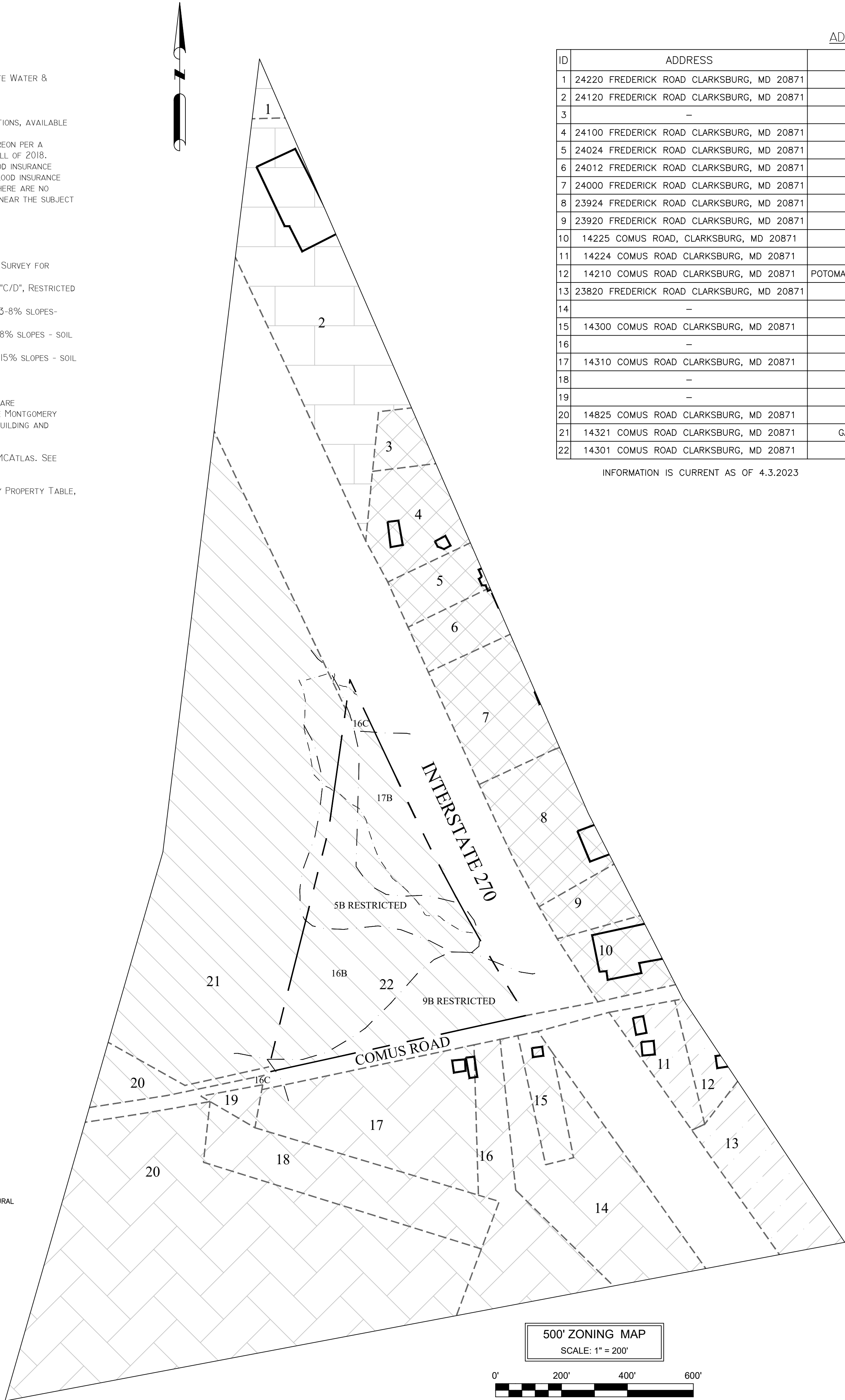


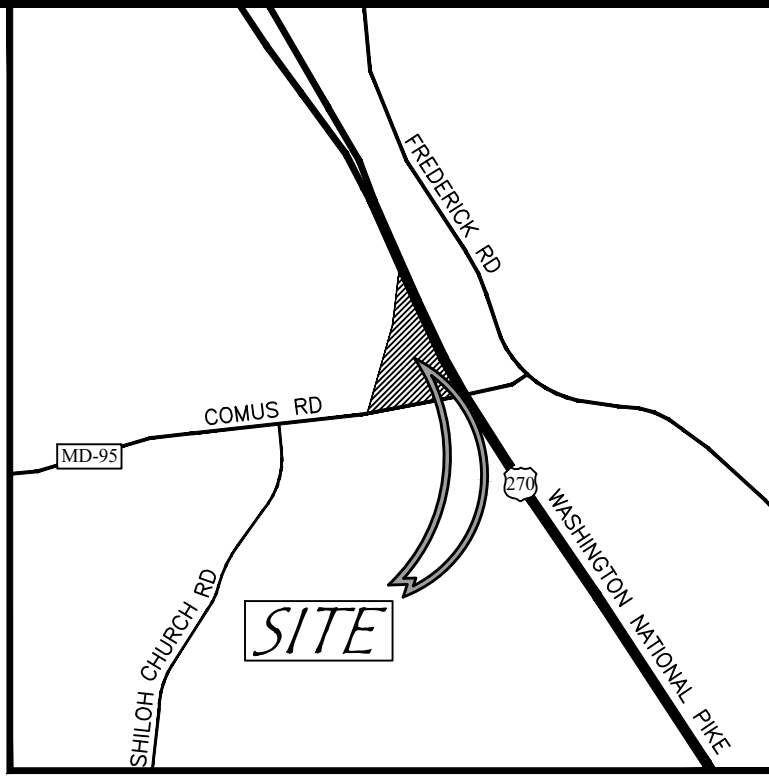
- GENERAL NOTES
1. MAIN PROPERTY DATA
LEGAL REFERENCE: PLEASANT PLAIN
EX. LOT AREA: 411,576.78 SQ. FT. OR 9.45 AC.±
TAX MAP GRID EW12 - TAX ACCT: 00025661
ZONING: AR - AGRICULTURAL RESERVE
WATERSHED: LITTLE BENNETT CREEK
WSSC 200 SHEET: 233NW14
ADC MAP PAGE 22 GRID C2 (2014 EDITION)
EX. WATER AND SEWER CATEGORIES: W-6 & S-6: PRIVATE ON-SITE WATER & SEWER
2. EXISTING SITE DATA
PROPERTY LINES SHOWN HEREON WERE TAKEN FROM FIELD OBSERVATIONS, AVAILABLE RECORDS, AND MCATLAS.
SUBJECT PROPERTY BOUNDARY, AND EX. SITE FEATURES SHOWN HEREON PER A FIELD-RUN SURVEY CONDUCTED BY O'C&L, INC. IN THE SUMMER/FALL OF 2016.
THE SITE IS NOT LOCATED IN A FLOOD ZONE OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #2403(C)0160D WITH EFFECTIVE DATE 9-29-2006. THERE ARE NO KNOWN FLOODPLAINS, TIDAL WETLANDS, OR NON-TIDAL WETLANDS NEAR THE SUBJECT PROPERTY.
EXISTING SITE USE: UNDEVELOPED
EXISTING SITE COVERAGE: WOODED
3. SOILS DATA
