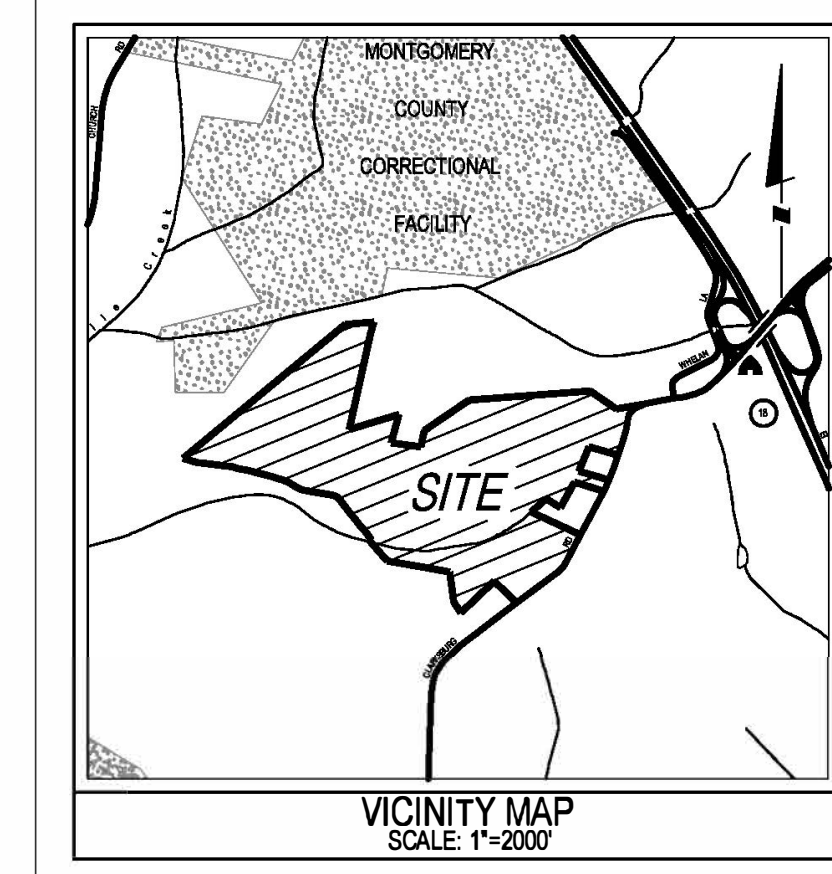


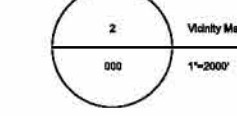
CLARKSBURG CHASE

PRELIMINARY / FINAL WATER QUALITY PLAN

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



VICINITY MAP
SCALE: 1"=200'



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

NO. REVISIONS BY DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THESE 10 INCHES, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 PHONE: 443-226-5737
 Mark.Anderson@lennox.com
 ATTN: MARK ANDERSON, VICE PRESIDENT

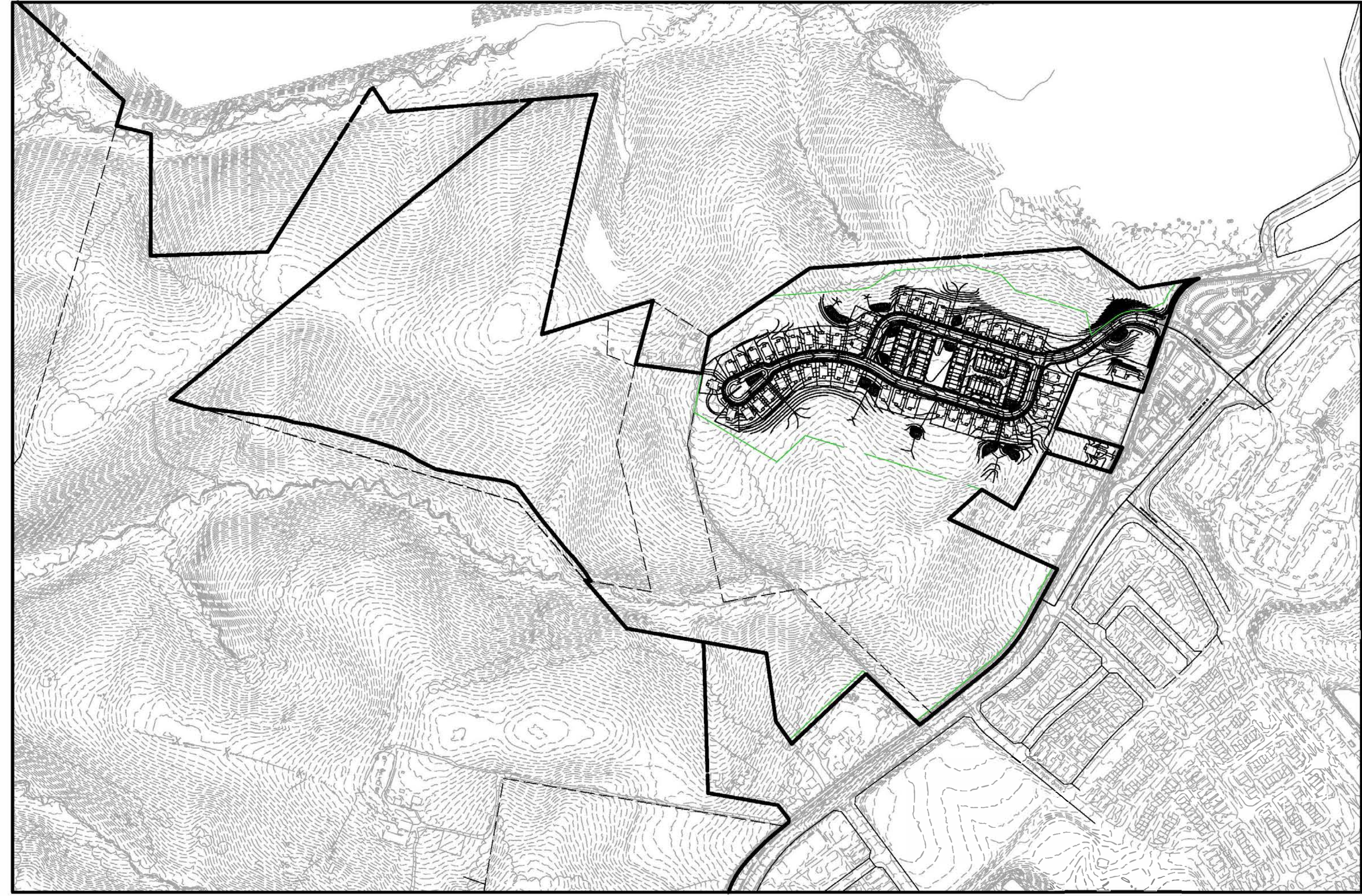
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. _____ EXPIRATION DATE: _____

