

















-
- APPROX.
1,739 SF GFA
- APPROX.
2,886 SF GFA
- APPROX.
6,921 SF GFA
- USABLE BUILDING AREA
N.T.S.

LEGEND

THESE STANDARD SYMBOLS MAY
BE FOUND ON THE DRAWING

---	PROP. PROPERTY LINE		PROP. FENCH
●●●●●	PROP. LIMITS OF DISTURBANCE		PROP. BENCH MARK
---	PROP. SETBACKS		PROP. 5-10' BUFFER
---	PROP. SETBACKS		PROP. 10' BUFFER
---	PROP. CONTOUR		PROP. MICRORELIEF
---	PROP. CONTOUR		PROP. 10' BUFFER
---	PROP. STORM DRAIN		PROP. ASPHALT DRIVE/PARKING AREA
---	PROP. WATER LINE		PROP. ASPHALT DRIVE/PARKING AREA
---	PROP. SATELLITE CONNECTION		PROP. ASPHALT DRIVE/PARKING AREA
---	PROP. OVERHEAD WIRE		PROP. ASPHALT DRIVE/PARKING AREA
---	PROP. 8 FT. MINIMUM BUFFER		PROP. ASPHALT DRIVE/PARKING AREA
---	PROP. 8 FT. MINIMUM BUFFER		PROP. ASPHALT DRIVE/PARKING AREA
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---	PROP. 8 FT. MINIMUM BUFFER		PROP. ASPHALT DRIVE/PARKING AREA

X PROP. GRADE SHOT  POWER POLE

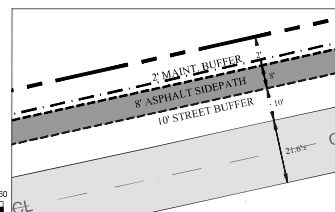
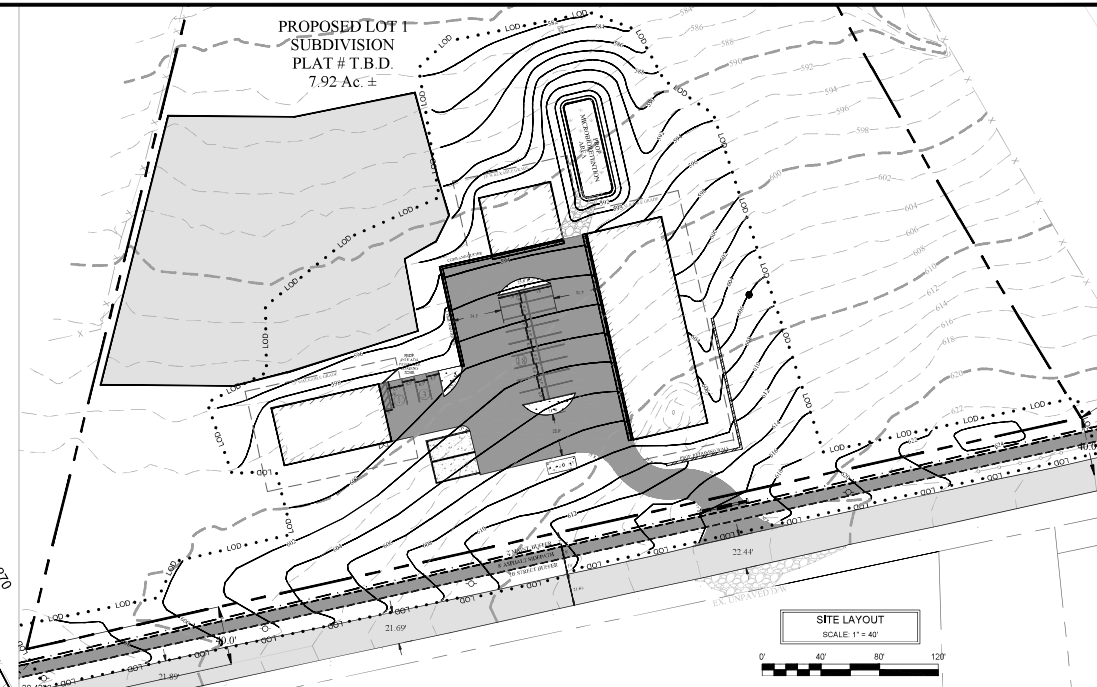
PROPOSED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5829.58'	636.52'	636.21'	S 29°08'56" E	6°12'10"

PROPOSED CONDITIONS
SCALE: 1" = 80'



PROPOSED LOT
SUBDIVISION
PLAT # T.B.D.
7.92 Ac. ±



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
CERTIFIED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NO. 42617, EXPIRATION DATE: JUNE 0, 2020.