DATA SHOWN HEREON WAS OBTAINED FROM A THE NRCS WEB SOIL SURVEY FOR MONTGOMERY COUNTY, MARYLAND AND INCLUDES:
TYPE: 5B (GLENVILLE SILT LOAM, 3-8% SLOPES - SOIL TYPE "C/D", RESTRICTED SOIL)
TYPE: 9B (LINGANORE-HYATTSTOWN CHANNERY SILT LOAMS, 3-8% SLOPES- SOIL TYPE "C", RESTRICTED SOIL)
TYPE: 16B (BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 3-8% SLOPES - SOIL TYPE "C")
TYPE: 16C (BRINKLOW-BLOCKTOWN CHANNERY SILT LOAMS, 8-15% SLOPES - SOIL TYPE "D")
TYPE: 17B (OCCOQUAN LOAM, 3-8% SLOPES - SOIL TYPE "B")
4. ALL EXISTING BUILDING AND STRUCTURE LOCATIONS SHOWN HEREON ARE APPROXIMATIONS BASED ON AERIAL IMAGERY FROM TAKEN FROM THE MONTGOMERY COUNTY ATLAS WEBSITE. O'C&L DOES NOT CERTIFY THAT THESE BUILDING AND STRUCTURE LOCATIONS SHOWN HEREON TO BE EXACT.
5. ZONING DESIGNATIONS ARE BASED ON ZONING INFORMATION FROM MCATLAS. SEE ZONING MAP LEGEND, THIS SHEET, FOR ZONING INFORMATION.
6. INFORMATION FOUND IN THE ADJOINING, CONFRONTING, AND VICINITY PROPERTY TABLE, TPER MCATLAS, SDAT, MDLANDRECORDS AND PLATS.NET.



