |         |
| Linear feet of stream                                                                              | 14,604 |          |         |
| Average width of stream buffer                                                                     | 200    | min.     |         |
| One side of stream of both                                                                         | one    |          |         |
| Forest Details                                                                                     |        | Retained | Cleared |
| Acreage of forest                                                                                  | 172.08 | 0.66     | 82.34   |
| Acreage of forest within wetlands                                                                  | 10.32  | 0.00     | 0.00    |
| Acreage of forest within 100-year floodplain                                                       | 20.37  | 0.00     | 2.02    |
| Acreage of forest within stream valley buffer                                                      | 126.09 | 0.11     | 77.90   |
| Acreage of forest within priority area                                                             | 126.09 | 0.11     | 77.90   |

|                                                               |        |       |
|---------------------------------------------------------------|--------|-------|
| Forest Conservation Banking                                   |        |       |
| TOTAL FOREST RETENTION IN EXCESS OF CHAPTER 22A REQUIREMENTS: | 56.66  | acres |
| TOTAL FOREST RETENTION AVAILABLE FOR BANKING (2:1):           | 28.33  | acres |
| TOTAL FOREST PLANTING IN EXCESS OF CHAPTER 22A REQUIREMENTS:  | 82.34  | acres |
| TOTAL FOREST PLANTING AVAILABLE FOR BANKING (1:1):            | 82.34  | acres |
| TOTAL FOREST AREA AVAILABLE FOR BANKING:                      | 110.67 | acres |

NOTE: THE AMOUNT AND SPECIFIC AREAS TO BE INCLUDED IN THE BANK WILL BE DETERMINED AT FINAL FOREST CONSERVATION PLAN. THE CREATION OF A FOREST BANK IS SUBJECT TO FINAL APPROVAL BY THE M-NCPPC FOREST BANK MANAGER.

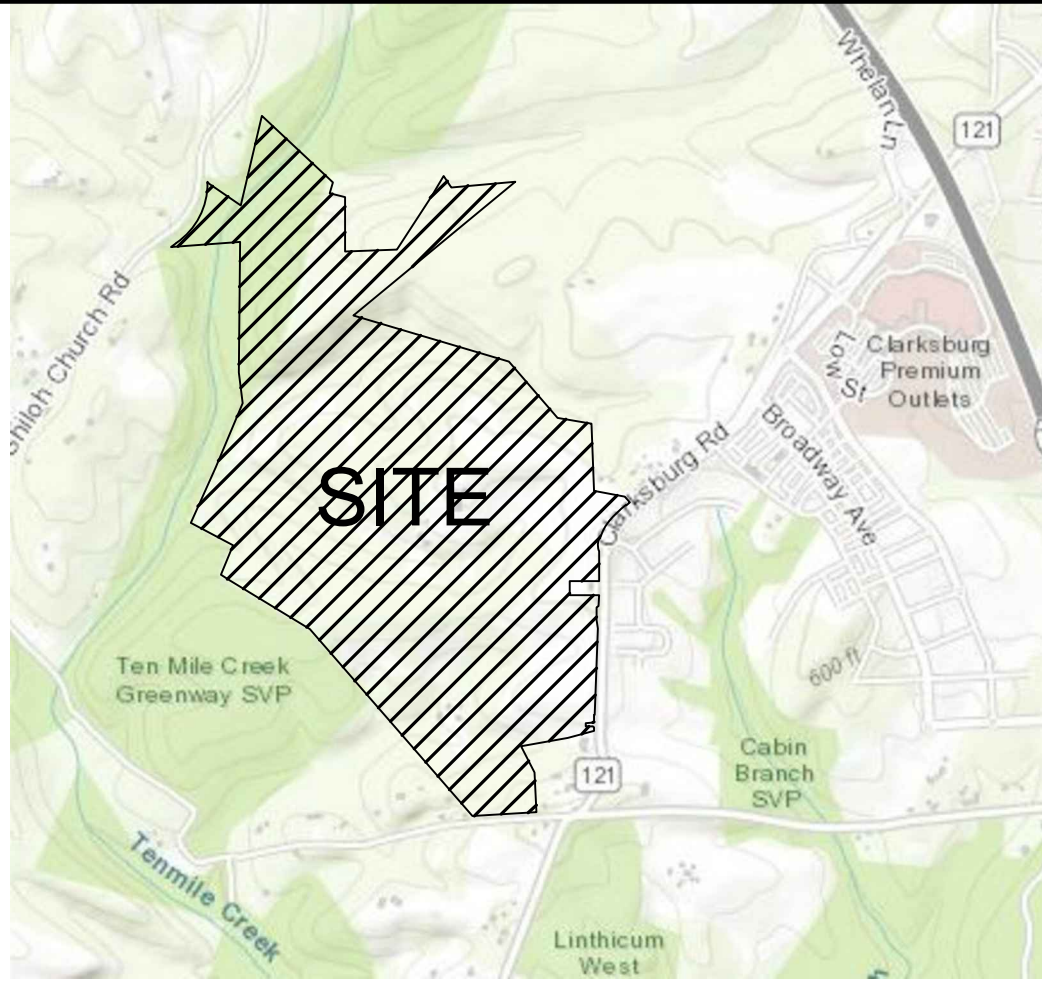
| PARK AND HOA FOREST CONSERVATION SUMMARY   |          |         |        |
|--------------------------------------------|----------|---------|--------|
| Location                                   | Retained | Planted | Total  |
| Within Parkland Dedication                 | 166.78   | 78.49   | 245.27 |
| Within HOA (Category I Easement)           | 2.73     | 1.69    | 4.42   |
| Summers-Cephas House (Category I Easement) | 2.57     | 2.16    | 4.73   |
| Total                                      | 172.08   | 82.34   | 254.42 |

