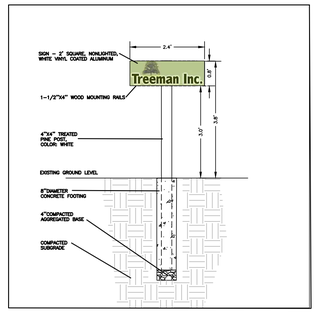
TOTAL CONCEPTUAL LIMITS OF DISTURBANCE:
LOD= 57,400 SF



1 SIGN DETAIL
SCALE 1/2"=1'

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

Development Standard	RE-1 Standard 59.4.4.7.B Required	Conditional Use Standard 59.3.5.5.B Required	General Standards 59.6.2.4.B Required	Proposed
Minimum Lot Area	40,000 SF	2 acres		2.10 AC
Minimum Lot Width:				
· At street line	25'			214'
· At building line	125'			213'
Maximum Lot Coverage	15%			1.9% with house and sheds (house will not be used in connection with the Conditional Use)
Minimum Principal Building Setback				
· Front	50'	50'		79.4'
· Side street	20'	50'		N/A
· Side	17'	50'		35.4' / 141.6'
· Sum of Sides	35'			177'
· Rear	35'	50'		300.8'
Accessory Building Setback				East Shed / West Shed
· Front	80'	50'		166.5' / 171.4'
· Side Street	20'	50'		N/A / N/A
· Side	15'	50'		64.1' / 4.2' **Note:** variance req.
· Rear	10'	50'		249.6' / 237.5'
Minimum Parking Set Back		50'		10' **Note:** variance requested
Height of Principal Building	50'			<50' (The house is the principle building on the site but will not be used in connection with the Conditional Use)
Height of Accessory Building	50'			
Minimum Parking Spaces				Vehicle Spaces
· Existing House			2.0/SF House	3
· Landscape Contractor - Employee (Onsite)			1.0 / Employee	0 **Note:** No onsite employees
· Landscape Contractor - Employee (Field)			0.5 / Employee	15 **Note:** Conditional Use will have no more than 20 employees
· Commercial Vehicles			1 / Vehicle	20 **Note:** Conditional Use will have no more than 20 commercial vehicles
Total				38
Lighting			59.6.4.4	
Fixture Type			full or partial cutoff	partial
Fixture Height			30', 15' if located within 35' of lot line with detached house	16' **Note:** All fixtures are more than 35' from lot line with nearest detached house
Light Source			Incandescent, Fluorescent, LED, metal halide or color-corrected high-pressure sodium	LED
Illumination			0.5 footcandles or less at lot line	2.4 or less *Note: 2.4 at isolated spot adjacent to another conditional use
Conditional Use			0.1 footcandles or less at lot line abutting detached house	0.1 or less to be confirmed
Sign			59.6.7.11	
Area			2 square feet	The applicant is permitted and proposes a 2 SF sign with no illumination.