COVER SHEET
PRELIMINARY / FINAL WATER QUALITY PLAN
CLARKSBURG CHASE
 CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY RNC
WSB: 200' SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAD83 VERTICAL: NAVD83	WATER / SEWER CAT.: W3 / S3
DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICIAN: G.M.M. CHECKED: K.J.W. CADD VERSION: V8 / NCS	DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICIAN: G.M.M. CHECKED: K.J.W. CADD VERSION: V8 / NCS
SHEET 1 OF 11	PROJECT NO. 1548-36-00

SWM Concept Summary Table - Study Pt A
 Contact Information for Design Engineer (for technical issues): Kyle Walker, K.Walker@solteszco.com (301) 948-2750
 General Property Information:
 S/N# 285605
 Type of Concept: Preliminary / Final Water Quality Plan
 MNC&PC Process/No: Preliminary Plan No. 120240040
 Property Address: Clarksburg, MD
 Property Legal Description: P 270 (P2, P3, P4)
 Property Size (ac./sq.ft.): 136.18 Acres
 Total Concept Area (ac./sq.ft.): 26.84 Acres
 Zoning: Current: RNC, Proposed: CWE
 Watershed and Stream Class: Ten Mile Creek Watershed Class I-P
 Special Protection Area: Yes
 100 YR Floodplain: Yes
 Ex. % Impervious/Redevelopment or New Development: 6%
SWM Summary:
 Target P₂/Proposed P_e: 1.0 inch / 1.1 inch
 Target ESDv/Provided ESDv: 17,327 cu. ft. / 19,085 cu. ft.
 ESD Measures: Planter Box (1), Micro Bioretention (7)
 Structural Storage Required/Provided: No
 Structural Measures:
 Waiver Request/QL/QN/Both: No
 Provided ESDv + Structural Storage Provided + Requested to be Waived = 19,085 cu. ft.
 Other Information:
 updated 9/2023
 Note: If more than one study point or area, provide SWM Summary information for each.

SWM Concept Summary Table - Study Pt B
 Contact Information for Design Engineer (for technical issues): Kyle Walker, K.Walker@solteszco.com (301) 948-2750
 General Property Information:
 S/N# 285605
 Type of Concept: Preliminary / Final Water Quality Plan
 MNC&PC Process/No: Preliminary Plan No. 120240040
 Property Address: Clarksburg, MD
 Property Legal Description: P 270 (P2, P3, P4)
 Property Size (ac./sq.ft.): 136.18 Acres
 Total Concept Area (ac./sq.ft.): 26.84 Acres
 Zoning: Current: RNC, Proposed: CWE
 Watershed and Stream Class: Ten Mile Creek Watershed Class I-P
 Special Protection Area: Yes
 100 YR Floodplain: Yes
 Ex. % Impervious/Redevelopment or New Development: 6%
SWM Summary:
 Target P₂/Proposed P_e: 1.0 inch / 1.2 inch
 Target ESDv/Provided ESDv: 14,045 cu. ft. / 16,876 cu. ft.
 ESD Measures: Planter Box (2), Micro Bioretention (5)
 Structural Storage Required/Provided: No
 Structural Measures:
 Waiver Request/QL/QN/Both: No
 Provided ESDv + Structural Storage Provided + Requested to be Waived = 16,876 cu. ft.
 Other Information:
 updated 9/2023
 Note: If more than one study point or area, provide SWM Summary information for each.



SITE MAP
SCALE: 1"=400'

SHEET INDEX

- COVER SHEET
- OVERALL PLAN
- PRELIMINARY WATER QUALITY DRAINAGE AREA MAP
- PRELIMINARY WATER QUALITY PLAN STORMWATER MANAGEMENT PLAN
- PRELIMINARY WATER QUALITY PLAN STORMWATER MANAGEMENT PLAN
- PRELIMINARY WATER QUALITY PLAN STORMWATER MANAGEMENT PLAN
- PRELIMINARY WATER QUALITY PLAN STORMWATER MANAGEMENT PLAN
- PRELIMINARY WATER QUALITY PLAN STORMWATER MANAGEMENT PLAN
- PRELIMINARY WATER QUALITY PLAN STORMWATER MANAGEMENT PLAN
- PRELIMINARY WATER QUALITY PLAN - DETAILS
- EROSION AND SEDIMENT CONTROL CONCEPT PLAN

NOTES:

- TOPOGRAPHY IS FROM PHOTOGRAMMETRIC MAPPING PROVIDED BY MCKENZIE SNYDER, INC. DATED 4/6/2004 AND FROM FIELD RUN TOPO BY SOLTESZ DATED 7/21/2023.
- SOIL TYPES INCLUDE:
 6A (BAILE SILT LOAM, 0 TO 3% SLOPES, HSG "C")
 16C (BRINKLOW-BLOCKTOWN CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES, HSG "C")
 9B (LINGANORE-HYATTSTOWN CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG "C")
 109D (HYATTSTOWN CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES, HSG "D")
 17B (OCCOQUAN LOAM, 3 TO 8 PERCENT SLOPES, HSG "B")
 9C (LINGANORE-HYATTSTOWN CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES, HSG "C")
 5B (GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG "C/D")
- CONSTRUCTION EQUIPMENT SHALL TRY TO AVOID ALL AREAS WHERE ESD FACILITIES ARE PROPOSED. IF SOIL IS COMPACTED IN THIS AREA, REHABILITATION MAY NEED TO BE PERFORMED VIA SCARIFICATION OR SIMILAR METHODS, PRIOR TO PLACEMENT OF THE FACILITY.
- THERE ARE NO SIGNIFICANT SENSITIVE ENVIRONMENTAL FEATURES IMPACTED ON SITE.
- THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.
- ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE DESIGNED IN ACCORDANCE WITH MCDPS LATEST STANDARD SPECIFICATIONS.
- MICROBIORETENTION FACILITIES CONSTRUCTED WITHIN IN-SITU SOILS SHALL PROVIDE ADDITIONAL 24 INCH OF GRAVEL BENTACH PROPOSED UNDERDRAIN TO PROVIDE ADDITIONAL STORAGE FOR RECHARGE VOLUME.

PLAN LEGEND	EXISTING	PROPOSED
CONTOUR (INDEX, INTERMEDIATE)	102 100	←
DRAINAGE DIVIDE	←	←
EASEMENTS (LABEL, LINE)	EX SD EASEMENT	←
EXISTING SPECIMEN TREE (APPROXIMATE LOCATION)	☼	
FLOODPLAIN DELINEATION (100YR)	FP	
FLOODPLAIN BUFFER	FPB	
PROPERTY LINE (SITE, ADJOINERS)	—	
PUBLIC UTILITY EASEMENT	10' PUE	
SPOT SHOTS	123.4	
SOILS BOUNDARY/SOILS LABEL (SOURCE: USDA SOIL SURVEY OF PRINCE GEORGES COUNTY 1987)	AB2 C	
TREE LINE	—	
STEEL SLOPES (1% OR GREATER)	—	
SUBMERGED GRAVEL WETLAND		SGW
NEW ASPHALT PAVING		—
PAVING/CONCRETE REMOVAL		—
PAVING/SIDEWALK		—
UTILITIES		
CABLE (LINE, MANHOLE, VAULT)	COMCAST CTV	
ELECTRIC (LINE, MANHOLE, POLE, VAULT/BOX)	E OH-E	
FIBER OPTIC (LINE/MARKERS)	FO	
NATURAL GAS (LINE, MANHOLE, MARKER)	EX NG	
SEWER (LINE, MANHOLE)	EX S SAN	
STORMDRAIN (LINE, INLETS, MANHOLE)	EX 12" RCP SD	
TELEPHONE (LINE, MANHOLE, VAULT/BOX)	T OH-T	
WATER (LINE, HYDRANT, MANHOLE, METER, VALVE, WELL)	EX W	

The origin of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, Inc. it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of this information 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.

