

GENERAL NOTES

- 1) ZONE: RE-1
- 2) WATER CATEGORY -- W-6 SEWER CATEGORY -- S-6
- 3) BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY: MERIDIAN SURVEYS, APRIL 2023.
- 4) 1" TOPOGRAPHIC INFORMATION SHOWN IS IN ASSUMED DATUM BY: MERIDIAN SURVEYS INC, APRIL 2023. 2" TOPO OFFSITE ADJUSTED TO MATCH FROM MC GIS.
- 5) TOTAL TRACT AREA = 91.627 SF OR 2.10 AC.
- 6) PROPERTY SHOWN ON TAX MAP K3342
- 7) PROPERTY SHOWN ON WSSC 200' SHEET 221NE03
- 8) PROPERTY SHOWN ON USDA CUSTOM SOIL SURVEY REPORT SOIL TYPE(S): 2B - GLENELG SILT LOAM, 3-8% SLOPES.
- 9) SITE IS NOT LOCATED IN A FLOOD ZONE: FEMA FLOOD MAP 24031C 03800
- 10) SITE IS LOCATED IN THE LOWER PATUXENT WATERSHED, USE I,P, AND PAINT BRANCH WATERSHED, USE III.
- 11) LOCAL UTILITIES INCLUDE:
SEWER - SEPTIC
WATER - PUBLIC
ELECTRIC - PEPCO
TELEPHONE - VERIZON
- 12) THERE ARE NO WELLS ONSITE.
- 13) A SMALL PORTION OF THIS PROPERTY IS WITHIN THE PMA TRANSITION AREA, AND A PORTION OF THE PROPERTY IS IN THE UPPER PAINT BRANCH OVERLAY SPECIAL PROTECTION AREA. EXISTING IMPERVIOUS IN PMA = 1,125 SF (67% OF PMA AREA ONSITE) PROPOSED IMPERVIOUS IN PMA = 15 SF (0.9% OF PMA AREA ONSITE) EXISTING IMPERVIOUS IN SPA = 7,949 SF (23.53% OF SPA AREA ONSITE) PROPOSED IMPERVIOUS IN SPA = 5,309 SF (15.72% OF SPA AREA ONSITE)
- 14) PROPERTY ADDRESS: 2230 SPENCERVILLE ROAD SPENCERVILLE, MD 20868
- 15) TAX ACCOUNT NO. 00263833 LOT P319 LIBER 61434 FOLIO 65 2.10 ACRES

SOIL TABLE (ONSITE AND VICINITY)

SOILS	ERODIBLE	HYDRIC	CONTAINS 15-25% SLOPES	CONTAINS 25% SLOPES	CAPABILITY SUBCLASS SYMBOL	PRIME AGRICULTURAL SOIL
2B GLENELG SILT LOAM 3-8% SLOPES	NO	NO	N/A	NO	Ile	YES

GENERAL NOTES:

- NO CLEARING IS TO TAKE PLACE OUTSIDE OF THE LIMITS OF DISTURBANCE.
- A COPY OF THE APPROVED FOREST CONSERVATION PLAN MUST BE MAINTAINED ONSITE THROUGHOUT CONSTRUCTION.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. **F20240190** including, financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: **Jose Polanco**
Printed Company Name: _____

Contact Person or Owner: **Jose Polanco**
Printed Name: _____

Address: **16201 Batson Road, Spencerville, MD 20868**

Phone and Email: **240.353.0444 treemaninc@gmail.com**

Signature: _____

CERTIFICATION OF QUALIFIED PROFESSIONAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE ACCORDANCE WITH MARYLAND STATE, MNCPP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

