



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 07-Jan-25
TO: Douglas Tilley - tilld@oclinc.com
O'Connell & Lawrence
FROM: Marie LaBaw
RE: Regency Estates Lot 1 - Block D - Section 2
8400 Post oak Road

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **13-Dec-24**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** New building meets 200ft to every point on the interior; see plan notes *****

Exhibit 28
OZAH Case No: CU 24-18

- GENERAL NOTES
1. PROPERTY DATA
LEGAL REFERENCE: LOT I, BLOCK D - REGENCY ESTATES - PLAT #8405
LOT AREA: 13,483 SQ. FT. OR 0.310 ACRES (RECORD)
TAX MAP GRID GQ 12 - TAX ACCT: 04-00104621
ZONING: R-90
WATERSHED: CABIN JOHN CREEK
WSSC 200 SHEET: 215NW08
EX. WATER AND SEWER CATEGORIES: PUBLIC WATER (W-I) & SEWER (S-I)
ADC MAP PAGE 57 GRID E8 (2012 EDITION)
2. EXISTING SITE DATA
PROPERTY LINES SHOWN HEREON ARE SHOWN FOR INFORMATION ONLY AND ARE APPROXIMATE. O'C&L HAS NOT PERFORMED A BOUNDARY SURVEY ON THIS PROPERTY.
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
EXISTING FEATURES SHOWN HEREON PER FIELD SURVEY COMPLETED BY O'CONNELL & LAWRENCE, INC. IN SEPTEMBER 2022 AND SUPPLEMENTED IN DECEMBER 2022.
THE SITE IS FOUND TO BE IN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF THE NATIONAL FLOOD INSURANCE PROGRAM, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #24031C0180D WITH EFFECTIVE DATE 9-29-2006.
EXISTING SITE USE: RESIDENTIAL
EXISTING SITE COVERAGE: RESIDENTIAL STRUCTURES, CONCRETE DRIVE/WALL, RIP-RAP PARKING AREAS & ADD'L RESIDENTIAL SITE FEATURES

3. UTILITIES DATA
UTILITIES LOCATIONS SHOWN HEREON ARE AVAILABLE PLANS AND FIELD OBSERVATIONS WHERE SURFACE INDICATIONS EXIST. DIGGING OF TEST PITS AT ALL FUTURE UTILITY CROSSINGS IS RECOMMENDED. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

4. THIS PLAN IS TO SHOW PROPOSED FIRE ACCESS TO AN EXISTING 633 SQUARE FOOT DETACHED TWO STORY FRAME ACCESSORY STRUCTURE TO BE USED AS AN MMA STUDIO. THIS PLAN IS FILED IN CONJUNCTION WITH A CONDITIONAL USE APPLICATION FOR A HOME OCCUPATION WITH A MAJOR IMPACT. THE STUDIO IS NOT SPRINKLERED. ON-STREET AND OFF STREET PARKING PROPOSED AS PART OF THIS CONDITIONAL USE APPLICATION THAT IS ANTICIPATED TO IMPACT EMERGENCY SERVICES SERVICES APPARATUS MOTIONS IS SHOWN HEREON.

