

**Plat Name: Fairland**  
**Plat #: 220130380**

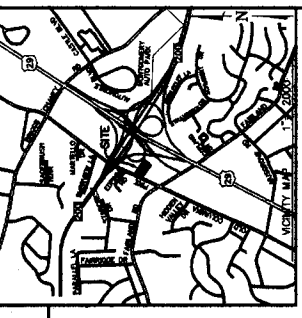
**Location:** Located on the east side of Old Columbia Pike, 600 feet north of Fairland Road.

**Master Plan:** Fairland

**Plat Details:** R-30 zone; 1 parcel  
Community Water, Community Sewer

**Applicant:** DKT Enterprises LLC

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120120120 (MCPB Resolution No. 12-88), 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.



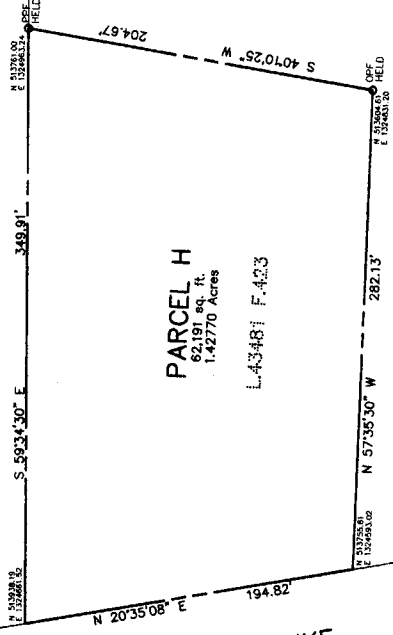
TAX MAP No. KR342

PLAT No.

N/F  
STATE OF MARYLAND  
PLAT No. 56324

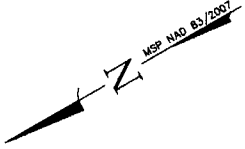
PARCEL H  
62,191 sq. ft.  
1.42770 Acres  
L-43481 F-423

N/F  
STATE OF MARYLAND  
PLAT No. 56321



STATE OF MARYLAND  
PLAT No. 56321  
N/F

OLD COLUMBIA PIKE  
(VARIABLE WIDTH R/W PER SHA P.No 56321)



- Notes:**
- This property is zoned R-30.
  - The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 120120120 entitled "Fairland Animal Hospital".
  - The existing utility system is to be abandoned in accordance with Department of Permitting Services procedures prior to the issuance of any building permit.
  - The property shown hereon is exempt from the Forest Conservation Plan requirements Exemplation No. 4201183E.
  - Unless expressly contemplated by the plan as approved, all terms, conditions, covenants, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - This plat is subject to a Declaration of Covenants recorded in Liber 43377 of Folio 312
  - Coordinates shown hereon are based on the Maryland State MAD 83/61 Datum as provided by NGS and/or Geospatial Information Systems (GIS) by Station used are No. GAT with grid coordinates of North 531457.86 feet and East 1249851.23 feet and No. G006 with coordinates of North 493540.73 feet and East 1381533.03 feet. The combined scale factor for this site is 0.99999602.
- To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.
- The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

- Legend:**
- OPF = Open Pipe Found
  - PPF = Pinch Pipe Found

**PLAT TABULATION:**

Number of Lots	= 1
Area of Lots	= 62,191 sq. ft.
Total Area	= 1.42770 acres

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Margies M. Dwyer, et al., to DKT Enterprises LLC by deed dated February 29, 2012 and recorded among the Land Records of Montgomery County, Maryland, in Liber 43481 of Folio 423. We hereby certify that, once engaged as described in the owner's declaration, all other boundary markers will be set in accordance with the provisions of Section 50-24(4) of the Montgomery County Code. The total area included on this plat is 62,191 square feet or 1.42770 acres. There is no street dedication by this plat.

**OWNER'S CERTIFICATE**

DKT Enterprises LLC, a Maryland limited liability company, owner of the property shown hereon, hereby certifies that the plat shown hereon is correct and that the lot shown hereon, adjacent temporary slope easements twenty-five (25) feet wide over the lot shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been completed. The plat shown hereon, including the temporary easement area, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(9)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

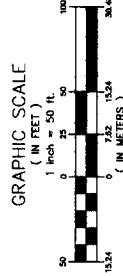
Date: *2/23/13*

By: *Don E. Hoda*  
 Don E. Hoda  
 Professional Land Surveyor  
 Md. Reg. No. 21135  
 Expiration Date: June 31, 2014

Date: *2/23/13*

DKT Enterprises LLC  
 Jeffrey D. Hoda  
 (attorney in fact)

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 50 ft.  
 (IN METERS)  
 1 inch = 13.24 m.



