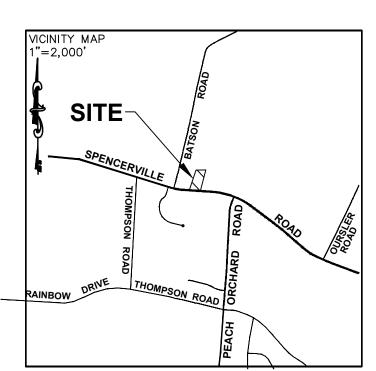
TREEMAN PROPERTY

2230 SPENCERVILLE ROAD, SPENCERVILLE, MD 20868

SEPTEMBER, 2023

CONDITIONAL USE PLANS



WSSC GRID: 221NE03)
MONTGOMERY COUNTY
ADC MAP PAGE: 22
GRID: K-13
(2008 EDITION)

DESIGN TEAM

OWNER/DEVELOPER/APPLICANT:
JOSE & NELSY POLANCO
16201 BATSON ROAD
SPENCERVILLE, MD 20868
(240) 353-0444

LANDSCAPE ARCHITECT
NORTON LAND DESIGN
5146 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21402
(443) 542-9199

SURVEYOR
BOUNDARY –
MERIDIAN SURVEYS, INC.
P.O. BOX 549
(301) 721–9400

TOPOGRAPHY—
MERIDIAN SURVEYS, INC.
P.O. BOX 549
(301) 721-9400

ATTORNEY
BREGMAN, BERBERT, SCHWARTZ & GILDAY, LLC
7315 WISCONSIN AVENUE
SUITE 800 WEST
BETHESDA, MD 20814
(301)656-2707

TRAFFIC CONSULTANT

LIST OF DRAWINGS DATE SHEET# **DESCRIPTION** <u>ADDENDUM</u> COVER SHEET AND DRAWING LIST INDEX EXISTING CONDITIONS PLAN L-0.1 APPROVED NRI / FSD L-1.1 CONDITIONAL USE SITE PLAN STORMWATER MANAGEMENT CONCEPT PLAN SMSC002 STORMWATER MANAGEMENT CONCEPT PLAN L-2.1 FINAL FOREST CONSERVATION PLAN FINAL FOREST CONSERVATION PLAN LANDSCAPE & LIGHTING PLAN LIGHTING PLAN - PHOTOMETRICS

GENERAL NOTES

14) PROPERTY ADDRESS:

2.10 ACRES

2230 SPENCERVILLE ROAD SPENCERVILLE, MD 20868

15) TAX ACOUNT NO. 00263833

LOT P319 LIBER 61434 FOLIO 65

 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)

Exhibit 9 (a) OZAH Case No: CU 24-09