

1. Boundary information is based upon an Atlas survey performed by First Order, LLC dated August 7, 2024.

2. Total lot/acre data is based upon an MGNPP aerial photograph, flown on 2/20/2020.

3. Total lot/acre: 180.00 ± 0.37 ac. (1,236 acres)

Parcel P001 = 1,234.703 sq. ft. (28.346 acres)

Total Lot Area = 1,245,014 sq. ft. (28.581 acres)

4. Property is located on Tax Map HD-2023 and WSSCC 2023 Sheet ZN27W06.

5. Property is located on Site: Sunny Lake Number 14.

Soil types: 28. Glemville silty loam, HSG "B";

SA Glemville silty loam, HSG "C/D";

SA silty loam, HSG "C/D";

6. Flood zone "X" per FEMA, Fish Markets, Community Panel Number 240310C2125.

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

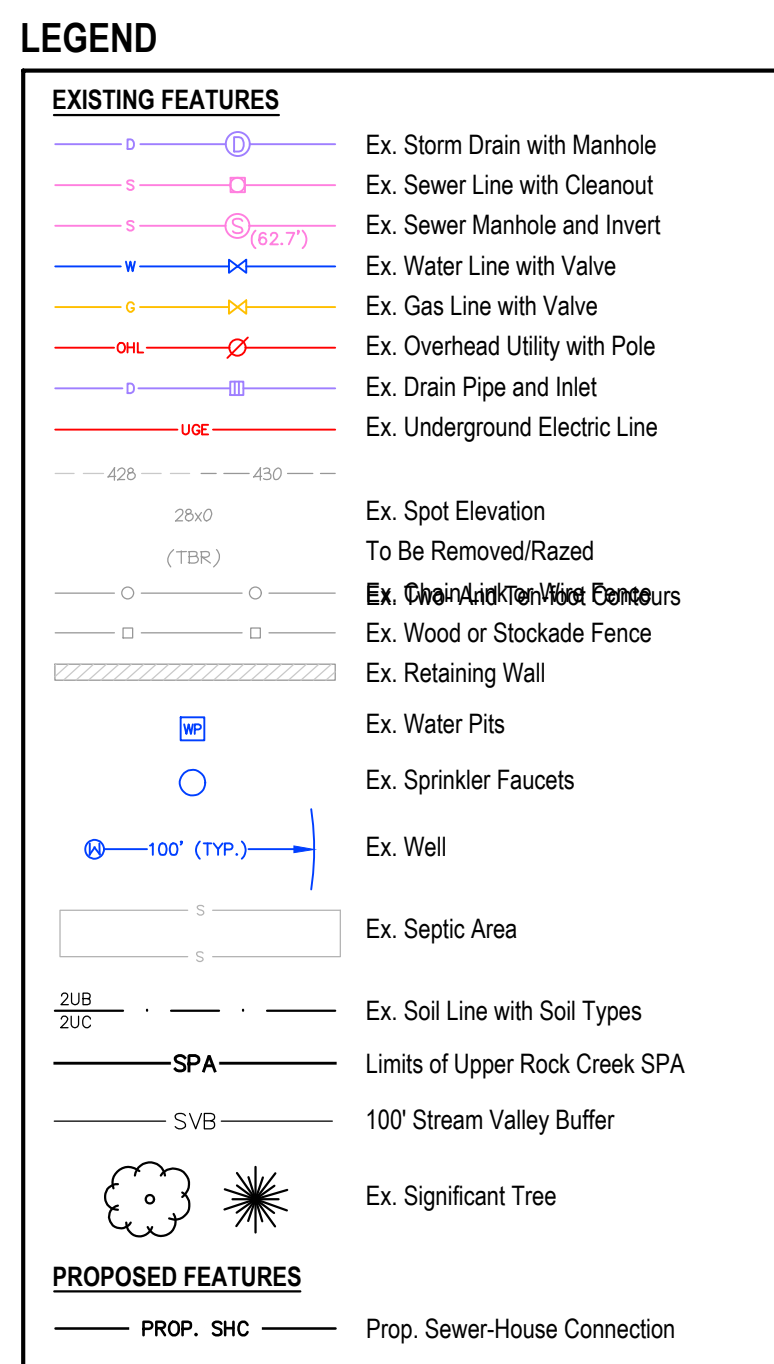
Electric - PEPCO

Telephone - Verizon

Gas - Washington Gas

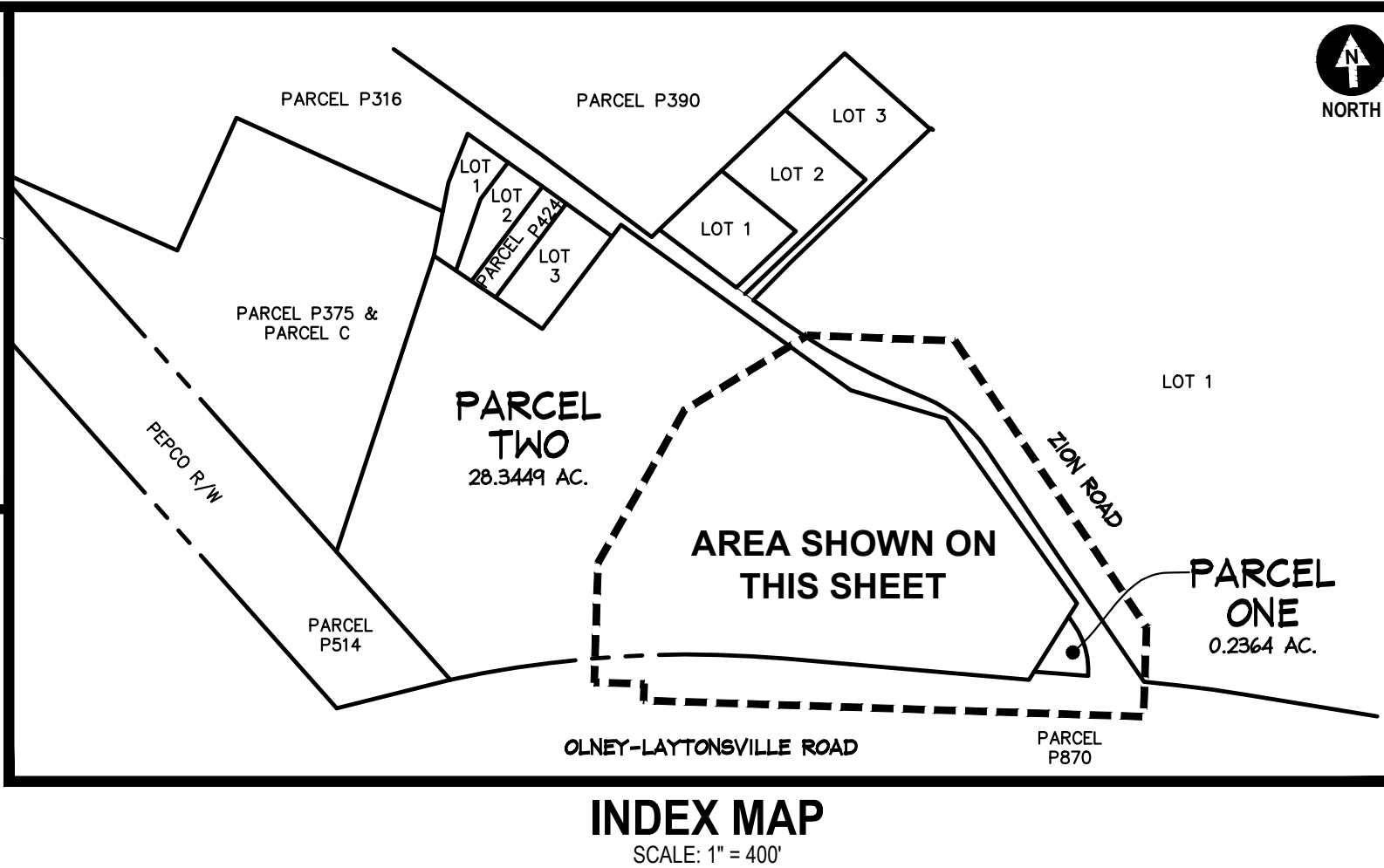
10. Portion of property is located in the Upper Rock Special Protection Area.

11. Property is not a Historic Site located in a Historic District.



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 INFORMATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/UTC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC 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.



CAS JOB NO.: 24-830
DATE: 09/05/25

DATE	REVISION
01/25/25	DML: Existing Conditions Plan Draft to Client
09/05/25	DML: Conditional Use plan set submitted for plan final review by M&D/MPC.


Jared M. Carhart, P.E.
09/05/2025

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. 50102, expiration date 06/07/2027, and that this plan meets MDGPS 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**



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SHEET TITLE:

Utility Plan

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

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