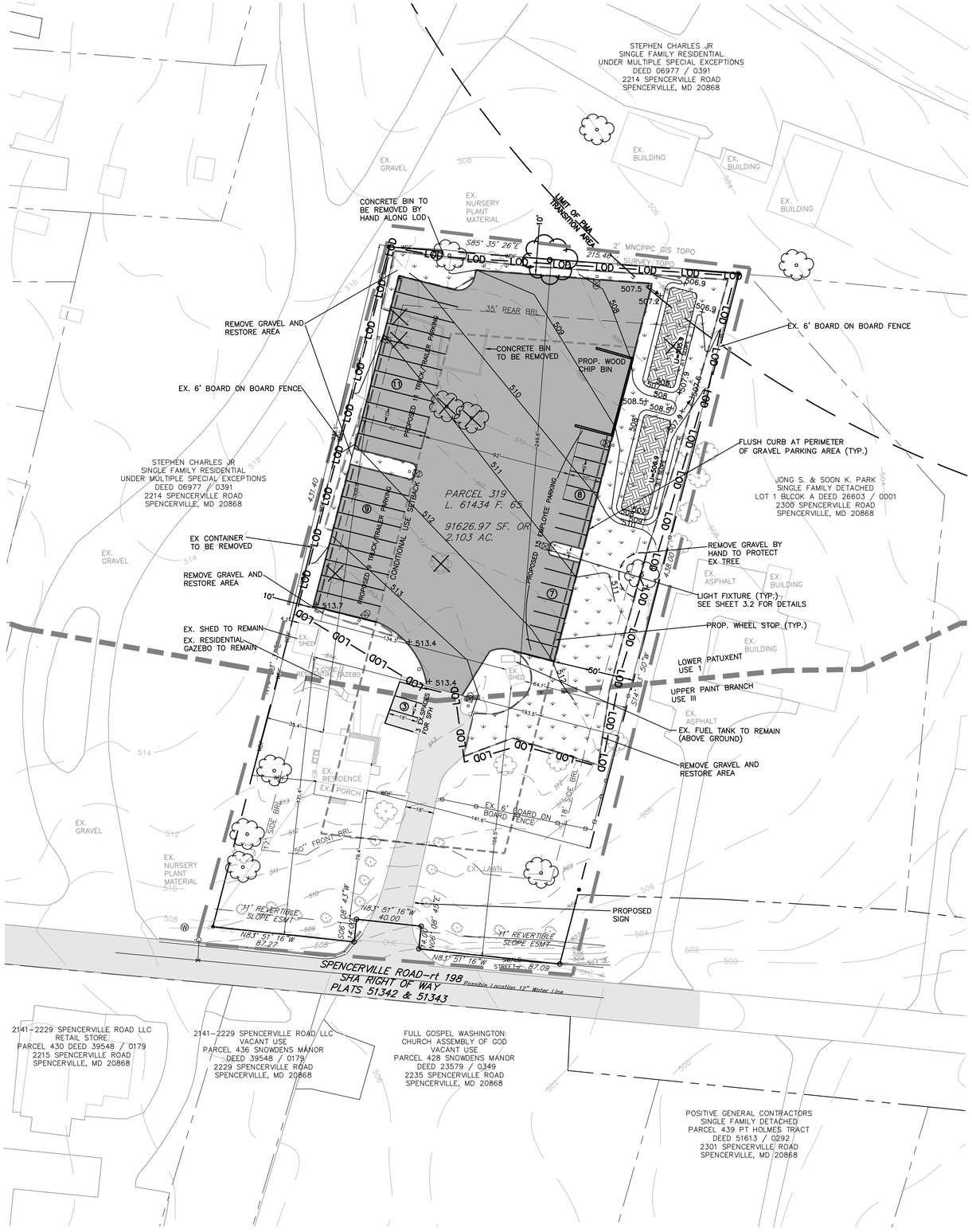


Exhibit 9 (b)
OZAH Case No: CU 24-09

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
- 336 EX. CONTOUR
- 440 PROPOSED CONTOUR
- 2' MNCPPC GIS TOPO / 2' SURVEY TOPO SURVEY BOUNDARY
- EXISTING ASPHALT
- TREE CANOPY FOR AERIAL PHOTO
- PROPOSED LANDSCAPE INFILTRATION
- LOD — LOD LIMIT OF DISTURBANCE
- PROPOSED LAWN
- BUILDING RESTRICTION LINE/ CONDITIONAL USE SETBACK
- PROPOSED GRAVEL PARKING (INCLUDES SOME OF THE EXISTING GRAVEL AREA)
- WATERSHED BOUNDARY
- LIMIT OF PMA TRANSITION AREA
- PROPOSED LIGHT
- PROPOSED SIGN

LANDSCAPE ARCHITECT
STATE OF MARYLAND
AARON M. NORTON
3310
9.7.2023

I HEREBY CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED OR 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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

TITLE
CONDITIONAL USE 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

NORTON LAND DESIGN
5146 DORSEY HALL DRIVE
2ND FLOOR
ELLICOTT CITY, MD 21042
O.443.542.9199
NORTONLANDDESIGN.COM
LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

REVISIONS

VICINITY MAP 1"=2,000'
SITE
SPENCERVILLE ROAD
BATSON ROAD
THOMPSON ROAD
ORCHARD ROAD
PEACH ROAD
RAINBOW DRIVE
DYCH MOSHAVIM

WATER CLASS IP/IIIP	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 MAY 2023	PROJ. NO. 21–139	SHEET NO. L–1.1