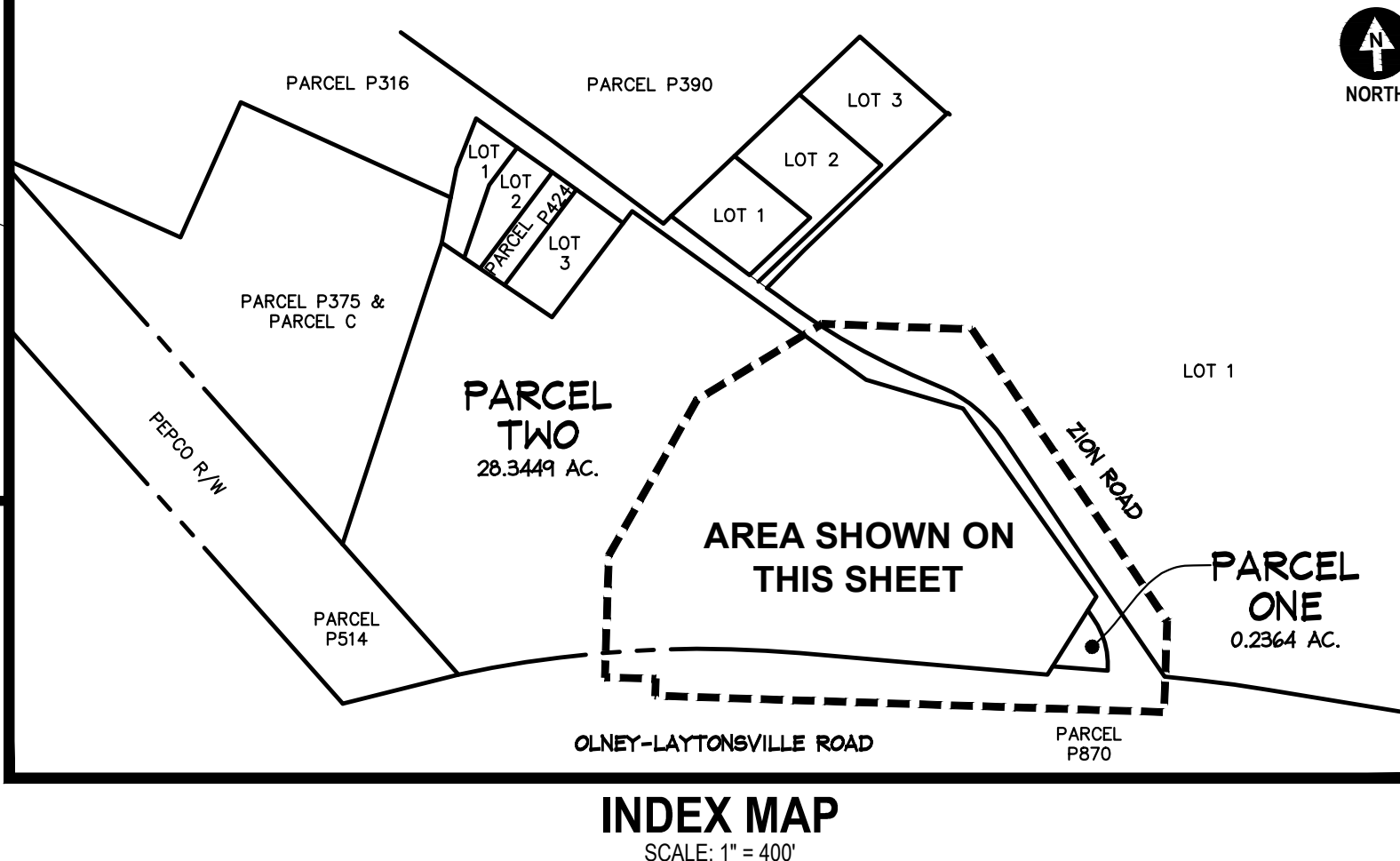
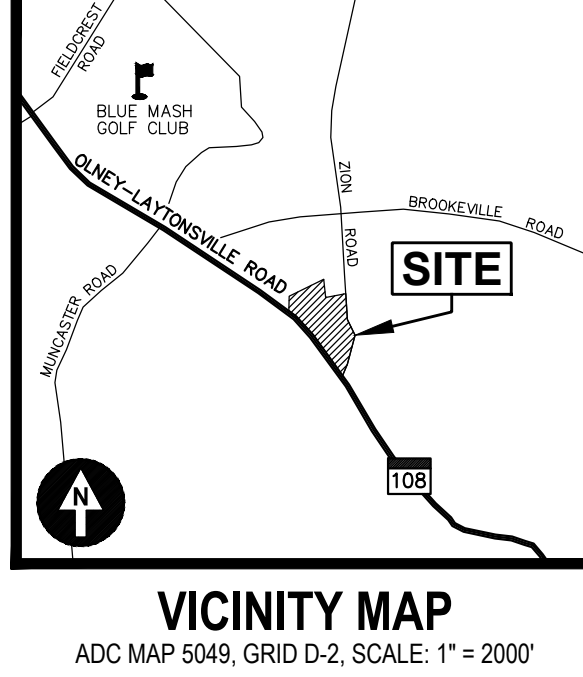