| FOREST CONSERVATION WORKSHEET<br>Creekside at Cabin Branch                         |     |     |     |     |     |       |  |  |        |
|------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-------|--|--|--------|
| NET TRACT AREA:                                                                    |     |     |     |     |     |       |  |  |        |
| A. Total tract area ... (402.62 Ac Tract Area + 1.74 Ac Offsite LOD)               |     |     |     |     |     |       |  |  | 404.36 |
| B. Land dedication acres (parks, county facility, etc.)                            |     |     |     |     |     |       |  |  | 0.00   |
| C. Land dedication for roads or utilities (not being constructed by this plan) ... |     |     |     |     |     |       |  |  | 0.00   |
| D. Area to remain in commercial agricultural production/use ...                    |     |     |     |     |     |       |  |  | 0.00   |
| E. Other deductions (specify) .....                                                |     |     |     |     |     |       |  |  | 0.00   |
| F. Net Tract Area .....                                                            |     |     |     |     |     |       |  |  | 404.36 |
| LAND USE CATEGORY: (from <i>Trees Technical Manual</i> )                           |     |     |     |     |     |       |  |  |        |
| Input the number "1" under the appropriate land use, limit to only one entry.      |     |     |     |     |     |       |  |  |        |
|                                                                                    | ARA | MDR | IDA | HDR | MPD | CIA   |  |  |        |
|                                                                                    | 0   | 1   | 0   | 0   | 0   | 0     |  |  |        |
| G. Afforestation Threshold ...                                                     |     |     |     |     | 20% | x F = |  |  | 80.87  |
| H. Conservation Threshold ...                                                      |     |     |     |     | 25% | x F = |  |  | 101.09 |
| EXISTING FOREST COVER:                                                             |     |     |     |     |     |       |  |  |        |
| I. Existing forest cover .....                                                     |     |     |     |     |     |       |  |  | 172.74 |
| J. Area of forest above afforestation threshold .....                              |     |     |     |     |     |       |  |  | 91.87  |
| K. Area of forest above conservation threshold .....                               |     |     |     |     |     |       |  |  | 71.65  |
| BREAK EVEN POINT:                                                                  |     |     |     |     |     |       |  |  |        |
| L. Forest retention above threshold with no mitigation ...                         |     |     |     |     |     |       |  |  | 115.42 |
| M. Clearing permitted without mitigation .....                                     |     |     |     |     |     |       |  |  | 57.32  |
| PROPOSED FOREST CLEARING:                                                          |     |     |     |     |     |       |  |  |        |
| N. Total area of forest to be cleared .....                                        |     |     |     |     |     |       |  |  | 0.66   |
| O. Total area of forest to be retained .....                                       |     |     |     |     |     |       |  |  | 172.08 |
| PLANTING REQUIREMENTS:                                                             |     |     |     |     |     |       |  |  |        |
| P. Reforestation for clearing above conservation threshold ...                     |     |     |     |     |     |       |  |  | 0.17   |
| Q. Reforestation for clearing below conservation threshold ...                     |     |     |     |     |     |       |  |  | 0.00   |
| R. Credit for retention above conservation threshold .....                         |     |     |     |     |     |       |  |  | 70.99  |
| S. Total reforestation required .....                                              |     |     |     |     |     |       |  |  | 0.00   |
| T. Total afforestation required .....                                              |     |     |     |     |     |       |  |  | 0.00   |
| U. Credit for landscaping (may not exceed 20% of "S") .....                        |     |     |     |     |     |       |  |  | 0.00   |
| V. Total reforestation and afforestation required .....                            |     |     |     |     |     |       |  |  | 0.00   |

NOTE: Property area is updated to 402.62 from 399.31 as shown on the NRI per updated boundary by Rodgers Consulting, Inc. in 2020. Total tract area above has also been increased to account for the off-site LOD.

Summary:

Existing Forest Retained: 115.42 acres to meet Chapter 22A Requirements (172.08 acres total)  
Forest Planting: 82.34 acres  
Total: 254.42 acres



Vicinity Map  
1"=2000'

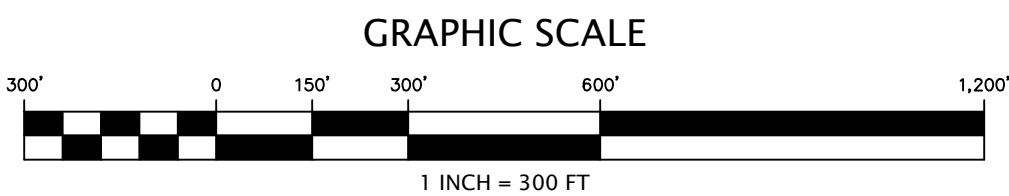
| LEGEND |                                         |
|--------|-----------------------------------------|
|        | SITE LIMITS                             |
|        | STREAM VALLEY BUFFER (SVB)              |
|        | 100 YR FLOODPLAIN                       |
|        | EXISTING CANOPY EDGE                    |
|        | PERENNIAL OR INTERMITTENT STREAM        |
|        | EPHEMERAL STREAM                        |
|        | NON-TIDAL WETLANDS                      |
|        | NON-TIDAL WETLANDS BUFFER               |
|        | EXISTING CONTOURS                       |
|        | PROPOSED CONTOURS                       |
|        | NATURAL SURFACE TRAIL                   |
|        | PROPOSED RETAINING WALL                 |
|        | FOREST SAVE                             |
|        | FOREST PLANTING                         |
|        | FOREST REMOVE                           |
|        | LIMIT OF DISTURBANCE                    |
|        | STREAM RESTORATION LIMIT OF DISTURBANCE |