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



SCALE: 1" = 200'

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

Engineering
 Surveying
 Planning
 Environmental Sciences

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE UTILITY COMPANY, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 PHONE: 443-206-5737
 Mark.Anderson@lenmar.com
 ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. _____ EXPIRATION DATE: _____

OVERALL PLAN

**PRELIMINARY / FINAL WATER QUALITY PLAN
 CLARKSBURG CHASE**

TAX MAP: EV 123
 ZONING CATEGORY: RNC
 WBSO 200' SHEET: 231 NW 14
 OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL
 WATER / SEWER CAT.: W3 / S3

SITE DATUM: NAVD83
 HORIZONTAL: NAVD83
 VERTICAL: NAVD83
 DATE: 9/5/2023
 DESIGNED: H.M.P.
 CHECKED: G.M.M.
 SHEET: 2 OF 11
 GAB SITE VERSION: V8 / NCS

PROJECT NO.: 1548-36-00

LEGEND

- LOD — LIMITS OF DISTURBANCE
- PROPERTY LINE
- 9C SOIL LINES / LABELS
- 54A MICRO BIORETENTION
- PLANTER BOX
- EXISTING DRAINAGE DIVIDE
- PROPOSED DRAINAGE DIVIDE
- DEVELOPER'S ENVELOPE
- CURB OPENING WITH FLOW PATH UNDER SIDEWALK



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

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

NO.	REVISIONS	BY	DATE

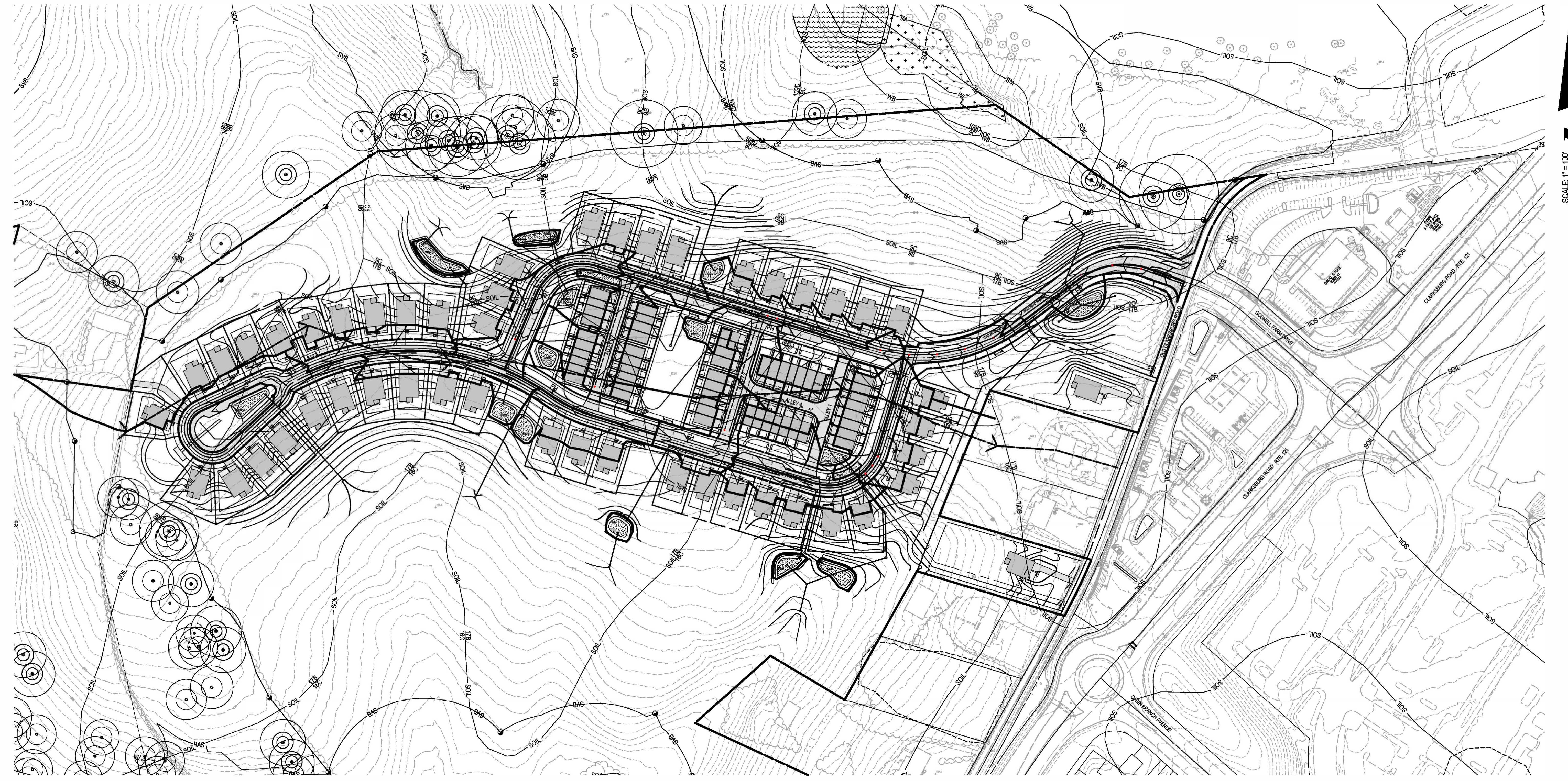
MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSEDS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE UTILITY COMPANY, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 PHONE: 443-205-5737
 Mark.Anderson@lenmar.com
 ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. _____ EXPIRATION DATE: _____

PRELIMINARY WATER QUALITY PLAN - DRAINAGE AREA MAP
PRELIMINARY / FINAL WATER QUALITY PLAN
CLARKSBURG CHASE

TAX MAP EV 123 ZONING CATEGORY: RNC
 WBSG 200' SHEET 231 NW 14 OVERLAY ZONE: CLARKSBURG WEST ENVIRONMENTAL
 SITE DATUM: NAVD83 WATER / SEWER CAT.: W3 / S3
 HORIZONTAL: NAVD83
 VERTICAL: NAVD83
 DATE: 9/5/2023
 DESIGNED: H.M.P.
 CHECKED: G.M.M.
 CHECKED: K.J.W.
 SHEET 3 OF 11
 PROJECT NO. 1548-36-00
 DATE: 9/5/2023
 DESIGNER: H.M.P.
 CHECKER: G.M.M.
 CHECKER: K.J.W.
 SHEET: 3 OF 11
 PROJECT NO.: 1548-36-00



