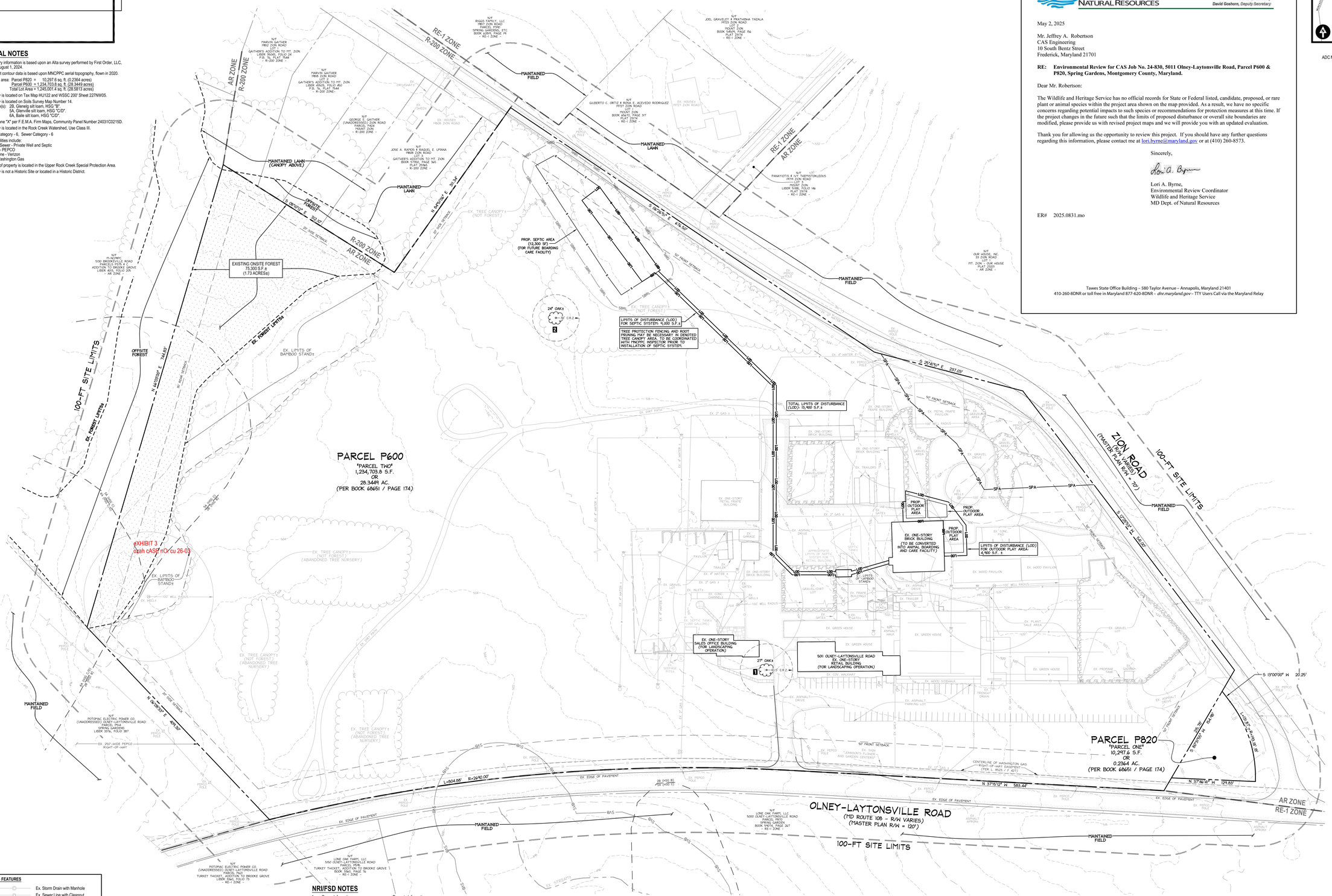
MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED - 42025173E
Mark Pfefferle
06/29/25

GENERAL NOTES

1. Boundary information is based upon an Alta survey performed by First Order, LLC, dated August 1, 2024.
2. Two-foot contour data is based upon MNCPPC aerial topography, flown in 2020.
3. Total lot area: Parcel P820 = 10,297.6 sq. ft. (0.2364 acres)
   Parcel P600 = 1,234,703.8 sq. ft. (28.3449 acres)
   Total Lot Area = 1,245,001.4 sq. ft. (28.5813 acres)
4. Property is located on Tax Map HU122 and WSSC 200' Sheet 227NW05.
5. Property is located on Soils Survey Map Number 14.
   Soil type(s): 2B, Glenelg silt loam, HSG "B".
   5A, Glenville silt loam, HSG "C/D".
   6A, Baile silt loam, HSG "C/D".
6. Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0215D.
7. Property is located in the Rock Creek 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 Creek Special Protection Area.
11. Property is not a Historic Site or located in a Historic District.