General Notes:

- For additional property information, see NRI/FSD #4-20190250, approved September 10, 2019.
- This plan is for Forest Conservation purposes only.
- Tree/Forest to be retained to be protected prior to construction with fencing and signage, to be specified on FFCCP.
- Stream restoration limit of disturbance (LOD) will not result in tree removal within or outside of forested areas and will be refined at the time of final engineering and permitting. Unforested areas within the LOD will be afforested following construction.
- All pathways outside of development footprint are to be natural surface trails.
- This FCP complies with section 22a-12(f) by exceeding the applicable conservation threshold for forest retention.
- This plan is not for construction.

Sheet Index:

- COVER SHEET
- 7 - 100 SCALE SHEETS
- SIGNIFICANT AND SPECIMEN TREE TABLE
- SPECIMEN TREE VARIANCE EXHIBIT



| REVISION | DATE | REVISION | DATE | REVISION | DATE |
|----------|------|----------|------|----------|------|
|          |      |          |      |          |      |
|          |      |          |      |          |      |
|          |      |          |      |          |      |
|          |      |          |      |          |      |
|          |      |          |      |          |      |

Developer / Applicant:  
**Pulte Homes**  
10600 Arrowhead Drive, Suite 225  
Fairfax, VA 22030  
Attn: David DeMarco

PRELIMINARY FOREST  
CONSERVATION PLAN

**RODGERS  
CONSULTING**  
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

| BASE DATA        | BY          | DATE |
|------------------|-------------|------|
| DESIGNED         |             |      |
| DRAWN            |             |      |
| REVIEWED         |             |      |
| RODGERS CONTACT: |             |      |
| RELEASE FOR      |             |      |
| BY: _____        | DATE: _____ |      |

CREEKSIDE AT CABIN BRANCH

ELECTION DISTRICT NO. 2  
MONTGOMERY COUNTY, MARYLAND

#120200050

|                |             |
|----------------|-------------|
| SCALE: 1"=300' |             |
| JOB No.        | 1289A1      |
| DATE:          | August 2020 |
| SHEET No.      | 1 OF 9      |



Updated: October 14, 2020

Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Creekside at Cabin Branch  
Tree Variance Request and Justification  
RCI Project No.: 0377AB8  
MNCPPC# 120200050

Dear Sir or Madam:

Please accept this letter and the accompanying Preliminary/Final Forest Conservation Plan as a formal written request for a variance from section 22A-12(b)(3) of the Montgomery County Code. The referenced section addresses the requirement to not disturb *“any tree with a diameter, measured at 4.5 feet above the ground, of (i) 30 inches or more; or (ii) 75% or more of the diameter measured at 4.5 feet above ground of the current State champion tree of that species”*.

The Ten Mile Creek Limited Master Plan Amendment dated July, 2014 uniquely limits the portions of the project site that can be developed through the use of an expanded stream valley buffer, a 6% impervious cap, an 80% open space requirement, and forest preservation requirements that exceed Chapter 22A. As a result, the area that remains to meet the requirements of the master plan is limited to an upland portion of the site in close proximity to Clarksburg Road in order to stay out of the stream valley buffer to the extent practicable and meet impervious cap and open space requirements. During the preparation of the NRI an NRI study area was delineated that conservatively inventories specimen trees in close proximity to upland areas. A total of fifty-three (53) specimen trees was inventoried on, or within 100' of the study area for the proposed Creekside Project (“project”), as shown on the approved NRI/FSD. Three specimen trees are located within the upland area off Clarksburg Road described above. In order to develop the property in accordance with the 10 Mile Creek Area Limited Amendment Clarksburg Master Plan, unavoidable removal of five (5) specimen trees is required.

#### **A. Project Background**

The Creekside project is located to the south of Interstate I-270 and to the west of Maryland Route 121 in Clarksburg, MD. In accordance with the Ten Mile Creek Limited Area Master Plan Amendment and Zoning Ordinance, the Applicant proposes a project with a walkable, pedestrian-friendly, environmentally sensitive, residential community totaling 312 dwelling units, associated amenities, and parking.

Per the Master Plan, developable area includes non-forested open space and a 6% imperviousness limit. Development is concentrated in unforested upland areas, leaving expanded stream valleys and forested areas intact and undeveloped. As a result, the area that can be developed is limited and therefore cannot be re-designed to avoid impacts to specimen trees. All existing on-site forest is to be retained and either be placed into a forest conservation easement or dedicated to Montgomery County Parks. Additionally, 75.52 acres of afforestation will be established within un-forested portions of the stream valley buffer, enhancing the riparian buffer and increasing contiguous forest cover. A conservation management plan will be established for the entire site.

A field investigation was performed in accordance with the State Forest Conservation Technical Manual (DNR, 1997), Montgomery County Forest Conservation Law (2011), Montgomery County Environmental Guidelines (2000) and Limited Master Plan Amendment for Ten Mile Creek (2014). A survey for specimen trees was also conducted at this time using forest diameter tape to measure the diameter at breast height (dbh) at a height of 4.5 feet from the ground. Specimen trees are defined as any tree with a dbh of 30 inches or greater, or with a dbh that is 75% of the county or state champion of that species. During the preparation of the NRI an NRI study area was delineated that conservatively inventories specimen trees in close proximity to upland areas. The location of each specimen tree was surveyed and documented on NRI/FSD map. There were 53 specimen trees identified on and within 100' of the project boundary. Trees given a poor condition exhibited significant structural defects, disease, rot and/or decay.

