

GENERAL NOTES

- 1) WATER CATEGORY - 6 SEWER CATEGORY - 6
- 2) BOUNDARY INFORMATION BASED ON PLAT 19212.
- 3) TWO-FOOT CONTOUR DATA BASED ON AVAILABLE MONTGOMERY COUNTY CONTOUR MAPS AND A FIELD RUN TOPOGRAPHIC SURVEY WITHIN THE AREA OF THE EXISTING GARAGES.
- 4) TOTAL LOT AREA: LOT 9 = 4.62 ACRES
- 5) PROPERTY SHOWN ON TAX MAP GW52, LOT 2, ETCHISON ACRES.
- 6) PROPERTY SHOWN ON W59C 200' SHEET 209 NN 09.
- 7) ONSITE SOILS CONSIST OF 2B, SEE SOILS TABLE ON THIS SHEET.
- 8) FLOOD ZONE "X" PER CURRENT F.E.M.A. FIRM MAP.
- 9) LOWER SECTION OF PROPERTY IS LOCATED IN THE HAWLINGS RIVER WATERSHED. UPPER SECTION OF PROPERTY IS LOCATED WITHIN THE UPPER PATUXENT RIVER WATERSHED.
- 10) THIS PROPERTY IS NOT LOCATED WITHIN AN SPA OR PMA.
- 11) THIS PROPERTY IS ZONED AR (AGRICULTURAL).

SEPTIC SYSTEM NOTE

THE EXISTING EMPLOYEES CURRENTLY UTILIZE THE BATHROOM WITHIN THE EXISTING HOUSE. AS NEEDED, WHEN ARRIVING IN THE MORNING TO THE OFFICE OR UPON RETURN AT THE END OF EACH WORK DAY, THE ESTIMATED WATER USAGE FOR A LANDSCAPE CONTRACTORS OFFICE IS 10 GALLONS/DAY/EMPLOYEE. USING 20 EMPLOYEES, THE TOTAL ADDITIONAL FLOW TO THE SEPTIC SYSTEM IS CALCULATED AS:

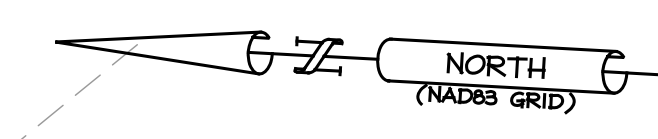
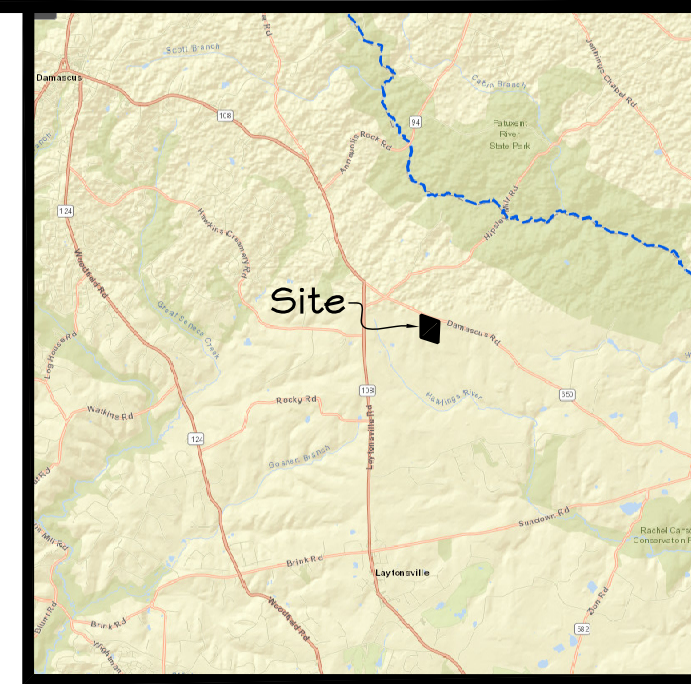
20 EMPLOYEES x 10 GPD/EMPLOYEE = 200 GALLONS PER DAY.

TO BE CONSERVATIVE, WE HAVE ASSUMED 300 GALLONS PER DAY OF ADDITIONAL FLOW WHICH IS EQUIVALENT TO TWO ADDITIONAL BEDROOMS. PER TABLE 1, FOUND IN SECTION 27A.00.01.07 OF THE MONTGOMERY COUNTY CODE, A 6 BEDROOM HOUSE (UP TO 10 MIN PERC.) WILL NEED A MINIMUM TRENCH LENGTH OF:

1,410SF/(2X4 TRENCH DEPTH) = 177' X4 = 708 LINEAR FEET

AVAILABLE RESERVE TRENCH LENGTH = 1050 LINEAR FEET

CAPACITY IS PROVIDED WITH THE EXISTING SEPTIC RESERVE AREA.