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 Utility Line
- Ex. Two- And Ten-foot Contours
- Ex. Chain Link or Wire Fence
- Ex. Wood or Stockade Fence
- Ex. Retaining Wall
- Ex. Soil Line with Soil Types
- Ex. Well, With 100' Well Radius
- Ex. Tree Line
- Ex. Forest Limits
- Ex. Bamboo Stand
- Ex. Stream
- 100' Stream Valley Buffer
- Ex. Significant Tree

PROPOSED FEATURES

- Limits of Disturbance (L.O.D.)

ENVIRONMENTAL DATA TABLE

FEATURE	ACREAGE
Area of Steep Slopes	0 ac.
Forested Floodplain Area	0 ac.
Environmental Buffer Area	0 ac.
Total Forested Area	1.73 ac.
Forested Environmental Buffer	0 ac.
100-year Flood Plain	0 ac.
Wetlands	0 ac.
Forested Wetlands	0 ac.
Average Width of Environmental Buffer	0 ft.
Linear Extent of Stream	0 ft.

SOILS TABLE

TYPE	SOIL	HYDRIC	PRIME FARMLAND	HIGHLY ERODIBLE	SERPENTINITE
2B	Glenelg silt loam 3 to 8 percent slopes	No	Yes	No	No
5A	Glenville silt loam 0 to 3 percent slopes	Yes	No	No	No
6A	Baile silt loam 0 to 3 percent slopes	Yes	No	No	No

NRI/FSD NOTES

1. Owner Information:
   DK Property Holdings, LLC
   Authorized Representative: David Duber
   1001 Pennsylvania Ave. NW, Suite 220
   Washington, DC 20004

   Property Information:
   Parcels P600 & P820, Spring Gardens
   1,234,703.80 s.f. (28.34 ac) per Deed: Book 68651 at Page 174
   Tax Account: 00703485 & 01634520
2. This site is located in the Rock Creek Watershed. Watershed use class III-P.
3. The site is not located in the Patuxent River Watershed Primary Management Area (P.M.A.).
4. The site is located in the Upper Rock Creek Special Protection Area.
5. This site does not contain any perennial or intermittent streams or their associated buffers.
6. A stream exists on the adjacent property to the southwest, the associated stream valley buffer extends onto the subject property.
7. There are no floodplains or associated buffers located onsite per F.E.M.A. Firm Maps, Community Panel Number 24031C0215D. Subject property located in Flood zone "X".
8. There are no natural steep slopes (25% or greater) or slopes between 15% -25% on highly erodible soils on site.
9. There are no wetlands or their associated buffers located onsite per onsite observation.
10. No rare, threatened, or endangered (R.T.E.) species were observed during our site analysis. A letter has been received from the Maryland Department of Natural Resources and is confirmed there are no R.T.E. species.
11. No cultural and/or historical features exist onsite based on available records, onsite observation, and the use of the MNCPPC on-line locator wizard.
12. Forest exists on site, as indicated on this plan.
13. There are no state and/or county champion trees or trees >75% of the current state and/or county champion located on this site.
14. Tree locations and species taken from previously approved Forest Conservation Exemption plan. M-NCP&PC No. 42003233E.
15. Tree diameter measurements were obtained utilizing a tree diameter tape.
16. Subject property is located in the AR zone at the time of plan preparation.
17. The location of offsite forest, treelines, improvements, and other structures beyond the subject property's platted boundary lines (extent of topographic survey) are approximate. Offsite features are shown per available MNCPPC topographic records and are provided for illustrative purposes only.

TREE INVENTORY TABLE

TREE NO.	COMMON NAME	SPECIES NAME	DBH (IN.)	COND.	CRZ % DISTURBED	NOTES
1	White Oak	Quercus Alba	27	Good	0%	SAVE
2	White Oak	Quercus Alba	24	Good	0%	SAVE

NARRATIVE STATEMENT AND EXEMPTION REQUEST

This 1,234,703.80 square foot (28.34 acres) parcel is improved with several commercial buildings, green houses, office trailers, gravel driveway, asphalt parking lot, and associated appurtenances. A forest exists on the property. No streams, flood plains, stream buffers or flood plain buffers exist on the property. The property contains a maintained field.