## **B. Tree by Tree Analysis- Removals**

### **Tree #'s 51 and 52**

Tree's 51 and 52 are both red mulberry (*Morus rubra*). Tree 51 has a dbh of 38" and was observed in fair health with broken branches. Tree 52 had a dbh of 30" and was observed to be in poor health as a result of a splitting trunk. Both trees are located in the middle of the upland area identified in the Ten Mile Creek Limited Master Plan Amendment for development and cannot be avoided.

### **Tree #54**

Tree 54 is a 32" red mulberry (*Morus rubra*) in poor health with trunk cavities. Minor impacts to 23% of the CRZ will result from proposed grading and the proposed lot line as well as the proposed access to the stream restoration site. Although the amount of impact to the CRZ is minimal this tree is shown has removed due to the health of the tree and proximity of the tree to the proposed development. Due to the trees location downhill from the proposed development, this tree should be reevaluated in the field at time of construction to determine whether or not it poses a threat to life or property.

### **Tree #129**

Tree 129 is a 38" red mulberry (*Morus rubra*) observed in fair health due to crown dieback and broken branches. It is located within the proposed new road and residential lots and therefore cannot be avoided.

### **Tree #130**

Tree 130 is a 36" black cherry (*Prunus serotina*) in poor health. The tree is half dead and showing signs of a rotting trunk. Given the trees proximity to the development the tree poses a potential safety risk for the adjacent development. As a result, the tree is proposed to be removed.

### **C. Tree by Tree Analysis- Minor Impacts to Critical Root Zone Only**

#### **Tree #61**

Tree 61 is a 34" red maple (*Acer rubrum*) observed in fair health due to broken branches. It is located downhill and outside of the proposed limits of disturbance. Unavoidable impacts to 8% of the critical root zone is necessary in order for the upland area identified in the Ten Mile Creek Limited Master Plan Amendment for development to tie out to existing grade.

#### **Trees #'s 177, 179, 180, 181, 185, 187, 188, 190, 191, 192, 193, 196, 197, 199, 200, 201, 202, 204, 205, 206, 207 and 216**

These trees are all specimen trees of varying species and sizes (30" dbh and greater) located within areas designated for stream restoration that is being proposed to comply with the requirements of the approved Ten Mile Creek Limited Master Plan Amendment. In coordination with the Montgomery County Planning Department, Montgomery County Parks Department and Montgomery County Department of Environmental Protection the areas that require stream restoration have been determined and a unique stream restoration limits of disturbance (LOD) has been shown on the Preliminary Forest Conservation Plan. As stated in the notes provided on sheet 1 of the Preliminary Forest Conservation Plan, "Stream restoration limit of disturbance (LOD) will not result in tree removal within or outside of forested areas and will be refined at the time of final engineering and permitting. Unforested areas within the LOD will be afforested following construction." Minor impacts to the critical root zone these specimen trees may be required in order to implement the required stream mitigation. Impacts to the critical root zone will be minimized during final engineering to the extent possible. During construction actual impacts to the critical root zone will be minimized through field adjustments and root protection techniques in coordination with the M-NCPPC forest conservation inspector.

### **D. Requirements for the Granting a Variance Request**

#### **(1) Describe the special conditions peculiar to the property which would cause the unwarranted hardship:**

Per the amended Ten Mile Creek Master Plan, this project fulfills the countywide need for single-family housing with residential development between Shiloh Church Road and Clarksburg road. In order to develop the property in accordance with the master plan the development must occur within portion of the site that preserve the expanded stream valley buffer and existing forest to the extent practicable while also meeting the 6% impervious cap and 80% open space requirement. The specimen trees to be removed and impacted are located where proposed housing and roads are to be constructed and therefore cannot be saved. Additionally, the trees range from fair to poor health and retaining them could pose a safety risk for the proposed housing due to trunk rot and breaking branches. Denying the applicants request to remove these specimen trees will deny the applicant the ability to develop their property in accordance with the County's master plan resulting in an unwarranted hardship.

#### **(2) Describe how enforcement of this Chapter will deprive the landowner of rights commonly enjoyed by others in similar areas:**

Proposed activities are limited to areas of non-forested, upland open space in order to preserve

sensitive environmental resources. By not allowing the applicant to remove the specimen trees would prevent the project from being carried out due to the limited developable space as outlined in the approved Master Plan.

Not allowing the Applicant to redevelop their property in accordance with the County's Master Plan would deprive the Applicant of a right enjoyed by others in similar areas.

- (3) Verify that State water quality standards will not be violated and that a measurable degradation in water quality will not occur as a result of granting the variance.*

The development of the property will implement water quality conditions on-site and downstream through the provision of a comprehensively designed and integrated stormwater management system that relies on Environmental Site Design (ESD) practices. Additionally, the proposed development is subject to Chapter 19 of the Montgomery County Code, which has been determined by the Maryland Department of the Environment to be in conformance with the State's water quality standards. Additionally, this property is located within the County designated Ten Mile Creek special protection area requiring the preparation and approval of a Water Quality Protection plan that requires redundancies to ensure water quality is protected.