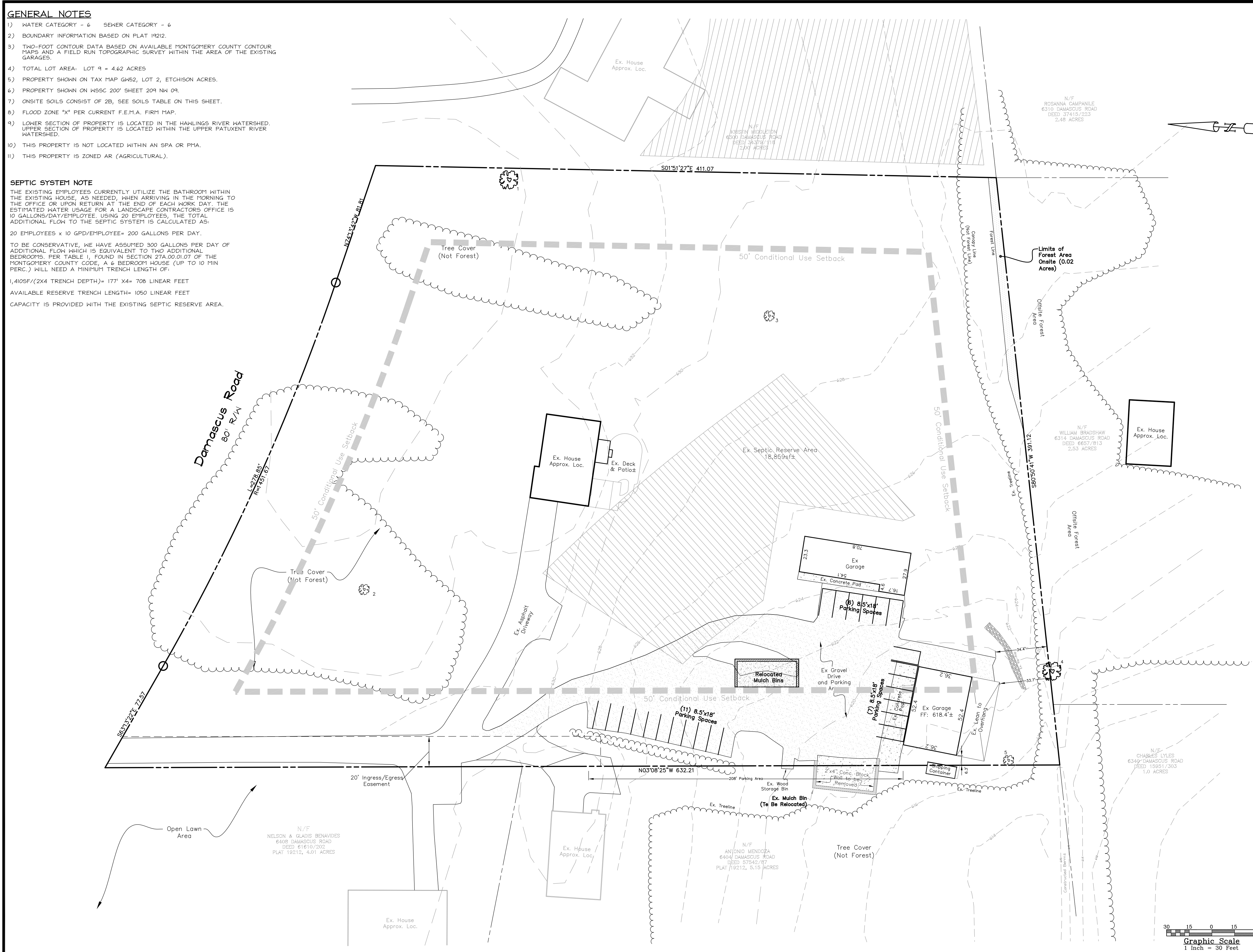
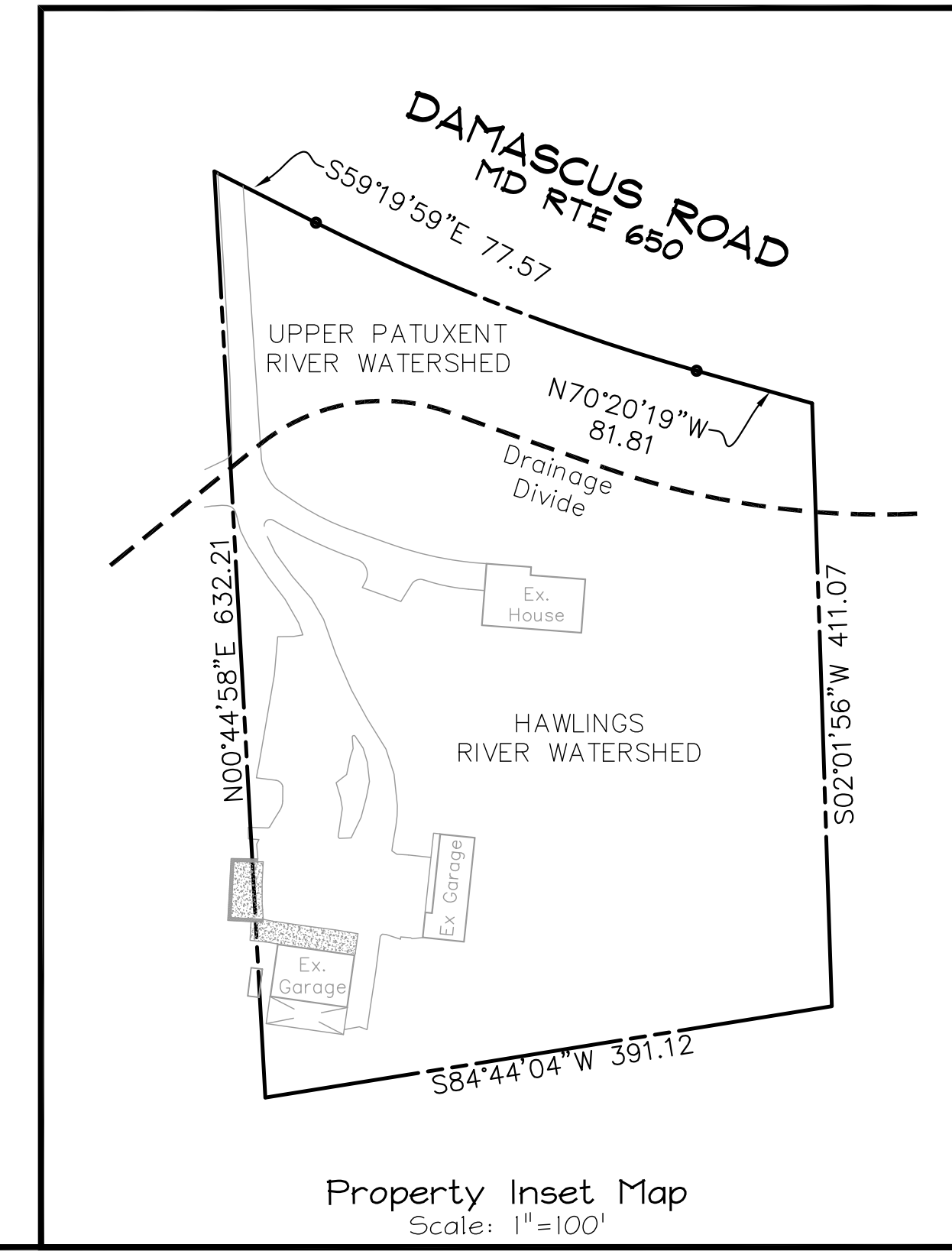


