

Plat Name: Shirkey's Addition to Fairland Acres
Plat #: 220110590

Location: Located on the north side of Old Briggs Chaney Road, 400 feet west of
Old Columbia Pike
Master Plan: Fairland
Plat Details: I-3 zone; 1 parcel
Community Water, Community Sewer
Applicant: Brett Roberts

The subdivision plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120100110 (MCPB Resolution No. 10-116), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

RECORD PLAT REVIEW SHEET

Plat Name: Shirkeys Addn to Fairland Acres Plat Number: 220110590
 Plan Name: Shirkeys Addn to Fairland Plan Number: 120100110
 Plat Submission Date: 12-2-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Braunstein Checked: NB Date 9/23/11

Initial DRD Review:

Signed Preliminary Plan - Date 10/17/10 Checked: Initial SJS Date 1/19/2011
 Planning Board Resolution - Date 9-27-10 Checked: Initial SJS Date 1-19-2011
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Resolution - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: _____ Checked: Initial _____ Date _____

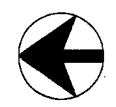
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates OK Plan # Road/Alley Widths OK Easements _____ Open Space N/A
 Non-standard BRLs OK Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12/2/10	12/17/10	12/17/10	OK with P. FCP
Research	Bobby Fleury			12-6-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SJS</u>	Date <u>9-21-2011</u>
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>11-29-11</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>12-19-2011</u>
Board Approval of Plat:		
Plat Agenda:	<u>SJS</u>	<u>1-12-2012</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

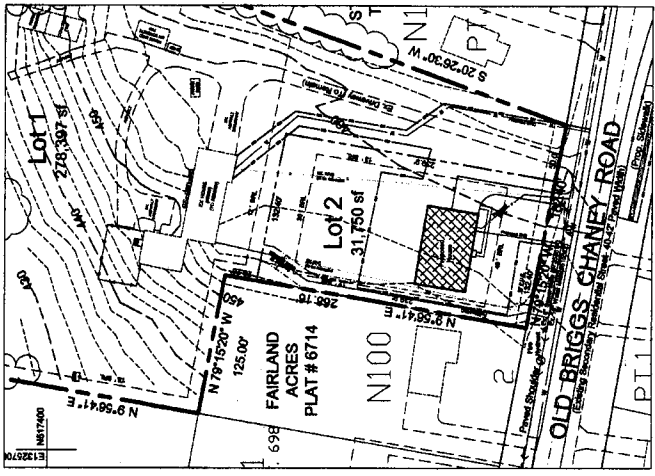
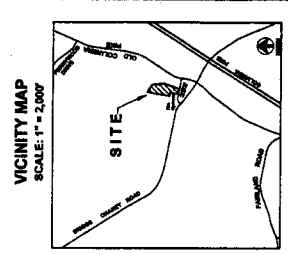
No. _____



ZONING STANDARDS:

ZONE: R-200	Req.	Prov.	Lot 1	Lot 2
Lot Size	20,000 sf	278,397 sf	31,750 sf	31,750 sf
Front Setback	40'	282'	60'	60'
Sideways	12' min., 25' total	12' or more	12' or more	12' or more
Rearyard	30'	30' or more	30' or more	30' or more
Building Height	50' Max.	50' or less	50' or less	50' or less
Lot Coverage	25% Max.	1.4%	9.9%	9.9%
Lot Width @ Building Line	100'	228.0'	132.4'	132.4'
Frontage	25'	50'	132.4'	132.4'
Impervious Surface Coverage	8% Max. (Both Lots)	5.0%*	5.0%*	1.8%*

- NOTES:**
- * of total property area, see Water Quality Plan for detailed computations.
 - AREA OF PROPERTY - 7.12 ACRES (310,147 SF)
 - EXISTING ZONING - R-200
 - NUMBER OF LOTS PROPOSED - 2
 - EXISTING UTILITIES - WATER, SEWER, GAS, AND POWER
 - EXISTING SEWER AND WATER SERVICE CATEGORIES - S-1, W-1
 - LOCATED IN PAINT BRANCH WATERSHED (UPPER PAINT BRANCH SPA)
 - PROPERTY LOCATED ON TAX MAP 01K2; MISSO SHEET 01K203
 - UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO

