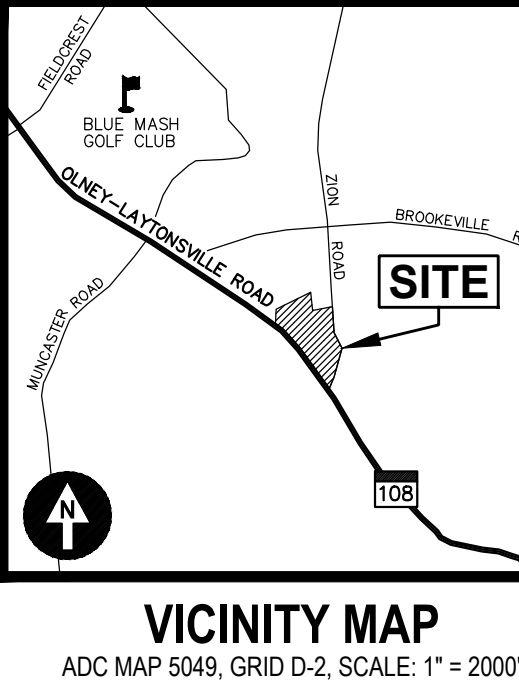
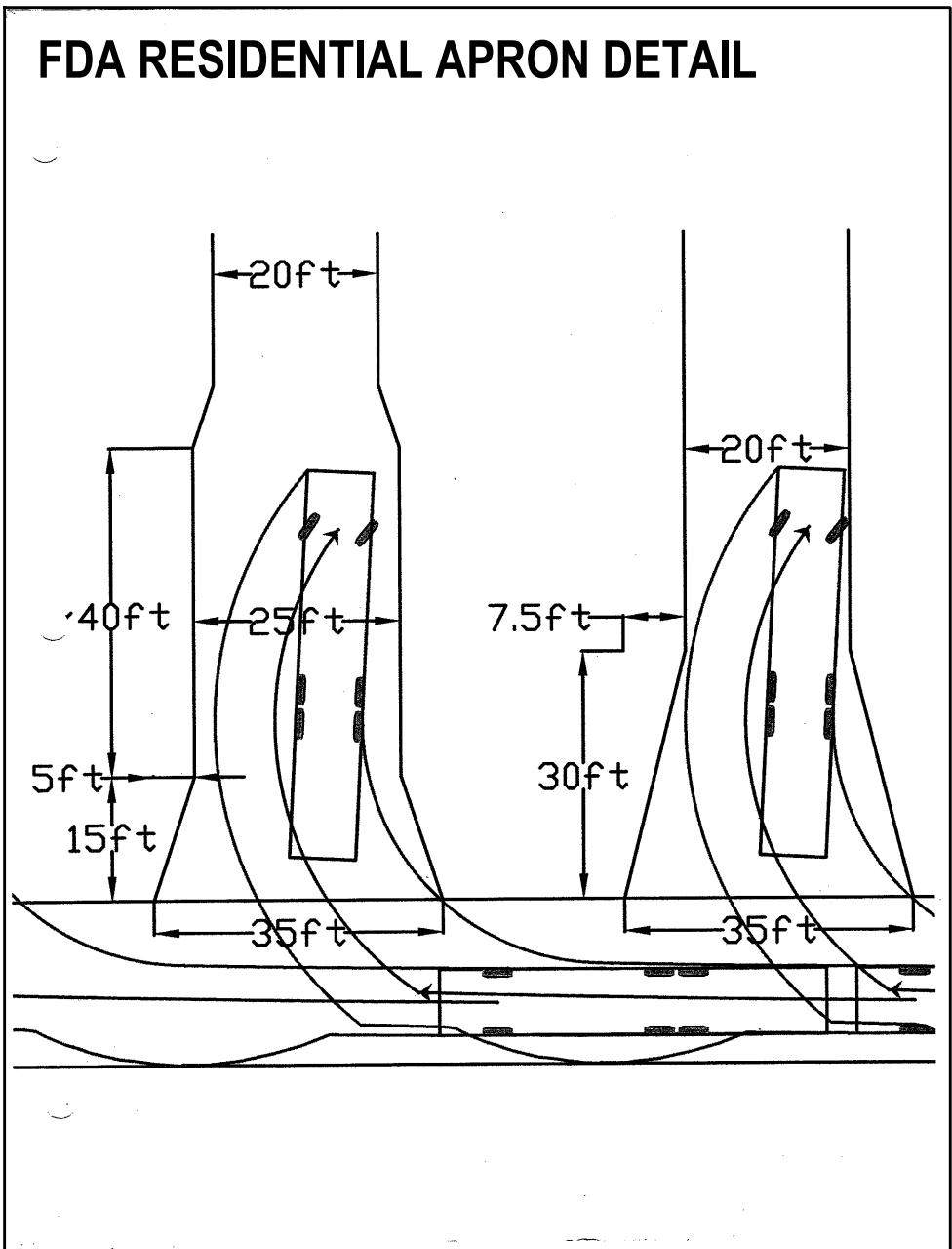




1. Boundary information is based upon an ALTA survey performed by First Order, LLC dated August 7, 2024.
2. Total wet-weather discharge is based upon MNPCSP aerial photography, flow-in to 2020.
3. Total lot area: Parcel P600 = 10,287 sq. ft. (0.2364 acres)
Parcel P601 = 1,234.703 sq. ft. (0.2834 acres)
Parcel P602 = 1,234.703 sq. ft. (0.2834 acres)
Total Lot Area = 12,456.401 sq. ft. (0.28513 acres)
4. Property is located on Tax Map 142.02 and WSSC 202 Section 22N70W.
5. Property is located on Soil: Sunnyvale Number 14.
Topo(hm) = 28.0. Glemville soil type: HSG "B".
SA: Glemville soil type: HSG "C/D".
SA: silt loam. HSG "C/D".
6. Flood zone "X" per FEMA, Flood Maps, Community Panel Number 240310C20150.
7. Property is located in the Upper Rock Creek Watershed, Use Class III.
8. Water Category - 6, Sewer Category - 6
9. Local utilities include:
Water - Sewer - Fire/Fire Wall and Septic
Electric - PEPCO
Telephone - Verizon
Gas - Washington Gas
10. Portion of property is located in the Upper Rock Creek Special Protection Area.
11. Property is not a Historic Site or located in a Historic District.