SUBMISSION RECORD PLAT  
 PARCEL H  
 FAIRLAND  
 ELECTION DISTRICT No. 5  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' FEBRUARY, 2013

**MHG**  
 Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 Phone: 301.670.0800  
 9320 Wegman Road, Suite 120  
 Bethesda, MD 20814  
 www.mhga.com

FOR PUBLIC WATER AND SEWER ONLY  
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIRMAN

APPROVED: \_\_\_\_\_  
 SECRETARY-TREASURER

APPROVED: \_\_\_\_\_  
 DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 PIA No.: \_\_\_\_\_

DATE: \_\_\_\_\_  
 Plat No.: **220130180**

M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

# RECORD PLAT REVIEW SHEET

Plat Name: FAIRLAND Plat Number: 220130380  
 Plan Name: FAIRLAND ANIMAL HOSPITAL Plan Number: 120120120  
 Plat Submission Date: 9-6-2012  
 DRD Plat Reviewer: S. SMITH  
 DRD Prelim Plan Reviewer: B. BEIBERT Checked: SOS Date 1/11/13

### Background Review:

Signed Preliminary Plan - Date 8-1-2012 Checked: Initial SOS Date 11/5/2012  
 Planning Board Resolution No. 12-88 Resolution Mailing Date 7-31-2012  
 Site Plan Required? Yes  No  Verified By: SOS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Resolution No. \_\_\_\_\_  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates  Plan #  Road/Alley Widths  Easements N/A Open Space N/A  
 Non-standard BRLs N/A 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	9-6-12	9-21-12	9-13-12	FCP EXEMPTION
Research	Bobby Fleury			9-12-12	OK
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

### Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>1-11-2013</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>2-26-2013</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>3-5-2013</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>3-14-2013</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

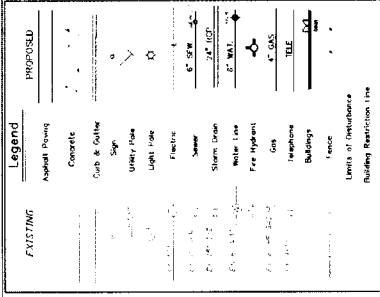
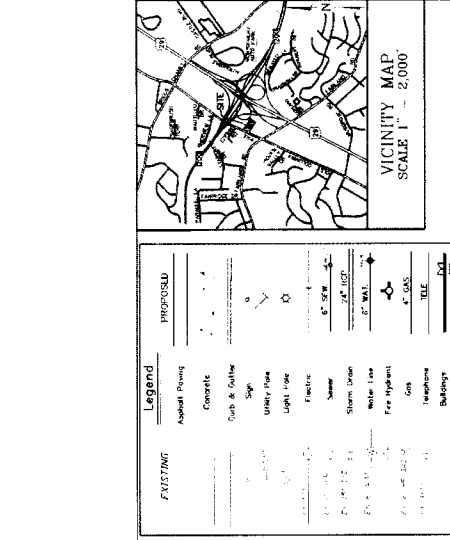
### MCDPS Approval of Plat:

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. \_\_\_\_\_



- SITE NOTES
1. The site plan is based on a field survey prepared by...
2. Boundary information is based on a boundary survey prepared by...
3. The site is to be used for...
4. The site is to be used for...
5. The site is to be used for...
6. The site is to be used for...
7. The site is to be used for...
8. The site is to be used for...
9. The site is to be used for...
10. The site is to be used for...
11. The site is to be used for...
12. The site is to be used for...
13. The site is to be used for...

Table with 2 columns: Vertical Curve Data, Horizontal Curve Data. Includes fields for Stationing, Curvature, and Grade.

Table with 3 columns: Proposed Building, Proposed Parking, Proposed Driveway. Includes fields for Area, Height, and Notes.

