



FLOOD ZONE NOTE
 FLOOD HAZARD DETERMINATION
 FEMA Flood Insurance Rate Map
 (FIRM) Panel: 48339C
 (Study Identifier 48339C, Version 1.1.1.0)

The subject property lies entirely within Flood Zone X (Area of Minimal Flood Hazard) as designated by the effective FIRM.

Special Flood Hazard Area (SFHA):
 NO - Zone X is not a SFHA.

Base Flood Elevation (BFE): Not established.

Flood Insurance Requirement:
 No mandatory flood insurance purchase requirement for federally backed loans.

STORMWATER MANAGEMENT NOTE
 Although the site is not located within a regulatory floodplain, all proposed development will comply with Montgomery County Department of Environmental Protection (DEP) stormwater management regulations. Detention water quality facilities will be designed in accordance with the Maryland Stormwater Design Manual to manage runoff from the proposed impervious areas.

DISCLAIMER
 This determination is based on the FEMA data available at the time of plan preparation. Final flood zone verification and all stormwater management design shall be subject to review and approval by the Montgomery County DEP and other applicable agencies.

Prepared by: [Siteplans.us] | Date: [23/05/2026]
 Data Source: FEMA Flood Map Service Center, FIRM Panel 48339C, effective date 1/7/2026
 CONTOUR INTERVAL MAJ 10' MIN 2'

LOT DATA

Residential Lots (68%)
 Roads (21.4%)
 WWTP (4.6%)
 Pond (3.0%)
 Open Space (2.3%)
 Other (0.8%)

Land Use Summary - 87.5 Acre Tract

Land Use Category	Area (acres)	Percentage of Total	Notes
Residential Lots	59.52	68.0%	512 single family lots (all sizes combined)
L Standard (~4,800 sq ft)	47.05	53.8%	427 lots (approx. 40'x120')
L Slightly larger (4,900-6,000 sq ft)	4.42	5.1%	37 lots (corner / flag / premium)
L larger (>6,000 sq ft)	7.35	8.4%	40 lots (reserve tracts / oversized)
L Small (<4,700 sq ft)	0.70	0.8%	8 remnant lots
Detention Pond	2.62	3.0%	Stormwater management
Open Space	1.97	2.3%	0.46 ac + 1.50 ac (buffer & landscape)
Roads (50 ft ROW)	18.69	21.4%	Includes all public right of way
Wastewater Treatment Plant	4.00	4.6%	Utility tract
TOTAL	87.50	100.0%	

SUBDIVISION LAYOUT PLAN

PREPARED FOR: **Groundwork**

PREPARED BY:

DATE: 23/05/2026 **SITEPLANS.US**