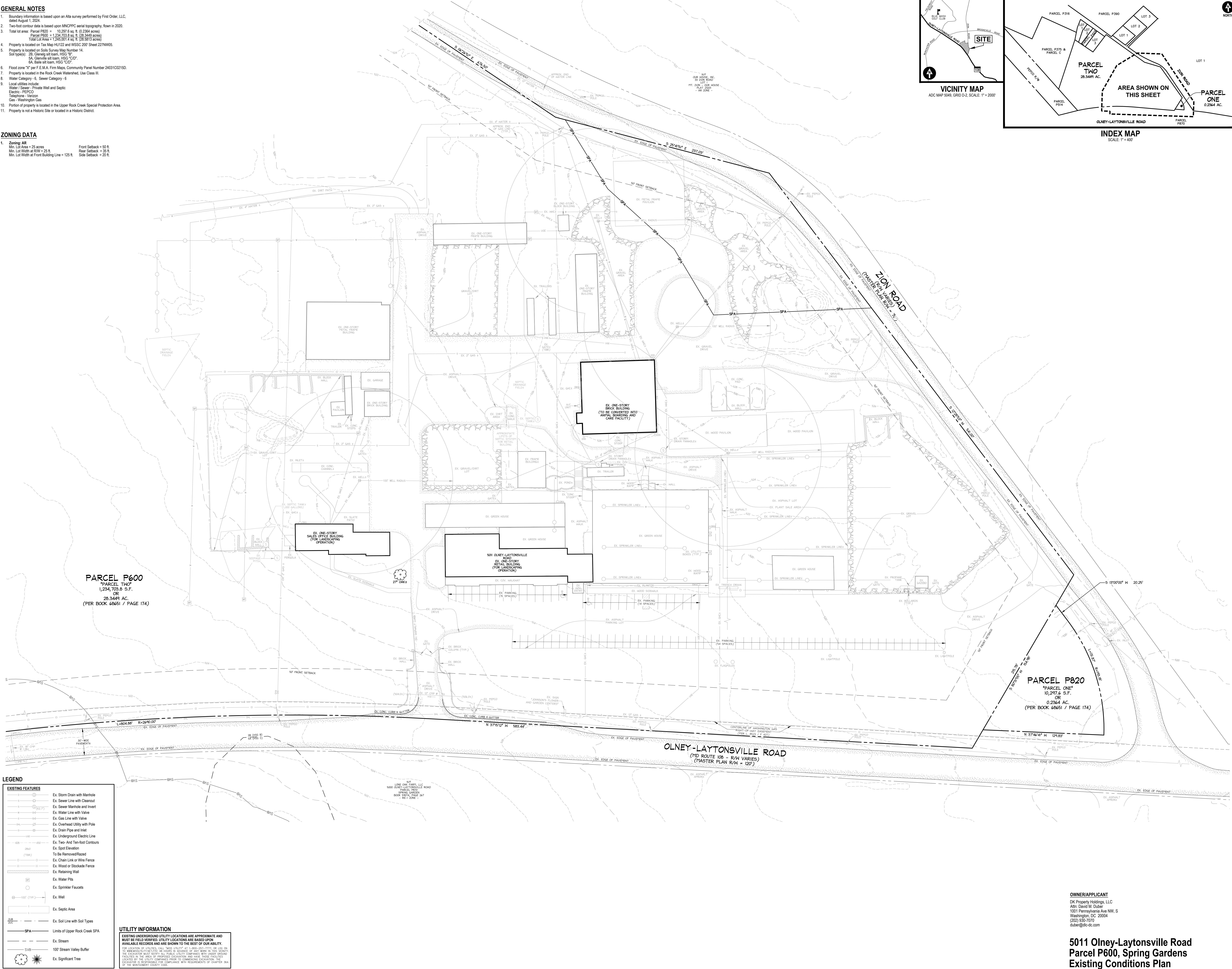