ADJOINING, CONFRONTING, AND NEARBY VICINITY PROPERTY TABLE

ID	ADDRESS	OWNER	PARCEL	SUBDIVISION	LOT	BLOCK	PLAT #
1	24220 FREDERICK ROAD CLARKSBURG, MD 20871	FORESEES LLC	711	-	-	-	-
2	24120 FREDERICK ROAD CLARKSBURG, MD 20871	PLEASANTS EXCAVATING CO INC	-	PLEASANTS RURAL SERVICE PROPERTY	1	-	22481
3	-	WILLIAM D. PLEASANTS JR.	987	-	-	-	-
4	24100 FREDERICK ROAD CLARKSBURG, MD 20871	WILLIAM D. PLEASANTS JR.	015	-	-	-	-
5	24024 FREDERICK ROAD CLARKSBURG, MD 20871	WILLIAM D. PLEASANTS JR.	B	BEEM	-	-	10215
6	24012 FREDERICK ROAD CLARKSBURG, MD 20871	PLEASANTS INVESTMENTS	C	BEEM	-	-	15556
7	24000 FREDERICK ROAD CLARKSBURG, MD 20871	BRYANT FAMILY MARYLAND PROP LLC	A	BEEM	-	-	9020
8	23924 FREDERICK ROAD CLARKSBURG, MD 20871	JAMES E. GREGORY TRUST	D	BEEM	-	-	22112
9	23920 FREDERICK ROAD CLARKSBURG, MD 20871	WRIGHT JOINT REVOCABLE TRUST	B	MATTHEW'S ADDITION TO COMUS	-	-	18096
10	14225 COMUS ROAD, CLARKSBURG, MD 20871	COLUMBIA TRANSFER LLC	A	MATTHEW'S ADDITION TO COMUS	-	-	10690
11	14224 COMUS ROAD CLARKSBURG, MD 20871	JOHN D. SCHAEFER REVOCABLE TRUST	466	-	-	-	-
12	14210 COMUS ROAD CLARKSBURG, MD 20871	POTOMAC CONFERENCE CORP OF SEVENTH-DAY ADVENTISTS	455	-	-	-	-
13	23820 FREDERICK ROAD CLARKSBURG, MD 20871	DOUGLAS M. & MICHELLE L. STEVENS	511	-	-	-	-
14	-	ASHFORD WOODS LLC	787	-	-	-	-
15	14300 COMUS ROAD CLARKSBURG, MD 20871	DWIGHT S. & SHIRLEY B. HARDIN	504	-	-	-	-
16	-	MONTGOMERY COUNTY	444	-	-	-	-
17	14310 COMUS ROAD CLARKSBURG, MD 20871	GREAT AMERICAN LAND LLC	500	-	-	-	-
18	-	MONTGOMERY COUNTY	552	-	-	-	-
19	-	MONTGOMERY COUNTY	496	-	-	-	-
20	14825 COMUS ROAD CLARKSBURG, MD 20871	JOHN W. FERGUSON, ET AL.	333	-	-	-	-
21	14321 COMUS ROAD CLARKSBURG, MD 20871	GARDEN OF REMEMBRANCE MEMORIAL PARK INC	A	GARDEN OF REMEMBRANCE MEMORIAL PARK	-	-	21684
22	14301 COMUS ROAD CLARKSBURG, MD 20871	TORCATO J. ROMANO	420	-	-	-	-

INFORMATION IS CURRENT AS OF 4.3.2023



VICINITY MAP

SCALE: 1"=2000'

Construction Consultants,
Engineers, Surveyors
17904 Georgia Avenue, Suite 302
Olney, Maryland 20832
Tel: (301) 924-4570
Fax: (301) 924-5872

O'C&L
O'CONNELL & LAWRENCE, INC.

P420
PLEASANT PLAIN
14301 COMUS ROAD
LIBER 10932, FOLIO 91
ALAMANCOS DISTRICT
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CONDITIONAL USE
PLAN - EXHIBIT 8C
500' PERIMETER
EXHIBIT

LEGEND	
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING	
--- EX. SUBJECT PROPERTY LINE	ZONE: AGRICULTURAL RESERVE
--- EX. PROPERTY LINES	ZONE: RURAL
--- EX. EPHEMERAL STREAM	ZONE: IM-2.5 H-50
--- EX. SOIL DIVIDES ON PROPERTY	ZONE: IM-0.25 H-50
--- EX. BUILDING OR STRUCTURE (PER MCATLAS)	ZONE: R200

500' ZONING MAP
SCALE: 1" = 200'



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 42417, EXPIRATION DATE: JUNE 6, 2024.

DESIGNED BY: Douglas G. Tilley
CHECKED BY: GH
DATE: 12/13/2023
SCALE: 1" = 200'
PROJECT/FILE NO.: 018-016
SHEET NO.: 1 of 1