5. POSTOAK ROAD IS A 2 LANE ROAD DIVIDED WITH DOUBLE YELLOW LINES AND SIGNED AS 25 MPH.

6. THE LOCATION OF THE NEAREST EX. FIRE HYDRANT IS SHOWN HEREON.

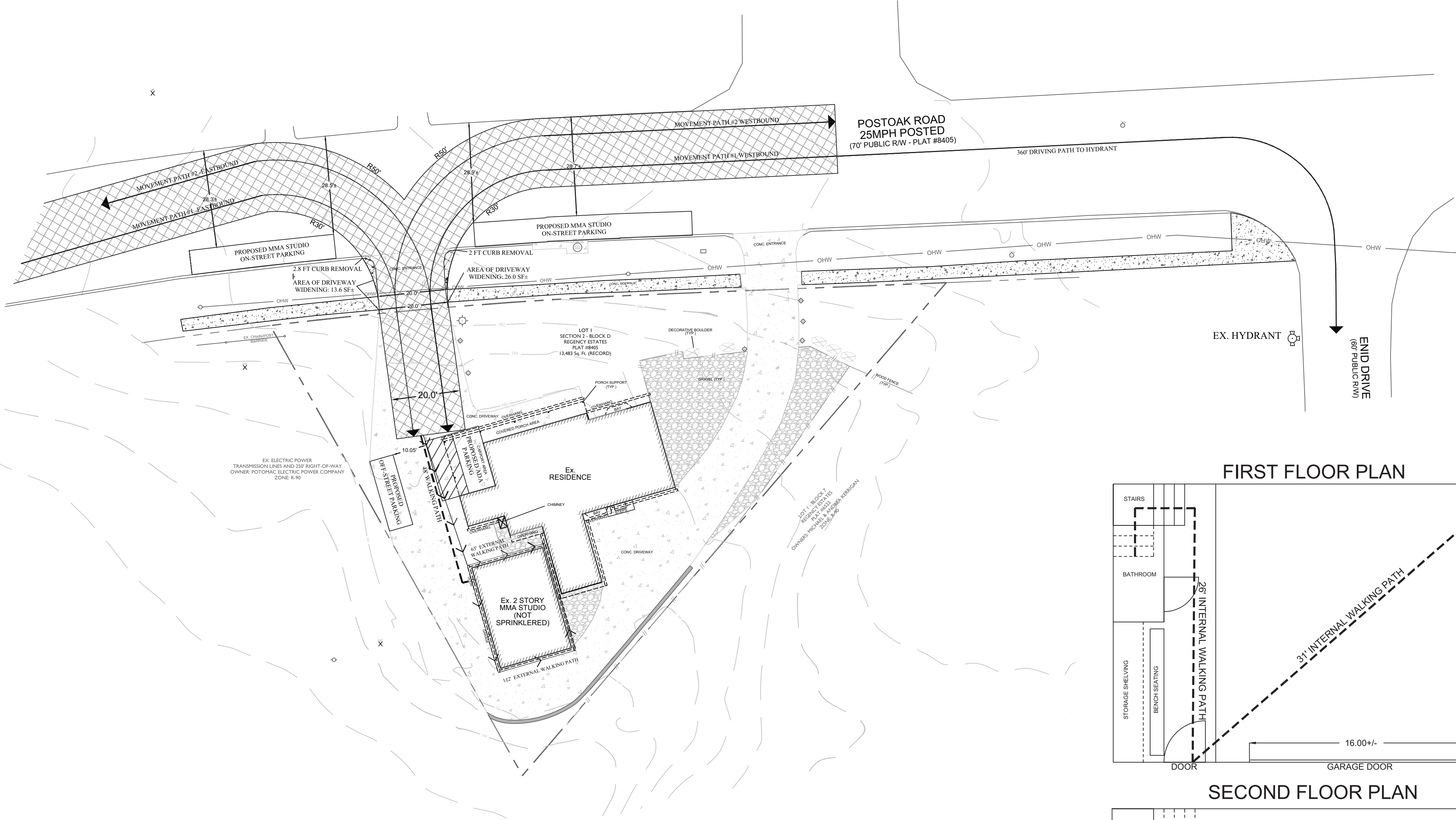
7. THERE ARE NO LOCKED GATES OR FENCES THAT PROHIBIT EMERGENCY SERVICE PERSONNEL ACCESS TO THE MAIN SIDE HINGE DOOR FOR THE STUDIO. SEE EXTERNAL AND INTERNAL WALKING PATH FOR COMPLETE LENGTH OF TRAVEL FROM ACCESS ROUTE TO THE STUDIO.