ESD FACILITY#	TOTAL DRAINAGE AREA (SF)	TOTAL IMP. AREA (SF)	STUDY POINT DRAINAGE AREA
MB#1	20,000	12,955	A
MB#4	19,110	9,380	A
MB#10	19,705	11,750	A
PB#12	19,680	14,473	A
MB#14	20,000	10,750	A
MB#15	19,803	10,278	A
MB#16	18,709	10,528	A
MB#17	19,893	9,102	A

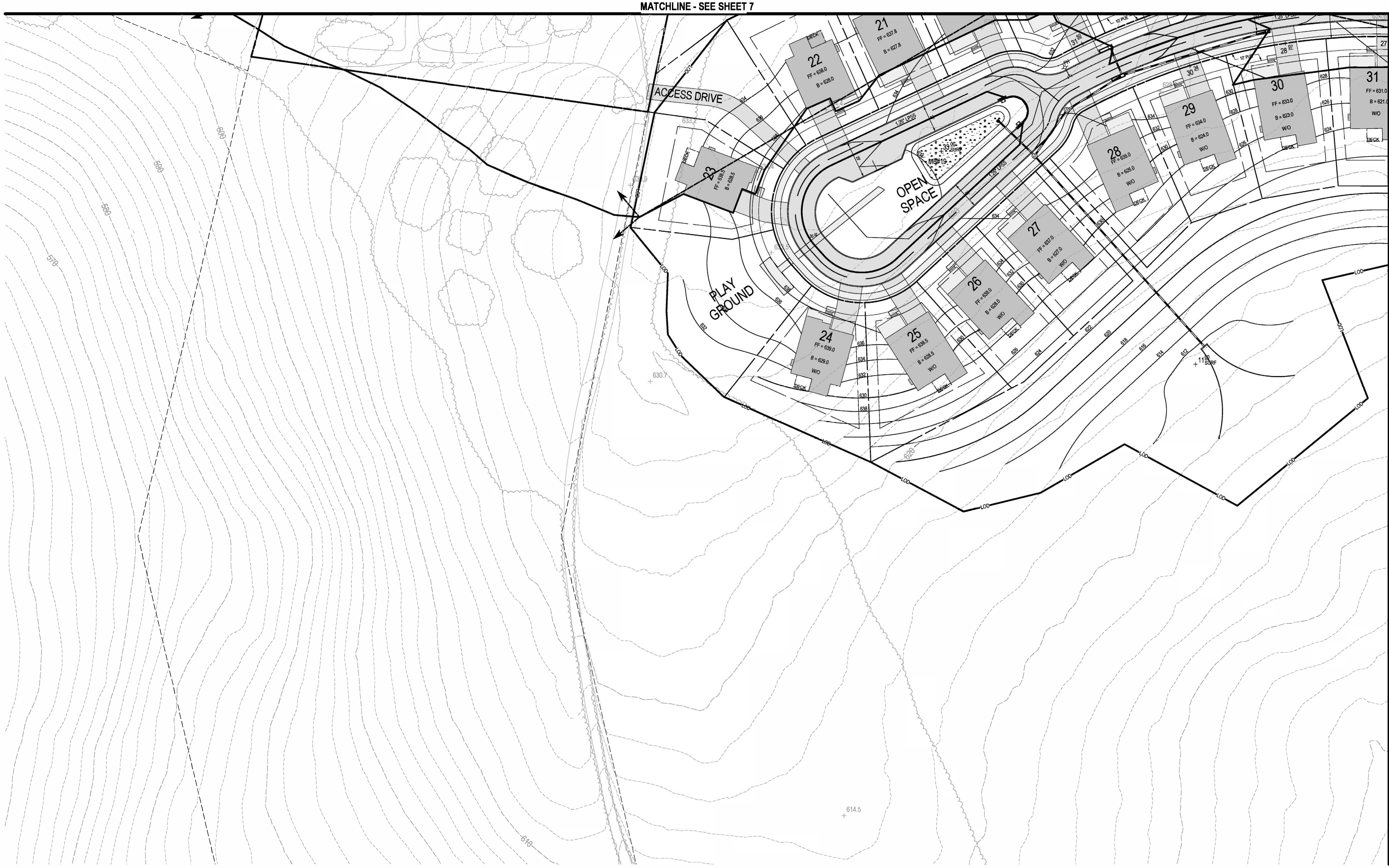
ESD FACILITY#	TOTAL DRAINAGE AREA (SF)	TOTAL IMP. AREA (SF)	STUDY POINT DRAINAGE AREA
PB#3	18,119	11,302	B
PB#6	20,000	13,785	B
MB#7	20,000	10,120	B
MB#8	20,000	11,635	B
MB#11	20,000	12,000	B
MB#13	19,303	9,860	B
MB#18	19,320	8,452	B
MB#19	12,940	5,180	B

LEGEND

- LOD — LIMITS OF DISTURBANCE
- — — PROPERTY LINE
- 9C SOIL LINES / LABELS
- 54A MICRO BIORETENTION
- PLANTER BOX
- EXISTING DRAINAGE DIVIDE
- PROPOSED DRAINAGE DIVIDE
- DEVELOPER'S ENVELOPE
- CURB OPENING WITH FLOW PATH UNDER SIDEWALK



The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, Inc. or was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of 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.



MATCHLINE - SEE SHEET 7

SCALE: 1" = 30'

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

Engineering
 Surveying
 Planning
 Environmental Sciences

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE 1/2" TO 1" DIMENSIONS, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 PHONE: 443-295-5737
 Mark.Anderson@lenmar.com
 ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. _____ EXPIRATION DATE: _____

**PRELIMINARY WATER QUALITY PLAN -
 STORM WATER MANAGEMENT
 PRELIMINARY / FINAL WATER QUALITY PLAN
 CLARKSBURG CHASE**

TAX MAP EV 123	ZONING CATEGORY RNC
WSEC 200' SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAVD83 VERTICAL: NAVD83	WATER / SEWER CAT.: W3 / S3
DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICIAN: G.M.M. CHECKED: K.J.W. GAS ETO: V8 / NCS VERSION:	
SHEET 4 OF 11	PROJECT NO. 1548-36-00

MATCHLINE - SEE SHEET 5

CLARKSBURG (06) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, Inc. or was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of 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.

