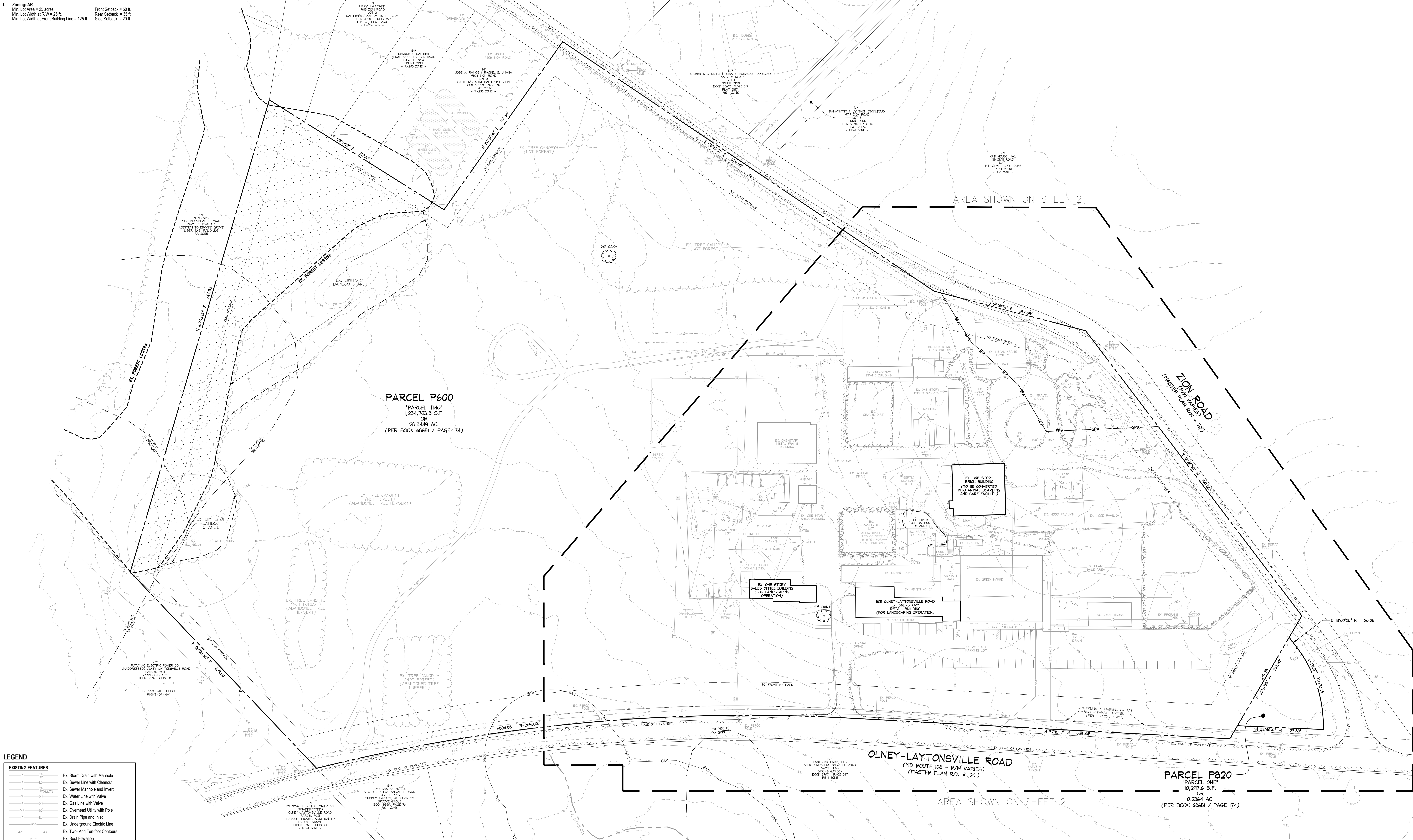


1. Boundary information is based upon an ALTA survey performed by First Order, LLC, dated August 1, 2024.
2. Total lot contour data is based upon MNCPPCA aerial photography, flown from 2020.
3. Total lot area: Parcel P001 = 1,037.69 sq. ft. (0.234 acres)
Parcel P002 = 1,234.713 sq. ft. (0.2843 acres)
Total Lot Area = 1,245,014.01 sq. ft. (0.28513 acres)
4. Property is located on Highway 101/US-101 and WISSCO Zone 22N/W00S.
5. Property is located on Sols Survey Map Number 14.
Sol type(s): 28. Glenburg all town; HSG-17;
SA, Glenville soil report; HSG-17C;
BA, BAIA all town; HSG-17C
6. Flood zone "X" per FEMA, Firm Maps, Community Panel Number 2031C021SD
7. Property is located in the Upper Rock Watershed, Use Class III.
8. Water Category - 6, Sewer Category - 6
9. Local utilities include:
Water - Sewer - Private Well and Septic
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
10. Portion of property is located in the Upper Rock Special Protection Area.
11. Property is not a Historic Site or located in a Historic District.

1. **Zoning:** AR
 Min. Lot Area = 25 acres
 Min. Lot Width at R/W = 25 ft.
 Min. Lot Width at Front Building Line = 125 ft.

Front Setback = 50 ft.
 Rear Setback = 35 ft.
 Side Setback = 20 ft.



EXISTING FEATURES	
	Ex Storm Drain with Manhole
	Ex Sewer Line with Cleanout
	Ex Sewer Manhole and Invert
	Ex Water Line with Valve
	Ex Gas Line with Valve
	Ex Overhead Utility with Pole
	Ex Drain Pipe and Joint
	Ex Underground Electric Line
	Ex Spot Elevation
	To Be Removed/Erased
	Ex Chain Line or Wire Fence
	Ex Wood or Slatshade Fence
	Ex Retaining Wall
	Ex Water Pits
	Ex Sprinkler Faucets
	Ex Well
	Ex Septic Area
	Ex Spot Elevation
	Ex Soil Line with Soil Types
	Limits of Upper Rock Creek SPA
	Ex Stream
	100' Stream Valley Buffer
	Ex Significant Tree

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET 48 HOURS IN ADVANCE OF ANY WORK IN THIS WEDNIGHT. THE ABOVE INFORMATION IS FOR INFORMATION PURPOSES ONLY. THE UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE.



CASE NO: 24-830
CAS DATE: 09/25/25

DATE	REVISION
07/25/25	DML - Existing Conditions Plan Draft to Client
06/25/25	DML - Finaling (Use plan set submitted for initial plan review by M&C/HPC)

PROFESSIONAL ENGINEER 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. 57072, expiration date 06/07/2027, and that this plan meets MDOT's criteria for building and installation control permit applications.

JAMES M. CARHART, P.E.
09/26/2025

Seal of the Professional Engineer, State of Maryland, License No. 57072, expires 06/07/2027. The seal features the text "STATE OF MARYLAND" at the top, "JAMES M. CARHART, P.E." around the perimeter, and "LICENSE NO. 57072 EXPIRES 06/07/2027" at the bottom. In the center is the state emblem of Maryland.

Parcels P600 & P820, Spring Gardens
Book 68551 at Page 174, Recorded 12/02/2024
Olney (8th) Election District, Montgomery County, MD



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SHEET TITLE:
**Existing Conditions
Plan**

1 OF 2

OWNER/APPLICANT
DK Property Holdings, LLC
Attn: David M. Duber
1001 Pennsylvania Ave NW, Su
Washington, DC 20004
(202) 930-7070
duber@dlc-dc.com

**5011 Olney-Laytonsville Road
Parcel P600, Spring Gardens
Existing Conditions Plan**