

1. PROPERTY DATA
 LEGAL REFERENCE: PLEASANT PLAIN
 EX. LOT AREA: 411,576.78 SQ. FT. OR 9.45 AC.±
 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

PROPERTY LINES SHOWN HEREON WERE TAKEN FROM FIELD OBSERVATIONS AND AVAILABLE RECORDS.

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. BASED ON AERIAL PHOTOGRAPHY, AND EX. SITE FEATURES SHOWN HEREON FOR A FIELD-RUN SURVEY CONDUCTED BY O'CB&L, INC. IN THE SUMMER/FALL OF 2018. PHOTOGRAPHY WAS SUPPLEMENTED BASED ON COMMENTS RECEIVED - O'CB&L'S LAST VISIT TO THE SITE WAS IN APRIL 2025.

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 #24051C0160D WITH EFFECTIVE DATE 9-29-2006. THERE ARE NO INLAND FLOODPLAIN, TIDAL WETLANDS, OR NON-TIDAL WETLANDS NEAR THE SUBJECT PROPERTY.

EXISTING SITE USE: UNDEVELOPED
EXISTING SITE COVERAGE: WOODED

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.

DATA SHOWN HEREON WAS OBTAINED FROM A THE NRCS WEB SOIL SURVEY FOR MONTGOMERY COUNTY, MARYLAND AND INCLUDES:

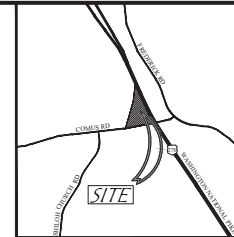
TYPE: 5B (GLENVIEW SILT LOAM, 3-8% SLOPES - SOIL TYPE "C/D", RESTRICTED SOIL)

TYPE: 9B (LINGANORE-HATTYSTOWN CHANNERY SILT LOAMS, 3-8% SLOPES - SOIL TYPE "C", RESTRICTED SOIL)

TYPE: 9B (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 (OCOQUAN LOAM, 3-8% SLOPES - SOIL TYPE "B")



VICINITY MAP

SCALE: 1"=2000'

OWNER/APPLICANT:
MR. TORCATO ROMANO
15900 WOODS CENTER ROAD
SILVER SPRING, MD 20906
CONTACT: TONY ROMANO
PHONE: (301) 362-0080

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

EXISTING 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"

EXISTING CURVE TABLE

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge and belief that the boundary and topography shown hereon are correct. No title report has been furnished. The Boundary and Topographic Survey was prepared and/or reviewed under my responsible charge in accordance with COMAR 09.13.06.03 and 09.13.06.04.

Dated by: Douglas G. Tilley 10/1/2025
FOR: O'Connell & Lawrence, Inc. Date
Douglas G. Tilley
Professional Land Surveyor, MD No. 22005
Exp. Date: June 6, 2027

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. 42617. EXPIRATION DATE: JUNE 6, 2026.

Co-designed by:
Douglas G. Tilley
CH-UNCSAB002 URE
DOUGLAS G. TILLEY
Dartmouth College

DocuSigned by:
Douglas G. Tiller
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DocuSigned by:
Douglas G. Tille
9F4155F3CA034C9...
42417
PROFESSIONAL ENGINEER

**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
TAX MAP EW12
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

**CONDITIONAL USE
PLAN - EXHIBIT 8A
Ex. CONDITIONS
EXHIBIT**

DESIGN BY: MBO
DRAWN BY: GH
CHECKED BY: DGT
DATE: 12/13/2012
SCALE: 1" = 60'
PROJECT FILE NO: 018-016
SHEET NO: 1 of 1