- (4) Provide any other information appropriate to support the request.*

This project satisfies the recommendation for development, detailed in the approved Ten Mile Creek Limited Master Plan amendment while preserving existing forest, preserving and improving the expanded stream valley buffer by afforesting the unforested portions of the stream valley buffer, staying within the 6% impervious cap and providing open space in accordance with the Limited Master plan amendment. Additionally, there are numerous specimen trees contained on the site that will be placed in parkland or within a forest conservation easement that were not inventories due to their distance away from the upland portions of the site remaining for development.

In addition to meeting the criteria of subsection (a), the granting of this variance:

- (1) Will not confer on the applicant a special privilege that would be denied to other applicants.*

Granting the variance will not confer a special privilege on the applicant. Failing to grant a variance would deprive the landowners' ability to implement the specific recommendation for this property contained in the Ten Mile Creek Limited Master Plan Amendment, which would be an undue hardship.

- (2) Will not be based on conditions or circumstances which result from the actions by the applicant.*

This specimen tree variance request is based on the specific recommendations for this property contained within the Ten Mile Creek Limited Master Plan Amendment, the size, type and distribution of trees, and engineering constraints. It is not based on circumstances which result from the actions by the applicant.

- (3) Will not be based on a condition relating to land or building use, either permitted or nonconforming, on a neighboring property.*

This specimen tree variance request is based on the specific recommendations for this property contained within the Ten Mile Creek Limited Master Plan Amendment, the size, type and distribution of trees, and engineering constraints. In order to develop the property, unavoidable impacts to three

specimen trees are required. These circumstances are specific to the property and not a condition relating to land or building use on a neighboring property.

*(4) Will not violate State water quality standards or cause measurable degradation in water quality.*

Environmental Site Design (ESD) planned for development of this property will create and maintain water quality standards. The proposed development is subject to Chapter 19 of the Montgomery County Code, which has been determined by the Maryland Department of the Environment to be in conformance with the State's water quality standards. Additionally, this property is located within the County designated Ten Mile Creek special protection area requiring the preparation and approval of a Water Quality Protection plan that requires redundancies to ensure water quality is protected.

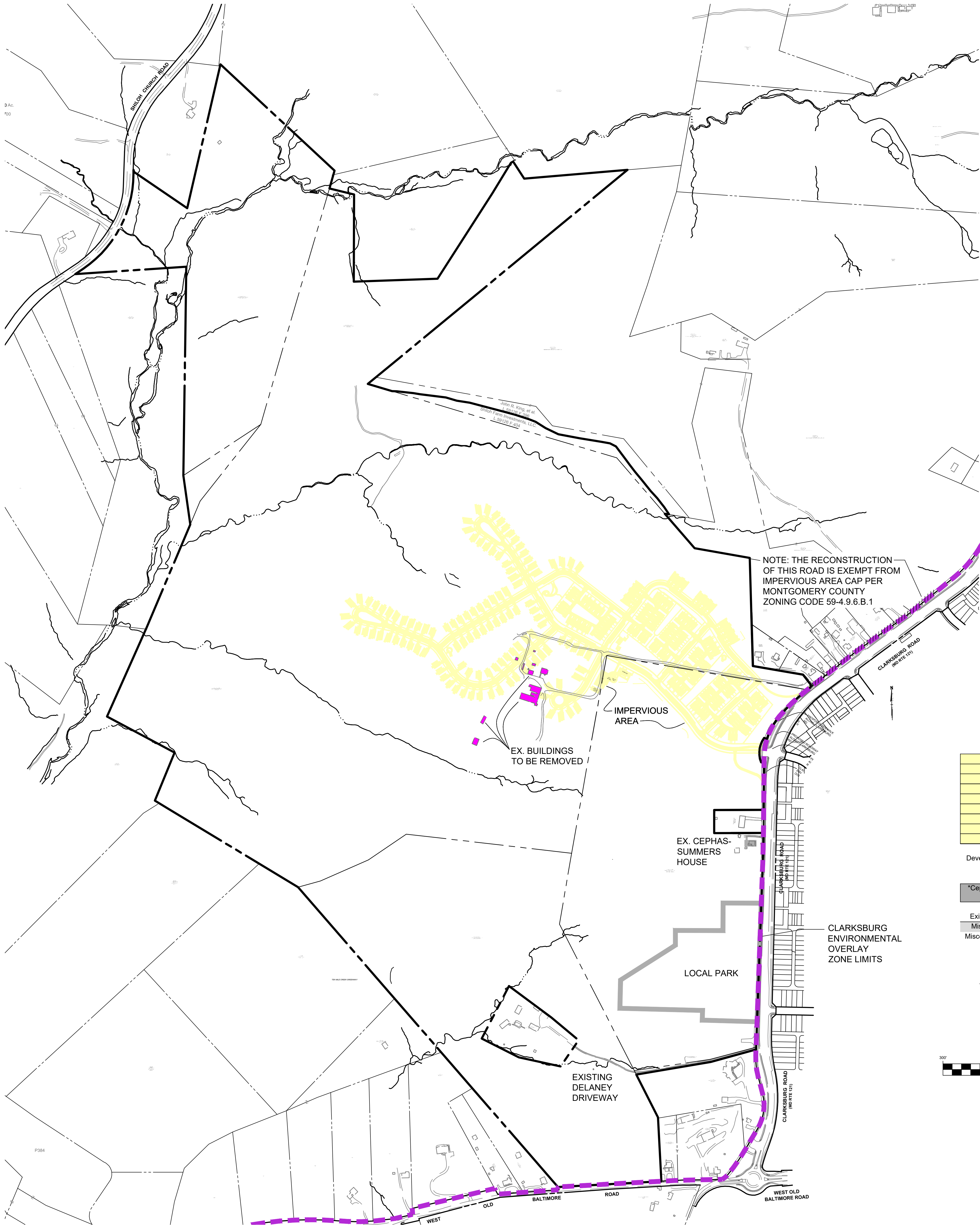
Please do not hesitate to contact me with any questions or comments concerning this application. I can be reached at (240) 912-2150 or [mwessel@rodgers.com](mailto:mwessel@rodgers.com).