- GENERAL NOTES**
- Boundary information is based upon an Alta survey performed by First Order, LLC, dated August 1, 2024.
 - Two-foot contour data is based upon MNCPPC aerial topography, flown in 2020.
 - Total lot area: Parcel P600 = 10,297.6 sq. ft. (0.2364 acres)
Parcel P820 = 1,234,703.8 sq. ft. (28.3449 acres)
Total Lot Area = 1,245,001.4 sq. ft. (28.5813 acres)
 - Property is located on Tan Map H-1122 and WSSC 200' sheet Z27NW05.
 - Property is located on Soils Survey Map Number 14.
Soil type(s): 28, Glenelig silt loam, HSG 1P
6A, Glenelig silt loam, HSG 1C1D
6A, Barle silt loam, HSG 1C1D
 - Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24631C0215D.
 - Property is located in the Rock Creek Watershed, Use Class III.
 - Water Category - 6, Sewer Category - 6
 - Local utilities include:
Water / Sewer - Private Well and Septic
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
 - Portion of property is located in the Upper Rock Creek Special Protection Area.
 - Property is not a historic site or located in a Historic District.

ZONING DATA

- Zoning: AR
Min. Lot Area = 25 acres
Min. Lot Width at R/W = 25 ft.
Min. Lot Width of Front Building Line = 125 ft.
Front Setback = 50 ft.
Rear Setback = 35 ft.
Side Setback = 20 ft.



CAS JOB NO.: 24-830
DATE: 09/2025

DATE	REVISION
07/2025	DML: Existing Conditions Plan Draft to Client
09/26/25	DML: Conditional Use permit application for retail use review by M&D/MSDC

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

JAMES M. CARHART, P.E.
09/26/25

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. 51012, expiration date 06/07/2027, and that this plan meets MDPS criteria for building and sediment control permit applications.

Parcels P600 & P820, Spring Gardens
Book 68651 at Page 174, Recorded 12/02/2024
Olney (8th) Election District, Montgomery County, MD

5011 Olney-Laytonsville Road
Olney, Maryland 20832

LEGEND

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 Inlet
- Ex. Underground Electric Line
- Ex. Two-And-Ten-foot Contours
- Ex. Spot Elevation
- To Be Removed/Blazed
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Retaining Wall
- Ex. Water Pits
- Ex. Sprinkler Faucets
- Ex. Well
- Ex. Septic Area
- Ex. Sol Line with Soil Types
- SPA
- Limits of Upper Rock Creek SPA
- Ex. Stream
- 100' Stream Valley Buffer
- Ex. Significant Tree

UTILITY INFORMATION

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 "800-UTILITY" AT 1-800-253-7777 OR LOG ON TO www.800utility.com. WE REQUEST IF ANY WORK IS DONE NEARBY, THE LOCATION MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH THEIR OWNERS 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.

OWNER/APPLICANT
DK Property Holdings, LLC
Attn: David M. Duber
1001 Pennsylvania Ave NW, S
Washington, DC 20004
(202) 556-7070
duber@dlc-dc.com

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

CAS ENGINEERING

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Washington, DC 20007
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www.cas-dc.com

SHEET TITLE:
Existing Conditions Plan

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