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

Engineering
Surveying
Planning
Environmental Sciences

NO.	REVISIONS	BY	DATE

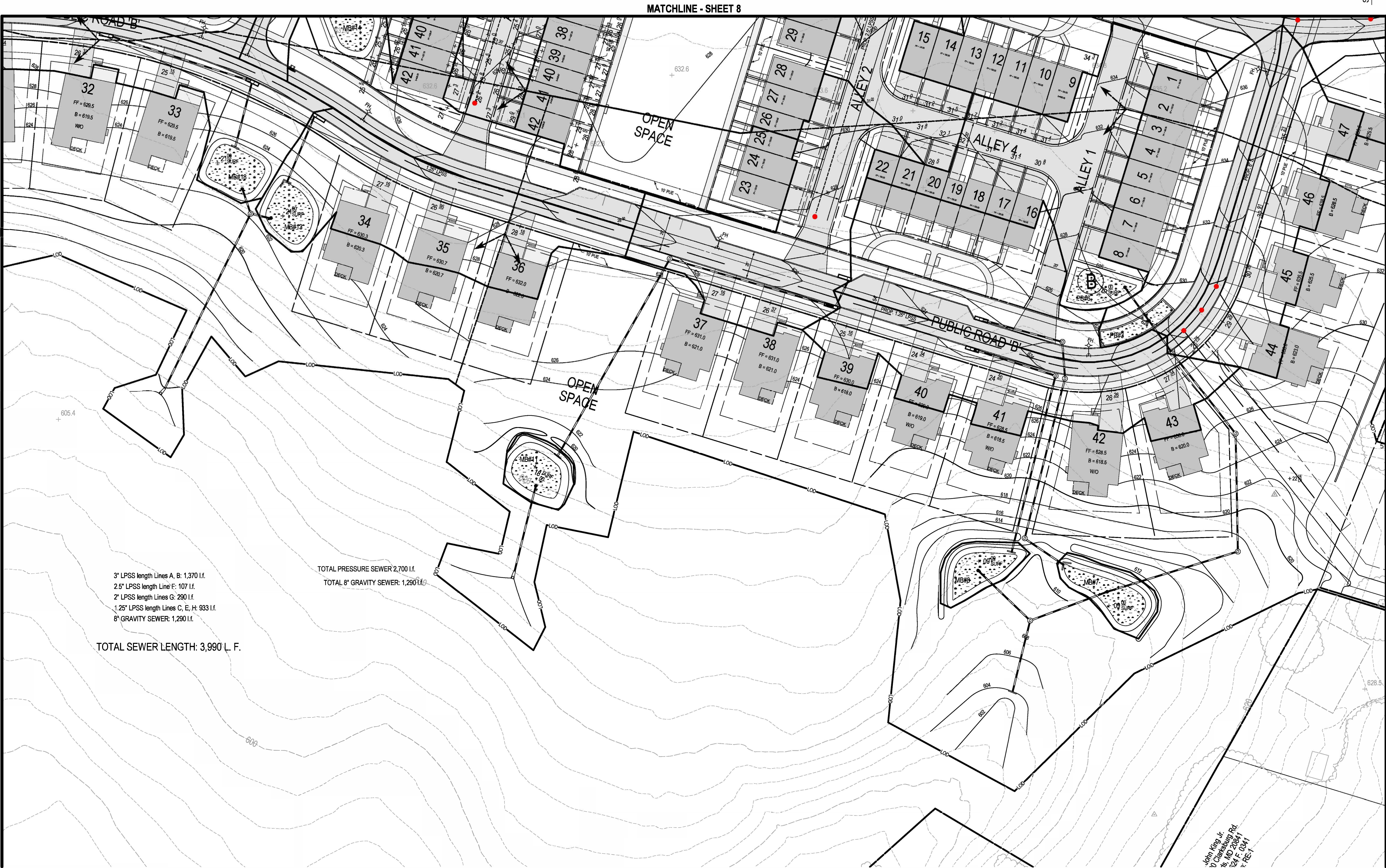
MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-285-3777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THE UTILITY COMPANIES, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
U.S. HOME, LLC
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MARYLAND 21046
PHONE: 443-295-5737
Mark.Anderson@lennox.com
ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____ EXPIRATION DATE: _____

**PRELIMINARY WATER QUALITY PLAN -
STORMWATER MANAGEMENT
PRELIMINARY / FINAL WATER QUALITY PLAN
CLARKSBURG CHASE**

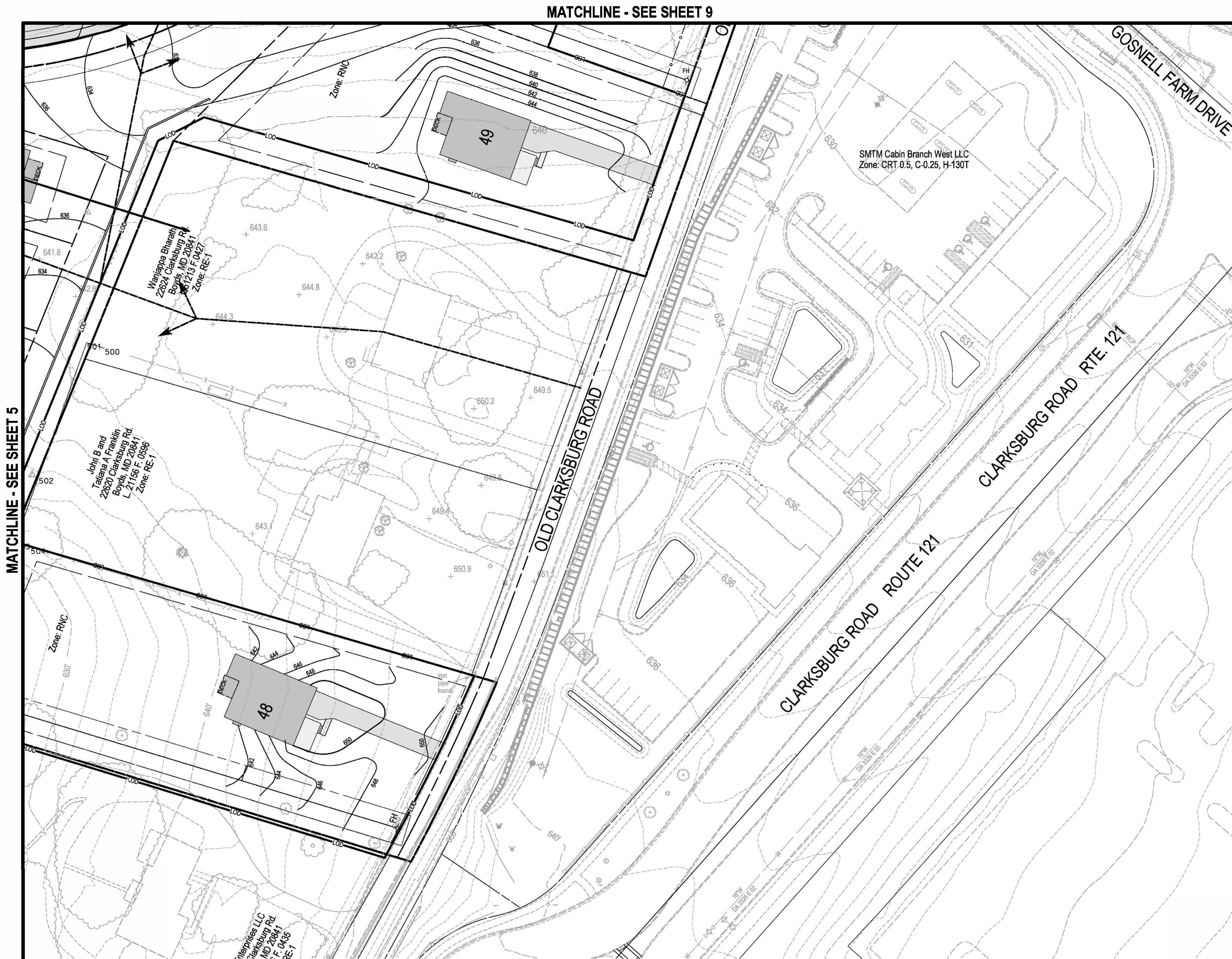
TAX MAP EV 123	ZONING CATEGORY RNC
WSSC 200 SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAVD83 VERTICAL: NAVD83	WATER / SEWER CAT.: W3 / S3
DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICIAN: G.M.M. CHECKED: K.J.W. CADD STAFF: V8 / NCS VERSION:	
SHEET 5 OF 11	PROJECT NO. 1548-36-00



