



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

DATE: 24-Oct-25
TO: Douglas Tilley - tilld@oclinc.com
O'Connell & Lawrence
FROM: Marie LaBaw
RE: Pleasant Plain
14301 Comus Road

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **23-Oct-25**. 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.

***** On-site water supply shall be reviewed, approved, installed, and inspected by DPS
Commercial Building Fire Protection System group. Tank shall be check off as operational by
MCFRS prior to occupancy of new building *****

Exhibit 31
OZAH Case No: CU 25-06

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: **SAC** FM: **DPS** DATE: **10/24/2025**

*** On-site water supply shall be reviewed, approved, installed, and inspected by DPS Commercial Building Fire Protection System group. Tank shall be check off as operational by MCFRS prior to occupancy of new building ***

The site plan illustrates a commercial development with three main structures: a 'PROP. OFFICE' (not sprinklered), a 'PROP. GARAGE' (not sprinklered), and a large 'PROP. WAREHOUSE' (not sprinklered). The warehouse has a complex internal layout with various rooms and corridors. A red rectangle highlights a specific area within the warehouse. Annotations include 'PROP. MAIN SIDE-DRIVE ACCESS DOOR', 'PROP. HEAVY DUTY LIGHTS', 'PROP. TANK AREA PROTECTION ZONE', and 'PROP. BELOW GRADE ABOVE GALL WATER STORAGE TANKS'. The plan also shows 'WALKABLE GRASS' areas, 'WALKING PATHS', and 'STREET BUFFER' zones. Dimensions like '21.69'', '21.89'', and '22.44'' are provided for various setbacks and widths. A north arrow points towards the top right. The plan is surrounded by a dashed line indicating the 'LOD' (Line of Demarcation) and a solid line for the 'CL' (Center Line).

0' 40' 80' 120'

PLAT DATUM #21684

[illegible]

6" MNST DRY HYDRANT w/
4" STORZ FILL

PROP.
OPERATIONAL
BAY AREA

36" MANWAY

8" VENT

6.0 FT

ASPHALT PAVING

PROP. CONC PAD
45.3' x 8'

6.0 FT

PROP.
60,000 Gal
FIBERGLASS
FIRE SUPP.
TANK 1

6.0 FT

PROP.
60,000 Gal
FIBERGLASS
FIRE SUPP.
TANK 2

6.0 FT

PROP.
60,000 Gal
FIBERGLASS
FIRE SUPP.
TANK 3

6" CORR.
PIPE (3)

610
608
606
602
600
598
596
594
592

A site location map showing the intersection of Frederick Rd, Comus Rd, and Shiloh Church Rd. A shaded triangular area is labeled 'SITE' with a box. A road labeled 'WASHINGTON TURNPIKE' with a '20N' shield is also shown.

SCALE: 1"=2000'

P420
PLEASANT PLAIN
14301 COMUS ROAD
LIBER 10932, FOLIO 91
TAX MAP EW12
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

FIRE ACCESS PLAN

[illegible]

STATE OF MARYLAND
CLERK OF THE COURT
DocuSigned by:
Douglas G. Tiller
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PROFESSIONAL ENGINEER 0025