8. THE CLOSEST FIRE STATION TO THE SITE IS ROCKVILLE FIRE STATION 33, LOCATED AT 11430 FALLS ROAD, POTOMAC, MD 20854. EMERGENCY SERVICE VEHICLES ARE EXPECTED TO REACH THE SITE TRAVELING EAST ON POSTOAK ROAD. EMERGENCY SERVICE VEHICLES SHALL ENTER THE SIDE ALONG MOVEMENT PATH #1 EASTBOUND ENTRY, AS SHOWN HEREON. VEHICLES ARE EXPECTED TO BACK OUT OF THE SITE ALONG MOVEMENT PATH #2 EASTBOUND ENTRY, AS SHOWN HEREON, AND LEAVE TRAVELING EAST ON POSTOAK ROAD. IF WARRANTED, EMERGENCY SERVICE VEHICLES CAN ALSO ENTER THE SITE TRAVELING WESTBOUND ALONG POSTOAK ROAD VIA MOVEMENT PATH #1 WESTBOUND ENTRY AND WILL BACK OUT OF THE SITE VIA MOVEMENT PATH #2 WESTBOUND ENTRY. SEE ASSOCIATED MOVEMENT PATHS, WITH ACCESS PATH SHOWN THUSLY:

9. THE EXISTING SITE ENTRANCE AS SHOWN HEREON IS S LESS THAN 20' IN WIDTH. THE EXISTING ENTRANCE SHALL BE WIDENED IN THE LOCATION SHOWN HEREON TO ALLOW FOR SUITABLE FIRE ACCESS.

10. THE MAXIMUM WALKING PATH FROM THE FIRE ACCESS PATH TO THE FURTHEST REACH WITHIN THE MMA STUDIO IS:
79' FIRST FLOOR
106' SECOND FLOOR

11. THE EXISTING DETACHED RESIDENCE IS NOT A PART OF THIS ACCESS PLAN AND IS NOT A PART OF THE CONDITIONAL USE APPLICATION.

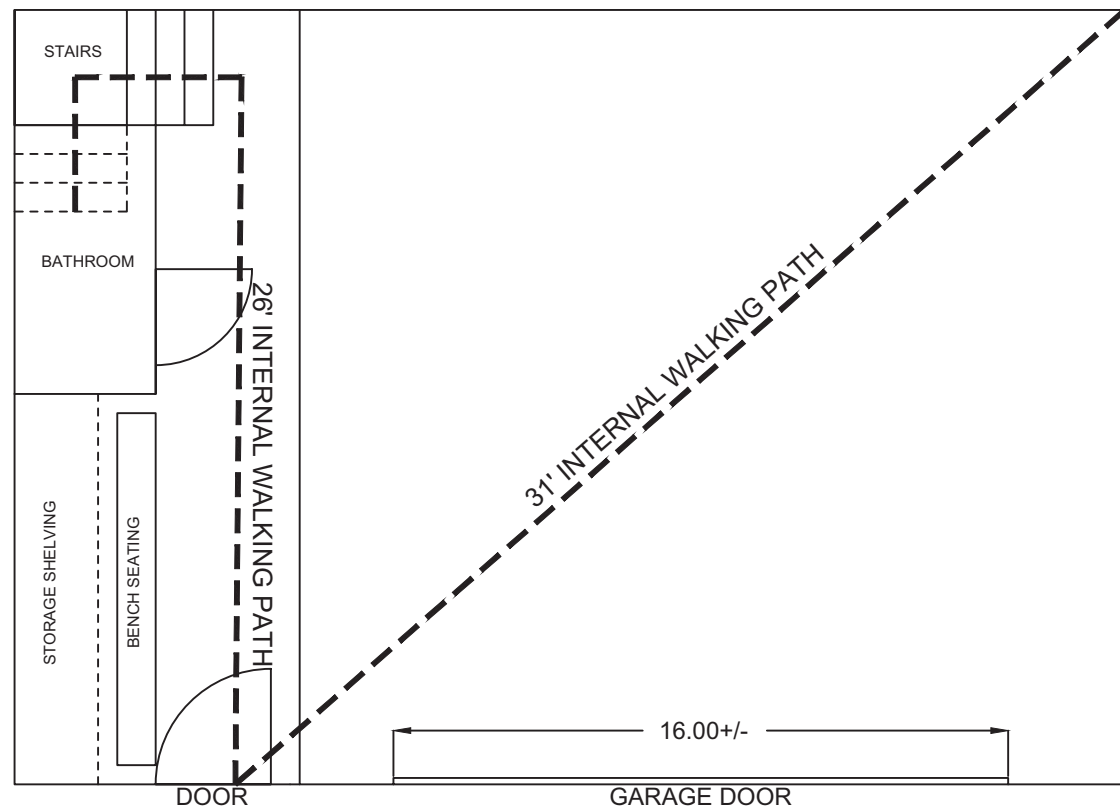


FIRE DEPARTMENT APPARATUS ACCESS PLAN
SCALE 1"=20'