SCALE: 1" = 30'



The of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of 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.



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

Engineering
 Surveying
 Planning
 Environmental Sciences

SCALE: 1" = 30'

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 9

REVISIONS

NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-393-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THREE (3) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 PHONE: 443-206-5737
 Mark.Anderson@Lennar.com
 ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. _____ EXPIRATION DATE: _____

PRELIMINARY WATER QUALITY PLAN -
 STORMWATER MANAGEMENT
 PRELIMINARY / FINAL WATER QUALITY PLAN
 CLARKSBURG CHASE

TAX MAP EV 123	ZONING CATEGORY RNC
WSEC 200' SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAVD83 VERTICAL: NAVD83	WATER / SEWER CAT.: W3 / S3
DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICAL: G.M.M. CHECKED: K.J.W. CADDIS VERSION: V8 / NCS	PROJECT NO. 1548-36-00
SHEET 6 OF 11	
SCALE 1" = 30'	

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from Soltesz, Inc. (SOLTESZ), it was transmitted electronically. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of 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.

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

Engineering
Surveying
Planning
Environmental Sciences

NO. REVISIONS BY DATE

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THE LIFE TO INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
U.S. HOME, LLC
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MARYLAND 21046
PHONE: 443-206-5737
Mark.Anderson@lenmar.com
ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____ EXPIRATION DATE: _____

**PRELIMINARY WATER QUALITY PLAN -
STORMWATER MANAGEMENT
PRELIMINARY / FINAL WATER QUALITY PLAN
CLARKSBURG CHASE**

TAX MAP EV 123	ZONING CATEGORY RNC
WSOC 200 SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAVD83 VERTICAL: NAVD83	WATER / SEWER CAT.: W3 / S3
DATE 9/5/2023	DESIGNED H.M.P.
1" = 30'	CHECKED K.J.W.
SHEET 8 OF 11	CAD STYS. VERSION V8 / NCS
PROJECT NO. 1548-36-00	

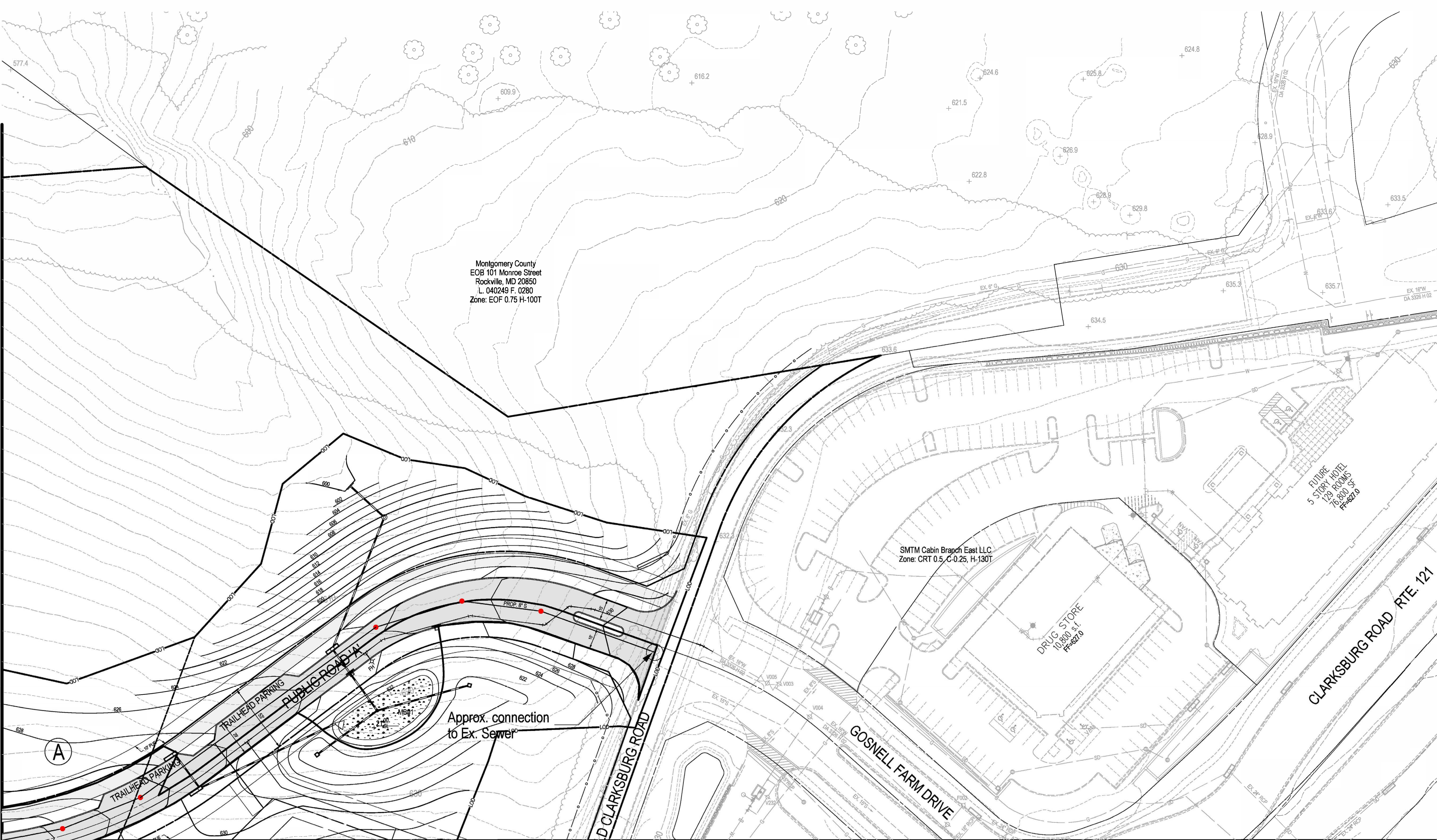


SCALE: 1" = 30'



