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APPROVED
Department of Permitting Services
Date: 04/05/22

GENERAL NOTES

1. PROPERTY DATA
   LEGAL REFERENCE: PLEASANT PLAIN
   LOT AREA: 418,611.6 SQ. FT. OR 9.61 ACRES
   TAX MAP GRID EW12 - TAX ACCT: 00023661
   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 AND AVAILABLE RECORDS.
   THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
   BOUNDERY FEATURES SHOWN HEREON PER A FIELD-RUN SURVEY CONDUCTED BY O'C&L, INC. IN THE SUMMER/FALL OF 2018.
   THERE ARE NO STREAMS WITHIN THE PROPOSED AREA OF DISTURBANCE.
   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 #24031C0160D 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. UTILITIES DATA
   UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. 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-BLOCKTWON CHANNERY SILT LOAMS, 8-15% SLOPES - SOIL TYPE "D")
   TYPE: 17B (OCCOQUAN LOAM, 3-8% SLOPES - SOIL TYPE "B")

5. PROPOSED SITE DATA
   THIS PLAN SHALL BE USED ONLY AS A CONCEPT/SITE DEVELOPMENT PLAN FOR THE CREATION OF A NEW LOT AND SUBSEQUENT DEVELOPMENT OF AN OFFICE BUILDING, GARAGE, AND WAREHOUSE FOR A LANDSCAPE SERVICE BUSINESS.
   PROPOSED USAGE: OFFICE BUILDING, GARAGE, WAREHOUSE, DRIVEWAY, AND ADJOINING PARKING LOT FOR A LANDSCAPE SERVICE BUSINESS.

6. PROPOSED OFFICE, GARAGE, WAREHOUSE, PARKING LOT, RETAINING WALL, AND DRIVEWAY SIZES AND CONFIGURATIONS SHOWN ON SHEET 2 OF THIS PLAN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING FINAL DESIGN.

7. THE REQUIRED ESD VOLUME OF STORMWATER MANAGEMENT IS PROPOSED TO BE TREATED VIA ONE (1) MICROBIORETENTION AREA. THE PERCENTAGE OF PROPOSED IMPERVIOUS AREA WITHIN THE LIMITS OF DISTURBANCE IS 28%. SEE THE ASSOCIATED CONCEPTUAL STORMWATER MANAGEMENT REPORT FOR DETAILS OF METHODOLOGY AND CALCULATIONS.

8. THE EXACT SIZE AND LOCATION OF THE PROPOSED MICROBIORETENTION AREA MAY BE ALTERED AT FINAL DESIGN TO SUIT FINAL DESIGN.

9. THE APPLICANT IS ANTICIPATED TO SUBDIVIDE THE SUBJECT PROPERTY AND APPLY FOR A CONDITIONAL USE APPROVAL FOR THE PROPOSED USE. AS OF THE TIME OF THE SUBMISSION OF THIS PLAN, THOSE APPLICATIONS HAVE NOT BEEN FILED.

