

- GENERAL NOTES**
- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
 - 2) BOUNDARY INFORMATION BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING, LLC DATED AUGUST, 2023.
 - 3) TWO-FOOT CONTOUR DATA BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING DATED AUGUST, 2023.
 - 4) TOTAL PARCEL AREA: 38,900SF±, TAX ID 12-00930906, PARCEL N819.
 - 5) PROPERTY SHOWN ON TAX MAP FX43.
 - 6) PROPERTY SHOWN ON HSSC 200' SHEET 237N410.
 - 7) ONSITE SOILS CONSIST OF 9B, SEE SOILS TABLE ON THIS SHEET.
 - 8) FLOOD ZONE "X" PER CURRENT F.E.M.A. FIRM MAP.
 - 9) PROPERTY IS LOCATED WITHIN THE UPPER GREAT SENECA WATERSHED (USE I-P)
 - 10) NO STREAMS, WETLANDS, OR THEIR ASSOCIATED BUFFERS ARE LOCATED ONSITE.
 - 11) NO CULTURAL OR HISTORICAL FEATURES EXIST ONSITE BASED ON A SITE INSPECTION CONDUCTED BY JNM ENGINEERING.
 - 12) THIS PROPERTY IS NOT LOCATED WITHIN AN SPA OR PHA.
 - 13) THIS PROPERTY IS ZONED CRT-1.75, C-1.0, R-0.75, H-55T.



VICINITY MAP
SCALE: 1"= 200'



LEGEND

EXISTING FEATURES

- EXISTING CURB & GUTTER
- EXISTING CONTOUR
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING WATER
- EXISTING SEWER
- EXISTING GAS
- EXISTING STORMDRAIN
- EXISTING ELECTRIC
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SPOT ELEVATION

PROPOSED FEATURES

- PROP. CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- BUILDING RESTRICTION LINE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED GAS
- PROPOSED STORMDRAIN
- PROPOSED SPOT ELEVATION



ENGINEERS 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. 46791, EXPIRATION 6/07/2025.

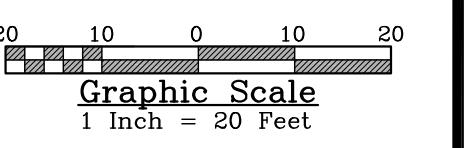
JAMES WIMER, P.E.
3/24/24
DATE

Exhibit 14
OZAH Case No: CU 25-03

ROADSIDE TREE NOTE

THERE ARE NO PROPOSED DISTURBANCES TO ROADSIDE (R/W) TREES OR THEIR CRITICAL ROOT ZONES.

OWNER / DEVELOPER:
Joe Schiattareggia
3401 Branch Avenue
Temple Hills, MD 20748
301-802-7797
joe@comcorwash.com



SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	PRIME FARMLAND	HIGHLY ERODIBLE	SERPENTINITE	HSG
9B	LING.-HYATTSTOWN CHAN SL	NO	NO	NO	NO	C

CALL "MISS UTILITY" AT
1-800-257-7777
36 HOURS BEFORE THE START OF
ANY CONSTRUCTION ACTIVITIES

THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES.

DATE BY REVISION

DATE	BY	REVISION



JNM ENGINEERING, LLC

CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
(301) 514-2808, JNMENGINEERINGLLC.COM

SHEET INDEX

SHEET#	SHEET TITLE

Ex. & Prop. Utility Plan

MONTGOMERY COUNTY

PARCEL A, PLAT 12452, PLAT OF DAMASCUS

26201 RIDGE ROAD

TAX MAP FX43, PARCEL A, ZONING: CRT1.75, C1.0, R0.75,
H55T, 12TH ELECTION DISTRICT, 38,900 SQUARE FEET
DAMASCUS, MONTGOMERY COUNTY, MARYLAND

DATE: NOV., 2022

SCALE: 1"=20'

SHEET 1 OF 1