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

MATCHLINE - SEE SHEET 8



MATCHLINE - SEE SHEET 6

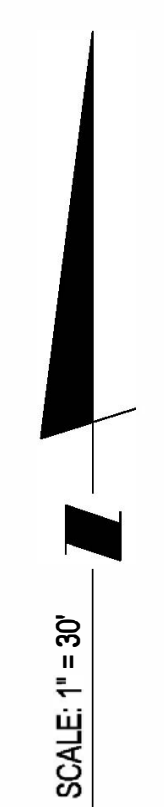
Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850
L. 040249 F. 0280
Zone: EOF 0.75 H-100T

SMT Cabin Branch East LLC
Zone: CRT 0.5, C-0.25, H-130T

CLARKSBURG ROAD RTE. 121

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

Engineering
Surveying
Planning
Environmental Sciences



MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THREE (3) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

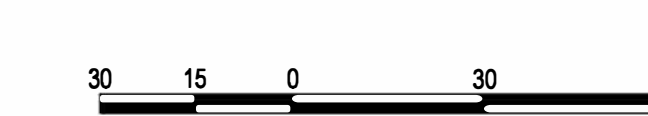
OWNER / DEVELOPER / APPLICANT
U.S. HOME, LLC
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MARYLAND 21046
PHONE: 410-206-5737
Mark.Anderson@lenmar.com
ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____ EXPIRATION DATE: _____

**PRELIMINARY / FINAL WATER QUALITY PLAN
CLARKSBURG CHASE**

CLARKSBURG (000) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EV 123	ZONING CATEGORY RNC
WSBC 200 SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAVD83 VERTICAL: NAVD83	WATER / SEWER CAT: W3 / S3
DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICIAN: G.M.M. CHECKED: K.J.W. CADD STAFF: V8 / NCS	PROJECT NO. 1548-36-00



The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of 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.



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

Engineering
Surveying
Planning
Environmental Sciences

SCALE: 1" = 30'

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 4

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-285-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THIS FEET TO INCHES, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

U.S. HOME, LLC
7035 ALBERT EINSTEIN DRIVE
SUITE 200
COLUMBIA, MARYLAND 21046
PHONE: 443-295-5737
Mark.Anderson@lenmar.com
ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____ EXPIRATION DATE: _____

PRELIMINARY / FINAL WATER QUALITY PLAN
CLARKSBURG CHASE
CLARKSBURG (060) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



Montgomery County
EOB 101 Monroe Street
Rockville, MD 20850
L. 04731 F. 0487
Zone: RURAL

Pulte Home Corporation
22422 Clarksburg Rd.
Boys, MD 20841
L.32034 F. 0545
Zone: RNC

DECK
19
FF = 635.5
B = 626.5

DECK
18
FF = 634.0
B = 624.0

DECK
17
FF = 634.0
B = 624.0

DECK
16
FF = 633.0
B = 623.0
W/O

DECK
15
FF = 631.0
B = 621.0
W/O

TAX MAP EV 123	ZONING CATEGORY RNC
WBSC 200' SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAVD83 VERTICAL: NAVD83	WATER / SEWER CAT.: W3 / S3
DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICAL: G.M.M. CHECKED: K.J.W. CADD: V8 / NCS VERSION:	
SHEET OF 11	PROJECT NO. 1548-36-00



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



SCALE: 1" = 100'

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

Engineering
 Surveying
 Planning
 Environmental Sciences


NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-2777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THREE (3) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT
 U.S. HOME, LLC
 7035 ALBERT EINSTEIN DRIVE
 SUITE 200
 COLUMBIA, MARYLAND 21046
 PHONE: 410-205-5737
 Mark.Anderson@lenmar.com
 ATTN: MARK ANDERSON, VICE PRESIDENT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. _____ EXPIRATION DATE: _____

**PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
 PRELIMINARY / FINAL WATER QUALITY PLAN
 CLARKSBURG CHASE**

TAX MAP EV 123	ZONING CATEGORY RNC
WSBC 200' SHEET 231 NW 14	OVERLAY ZONE CLARKSBURG WEST ENVIRONMENTAL
SITE DATUM HORIZONTAL: NAVD83 VERTICAL: NAVD83	WATER / SEWER CAT.: W3 / S3
DATE: 9/5/2023 DESIGNED: H.M.P. TECHNICIAN: G.M.M. CHECKED: K.J.W. CADDIST: V8 / NCS VERSION:	
SHEET 11 OF 11	
PROJECT NO. 1548-36-00	



October 8, 2024

Joshua Penn, Planner Area 3
M-NCPPC
2425 Reedie Drive
Wheaton, MD 20902

Re: Clarksburg Chase
Preliminary/Final Forest Conservation Plan F20240180 – Specimen Tree Variance Request

Dear Mr. Penn,

On behalf of US Home, LLC, Soltesz is requesting a variance for the critical root zone (CRZ) impact and removal of five (5) specimen trees 30 inches or greater in DBH, as required under Section 22A-21 of Montgomery County's Forest Conservation Law. This variance request is pursuant to revisions to the State Forest Conservation Law enacted by State Bill 666, where it notes that the variance pertains to "trees having a diameter measured at 4.5 feet above the ground of 30 inches diameter or 75% of the diameter of the current state champion tree of that species as designated by the department". The impact to these trees results from a stream restoration project on-site to eliminate existing impervious paving within the stream valley buffer. These trees are within the proposed LOD and will be removed or impacted due to conflicts with grading and demolition of the existing paving material.

Project Information

The site is located on the west side of Clarksburg Road, in the NW quadrant of the Gosnell Farm Drive and Old Clarksburg Road intersection. It consists of 136.18 acres of land, comprised of five unrecorded parcels zoned Rural Neighborhood Cluster ("RNC") and within the Clarksburg West Environmental Overlay Zone ("CWE Overlay") and Ten Mile Creek Special Protection Area ("SPA") ("Property" or "Subject Property").

The Preliminary Plan and Site Plan proposes 101 dwelling units, including 49 single-family detached dwelling units and 52 townhouses (including 13 MPDUs/12.5%). The proposal will include rural open space improvements to remove the existing impervious trail on-site.

Critical Root Impacts

A NRI-FSD (#420230240,) has been approved by MNCPPC. The trees below that will be removed or impacted as a result of this plan of development are shown on the NRI/FSD and are numbered accordingly for reference purposes. Three (3) specimen trees will be removed per this plan and five (5) impacted all due to existing impervious removal requirements in the stream valley buffer.

