

1. PROPOSED SETBACKS ARE IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCE. ALL BUILDINGS AND PARKING LOTS ARE SET BACK AT LEAST 50 FEET FROM ALL LOT LINES IN ACCORDANCE WITH THE REQUIREMENTS FOR A CONDITIONAL USE APPROVAL WITHIN THE AR ZONE. SEE ZONING DATA TABLE, THIS SHEET, FOR ADDITIONAL DETAILS/INFORMATION RELATED TO RELEVANT BULK AND ZONING REGULATIONS.

2. STORMWATER MANAGEMENT CONCEPT PLAN #280223 HAS BEEN APPROVED FOR THIS DEVELOPMENT. THE APPROVAL LETTER AND PLAN HAVE BEEN SUBMITTED WITH THIS FINAL USE PACKAGE.
3. ALL ON-SITE GRADING IS CONCEPTUAL. FINAL GRADING SHALL BE DEVELOPED DURING FINAL ENGINEERING DRAWING DEVELOPMENT.
4. THE PRIMARY WELL LOCATION IS SHOWN HEREON. A WELL PERMIT PLAN HAS BEEN SUBMITTED TO MCDPS. APPROVAL IS ANTICIPATED FOLLOWING FINAL PLAT RECDORDATION.
5. THE ON-SITE SEPTIC RESERVE AREA AND ASSOCIATED SEPTIC SYSTEM WAS APPROVED BY MCDPS ON 9.11.2020.
6. PROPOSED RETAINING WALL IS FOR SCHEMATIC ONLY. FINAL WALL DESIGN SHALL BE COMPLETED DURING FINAL ENGINEERING DESIGN. THE PROPOSED WALL SHALL HAVE A MAXIMUM HEIGHT OF 5.75'.
7. A TRAFFIC STATEMENT, PREPARED BY LENHART TRAFFIC CONSULTING, INC., HAS BEEN INCLUDED WITH THIS SUBMISSION PACKAGE.
8. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED IN ACCORDANCE WITH A PRELIMINARY FOREST CONSERVATION PLAN, PREPARED BY NORTON LAND DESIGN. THE LIMITS OF FOREST CLEARING ARE SHOWN ON THIS SHEET. SEE ASSOCIATED PFCF FOR AREAS OF CONSERVATION AND THEIR ASSOCIATED COMPUTATIONS.
11. THE REQUIRED NUMBER OF PARKING SPACES AND ANTICIPATED OPERATIONS, AS DETAILED BY THE APPLICANT, WAS DETERMINED USING THE MONTGOMERY COUNTY CODE OF ORDINANCES. SEE STATEMENT OF OPERATIONS AND PROPOSED PARKING TABULATION, THIS SHEET. PARKING SPACES AND LOT LINES SHALL BE LINED IN ACCORDANCE WITH MCDOT STANDARDS.
12. SUITABLE ENERGY SERVICES ACCESS AND EQUIPMENT SHALL BE PROVIDED FOR THE PROPOSED DEVELOPMENT.
13. THE PROPOSED LOT AND USE ARE IN COMPLIANCE WITH THE REQUIREMENTS FOR A CONDITIONAL USE APPROVAL ON AR ZONED LAND THAT ARE SPELLED OUT IN CHAPTER 59 OF THE MONTGOMERY COUNTY CODE OF ORDINANCE.
 - THE PROPOSED SITE IS EXEMPT FROM LOT SIZE REQUIREMENTS SINCE THE EXISTING PROPERTY WAS CREATED BEFORE JANUARY 6, 1981. A COPY OF THIS DEED HAS BEEN INCLUDED WITH THIS SUBMISSION.
 - BUILDINGS AND PARKING AREAS ARE SETBACK AT LEAST 50' FROM ALL LOT LINES.
 - A SUFFICIENT NUMBER OF PARKING SPACES HAVE BEEN PROVIDED FOR THE USE.
 - THE OWNER SHALL BE IN COMPLIANCE WITH THE SALES RESTRICTIONS THAT PERTAIN TO PLANT MATERIALS, GARDEN SUPPLIES, OR EQUIPMENT.
 - THE OWNER WILL COMPLY WITH HOURS OF OPERATION REGULATIONS SET FORTH BY THE HEARING EXAMINER.