09.07.2023

DATE: *Michael A. Norton*
MICHAEL A. NORTON
MDNR 7 COMAR 08.19.06.01
QUALIFIED PROFESSIONAL

Significant/Specimen Tree Summary 24" +										
Tree #	Species (Scientific Name)	Species (Common Name)	D.B.H (Inches)	CRZ (SF)	Impact (SF)	Impact (%)	Tree Condition	Comments	Disposition	
1	PINUS STROBUS	WHITE PINE	25	4418	0	0%	GOOD		SAVE/PROTECT	
2	PINUS STROBUS	WHITE PINE	24	4072	0	0%	GOOD		SAVE/PROTECT	
3	ACER RUBRUM	RED MAPLE	25	4418	0	0%	GOOD		SAVE/PROTECT	
4	ACER SACCHARINUM	SILVER MAPLE	24.12	4072	0	0%	GOOD		SAVE/PROTECT	
5	ACER SACCHARINUM	SILVER MAPLE	24.14, 12.12	4072	2346	58%	GOOD		SAVE/PROTECT	
6	MORUS ALBA	WHITE MULBERRY	24	4072	0	0%	GOOD	OFFSITE	SAVE/PROTECT	
7	ACER SACCHARINUM	SILVER MAPLE	33	7688	3621	47%	GOOD	CO-OWNED, IN FENCE	SAVE/PROTECT	
8	ACER SACCHARINUM	SILVER MAPLE	29.28	5945	2868	48%	GOOD		SAVE/PROTECT	
9	ACER SACCHARINUM	SILVER MAPLE	29	5945	5945	100%	FAIR	WATERSPROUTS	REMOVE	
10	ACER SACCHARINUM	SILVER MAPLE	29.18	5945	5945	100%	FAIR	WATERSPROUTS	REMOVE	
11	NIPTA SLOQUA GLYPTOSTROBODES	DAWN REDWOOD	28	5542	0	0%	GOOD	OFFSITE	SAVE/PROTECT	

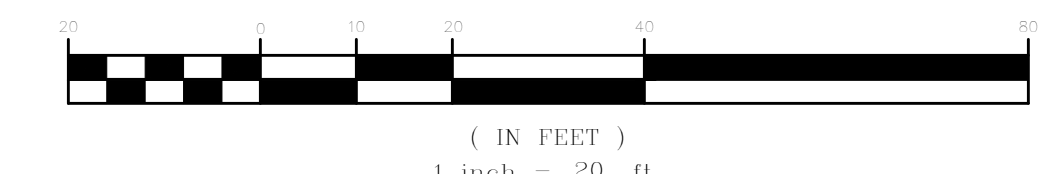
* BOLD TYPE DENOTES SPECIMEN TREES

Condition Scoring System	
No Apparent Problems	Excellent
Minor Problems	Good
Major Problems	Fair
Extreme Problems	Poor

LEGEND

- EXISTING TREE ≤24"
- EXISTING SIGNIFICANT TREE ≥24" AND <30" DBH WITH TAG NUMBER AND CRZ
- EXISTING SPECIMEN TREE >30" DBH WITH TAG NUMBER AND CRZ
- EXISTING TREE TO BE REMOVED
- LIMITS OF SURVEY
- PROPOSED CONTOUR
- EX. CONTOUR
- PROPERTY BOUNDARY
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED LANDSCAPE INFILTRATION
- LIMIT OF DISTURBANCE
- PROPOSED LANDSCAPE PLANTING AREA
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- EXISTING ASPHALT
- WATERSHED BOUNDARY
- LIMIT OF PMA TRANSITION AREA
- TREE PROTECTION FENCE
- EX. GRAVEL TO BE REMOVED

GRAPHIC SCALE



PRELIMINARY/FINAL FOREST CONSERVATION PLAN F20240190

PROJECT: TREEMAN PROPERTY 2230 SPENCERVILLE ROAD SPENCERVILLE, MD 20868 PARCEL 319 MONTGOMERY COUNTY, MD ELECTION DISTRICT 5

PREPARED FOR: JOSE & NELSY POLANCO 16201 BATSON ROAD SPENCERVILLE, MD 20868 240.353.0444 treemaninc@gmail.com

nld NORTON LAND DESIGN LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

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REVISIONS: _____

VICINITY MAP 1"=2000'

WATER CLASS: UNNAMED IP/IIIIP WATERSHED: LOWER PATUXENT UPPER PAINT BRANCH FEMA FLOODPLAIN PANEL #: 24031C03800

TAX MAP: K3342 200 SHEET: 221NE03 ADC MAP: 22 GRID: K13

SCALE: AS SHOWN DATE: MARCH 2022 PROJ. NO.: 21-139 SHEET NO.: L-4.1