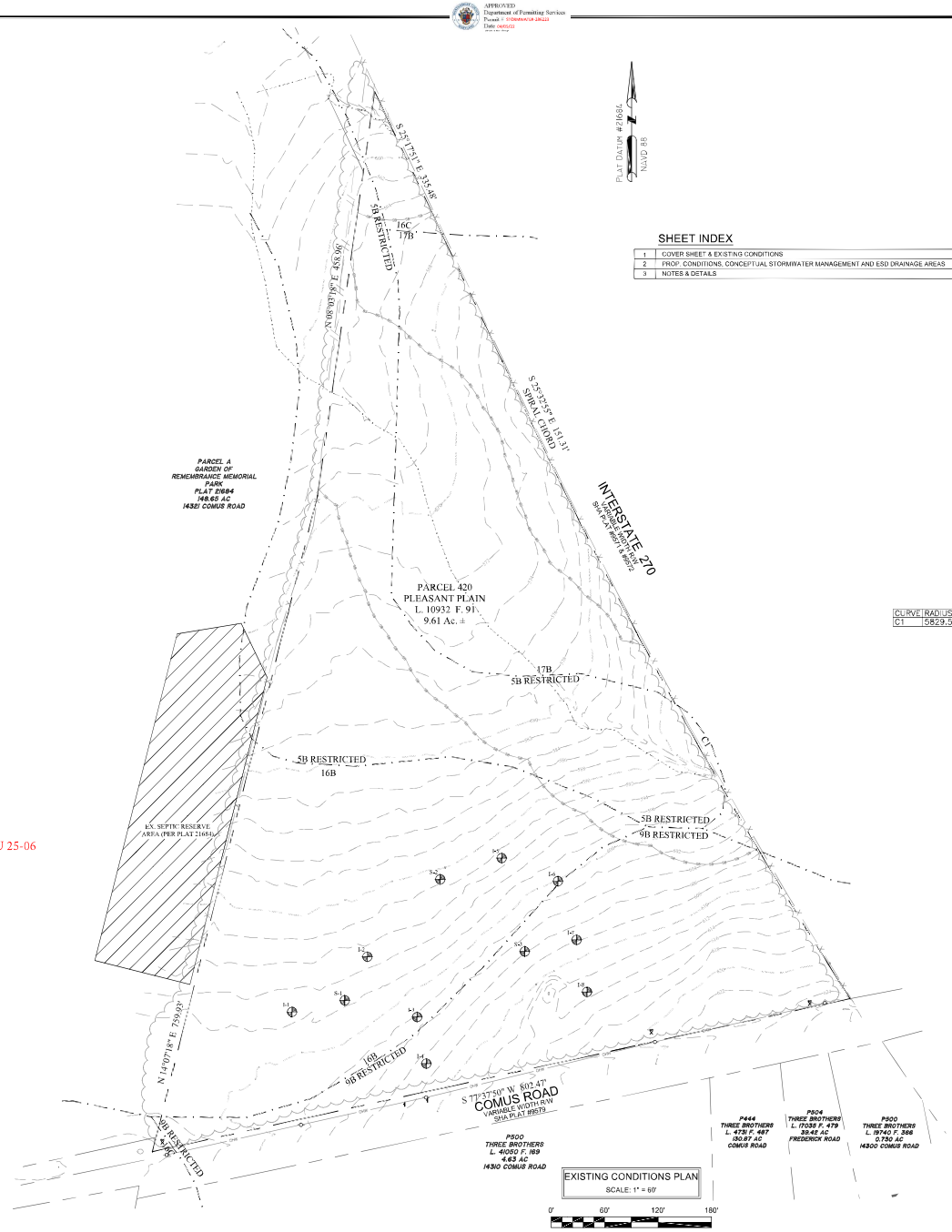
10. THE PRIMARY WELL LOCATION AS SHOWN ON SHEET 2 OF THIS PLAN IS THE OWNER'S PREFERRED LOCATION. A SEPARATE WELL PERMIT APPLICATION AND PLAN HAS BEEN SUBMITTED TO MCDPS FOR REVIEW AND APPROVAL.

11. THE SEPTIC RESERVE AREA AS SHOWN ON SHEET 2 OF THIS PLAN IS THE OWNER'S PREFERRED LOCATION. A SEPARATE SEPTIC PERMIT APPLICATION AND PLAN HAS BEEN SUBMITTED TO MCDPS FOR REVIEW AND APPROVAL.

12. THE PROPOSED RETAINING WALL LOCATION AND CONFIGURATION IS SHOWN ON SHEET 2 OF THIS PLAN. FINAL RETAINING WALL DESIGN SHALL BE BY OTHERS. PROPOSED GRADE SHOTS ARE SUBJECT TO MODIFICATION DURING FINAL DESIGN AND ARE CONCEPTUAL AT THIS TIME.