Sincerely,  
Rodgers Consulting, Inc.

A handwritten signature in black ink that reads "Matthew J. Wessel". The signature is written in a cursive, flowing style.

Matthew J. Wessel, PLA, ISA Certified Arborist  
Environmental Director





Guidelines for Converting Paved Areas into Pervious Greenspace

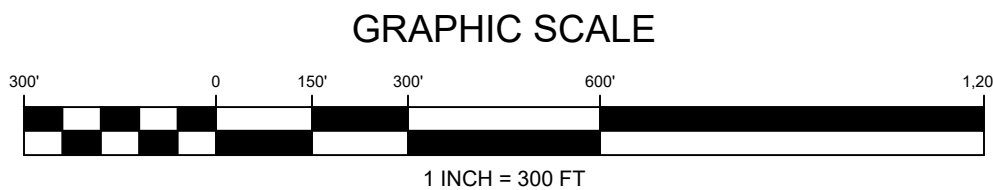
These guidelines provide typical practices for the removal of pavements and deconsolidation of underlying soils to promote vegetative growth and infiltration of stormwater. Please note that these procedures may be varied to better match particular conditions at individual sites. For example, areas of soil deconsolidation may be reduced where tree roots extend under pavements in order to prevent impacting roots. Conversely, the area of soil deconsolidation may be expanded to include significantly impacted soils in areas adjacent to pavement. Where uncertainty exists about how to treat a particular condition, please consult with an appropriate professional with experience in this type of construction activity.

1. Prior to starting construction, contact Miss Utility to clear all existing utilities within work area. Please note that a private utility location firm may be required to locate private utilities not marked by Miss Utility. Coordinate any utility disconnections and/or abandonments with appropriate utility company.
2. If SPA imperviousness removal credits are being sought for the project, establish area of pavement to be removed using field measurements. Areas should be certified by a Land Surveyor or Professional Engineer registered in the State of Maryland and submitted to the Department of Planning of M-NCPPC. Note that documentation of soil deconsolidation efforts (i.e., photographs, inspection reports, etc.) may be required for confirmation of completed work.
3. Prior to beginning, ensure all required permits have been obtained. If the disturbed area exceeds 5,000 square feet (SF) or earth movement exceeds 100 cubic yards (CY), a Sediment Control Permit will be required from the Montgomery County Department of Permitting Services (MCDPS). Additional approvals may be required from the Department of Planning of M-NCPPC and/or the Maryland Department of the Environment (MDE), depending on the location of the project relative to streams, wetlands, and other natural resources. Please note, that even when the project does not require formal permitting, standard sediment control and tree protection practices should be used.
4. Conduct a pre-construction meeting with appropriate personnel from the contracting company, owner, and any agency having jurisdiction over the proposed construction activities, including the M-NCPPC inspector. The limit of disturbance (LOD) and access route should be identified, and a final set of approved plans should be available for review and discussion. The LOD may be field adjusted with the approval of the M-NCPPC inspector to minimize impacts to adjacent natural resources.
5. Field-locate and install Tree Protection Measures and perimeter sediment controls around work area per the approved plans. Schedule work when favorable weather conditions are forecasted over the anticipated period of construction. In the event that poor weather conditions develop or if work is suspended for more than 2-3 days, the work area should be covered or otherwise stabilized with a temporary seed and straw mulching.
6. Remove existing pavements (and subbase), buildings, foundations, and other impervious materials in accordance with the approved plans, the project intent, and field direction by owner's representative and inspectors. Where deep foundations or footings exist, they should be removed to a minimum depth of 24 inches below proposed finished grade.
7. Rough grade site to proposed grades and smooth transitions into adjacent grades and facilities to remain. Remove all rocky material (stones greater than 2 inches in any direction) from soils within top 12-inches of finished grade. In the case of removing spread gravel or similar surfaces, crusher-run the area. Remove material and replace with soils similar to native soils.
8. Deconsolidate soils throughout areas of former imperviousness extending 2-feet beyond previous limits where feasible. Use equipment-mounted metal tines (or other approved soil ripping/tilling equipment) spaced at approximately 2 feet and extending a minimum of 12 inches below mounting element to break up upper 12 inches of soil layer. Soil should be ripped with a minimum of three passes of equipment in one direction and three additional passes in an approximately perpendicular direction to ensure soil is thoroughly mixed and friable. Additional passes and other measures may be required if soils fail to break apart. Remove any large chunks of soil/rock that cannot be broken down to pieces less than 2 inches in any direction.
9. Once soil is deconsolidated and approved by owner's representative and inspectors, apply 2 inches of certified compost (i.e., Leafgro, or equal) across entire disturbed area. Mechanically mix compost into top 4 inches of soil to ensure thorough distribution of organic matter. Blade off and/or rake finished materials to reestablish proposed grades taking precautions not to recompact soils.
10. Once planting bed is prepared, apply approved native seed mix over disturbed area and install/tack straw mulching. Thoroughly water seeded area to establish good stand of vegetation. Note that if project is on M-NCPPC property (or area to be dedicated to M-NCPPC), establishment of vegetation shall be in accordance with Planting Requirements for Land-Disturbing Activities and Related Mitigation on M-NCPPC Montgomery County Parkland and latest standards of M-NCPPC.
11. Once vegetation is established (and with approval of inspectors) remove sediment controls, tree protection fencing, and any miscellaneous debris throughout site.
12. If SPA imperviousness removal credits are being sought for project, confirm total area of imperviousness removed using field measurements. Areas should be certified by a Land Surveyor or Professional Engineer registered in the State of Maryland and submitted to the Planning Department staff of M-NCPPC. Please note that a field visit by M-NCPPC staff may be required to confirm finished conditions of created greenspace.
13. Additional native plantings may be installed at direction of owner depending on ultimate desired conditions of greenspace.

