

SWM Concept Summary
SM# 289946
Type of Concept: COMBINATION CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN
PP#/SP#: N/A
Property Address(es): 2230 SPENCERVILLE ROAD, SPENCERVILLE, MD 20868
Property Legal Description: ID 00263833, PARCEL 319 L61434/F65
Property Size (ac./sq.ft.): 2.10 ACRES / 91,627 SF
Total Concept Area (ac./sq.ft.): 1.32 ACRES / 57,400 SF
Zoning(s): RE-1
Watershed(s): LOWER PATUXENT AND UPPER PAINT BRANCH
Special Protection Area: YES
100 YR Floodplain: N/A
Target P _r /Proposed P _r : 1.8/1.8
Target ESDv/Provided ESDv: 5186/5304
ESD Measures: (2) LANDSCAPE INFILTRATION
Structural Storage Required/Provided: N/A
Structural Measures: N/A
Requested to be Waived: N/A
Provided ESDv + Structural Storage Provided + Requested to be Waived = 5304+0+0= 5304
Other Information:

STORMWATER MANAGEMENT STATEMENT
ESD IS PROVIDED BY 2 LANDSCAPE INFILTRATION FACILITIES.

NOTE: PROJECT IS NEW DEVELOPMENT.

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 OFFSETS ADJUSTED TO MATCH FROM MC GIS.
- 5) TOTAL TRACT AREA = 91,627 SF OR 2.10 AC.
- 6) PROPERTY SHOWN ON TAX MAP KS342
- 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 0380D
- 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

TOTAL CONCEPTUAL LIMITS OF DISTURBANCE:
LOD= 57,400 SF

NOTE:
ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION.

MISS UTILITY
CALL "MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF WORK. 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. BEFORE EXCAVATION THE CONTRACTOR IS RESPONSIBLE FOR CALLING TICKET CHECK AT 1-866-821-4226 TO VERIFY THAT ALL UTILITIES HAVE BEEN MARKED, 48 HOURS AFTER CALLING MISS UTILITY. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.

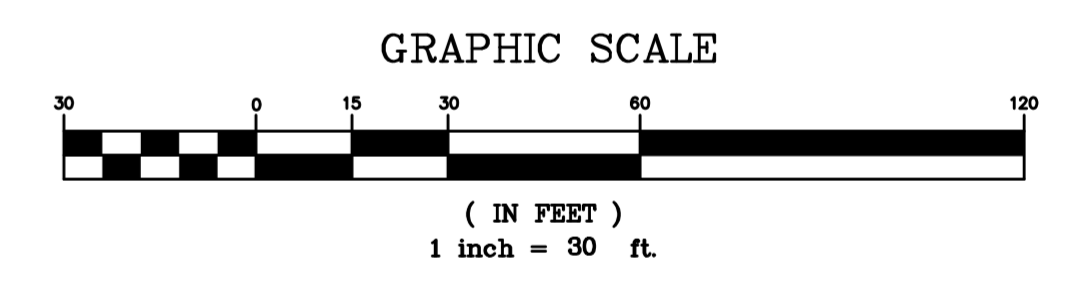
NOTE:
1. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD LOCATED.
SEQUENCE OF CONSTRUCTION:
1. INSTALL SEDIMENT CONTROL AND TREE PROTECTION MEASURES FOR CONSTRUCTION.
2. CONSTRUCT PROPOSED PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, AND DRIVEWAY.