13. INFILTRATION TESTS WERE CONDUCTED BY ECS MID-ATLANTIC, LLC ON 12/27/2019. TEST LOCATIONS WERE FIELD-STAKED BY O'C&L AND ARE SHOWN ON THIS SHEET. FOR RESULTS, SEE GEOTECHNICAL REPORT, PREPARED BY ECS MID-ATLANTIC, LLC, DATED 2/4/2020

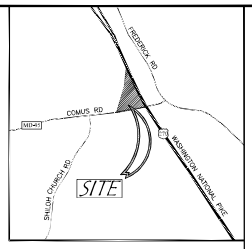
Exhibit 20 (a)
OZAH Case No: CU 25-06



EXISTING CONDITIONS PLAN
SCALE: 1" = 60'
0' 60' 120' 180'

SHEET INDEX

1	COVER SHEET & EXISTING CONDITIONS
2	PROP. CONDITIONS, CONCEPTUAL STORMWATER MANAGEMENT AND ESD DRAINAGE AREAS
3	NOTES & DETAILS



VICINITY MAP
SCALE: 1"=2000'

OWNER/APPLICANT:
MR. TORCATO ROMANO
8970 MAIER PLACE
LAUREL, MD 20723
CONTACT: MARIA HAUGE
PHONE: (240) 876-0097

ENGINEER:
O'CONNELL & LAWRENCE, INC.
17904 GEORGIA AVENUE, SUITE 302
OLNEY, MARYLAND 20832
CONTACT: DOUG TILLEY, P.E.
PHONE: (301) 924-4570

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5829.58'	665.17'	664.81'	S 29°18'58.39" E	6°32'15"

LEGEND
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING

- EX. PROPERTY LINE
- EX. OVERHEAD WIRE
- EX. CONTOUR
- EX. SEPTIC RESERVE AREA
- 15B / 14C EX. SOIL DIVIDE
- EX. TREELINE
- EX. METAL FENCE
- STRUCTURAL BORING LOCATION
- EX. WOOD FENCE
- INFILTRATION TEST PIT LOCATION
- EX. STREAM
- EX. SIGN
- EX. STREAM BUFFER
- EX. GUY WIRE
- EX. ELECTRIC POLE

MCDPS APPROVED
STORMWATER MANAGEMENT
CONCEPT DOCUMENT
JEAN KAPUSNICK 9/17/2020
Sheet 1 of 3

PROFESSIONAL CERTIFICATION
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, 2022.
Docusigned by:
Douglas G Tilley
DOCUSIGNED BY: DOUGLAS G. TILLEY
42417
MD LICENSE #
9/11/2020
DOUGLAS G. TILLEY
PRINTED NAME
DATE

STATE OF MARYLAND
DOUGLAS G. TILLEY
No. 42417
PROFESSIONAL ENGINEER
9/11/2020

O'C&L
O'CONNELL & LAWRENCE, INC.
Construction Consultants, Engineers, Surveyors
17904 Georgia Avenue, Suite 302
Olney, Maryland 20832
Tel: (301) 924-4570
Fax: (301) 924-5872

PA201
PLEASANT PLAIN
14301 COMUS ROAD
LIBER 10932 FOLIO 91
TAX MAP EW12
ZNE: CONDITIONAL USE DISTRICT
MONTGOMERY COUNTY, MARYLAND

CONCEPT / SITE DEVELOPMENT PLAN

ITEM	REVISION	DATE	BY
REV2	MCDPS COMMENTS	9/11/20	MBO
REV1	MCDPS COMMENTS	8/13/20	BG

DESIGN BY: MBO
DRAWN BY: GH
CHECKED BY: DGT
DATE: 9/11/2020
SCALE: 1"=60'
PROJECT/FILE NO.: 018-016
SHEET NO.: 1 of 3

P:\016-2015\2015-016 COMUS ROAD\SURV\Compyd\016-016 COMUS CONCEPT PLAN.dwg Sep 11, 2020-04:23pm