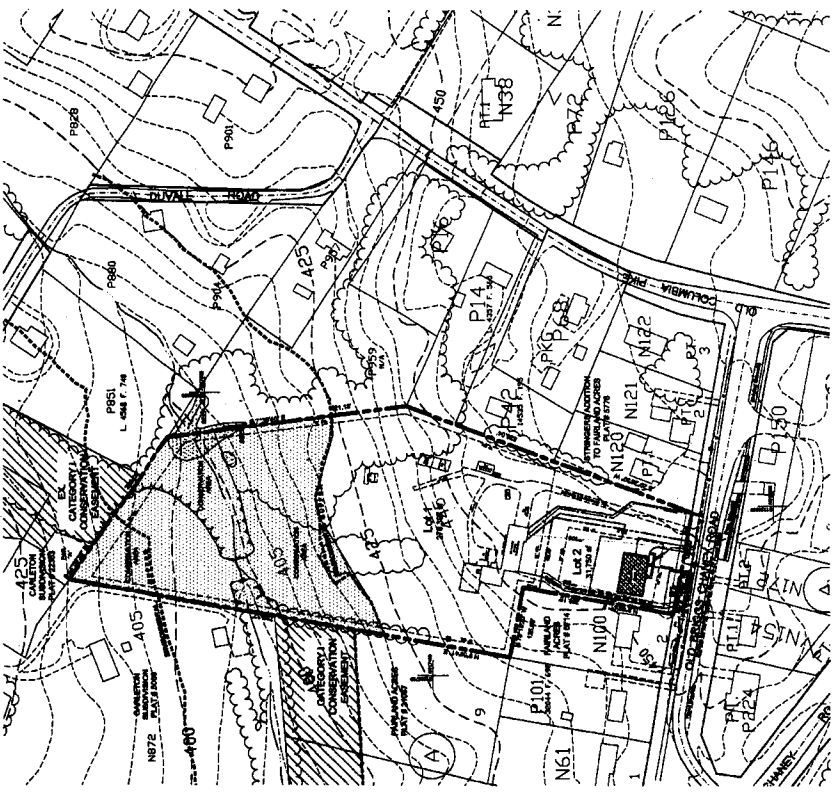


DETAIL VIEW: 1" = 50'

NOTES:

1. The proposed development is shown on the attached site plan.
2. The proposed development is shown on the attached site plan.
3. The proposed development is shown on the attached site plan.
4. The proposed development is shown on the attached site plan.
5. The proposed development is shown on the attached site plan.
6. The proposed development is shown on the attached site plan.
7. The proposed development is shown on the attached site plan.
8. The proposed development is shown on the attached site plan.
9. The proposed development is shown on the attached site plan.
10. The proposed development is shown on the attached site plan.
11. The proposed development is shown on the attached site plan.
12. The proposed development is shown on the attached site plan.
13. The proposed development is shown on the attached site plan.
14. The proposed development is shown on the attached site plan.
15. The proposed development is shown on the attached site plan.
16. The proposed development is shown on the attached site plan.
17. The proposed development is shown on the attached site plan.
18. The proposed development is shown on the attached site plan.
19. The proposed development is shown on the attached site plan.
20. The proposed development is shown on the attached site plan.

PREPARED FOR:
Brett Roberts
 2000 Old Briggs Chaney Road
 Silver Spring, MD 20905
 202-343-2602



NOTE:
 Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, driveways, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and landscapes will be determined during the building permit process. Please refer to the zoning data table for development standards such as setbacks, building setbacks, building height, and lot coverage for each lot. Other conditions for site development may also be included in the conditions of the Planning Board's approval.

LEGEND:

- House Location
- Building Contour
- PUE
- BRL
- Lot Line
- Water Line
- Sewer Line
- L.O.D.

SCALE: 1" = 100'

NOTE:
 2. CONTOUR INTERVAL TOPOGRAPHY SHOWN IN DETAIL VIEW OBTAINED FROM A FIELD SURVEY COMPLETED BY THOMAS A. MADDOX, PLS.



BOUNDARY CERTIFICATE:
 I hereby certify that the boundary lines shown on the attached site plan were determined by a field survey conducted by me on 10/28/00.

Brett Roberts
 Licensed Professional Surveyor
 No. 12345