Adopted/Amended (Sept 2017) from M-NCPPC Department of Parks document dated 10/2/2009

| Impervious Calculation Table     |                 |        |
|----------------------------------|-----------------|--------|
| Category                         | ft <sup>2</sup> | ac.    |
| Development Impervious           |                 |        |
| Roadway                          | 344,512         | 7.91   |
| Sidewalk                         | 109,949         | 2.52   |
| SFD Homes                        | 208,620         | 4.79   |
| Townhomes                        | 169,058         | 3.88   |
| Leadwalks                        | 15,374          | 0.35   |
| Driveways                        | 121,218         | 2.70   |
| Clubhouse/Pool                   | 17,709          | 0.41   |
| Optional Additions               | 22,686          | 0.52   |
| Retaining Walls                  | 1,620           | 0.04   |
| Onsite Impervious                | 1,010,746       | 23.12  |
| Development Impervious (%)       | 5.763%          |        |
| Miscellaneous Impervious         |                 |        |
| *Cephas-Summers House & Driveway | 4,306           | 0.10   |
| Local Park                       | 26,136          | 0.60   |
| Existing Delaney Driveway        | 10,901          | 0.25   |
| Miscellaneous Impervious         | 41,343          | 0.95   |
| Miscellaneous Impervious (%)     | 0.236%          |        |
| Total Impervious                 |                 |        |
| Sum Impervious                   | 1,052,090       | 24.15  |
| Total Site Area                  | 17,537,970      | 402.62 |
| Total Impervious (%)             | 5.999%          |        |
|                                  | (-188 SF)       |        |

CLARKSBURG WEST OVERLAY ZONE LINE



12-IMP-820200160-02

PRELIMINARY PLAN #120200050  
WSSC MAPS 230NW14, 230NW15, 231NW14,  
231NW15, 232NW14 AND 232NW15  
TAX MAPS DW, GRID DW61, EV, GRID EW11, DV,  
GRIDS DV63 & DV62, EV123, GRID EV13, & EV122,  
GRID EV12

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. 32599, Expiration Date: 1/22/22."



| REVISION | DATE | REVISION | DATE | REVISION | DATE |
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DEVELOPER/APPLICANT:

**PULTE HOMES**  
10600 ARROWHEAD DRIVE, SUITE 225  
FAIRFAX, VA 22030  
ATTN: DAVID DEMARCO

CREEKSIDE AT CABIN BRANCH

PARCEL 222, L. 29581 F.499, PARCEL 900, L. 29581 F.499  
PARCEL 600, L. 29581 F.508, & PARCEL 900, L. 29868 F.544  
ELECTION DISTRICT No. 2  
MONTGOMERY COUNTY, MARYLAND

**RODGERS CONSULTING**

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

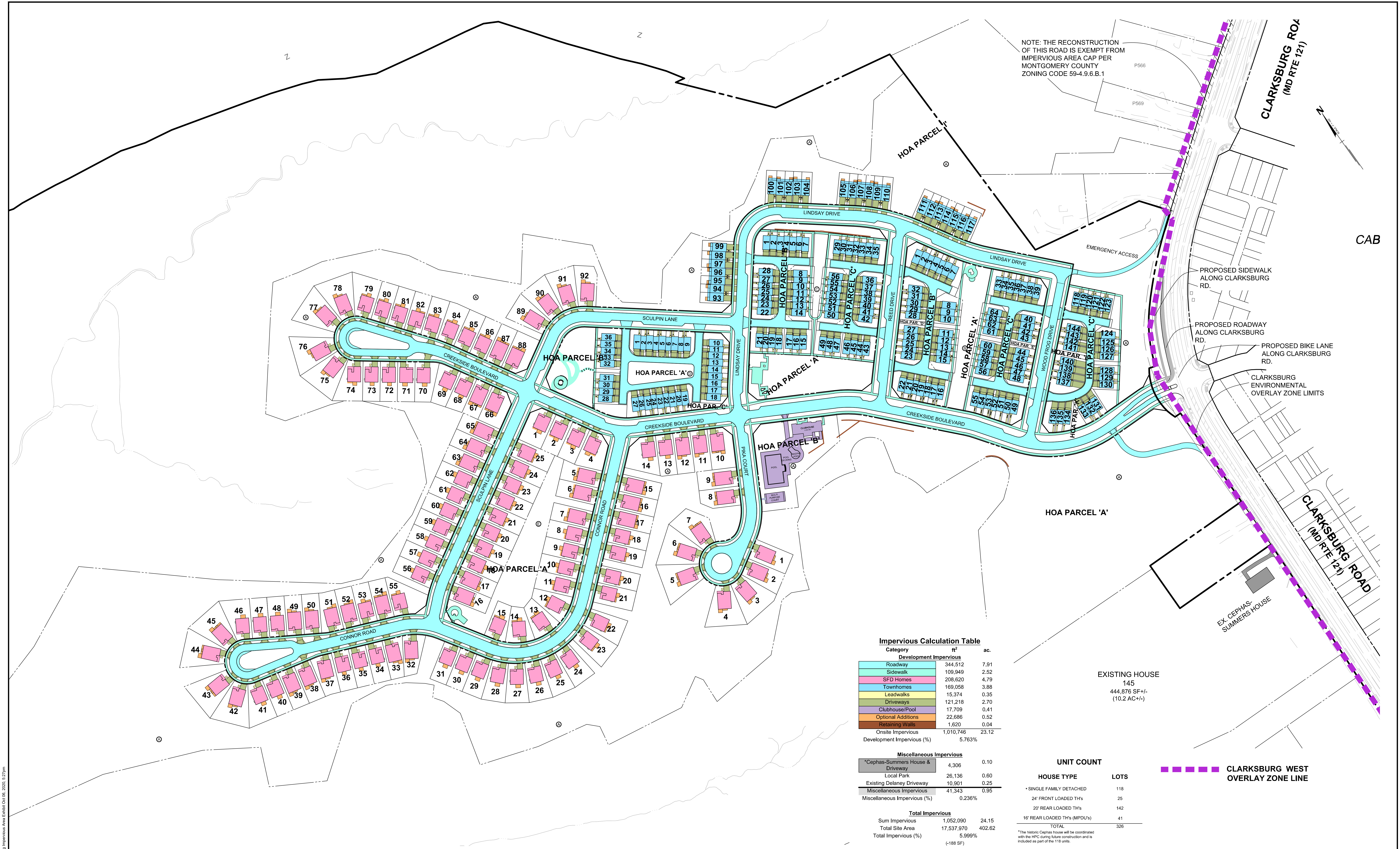
| BASE DATA        | BY | DATE |
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| DESIGNED         |    |      |
| DRAWN            |    |      |
| REVIEWED         |    |      |
| RODGERS CONTACT: |    |      |
| RELEASE FOR      |    |      |
| BY               |    | DATE |