CLARKSBURG CHASE SPECIMEN ($\geq 30''$ DBH) TREE LIST TO BE IMPACTED BUT SAVED (5 TREES)					
Tree #	COMMON NAME	BOTANICAL NAME	DBH	CONDITION	IMPACTS
Existing Trees within Stream Valley Buffer					
ST-54	Chestnut Oak	<i>Quercus montana</i>	30	Fair	4% Impact Save
ST-132	Chestnut Oak	<i>Quercus montana</i>	37.5	Fair	12.2% Impact Save
ST-156	Red Maple	<i>Acer rubrum</i>	34.5	Fair	8% Impact Save
ST-175	Tulip Tree	<i>Liriodendron tulipifera</i>	49	Fair	1% Impact Save
ST-178	Red Maple	<i>Acer rubrum</i>	56	Fair	0.4% Impact Save

CLARKSBURG CHASE SPECIMEN ($\geq 30''$ DBH) TREE LIST TO BE REMOVED (3 TREES)					
Tree #	COMMON NAME	BOTANICAL NAME	DBH	CONDITION	IMPACTS
Existing Trees within Stream Valley Buffer					
ST-130	Chestnut Oak	<i>Quercus montana</i>	37.5	Fair	100%
ST-131	Junglans nigra	<i>Black Walnut</i>	31	Fair	100%
ST-147	Tulip Tree	<i>Liriodendron tulipifera</i>	33	Fair	100%
TOTAL			101.5		
TOTAL CAL REPLACEMENT REQUIRED (1" caliper/4" DBH)			26		

Mitigation

All three (3) of the trees listed above to be removed are inside the forest stand areas and equate to a conglomerated DBH of 101.5. This yields a requirement of eight (8) 3.5" caliper trees for mitigation at a rate of 1" caliper replacement for every 4" DBH removed. All of these replacement trees are provided onsite as indicated on the Forest Conservation Plan in the areas of tree removal and along the edges of the existing forest. The following table lists the proposed mitigation trees for the site:

TREE VARIANCE MITIGATION PLANTING SCHEDULE					
Qty #	COMMON NAME	BOTANICAL NAME	CAL	B&B / CONT.	REMARKS
2	American Beech	<i>Fagus grandifolia</i>	3.5- 4" cal	B&B	Full, Limb to 7' from ground
3	Sweetgum	<i>Liquidambar styraciflua</i>	3.5- 4" cal	B&B	Full, Limb to 7' from ground
3	Swamp White Oak	<i>Quercus bicolor</i>	3.5- 4" cal	B&B	Full, Limb to 7' from ground
8	Total 3.5-4" Cal. Trees Planted				
28	Total Cal. Replaced				

Additional Application Requirements

Per Montgomery County's Forest Conservation Law Section 22A-21(b) of the *Application Requirements* states that the applicant must:

- (1) describe the special conditions peculiar to the property which would cause the unwarranted hardship;
- (2) describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (3) verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and
- (4) provide any other information appropriate to support the request.

(1) Pursuant to “(1) describe the special conditions peculiar to the property which would cause the unwarranted hardship”:

The recommendations for the Project site as stipulated in the applicable Master Plan (Ten Mile Creek Limited Amendment) limits impervious on-site and necessitates the removal and impact of eight (8) specimen trees.

The three (3) trees are to be removed because of master planned stream improvements. MNCPPC have requested that the existing paving along the stream and in the stream valley buffer be removed which requires some minimal impact to the stream bank which also impacts a few trees in the same vicinity either because the trees are directly impacted by the impervious material or because the machinery needed to remove the paving impacts critical tree roots.

As these development guidelines are recommended by the County, it **would cause an unwarranted hardship** to the developer to both maintain the three (3) specimen trees without impact and meet the requests of the applicable Master Plan and Design Guidelines.

(2) Pursuant to “(2) describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas”:

Enforcement of a prohibition of impacting the specimen trees would **deprive the applicant of the rights commonly enjoyed by others** who are in similar areas that have many of the same features as the subject property. The recommendations of the Master Plan and Design guidelines apply to the Ten Mile Creek area, which is characterized by similar residential developments with existing impervious in stream valley buffers.

The eight (8) trees are all within the stream valley buffer which according to the master plan should be improved to remove impervious where possible. The three (3) trees will be replaced, and the more naturalistic state of the stream valley buffer will enhance the open space on-site.

The request to remove impervious is a DRC request by MNCPPC per the master plan recommendations for this site. Disturbance is limited to only the areas of impervious cover and the minimal space around these areas needed to remove the impervious thus limiting the critical root zone impacts within the stream valley buffer. The trees adjacent to the impervious areas are not able to be retained while also

eliminating impervious in the stream valley buffer. This governmental request is typical of other proposed residential communities within the Ten-mile-creek area and thus would deprive the landowner of development rights if not allowed.

(3) Pursuant to “(3) verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance”:

The Ten Mile Creek area is within a special protection area that requires additional protection measures. MNCPPC is requesting removal of impervious to improve the water quality and stream conditions on-site. The removal of trees will be countered by reduced impervious and paving materials within the stream valley buffer as well as tree replacements that will mitigate for the tree removals. The new development provides stormwater management as part of a final water quality plan that exceeds development requirements for the site. All stream valley buffers on-site will be protected as parkland or rural open space with a category I conservation easement. The applicant is confident that the impervious removal and stormwater facilities installed in conjunction with the new development and tree mitigation will not just protect the current water quality, but enhance it, and that **granting this variance will not violate state water quality standards.**

(4) Pursuant to “(4) provide any other information appropriate to support the request”: While the proposed development necessitates the impact to eight (8) specimen trees, it will mitigate a for those trees on-site.

Minimum criteria for Variance

As further basis for its variance request, the applicant can demonstrate that it meets the Section 22A-21(d) *Minimum criteria*, which states that a variance must not be granted if granting the request:

- (1) *will confer on the applicant a special privilege that would be denied to other applicants;*
- (2) *is based on conditions or circumstances which are the result of actions by the applicant;*
- (3) *arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or*
- (4) *will violate State water quality standards or cause measurable degradation in water quality*

Pursuant to “**(1) will confer on the applicant a special privilege that would be denied to other applicants**”:

The use of this site for a residential development is a permitted and approved use in the underlying RNC zone for this project site. The Design Guidelines recommend acceptance of new development in the Ten Mile Creek area and cap development in the overlay zone to 6% impervious percentage on-site and no impervious within stream valley buffers. As such, development of the site and the subsequent tree impact is **not a special privilege** to be conferred upon the applicant.

Pursuant to “**(2) is based on conditions or circumstances which are the result of actions by the applicant; and (3) arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property**”

The applicant has taken no **actions leading to the conditions or circumstances** that are the subject of this variance request. The impervious on-site is existing and the removal a request of governmental agencies.

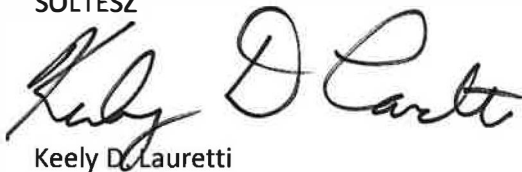
Furthermore, the surrounding land uses do not have any **inherent characteristics that have created** this particular need for a variance.

Pursuant to **“(4) will violate State water quality standards or cause measurable degradation in water quality”**

Per the previous response, the applicant restates its confidence that granting this variance request **will not violate State water quality standards or cause measurable degradation in State water quality standards.**

For these reasons listed above, we believe it is appropriate to grant this request for a variance. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
SOLTESZ

A handwritten signature in black ink, appearing to read "Keely D. Lauretti". The signature is written in a cursive style with a large, stylized initial "K".

Keely D. Lauretti

