GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

Abbreviation:

AC	=	Air Conditioner
CLF	=	Chain Link Fence
CONC.	=	Concrete
CC&G	=	Concrete Curb & Gutter
OPF	=	Open Pipe Found
R\C	=	Rebar with Cap Found
RCP	=	Reinforced Concrete Pipe
SDMH	=	Storm Drain Manhole
SMH	=	Sewer Manhole

Symbol:

- = Concrete
- = Entrance
- = Fence, Wire
- = Fence, Wood
- = Gas Valve
- = HVAC Units
- = Iron Pipe Found
- = Light/Signal Pole
- = Over Head Wire(s)
- = Sewer Manhole
- = Sewer Pipeline
- = Sign
- = Storm Drain Manhole
- = Traffic Signal Pole
- = Tree/Evergreen
- = Tree/Shade
- = Utility Pole

NOTES:

1. Vertical Datum is based on NAVD 29, from W.S.S.C. plan #89-OS-0124 Benchmarks used are EX. MH As-Builts. The vertical datum on this plan is from Field survey methods by MHG on 12/03/2024 and meets National Map Accuracy Standards for a 20 scale topography. By showing the vertical datum at a larger scale does not change the accuracy standards of this datum. Any larger scale detail is for horizontal location clarification only.
2. Horizontal Datum is based on the Maryland Coordinate System NAD 83(2011) Datum as projected by NGS. SmartNet North America Virtual Reference Station System (VRS) was used to establish the horizontal control for this site on 12/04/2024. This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections .04 and .12 of the Minimum Standards of Practice for Land Surveyors.
3. The Horizontal and Vertical Tolerances for this drawing meet or exceeds the National Map Standards for a 20 scale map.
4. Field survey methods were used in the compilation of the topographical data shown on this plan. The field survey was performed by MHG on 12/04/2024.
5. The locations of existing underground utilities are shown in their approximate locations as per available records and markings found in the field. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
6. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this site.
7. This map or plat and the survey on which it is based were prepared under the responsible charge of the undersigned and are in compliance with COMAR Regulations 09.13.06.04 and 09.13.06.12.T
8. Certification defined – The use of the word certify or certification by a Professional Land Surveyor in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
9. This digital data has been generated for the exclusive use of the staff of MHG. MHG makes no guarantee or warranty either assumed or implied as to the accuracy of this data. Should this electronic data be used for Construction Stakeout, the company or person using this data does so at their own risk. It is strongly recommended that you verify this information, to your own satisfaction, before using any of this data. Quality control of the drawings and data is the responsibility of the user.

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STATE OF MARYLAND · PATRICK GERARD LA VAY · 35186 · PROFESSIONAL ENGINEER

Digitally signed by Patrick La Vay
Date: 2025.04.23 11:34:51-04'00'

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. Lic. No. 35186 Exp. Date. 01.05.2026

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REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP JP61 WSSC 211NE01

PARCEL: P328
DEED REF: L.51575 F.210
13TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

HILLS & DALES
700 BUCKINGHAM DRIVE

PROJ. MGR	WFA
DRAWN BY	WG
SCALE	1"= 20'
DATE	12/6/2024

EXISTING CONDITIONS PLAN

PROJECT NO.	2019.155.21
SHEET NO.	1 OF 1

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