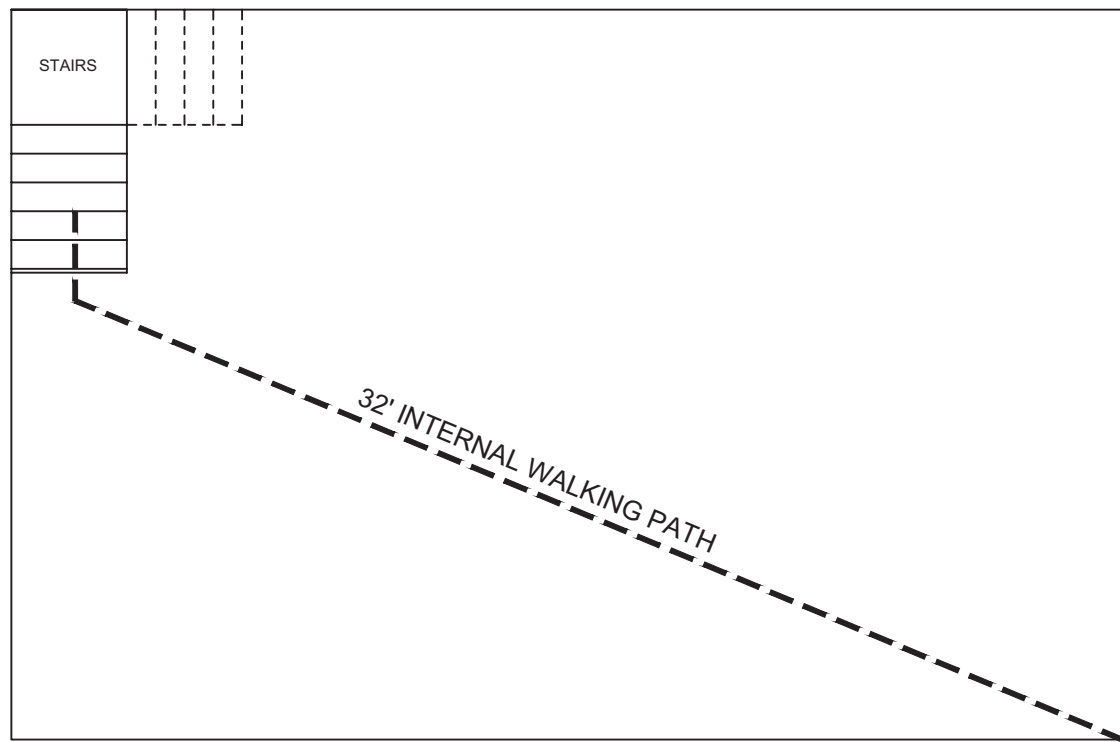
0 20 40 60

- LEGEND
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING
- EX. CONCRETE
EX. GRAVEL
EX. HYDRANT
PROP. CONCRETE
- EX. MINOR CONTOUR
EX. MAJOR CONTOUR
EXTERNAL WALKING PATH
PROPERTY LINE
- PROP. WALKING PATH
EX. WOOD FENCE

