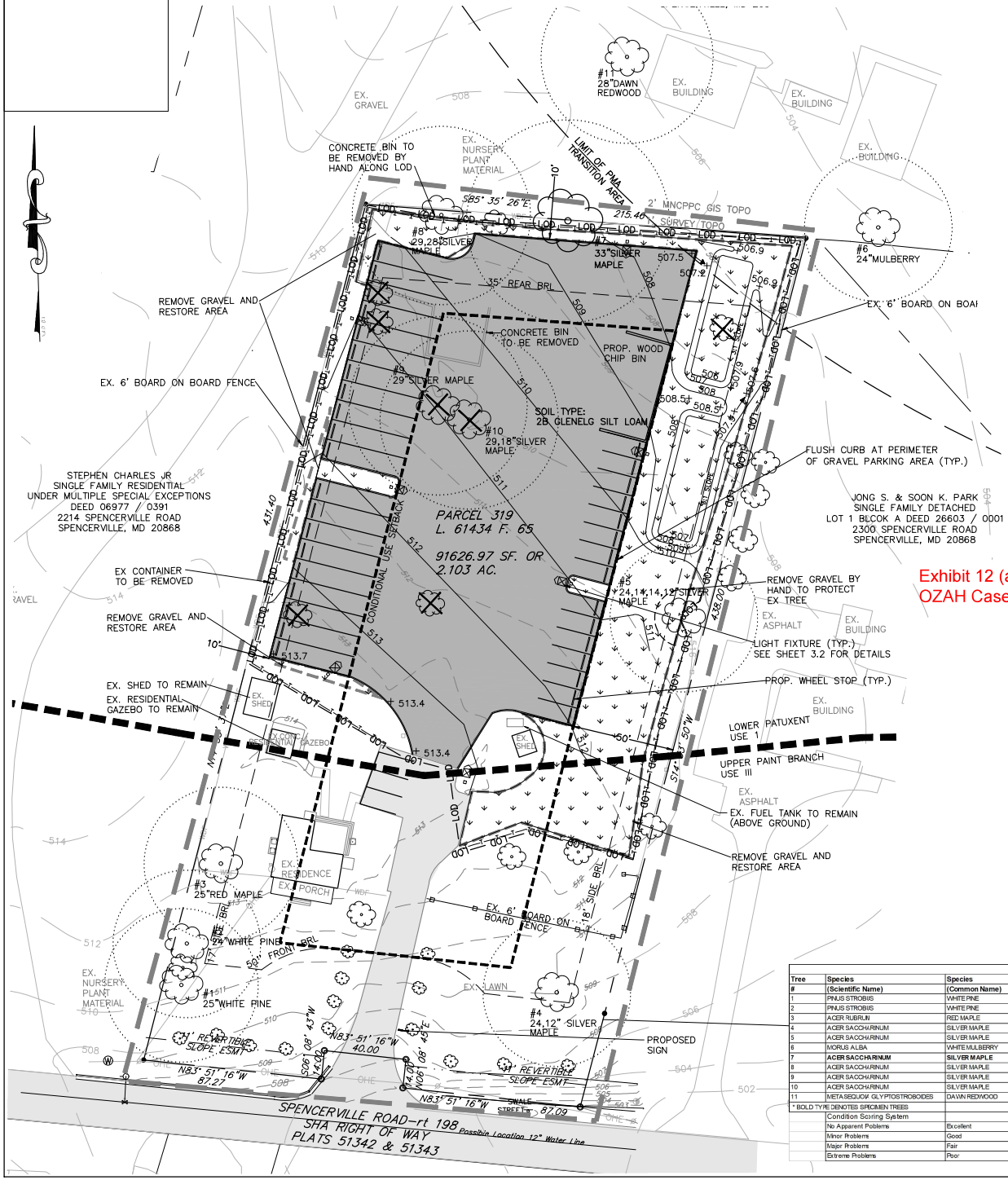


GENERAL NOTES

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

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	IIe	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.

Exhibit 12 (a)
OZAH Case No: CU 24-09

LEGEND

- EXISTING TREE <24"
- #1 26"WHITE PINE — EXISTING SIGNIFICANT TREE ≥24" AND <30"DBH WITH TAG NUMBER AND CRZ
- #1 32"WHITE PINE — EXISTING SPECIMEN TREE ≥30"DBH WITH TAG NUMBER AND CRZ
- EXISTING TREE TO BE REMOVED
- SURVEY TOPO MNCPPC TOPO — LIMITS OF SURVEY
- 440 — PROPOSED CONTOUR
- EX. CONTOUR
- PROPERTY BOUNDARY
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED LANDSCAPE INFILTRATION
- LOD LOD — LIMIT OF DISTURBANCE
- PROPOSED LAWN
- 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
1 inch = 30 ft.

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F2023xxxx 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, MNCP&PC AND MONTGOMERY COUNTY FOREST CONSERVATION LAWS.

09.07.2023
DATE

MICHAEL A. NORTON
MDNR / 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 RUBRUN	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**	**7698**	**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	METASEQUOIA GLYPTOSTROBOIDES	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

TITLE
PRELIMINARY/FINAL FOREST CONSERVATION PLAN F2023XXXX

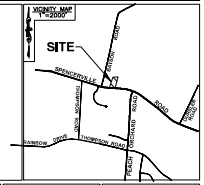
PROJECT
TREEMAN PROPERTY
2230 SPENCERVILLE ROAD
SPENCERVILLE, MD 20868
PARCEL 319
MONTGOMERY COUNTY, MD
ELECTION DISTRICT 5

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

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING
17461 DERWOOD ROAD
ROCKVILLE, MARYLAND 20855
O.443.542.9199
NORTONLANDDESIGN.COM

REVISIONS

VICINITY MAP 1" = 2000'



WATER CLASS IP/IIP	WATERSHED LOWER PATUXENT UPPER PAINT BRANCH		FEMA FLOODPLAIN MAP PANEL # 24031C0380D
TRIBUTARY UNNAMED			
TAX MAP KS342	200' SHEET 221NE03	ADC MAP PAGE 22	GRID K13
SCALE AS SHOWN	DATE MARCH 2022	PROJ. NO. 21-139	SHEET NO. L-4.1