LEGEND

- EXISTING FEATURES**
- EXISTING CURB & GUTTER
 - EXISTING CONTOUR
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING TREELINE
 - EXISTING STORMDRAIN
 - EXISTING ELECTRIC
 - EXISTING UTILITY POLE
 - EXISTING SEWER MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SPOT ELEVATION
 - EXISTING SIGNIFICANT TREE
 - EXISTING SPECIMEN TREE

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	PRIME FARMLAND	HIGHLY ERODIBLE	SERPENTINITE
2B	GLENELG SILT LOAM, 3%-8%	NO	NO	NO	NO



SHEET INDEX

SHEET#	SHEET TITLE

CONDITIONAL USE EXISTING CONDITIONS PLAN

MONTGOMERY COUNTY, NRI/FSD PLAN 420231610

LOT 2, PLAT 19212, ETCHISON ACRES
 6412 DAMASCUS ROAD
 TAX MAP GW52, LOT 2, ZONING: AG
 1ST ELECTION DISTRICT, 4.62 ACRES
 GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND

DATE: DEC., 2022 SCALE: 1"=30' SHEET 1 OF 1

Exhibit 17
OZAH Case No: CU 24-10

CALL "MISS UTILITY" AT 1-800-257-7777
36 HOURS BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES

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.

OWNER / DEVELOPER:
 JEFFREY K. JUNEAU
 6412 DAMASCUS ROAD
 GAITHERSBURG, MARYLAND 20882

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