

<b>SWM Concept Summary</b>	
SM#	289946
Type of Concept:	COMBINATION CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN
PPH/SP#:	N/A
Property Address(es):	2230 SPENCERVILLE ROAD, SPENCERVILLE, MD 20868
Property Legal Description:	ID 00263833, PARCEL 319 L61434F65
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 <sub>2</sub> /Proposed P <sub>2</sub> :	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:	

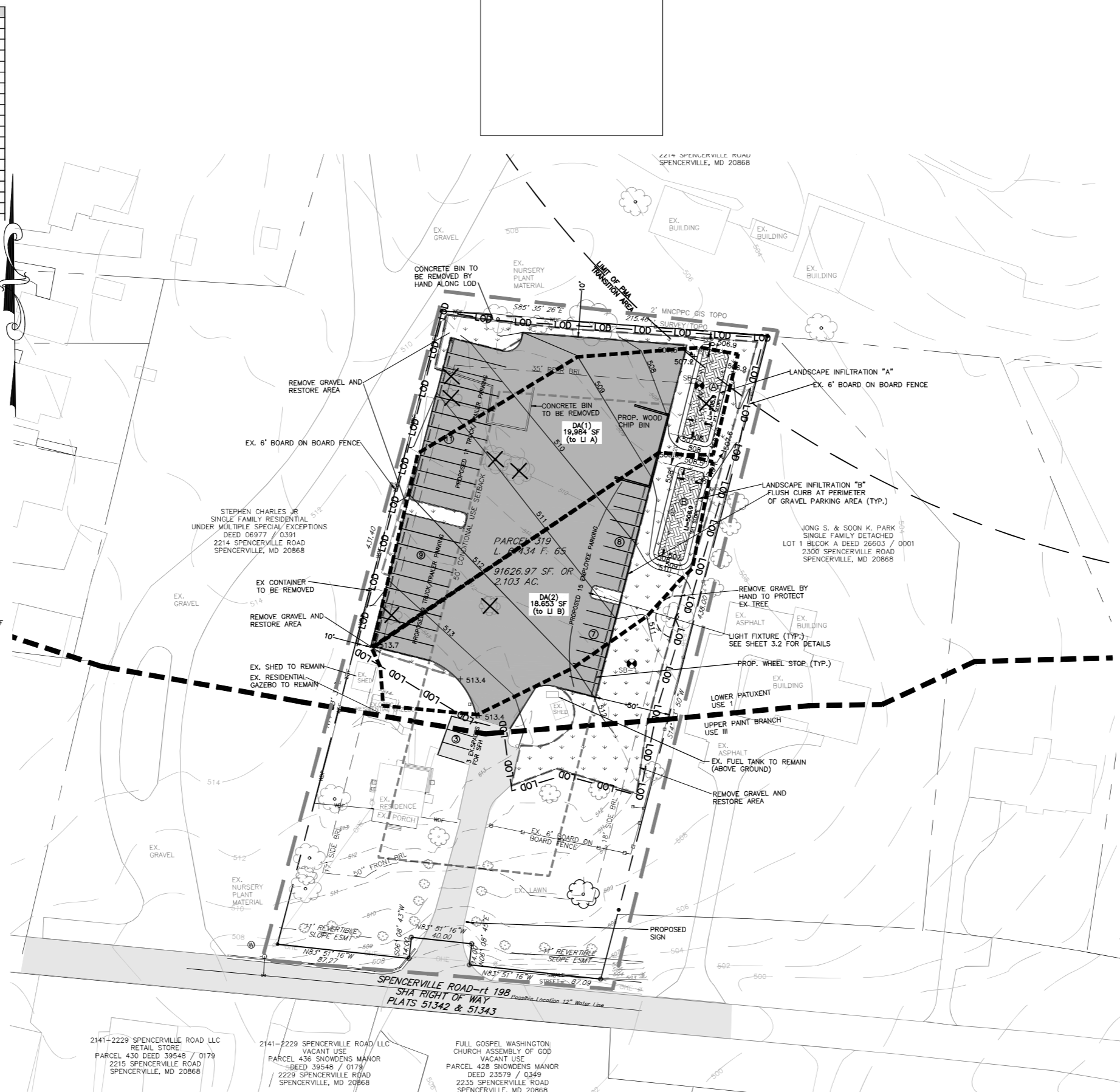
**STORMWATER MANAGEMENT STATEMENT**  
ESD IS PROVIDED BY 2 LANDSCAPE INFILTRATION FACILITIES.

NOTE: PROJECT IS NEW DEVELOPMENT.

**GENERAL NOTES**

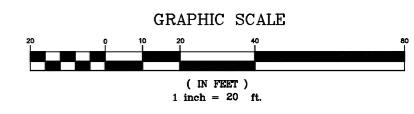
- 1) ZONE: RE-1
- 2) WATER CATEGORY - W-6 SEWER CATEGORY - S-6
- 3) BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY: MERIDIAN SURVEYS, APRIL 2023
- 4) 1' TOPOGRAPHIC INFORMATION SHOWN IS IN ASSUMED DATUM BY: MERIDIAN SURVEYS INC, APRIL 2023.  
2' TOPO OFFSITE ADJUSTED TO MATCH FROM MC GIS.
- 5) TOTAL 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



**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 LAWN
- 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



**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  
ELLICOTT CITY, MD 21042  
O443.542.9199  
NORTONLANDDESIGN.COM

REVISIONS: [Table with 3 columns: No., Description, Date]

VICINITY MAP: [Map showing site location relative to surrounding roads]

WATER CLASS: IP/IIIP  
TRIBUTARY: UNNAMED  
TAX MAP: KS342  
SCALE: AS SHOWN

WATERSHED: LOWER PATUXENT  
UPPER PAINT BRANCH

FEMA FLOODPLAIN MAP PANEL # 24031C0380D  
ADC MAP PAGE: 22 OF 22  
DATE: MAY 2023  
PROJ. NO.: 21-139  
SHEET NO.: SMSC001

**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.

**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

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

Exhibit 11(a)  
OZAH Case No: CU 24-09