The subject property is bounded Mount Zion Park to the North, and by multiple residential properties containing single-family dwellings to the east, and by Lone Oak Brewery to the southwest.

The property qualifies for a forest conservation exemption pursuant to Section 22A-5(q).

(1) The application is for an existing structure and the proposed use will not result in the clearing of existing forest or trees; (as shown hereon an existing structure onsite is proposed for the use of an animal boarding and care facility)

Pursuant to the requirements outlined above, an exemption from the forest conservation law is hereby requested. A conditional use application will be filed after confirmation of Forest Conservation Exemption.

MARYLAND DEPARTMENT OF NATURAL RESOURCES

Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

May 2, 2025

Mr. Jeffrey A. Robertson
CAS Engineering
10 South Bentz Street
Frederick, Maryland 21701

RE: Environmental Review for CAS Job No. 24-830, 5011 Olney-Laytonsville Road, Parcel P600 & P820, Spring Gardens, Montgomery County, Maryland.

Dear Mr. Robertson:

The Wildlife and Heritage Service has no official records for State or Federal listed, candidate, proposed, or rare plant or animal species within the project area shown on the map provided. As a result, we have no specific concerns regarding potential impacts to such species or recommendations for protection measures at this time. If the project changes in the future such that the limits of proposed disturbance or overall site boundaries are modified, please provide us with revised project maps and we will provide you with an updated evaluation.

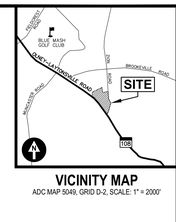
Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at lori.byrne@maryland.gov or at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2025.0831.mo

Tawes State Office Building – S80 Taylor Avenue – Annapolis, Maryland 21401
410-260-8DNR or toll free in Maryland 877-620-8DNR – *dnr.maryland.gov* – TTY Users Call via the Maryland Relay



VICINITY MAP
ADC MAP 5049, GRID D-2, SCALE: 1" = 2000'

CAS JOB NO.: 24-830
DATE: 04/2025

DATE	REVISION
01/25/25	DMJ - Existing Conditions Plan Draft to Client
04/11/25	DMJ - NRI Uploaded to ePlans for Intake Review by M-NCP&PC
04/29/25	DMJ - NRI Uploaded for Initial Plan Review by M-NCP&PC.
06/06/25	DMJ - NRI Uploaded for Second Review by M-NCP&PC.
06/23/25	DMJ - NRI Uploaded for Final Approval by M-NCP&PC

QUALIFIED PROFESSIONAL CERTIFICATION: I hereby certify that these documents were pre-pared in accordance with Maryland state and Montgomery County Forest Conservation Laws, and MNCPPC Guidelines. (DNR / COMAR 08.19.06.01)

JEFFREY A. ROBERTSON
04/14/2025

DISCLAIMER: Trees are living things whose livability and structural integrity are subject to a wide array of natural factors and impacts. Among those impacts are genetics, climate, weather, water regimen, soils, insects, and disease. As such, trees are subject to changes in health or condition very slowly over time or very abruptly. I do not take liability for these actions or other factors upon the health or structure of the trees involved in this document. This plan should not be interpreted as a tree hazard evaluation as internal, structural, or aerial inspections were not performed on or upon these trees. Conditions and weaknesses may exist out of sight from the human eye.

Parcels P600 & P820, Spring Gardens
Book 68651 at Page 174, Recorded 12/02/2024
Olney (8th) Election District, Montgomery County, MD

5011 Olney-Laytonsville Road
Olney, Maryland 20832

A COPY OF THE APPROVED PLAN MUST BE MAINTAINED AT THE SITE THROUGHOUT THE DURATION OF THE PROJECT.

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
Simplified Natural Resources Inventory and Forest Conservation Exemption Plan
M-NCP&PC No.: 42025173E

CAS ENGINEERING

CAS ENGINEERING-MD
10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 Phone
info@casengineering.com
www.casengineering.com

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
www.cas-dc.com

0 25 50 75 100
SCALE: 1 INCH = 50 FEET

SHEET TITLE:
Simplified NRI and Forest Conservation Exemption Plan

1 OF 1