

CONCEPT NOTES

1. PROPOSED MICROBIOTENTION AREA SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE MDC AND HCDPS STANDARDS. FINAL DESIGN FOR MICROBIOTENTION AREAS SHALL BE COMPLETED AT THE TIME OF DESIGN DEVELOPMENT.
2. FINAL PIPE/TRENCH DRAIN DESIGN SHALL BE COMPLETED AT THE TIME OF FINAL DESIGN. PIPE TYPES SHALL BE SPECIFIED AT SEDIMENT CONTROL PERMIT PLAN PREPARATION.
3. FINAL SITE GRADING SHALL BE COMPLETED AT THE TIME OF FINAL SITE DEVELOPMENT PREPARATION. FOR THE PURPOSES OF THIS DESIGN, IT IS ASSUMED THAT THE DRAINAGE AREAS TO INDIVIDUAL STORMWATER MANAGEMENT CONTROLS ARE PRELIMINARY AND MAY CHANGE AS SITE DEVELOPMENT PROGRESSES. CONCEPTUAL GRADING IS AS SHOWN.
4. DRAIN LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT DURING THE DESIGN DEVELOPMENT PROCESS. THE EXACT LOCATION OF THE DOWNSPOUTS MAY CHANGE, HOWEVER, THE BUILDING IS EXPECTED TO DRAIN TO THE REAR. THE EXACT DOWNSPOUT LOCATIONS ARE NOT ANTICIPATED TO ALTER THE OVERALL SITE DESIGN.
5. FOR CONCEPTUAL STORMWATER MANAGEMENT COMPUTATIONS, SEE ASSOCIATED CONCEPT STORMWATER MANAGEMENT REPORT.
6. PROPOSED PROPERTY LINES SHOWN ON THIS PLAN ADJACENT TO COMUS ROAD AND INTERSTATE-270 ARE APPROXIMATED BASED ON RECENT SUBDIVISION INFORMATION AND DEDICATIONS OF ADJACENT PROPERTIES. FINAL PROPERTY LINE LOCATIONS FOLLOWING DEDICATIONS SHALL BE IN PLACE AT THE TIME OF FINAL DESIGN.

PARCEL A
GARDEN OF
REMEMBRANCE MEMORIAL
PLAT #2684
18.62 AC
1430 COMUS ROAD

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

FUTURE LOT 1
SUBDIVISION
PLAT # T.B.D.
7.86 AC ±

EX. SEPTIC RESERVE
AREA (PER PLAT 2184)

PROPOSED 34,533 SF ±
SEPTIC RESERVE AREA

COMUS ROAD
VARIABLE WIDTH RW
SHA PLAT #9579

PROPOSED CONDITIONS PLAN
SCALE: 1" = 60'



P444
THREE BROTHERS
L. 478 F. 487
10.67 AC
COMUS ROAD

P434
THREE BROTHERS
L. 7703 F. 479
38.42 AC
FREDERICK ROAD

P500
THREE BROTHERS
L. 19740 F. 368
0.78 AC
1430 COMUS ROAD

APPROVED
Department of Planning Services
Project: 01/11/2020
Date: 01/11/2020



LEGEND

PROP. PROPERTY LINE	PROP. STORM DRAIN	PROP. DOWNSPOUT
PROP. LIMITS OF DISTURBANCE	PROP. MICROBIOTENTION DEVICE	PROP. CLEANOUT
PROP. CONTOL	PROP. CL. 0 RING	PROP. GRADE SHOT
PROP. DRAINAGE AREA	PROP. DRIVEWAY	PROP. FUTURE CLEANING AREA

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	5825.58	1558.90	558.69	S 28°47'38" E	9°29'35"

STRUCTURE	FOOTPRINT (S.F.)	FFE (FT)	HEIGHT (FT)
OFFICE	3,000	600.00	TBD
GARAGE	2,000	594.00	TBD
WAREHOUSE	7,500	VARIES	TBD

PROPOSED STORMWATER MANAGEMENT & ESD DRAINAGE AREA MAP

SCALE: 1" = 40'



FEATURE	MBI
FILTRATION AREA	1,300 SF
FACILITY LENGTH	65 LF ±
FACILITY WIDTH	20 LF ±
FACILITY DEPTH	3.75 LF (TOTAL)
PONDING DEPTH	0.75 LF
EMBANKMENT SIDE SLOPES	5:1 (MIN)
EMBANKMENT TOP WIDTH	2 LF (MIN)
DRAINAGE AREA (EXCLUDING AREA OF DEVICE)	19,999 SF

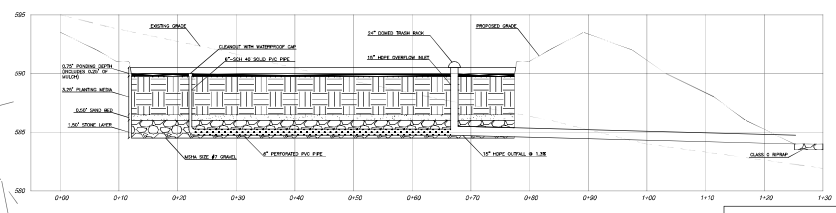
LAYER	TOP ELEVATION	THICKNESS
PONDING DEPTH	590.50'	0.75'
MULCH*	590.00'	0.25'
PLANTING MEDIA	589.75'	3.25'
SAND	586.50'	0.50'
GRAVEL	586.00'	1.50'
UNDERDRAIN INVERT	584.75'	—

*DEPTH OF MULCH INCLUDED IN PONDING DEPTH

DESIGN SUMMARY TABLE	AREA SIZE (SF)	AREA SIZE (ACRES)	PERCENTAGE	REQUIRED	PROVIDED
TOTAL AREA OF DISTURBANCE	112,260.47	2.58	—	—	—
EXISTING IMPERVIOUS AREA WITHIN LOD	0.00	0.00	0%	—	—
PROPOSED IMPERVIOUS AREA WITHIN LOD	31,411.97	0.72	28%	—	—
ENVIRONMENTAL SITE DESIGN VOLUME (ESDV)	—	—	—	2,825 CF	2,925 CF

STORMWATER MANAGEMENT FACILITY CONCEPT SUMMARY TABLE	DRAINAGE AREA (SF)	FACILITY ID	FACILITY TYPE	FACILITY SIZE (SF)	ESD PROVIDED (CF)
DA1	19,999*	MB1	MICROBIOTENTION AREA	1,300**	2,925
					TOTAL: 2,925

*EXCLUDES AREA OF DEVICE
**PERCENTAGE OF CONTRIBUTING DRAINAGE AREA = 6.1%



MICROBIOTENTION DEVICE CROSS SECTION A-A

SCALE: 1" = 10' (H) 1" = 8' (V)



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O'CONNELL & LAWRENCE, INC.

PLEASANT PLAN
14307 COMUS ROAD
LEESBURG, VA 22081
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CONCEPT / SITE
DEVELOPMENT PLAN

DATE	BY	REVISION
01/11/2020	MB1	DESIGN BY
01/11/2020	MB1	CHECKED BY
01/11/2020	MB1	DATE
01/11/2020	MB1	SCALE
01/11/2020	MB1	PROJECT FILE NO.
01/11/2020	MB1	SHEET NO.
01/11/2020	MB1	2 of 3