



CONSULTANTS



"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. 31196, EXPIRATION DATE 1/16/2025."

**ENGINEER'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TAKEN FROM MASER CONSULTING (BOUNDARY SURVEY DATED 07/01/2014), MNCPPC (GIS DATA DOWNLOAD ON 05/01/2020), AND AVAILABLE PLANS AND RECORDS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AARON SMITH  
 NAME: AARON SMITH  
 SIGNATURE: *Aaron B. Smith*  
 31196  
 MARYLAND REGISTRATION NUMBER: 31196  
 DATE: 08/17/2023  
 (P.E. R.L.S. OR R.L.A. (CIRCLE))

**EXISTING CONDITIONS LEGEND**

SIGN		AIR CONDITIONER	AC
STREET SIGN		BOTTOM OF CURB	BC
UTILITY POLE		BOTTOM OF STRUCTURE	BOT
LIGHT POLE		BOTTOM OF WALL	BW
HANDRAIL		CABLE/TV BOX	CA TV
CHAIN LINK FENCE		DEPRESSED	DEP.
OVERHEAD WIRES		DIAMETER	DIA
WALL W/ FENCE		EDGE OF PAVEMENT	E.O.P.
CONCRETE PAD		ELECTRIC	ELEC.
TREE		FILL OF WATER	F.O.W.
PARKING SPACE COUNT		FILLED WITH DEBRIS	F.W.D.
VAULT		GRASS AREA	GRASS
CONTOUR		INVERT	INV
SPOT ELEVATION		MISCELLANEOUS	MISC
STORM PIPE		RIGHT OF WAY	R.O.W.
CABLE BOX		TOP OF CURB	TC
ELECTRIC MANHOLE		TOP OF BELL ON PIPE	TOB
WATER VALVE		TOP OF DEBRIS	TOD
TELE. BOX		TERRA COTTA PIPE	T.C.
FIRE HYDRANT		TOP OF WALL	TW
MAIL BOX		TYPICAL	(TYP.)
[PARCEL 1] TITLE REPORT PARCEL NO.		UTILITY POLE	UP
		WATER VALVE	WV
		CONCRETE	CONC
		BUILDING RESTRICTION LINE	B.R.L.
		PUBLIC UTILITIES EASEMENT	P.U.E.
		PUBLIC IMPROVEMENT EASEMENT	P.I.E.
		WATER & SEWER EASEMENT	W&SE
		STORM DRAIN EASEMENT	S.D.E.

AREA OF APPLICATION

**SANDY SPRING MISSING MIDDLE PILOT PROJECT**  
 17901 SKYMEADOW WAY  
 SANDY SPRING, MD 20860

**OWNER**  
 HOUSING OPPORTUNITIES COMMISSION  
 10400 DETRICK AVENUE  
 KENSINGTON, MD 20895  
 CONTACT: JAY SHEPHERD, (240) 627-9437

MARK	DATE	DESCRIPTION
PROJECT NO:	20-0166.002	
SCALE:	AS SHOWN	
DESIGNED BY:	ABS	
DRAWN BY:	ASC	
CHECKED BY:	ABS	
SHEET TITLE		

**EXISTING CONDITIONS PLAN**