FIRST FLOOR PLAN



SECOND FLOOR PLAN

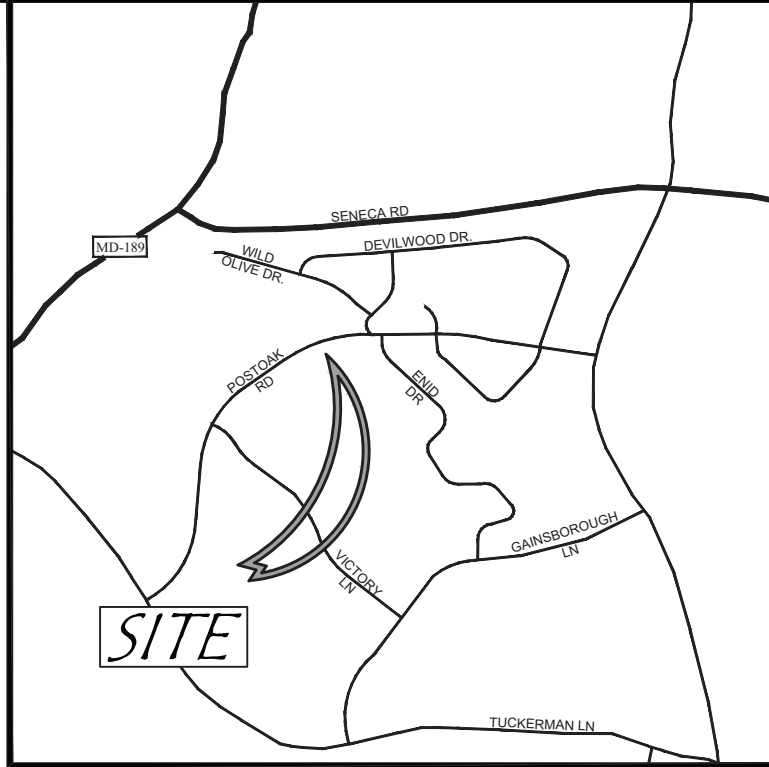


FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: *S.M.C.* FM: DPS DATE: 1/7/2025



VICINITY MAP
SCALE: 1"=2000'

OWNERS:
MR. TODD MARGOLIS AND MS. SOCORRO REYES
8400 POSTOAK ROAD
POTOMAC, MD 20854
CONTACT: TODD MARGOLIS
PHONE: (301) 367-8500

APPLICANT:
POTOMAC MMA
8400 POSTOAK ROAD
POTOMAC, MD 20854
CONTACT: TODD MARGOLIS
PHONE: (301) 367-8500

ENGINEER/SURVEYOR:
O'CONNELL & LAWRENCE, INC.
17904 GEORGIA AVENUE, SUITE 302
OLNEY, MARYLAND 20832
CONTACT: DOUG TILLEY, P.E., R.P.L.S.
PHONE: (301) 924-4570

Construction Consultants,
Engineers, Surveyors
17904 Georgia Avenue, Suite 302
Olney, Maryland 20832
Tel: (301) 924-4570
Fax: (301) 924-5872

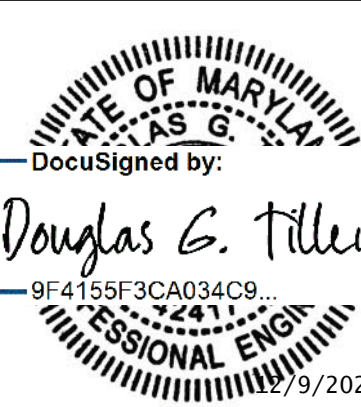
O'C&L
O'CONNELL & LAWRENCE, INC.

LOT I - BLOCK D - SECTION 2
REGENCY ESTATES
PLAT #8405
POTOMAC - GQ12
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

FIRE DEPARTMENT
APPARATUS ACCESS PLAN

ITEM	REVISION	DATE	BY
1	PER COMMENTS RECEIVED	12/9/24	BY: DGT
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PROFESSIONAL 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. 94155F3CA034C9, EXPIRATION DATE: JUNE 6, 2026.
DocuSigned by:
Douglas G. Tilley
94155F3CA034C9...
DOUGLAS G. TILLEY
DATE: 12/9/2024
42417
PRINTED NAME
REGISTRATION NUMBER



DESIGN BY: NM
DRAWN BY: NM
CHECKED BY: DGT
DATE: 7/18/2024
SCALE: AS NOTED
PROJECT/FILE NO.: 022-033
SHEET NO.: 1 of 1