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

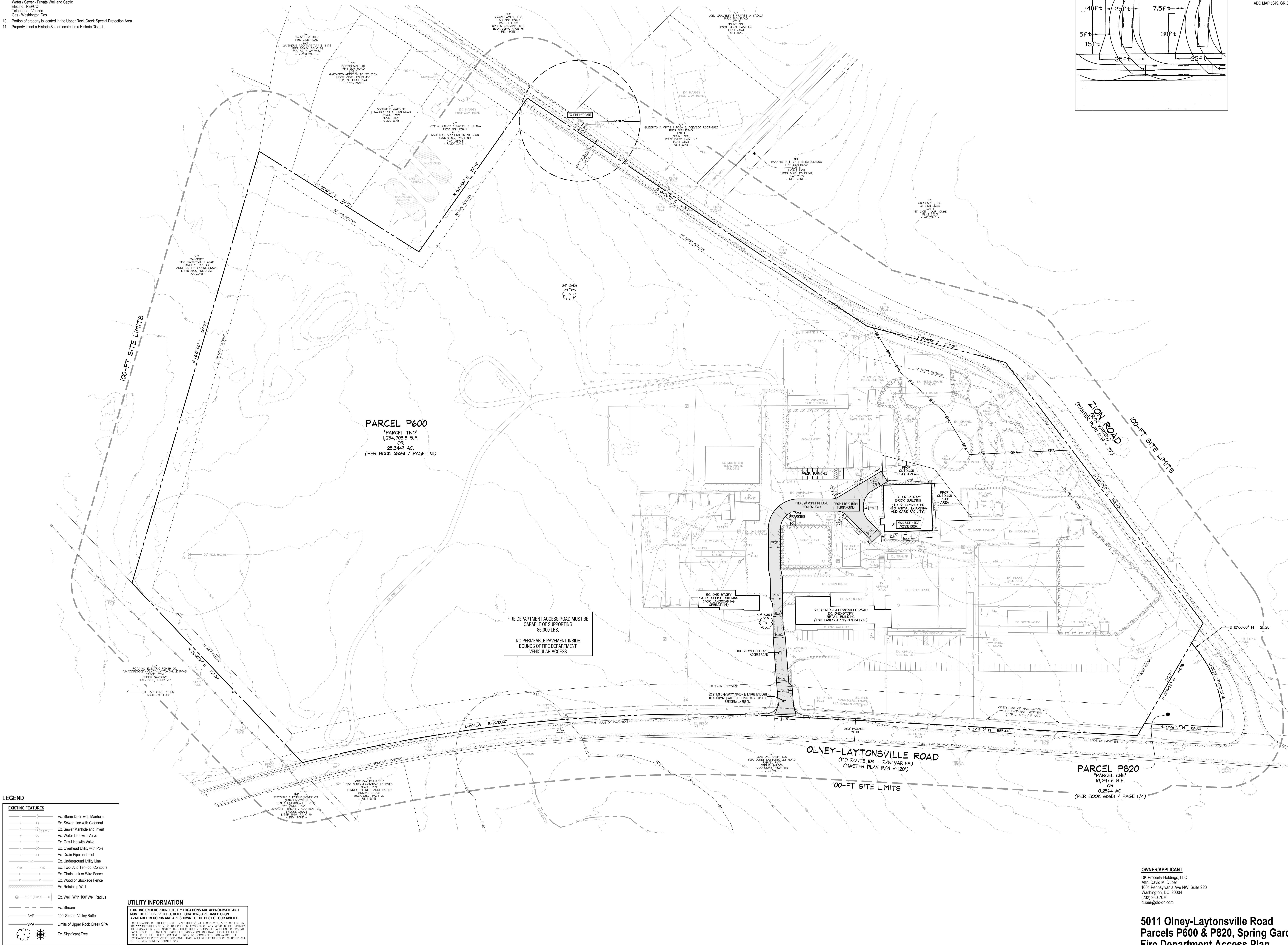
DATE	REVISION
01/25/25	DMJ - Easing Conditions Plan Draft to Client
09/20/25	DMJ - Conditional Use plan and plan submitted for initial review per MDCPSAC






JARED M. CARNHART, P.E.
09/20/2025

PROFESSIONAL ENGINEERING 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. 51932, expiration date 06/01/2027; and that this plan meets MDCPS criteria for building and sediment control permit applications.



Parcels P600 & P820, Spring Gardens
Book 68551 at Page 174, Recorded 12/02/2024
Olney (8th) Election District, Montgomery County, MD



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SHEET TITLE:
**Fire Department
Access Plan**

1 OF 1

OWNER/APPLICANT
DK Property Holdings, LLC
Attn: David M. Duber
1001 Pennsylvania Ave NW, Suite 220
Washington, DC 20004
(202) 930-7070
duber@dlc-dc.com

**5011 Olney-Laytonsville Road
Parcels P600 & P820, Spring Gardens
Fire Department Access Plan**