LEGEND

- EXISTING TREE ≤24"
- EXISTING SIGNIFICANT TREE ≥24" AND <30"DBH
- EXISTING SPECIMEN TREE ≥30"DBH
- EXISTING TREE TO BE REMOVED
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJ PROPERTY BOUNDARY
- EX. CONTOUR
- PROPOSED CONTOUR
- SURVEY BOUNDARY
- PROPOSED LANDSCAPE INFILTRATION
- LIMIT OF DISTURBANCE
- PROPOSED LANDSCAPE PLANTING AREA
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- EXISTING ASPHALT
- WATERSHED BOUNDARY
- INFILTRATION TESTING LOCATIONS
- FACILITY DRAINAGE AREA
- LIMIT OF PMA TRANSITION AREA

Combined SWM Concept/SDP
Accepted for DPS
Patrick Fitzgerald
11/20/2023

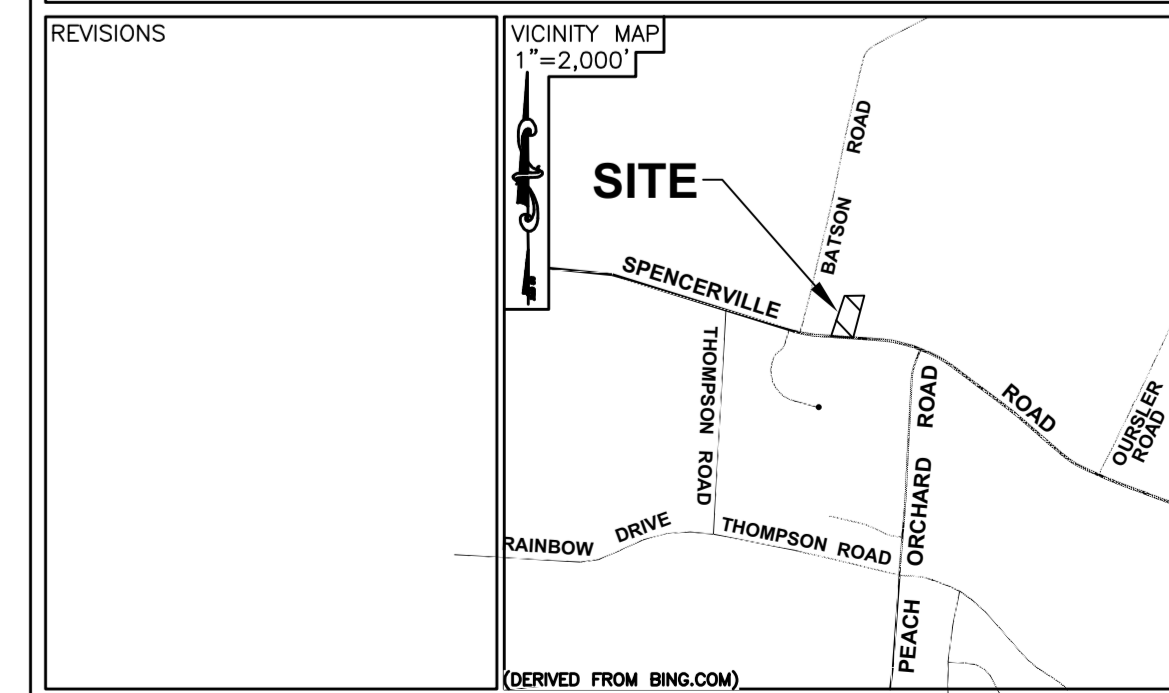


STORMWATER MANAGEMENT CONCEPT PLAN

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
5146 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
O 443.942.9199
NORTONLANDDESIGN.COM



OVERALL PLAN

SOIL TABLE (ONSITE AND VICINITY)

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

SOIL BORING INFILTRATION RATES

BORING NUMBER	AVERAGE INFILTRATION RATE (IN/HOUR)	USDA TEXTURE CLASS
SB-1	3.2	LOAMY SAND
SB-2	5.1	LOAMY SAND



10.12.2023

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR AS APPROVED BY ME AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE #: 3310
EXPIRATION DATE: 9.7.2025

WATER CLASS	IP/IIIP	WATERSHED	FEMA FLOODPLAIN
UNNAMED	UNNAMED	LOWER PATUXENT UPPER PAINT BRANCH	2ND FLOOR
TAX MAP	KS342	200' SHEET	221NE03
SCALE	AS SHOWN	DATE	MAY 2023
PROJ. NO.	21-139	SHEET NO.	SMSC001