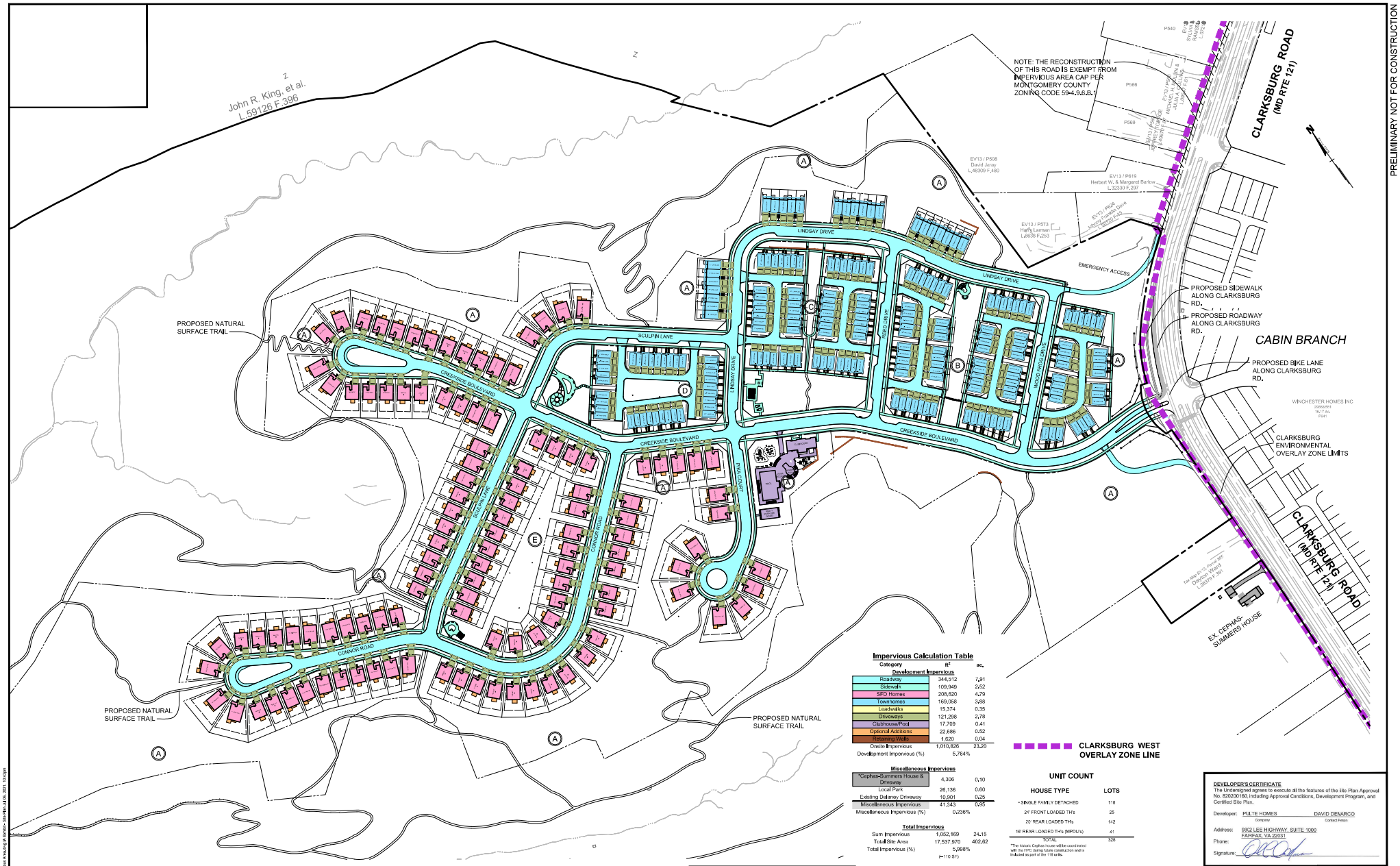
ATTACHMENT 7

PRELIMINARY NOT FOR CONSTRUCTION



Impervious Calculation Table

Category	ft²	ac.
Development Impervious		
Roadway	344,512	7.91
Sidewalk	109,949	2.52
SFD Homes	208,620	4.79
Townhomes	169,058	3.88
Loadwalks	15,374	0.35
Driveways	121,296	2.78
Clubhouse/Pool	17,709	0.41
Optional Additions	22,686	0.52
Bypass Walk	1,620	0.04
Onsite Impervious	1,010,826	23.20
Development Impervious (%)	5.764%	

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	1,052,169	24.15
Total Site Area	17,537,970	402.62
Total Impervious (%)	5.998%	

(~110 SF)

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.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820200160, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: PULTE HOMES (Company) DAVID DENARCO (Contact Person)

Address: 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VA 22031

Phone:

Signature:

NOTE: TRAILS SHOWN SHALL BE NATURAL SURFACE.

GRAPHIC SCALE

1 INCH = 100 FT

NOTE: MPDU TOWNHOUSES MUST HAVE AT LEAST THREE BEDROOMS, AND A FULL BATH WITHIN ONE FLOOR OF EVERY BEDROOM.

NOTE: STREAM RESTORATION LIMIT OF DISTURBANCE WILL NOT RESULT IN TREE REMOVAL WITHIN FORESTED AREAS AND WILL BE REFINED AT THE TIME OF FINAL ENGINEERING AND PERMITTING. AREA WILL BE AFFORESTED FOLLOWING CONSTRUCTION.

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

NOTE: BUILDING FOOTPRINTS ARE ILLUSTRATIVE ONLY AND MUST FOLLOW SETBACKS ESTABLISHED.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start Of Construction

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

12-IMP-820200160-01

SITE PLAN #820200160
WSSC MAPS 230NW14, 230NW15, 231NW14, 231NW15, 232NW14 AND 232NW15
TAX MAPS DW, GRID DW61, EW, 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: 1/12/22."

REVISION	DATE	REVISION	DATE	REVISION	DATE

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

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

IMPERVIOUS AREA EXHIBIT

SCALE: 1" = 100'
JOB No.: 0377AB9
DATE: JUN. 2021
SHEET No.: 23 of 24