Designed by:

Douglas G. Tilley 62617

DESIGN ENGINEER SIGNATURE MD LICENSE #

DOUGLAS G. TILLEY 7/2/2025

DESIGNED NAME DATE

PARKING LOT REQUIREMENTS SUMMARY		
	REQUIRED	PROPOSED
PARKING SPACE REQUIREMENT	25 EMPLOYEES/10 EMPLOYEE +7 VEHICLES/1 OPERATION VEHICLE =19.5 SPACES	21 SPACES + ADA SPACE
PERPENDICULAR PARKING SPACES		
WIDTH	8.5' (MIN)	8.5'
LENGTH	18' (MIN)	18' - 18.3'
DRIVE AISLE (TWO WAY)	20' (MIN)	VAR. > 30'
*ADA PARKING SPACE		
WIDTH	11' (MIN)	11'
LENGTH	18' (MIN)	18'
PARKING SPACE ACCESS AISLE	5' (MIN)	5'

*PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

STRUCTURE	FOOTPRINT (S.F.)	GROUND FLOOR AREA (S.F.)	FEE (FT)	HEIGHT (FT)
OFFICE	3,000	2,719	600	20
GARAGE	2,000	1,781	594	25
WAREHOUSE	7,500	7,016	VARIES	30

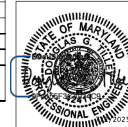
*GROUND FLOOR AREAS ARE APPROXIMATE

ZONING REQUIREMENTS SUMMARY		
	28 ZONING STANDARDS	PROPOSED 1
SITE AREA REQUIREMENT	25 AC. (MIN)	7.92 AC.
LOT RESTRICTIONS		
LOT AREA	40,000 SF (MIN)	345,038 SF
LOT WIDTH AT FRONT LOT LINE	25' (MIN)	736.30'
LOT WIDTH AT FRONT BUILDING LINE	125' (MIN)	693.50'
LOT COVERAGE	10% (MAX)	3.62%
PRINCIPAL BUILDING SETBACKS		
	AR ZONE	CONTRACTOR CONTRACTOR
FRONT SETBACK	50' (MIN)	50' (MIN)
SIDE SETBACK	20' (MIN)	122.3' (PRE)
SIDE STREET SETBACK	50' (MIN)	176.0' (PRE)
REAR SETBACK	25' (MIN)	50' (MIN)

ACCESSORY STRUCTURE SETBACKS		
FRONT SETBACK	50' (MIN)	
SIDE SETBACK	15' (MIN)	
SIDE STREET SETBACK	15' (MIN)	
REAR SETBACK	15' (MIN)	
PRINCIPAL BUILDING HEIGHT	50' (MAX)	SEE TABLE
PARKING LOT SETBACK**	50' (MIN)	50.4'
USAGE AND AMOUNT	1 OFFICE	3,000 SF
	1 GARAGE	2,000 SF
	1 WAREHOUSE	7,500 SF

*THIS PROPERTY FALLS UNDER THE EXEMPTION SPELLED OUT IN CHAPTER 59.7.7.1.D.9 IN THE MONTGOMERY COUNTY ZONING ORDINANCE.
 **PER CONDITIONAL USE REQUIREMENTS.

**PER CONDITIONAL USE REQUIREMENTS



**CONDITIONAL USE
PLAN - EXHIBIT 11A
PROPOSED
CONDITIONS**

[illegible]

DESIGN BY: MBO
DRAWN BY: GH
CHECKED BY: DGT
DATE: 12/13/2023
SCALE: AS NOTED
PROJECT/FILE NO: 018-016
SHEET NO: 1 of 1

**Construction Consultants,
Engineers, Surveyors**
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O'C&L
O'CONNELL & LAWRENCE, INC.

P420
PLEASANT PLAIN
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LIBER 10932, FOLIO 91
TAX MAP ENV12
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND