

GENERAL NOTES

1. PROPERTY DATA
LEGAL REFERENCE: PLEASANT PLAIN
EX. LOT AREA: 411,576.78 SQ. FT. OR 9.45 AC.±
TAX MAP GRID EWI2 - TAX ACCT: 50025561
ZONING: LR - SUBCULTURAL RESERVE
WATERSHED: LITTLE BENNETT CREEK
WSSD: 200 SHEET: 233N/11W
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.
BOUNDARY, TOPOGRAPHY, AND EX. SITE FEATURES SHOWN HEREON PER A FIELD-RUN SURVEY CONDUCTED BY O'CONNELL & LAWRENCE, INC. IN THE SUPPLEMENT OF 2018. TOPOGRAPHY WAS SUPPLEMENTED BASED ON COMMENTS RECEIVED - O'CONNELL & LAWRENCE, INC. 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 #2403C0100D WITH EFFECTIVE DATE 9-29-2020. THERE ARE NO FLOOD PLAINS, 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 UP 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: S6 (GLENVILLE SILT LOAM, 3-8% SLOPES - SOIL TYPE "C/D", RESTRICTED SOIL)
TYPE: S6 (LINGANORE-HATTISTOWN CHANNERY SILT LOAMS, 3-8% SLOPES - SOIL TYPE "C", RESTRICTED SOIL)
TYPE: 100 (BRINKLOW-BLOKSTOWN CHANNERY SILT LOAMS, 5-8% SLOPES - SOIL TYPE "C")
TYPE: 16C (BRINKLOW-BLOKSTOWN CHANNERY SILT LOAMS, 6-15% SLOPES - SOIL TYPE "C")
TYPE: 17B (OCCOQUAN LOAM, 3-9% SLOPES - SOIL TYPE "B")

Parcel B
GARDEN OF REMEMBRANCE
MEMORIAL PARK
PLAT 5860
148.65 AC
1430 COMUS ROAD

Parcel A
GARDEN OF REMEMBRANCE
MEMORIAL PARK
PLAT 5860
148.65 AC
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Parcel C
GARDEN OF REMEMBRANCE
MEMORIAL PARK
PLAT 5860
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Parcel D
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MEMORIAL PARK
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Parcel E
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Parcel F
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Parcel G
GARDEN OF REMEMBRANCE
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Parcel H
GARDEN OF REMEMBRANCE
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Parcel I
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Parcel J
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Parcel K
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Parcel L
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EXISTING CONDITIONS LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING

- EX. CONTOUR
- EX. METAL FENCE
- EX. WOOD FENCE
- EX. OVERHEAD
- EX. STREAM
- EX. AIRCRAFT
- EX. CENTERLINE
- EX. PROPERTY LINE
- EX. SOL. DRAIN
- EX. TREELINE
- EX. SIGN
- EX. GUY WIRE
- EX. ELECTRIC

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