IMPERVIOUS AREA OVERALL

|                        |
|------------------------|
| SCALE:<br>1" = 300'    |
| JOB No.<br>0377AB8     |
| DATE:<br>OCT., 2020    |
| SHEET No.<br>21A of 27 |



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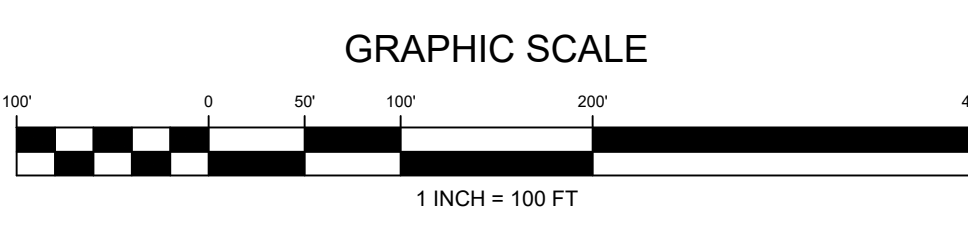


| Impervious Calculation Table     |                 |           |  |
|----------------------------------|-----------------|-----------|--|
| Category                         | ft <sup>2</sup> | ac.       |  |
| Development Impervious           |                 |           |  |
| Roadway                          | 344,512         | 7.91      |  |
| Sidewalk                         | 109,949         | 2.52      |  |
| SFD Homes                        | 208,620         | 4.79      |  |
| Townhomes                        | 169,058         | 3.88      |  |
| Leaseways                        | 15,374          | 0.35      |  |
| Driveways                        | 121,218         | 2.70      |  |
| Clubhouse/Pool                   | 17,709          | 0.41      |  |
| Optional Additions               | 22,686          | 0.52      |  |
| Retaining Walls                  | 1,620           | 0.04      |  |
| Onsite Impervious                | 1,010,746       | 23.12     |  |
| Development Impervious (%)       |                 | 5.763%    |  |
| Miscellaneous Impervious         |                 |           |  |
| *Cephas-Summers House & Driveway | 4,306           | 0.10      |  |
| Local Park                       | 26,136          | 0.60      |  |
| Existing Delaney Driveway        | 10,901          | 0.25      |  |
| Miscellaneous Impervious         | 41,343          | 0.95      |  |
| Miscellaneous Impervious (%)     |                 | 0.236%    |  |
| Total Impervious                 |                 |           |  |
| Sum Impervious                   | 1,052,090       | 24.15     |  |
| Total Site Area                  | 17,537,970      | 402.62    |  |
| Total Impervious (%)             |                 | 5.999%    |  |
|                                  |                 | (-188 SF) |  |

EXISTING HOUSE  
145  
444,876 SF+/-  
(10.2 AC+/-)

| UNIT COUNT                    |      |
|-------------------------------|------|
| HOUSE TYPE                    | LOTS |
| * SINGLE FAMILY DETACHED      | 118  |
| 24' FRONT LOADED TH's         | 25   |
| 20' REAR LOADED TH's          | 142  |
| 16' REAR LOADED TH's (MPDU's) | 41   |
| TOTAL                         | 326  |

\*The historic Cephas house will be coordinated with the HPC during future construction and is included as part of the 118 units



NOTE: UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

12-IMP-120200050-001  
PRELIMINARY PLAN #120200050  
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| RELEASE FOR      |             |
| BY: _____        | DATE: _____ |

**IMPERVIOUS AREA EXHIBIT**

SCALE: 1" = 100'

JOB No. 0377AB8

DATE: OCT., 2020

SHEET No. 21 of 27