PARCEL A
GARDEN OF REMEMBRANCE
MEMORIAL PARK
PLAT 21684
148.65 AC
14321 COMUS ROAD

PROPOSED LOT 1
SUBDIVISION
PLAT # T.B.D.
7.92 Ac. ±

<p>USABLE BUILDING AREA</p> <p>N.T.S.</p>

INTERSTATE 270
VARIABLE WIDTH R/W
SHA PLAT #9571 & #9572

THESE STANDARD SYMBOLS MAY
BE FOUND IN THE DRAWING

- | | | | | |
|--|-----------------------------|---------------|---|---|
| — — — — — | PROP. LINE | PROPERTY LINE |  | PROP. TRENCH |
| • • • LOD • • • | PROP. LIMITS OF DISTURBANCE | |  | PROP. RETAINING WALL
(HEIGHT: 5.75') |
| - - - - - | PROP. SETBACKS | |  | PROP. RIPRAP |
| — 610 — | PROP. CONTOUR | |  | PROP. MICROBIO RETENTION AREA |
|  | PROP. STORM DRAIN | |  | PROP. ASPHALT DRIVEWAY/PARKING AREA |
| — W — W — | PROP. WATER LINE | |  | PROP. SEPTIC RESERVE AREA |
| — S — S — | PROP. SANITARY CONNECTION | |  | PROP. FOREST CLEARING AREA (2.45 Ac.) |
| — OHW — | PROP. OVERHEAD WIRE | |  | PROP. SIDEWALK |
| — — — — — | EX. CENTERLINE PER PLAT | |  | PROP. MDOOT DEVIATION AREA (55,397.84 SF or 7.26 Ac.) |
|  | PROP. GRADE SHOT | |  | PROP. MCDOT DEVIATION AREA (11,141.30 SF or 0.26 Ac.) |
|  | PROP. POWER POLE | | | |

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5829.58'	636.52'	636.21'	S 29°08'56" E	6°12'10"

PROPOSED CONDITIONS
SCALE: 1" = 60'



SCALE: 1" = 40'



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, 2026.

NO. 4488 EXPIRATION DATE: JUNE 9, 2026.
 Doccsigned by: Douglas G. Tilley 42417
 OF 4125F C-60330V
 DESIGN ENGINEER SIGNATURE MD LICENSE #
DOUGLAS G. TILLEY 12/6/2024
 PRINTED NAME DATE

PARKING LOT REQUIREMENTS SUMMARY

	REQUIRED	PROPOSED LOT
PARKING SPACE REQUIREMENT	25 EMPLOYEES*(0.5/EMPLOYEE) +7 VEHICLES*(1/OPERATION VEHICLE) =19.5 SPACES	21 SPACES 1 ADA SPACE
PERPENDICULAR PARKING SPACES		
WIDTH	8.5' (MIN)	8.5'
LENGTH	18' (MIN)	18' – 18.33'
DRIVE AISLE (TWO WAY)	20' (MIN)	VAR. > 30'
*ADA PARKING SPACE		
WIDTH	11' (MIN)	11'
LENGTH	18' (MIN)	18'
PARKING SPACE ACCESS AISLE	5' (MIN)	5'

*PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CONCEPTUAL BUILDING SUMMARY TABLE

STRUCTURE	FOOTPRINT (S.F.)	GROUND FLOOR AREA (S.F.)*	FFE (FT)	HEIGHT (FT)
OFFICE	3,000	2,719	600	20
GARAGE	2,000	1,781	594	25
WAREHOUSE	7,500	7,016	VARIES	30

*GROUND FLOOR AREAS ARE APPROXIMATE

ZONING REQUIREMENTS SUMMARY

	AR DESIGN STANDARDS		PROPOSED LOT
SITE AREA REQUIREMENT	25 AC. (MIN)		7.92 AC.*
LOT RESTRICTIONS			
LOT AREA	40,000 SF (MIN)		345,038 SF±
LOT WIDTH AT FRONT LOT LINE	25' (MIN)		736.30'
LOT WIDTH AT FRONT BUILDING LINE	125' (MIN)		693.55'
LOT COVERAGE	10% (MAX)		3.62%
PRINCIPAL BUILDING SETBACKS	AR ZONE	LANDSCAPE CONTRACTOR	
FRONT SETBACK	50' (MIN)	50' (MIN)	50.9' (PROP.)
SIDE SETBACK	20' (MIN)	50' (MIN)	122.3' (PROP.)
SIDE STREET SETBACK	50' (MIN)	50' (MIN)	175.0' (PROP.)
REAR SETBACK	35' (MIN)	50' (MIN)	520.5' (PROP.)
ACCESSORY STRUCTURE SETBACKS			
FRONT SETBACK	50' (MIN)		
SIDE SETBACK	15' (MIN)		
SIDE STREET SETBACK	15' (MIN)		
REAR SETBACK	15' (MIN)		
PRINCIPAL BUILDING HEIGHT	50' (MAX)		SEE TABLE
PARKING LOT SETBACK**	50' (MAX)		50.4'
USAGE AND AMOUNT	1 OFFICE		3,000 SF
	1 WAREHOUSE		2,000 SF
	1 GARAGE		7,500 SF

*THIS PROPERTY FALLS UNDER THE EXEMPTION SPELLED OUT IN CHAPTER 59.7.7.1.D.9 IN THE MONTGOMERY COUNTY ZONING ORDINANCE.
**PER CONDITIONAL USE REQUIREMENTS.



**CONDITIONAL USE
PLAN - EXHIBIT 11A
PROPOSED
CONDITIONS**

DESIGN BY:	MBO
DRAWN BY:	GH
CHECKED BY:	DGT
DATE:	12/13/2023
SCALE:	AS NOTED
PROJECT/FILE NO.	018-016
SHEET NO.	1 of 1

**Construction Consultants,
Engineers, Surveyors**
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O'C&L
O'CONNELL & LAWRENCE, INC.

P420
PLEASANT PLAIN
14301 COMUS ROAD
LIBER 10932, FOLIO 91
TAX MAP EW12
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND