

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 = 1,234,703.8 sq. ft. (0.2844 acres)
Parcel P820 = 1,234,703.8 sq. ft. (0.2844 acres)
Total Lot Area = 1,234,703.8 sq. ft. (0.2844 acres)
- Property is located on Tax Map M1122 and WSSC 2007 Sheet 277NW05.
- Property is located on Sols Survey Map Number 14.
Soil type(s):
2B, Glenale silt loam, HSG "C"
5A, Glenale silt loam, HSG "C"
6A, Beale silt loam, HSG "C"
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0215D.
- 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 at Front Building Line = 125 ft.
Front Setback = 50 ft.
Rear Setback = 35 ft.
Side Setback = 20 ft.
- Building Height (max)**
Principal Building = 50 ft.
Proposed = Existing one-story, less than 50 ft.
- Verify (Non-silt) lot coverage in accordance with the Zoning Ordinance.**
Coverage is the area of lot or site occupied by a building, including an accessory building, structured parking, or other rooftop structure such as a porch, patio, deck, or steps.
Coverage does not include paved areas such as a driveway, a pedestrian walkway, a day window measuring 10 feet in width or less and 3 feet in depth or less, an uncovered porch or patio, deck, a swimming pool, or roof overhang.
Allowable Lot Coverage: 10% of total lot area.
Parcel P600 = 1,234,703.8 sq. ft. (Per Deed)
1,234,703.8 x 0.10 = 123,470.38
Allowable area to be covered by buildings (including acc. buildings) = 123,470.38 sq. ft.
Total area covered by buildings = 68,210 sq. ft.

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/Road
- 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. Soil Line with Soil Types
- SPA
- Ex. Stream
- SVB
- 100' Stream Valley Buffer
- Ex. Significant Tree

PROPOSED FEATURES

- Limit of Disturbance (L.O.D.)
- Prop. Surface Flow Direction
- Prop. Silt Fence
- Prop. Sewer-House Connection
- Prop. Non-Rooftop Disconnect

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.

NEW LOCATIONS OF UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE. NEW UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE. NEW UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE. NEW UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE.

THE LOCATION OF UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE. THE LOCATION OF UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE. THE LOCATION OF UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE. THE LOCATION OF UTILITIES SHALL BE SHOWN AT 4" = 1' SCALE.

LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATION IS RESPONSIBLE FOR COMPLYING WITH REQUIREMENTS IN CHAPTER 31A OF THE MONTGOMERY COUNTY CODE.

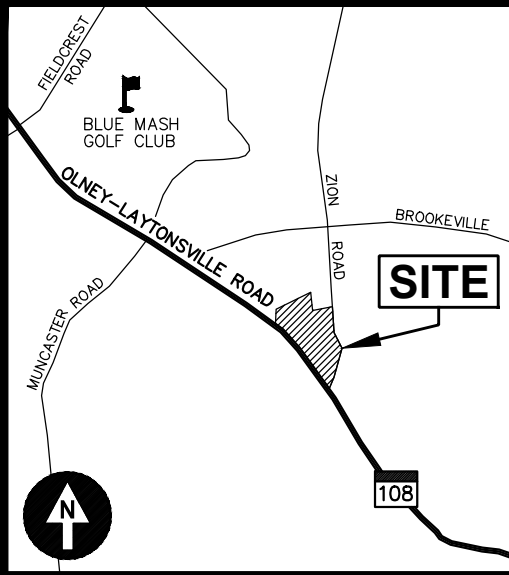
PARKING TABULATION

TABLE 4.2.4B - VEHICLE PARKING SPACES

USE OR USE GROUP	NUMBER OF EMPLOYEES	METRIC	BASILENE MIN.	BASILENE MAX.	MIN. REQUIRED	MAXIMUM SPACES ALLOWED	
COMMERCIAL - ANIMAL SERVICES	10	EMPLOYEE	1.00 / EMPLOYEE PLUS 3	3.00 / EMPLOYEE	10	33	PROPOSED
ANIMAL BOARDING AND CARE							
TOTAL					10	33	15 ⁺

SEQUENCE OF CONSTRUCTION

- Prior to clearing trees, installing sediment control measures, or grading, a pre-construction meeting must be conducted on site with the Montgomery County Department of Permitting Services (MCDPS) Sediment Control Inspector (240) 777-0311 (48 hours notice) and the MNCPPC Planning Department, Plans Enforcement Inspector (301) 455-4555 (48 hours notice), the Owner, representative, and the Site Engineer. In order for the meeting to occur, the applicant must provide the MCDPS Sediment Control Inspector with one approved copy of the approved Sediment Control Plan and one approved copy of the Right-of-Way and Roadside Tree Plan when one is required at the pre-construction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.
- The limits of disturbance must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
- The permittee must obtain written approval from the MCDPS Inspector, certifying that the limits of disturbance and tree protection measures are correctly marked and installed prior to commencing any clearing.
- Clear and grade for installation of sediment control devices.
- Install sediment control devices (Silt Fence, etc.)
- Once the sediment control devices are installed, the permittee must obtain written approval from the MCDPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
- Staging, access, and stockpiling activities may not occur in the public right-of-way or beyond the approved limits of disturbance (L.O.D.) defined by this plan.
- The Stabilized Construction Entrance (SCE) is an erosion and sediment control practice and must remain in place until written permission is granted from the Inspector for its removal.
- Provide signed record set of plans to the sediment control inspector.
- Obtain written approval from MCDPS inspector, prior to the removal of any sediment control device.



VICINITY MAP
ADC MAP 5349, GRID D-2, SCALE: 1" = 200'

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

DATE: 09/2025
REVISION: 01/2025

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD

09/26/25 DMI - Conditional Use plan for parcels P600 & P820, Spring Gardens, Montgomery County, MD