PRELIMINARY PLAN OF SUBDIVISION
PARCEL 918
FAIRLAND ANIMAL HOSPITAL
L 40070 F.183
5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
MHG
MAGRIS, HENDRICKS & GLASCOCK, P.A.

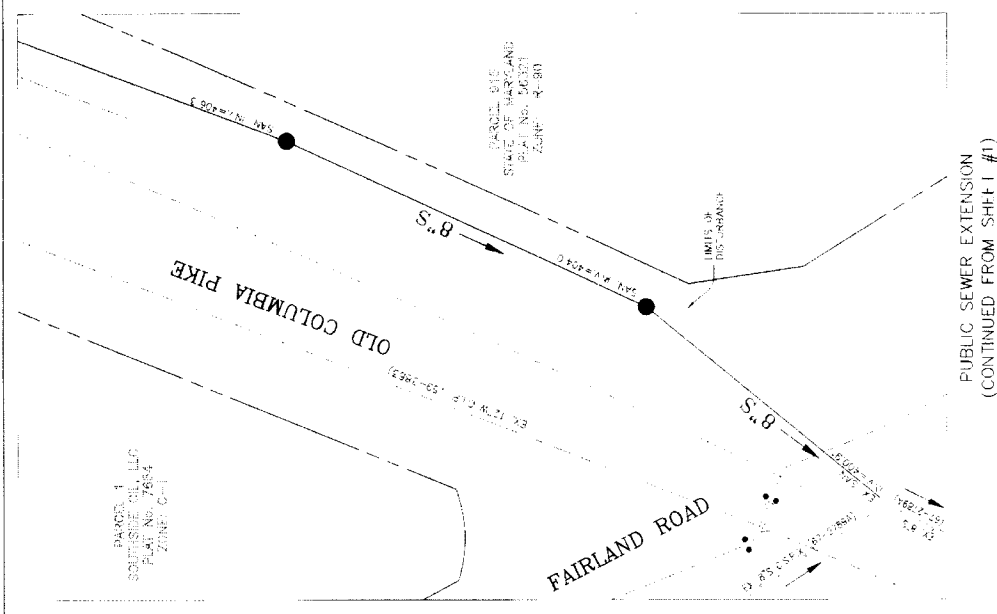
GRAPHIC SCALE
1 inch = 20 feet
1/4 inch = 5 feet
1/8 inch = 2.5 feet

STATE OF MARYLAND
COUNTY OF MONTGOMERY
PARCEL 918
SUBJECT TO DEED RECORD NO. 40070 F.183
ZONING: R-30

PROPOSED LOT 1
FF = 416.90
HEIGHT = 19.2 FT.
GFA = 3,802 SQ. FT.

EXISTING CHAIN LINK FENCE TO BE REMOVED/REPLACED (TYP.) SEE LS PLAN
ENCLOSED PAVEMENT WALKING AREA
WHEELSTOPS (TYP.) 6" HIGH BOARD ON 2" X 4" WOOD ENCLOSURE
DUMPSTER PAD

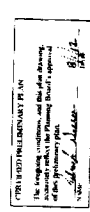
STATE OF MARYLAND
COUNTY OF MONTGOMERY
PARCEL 918
SUBJECT TO DEED RECORD NO. 40070 F.183
ZONING: R-30
Subject Property: Parcel 918, Old Columbia Pike, Area 40070 F.183
Proposed Building: FF = 416.90, HEIGHT = 19.2 FT., GFA = 3,802 SQ. FT.



Approved Preliminary Subdivision Plan No. 120220020  
 MCOE Resolution No. 12-060  
 At its meeting of 07/23/12 per Planning Board Resolution dated 07/23/12

Resolved: That the Planning Board of Montgomery County, Maryland, do hereby approve the Preliminary Subdivision Plan for Parcel 918, L. 40070 F. 18.3, located in the 5th Election District of Montgomery County, Maryland, as shown on the attached drawings, subject to the following conditions:

1. The Planning Board shall have the authority to amend this Preliminary Subdivision Plan at any time.
2. The Planning Board shall have the authority to suspend or terminate this Preliminary Subdivision Plan at any time.
3. The Planning Board shall have the authority to require the applicant to provide additional information or to require the applicant to provide additional information to the Planning Board.
4. The Planning Board shall have the authority to require the applicant to provide additional information or to require the applicant to provide additional information to the Planning Board.
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7. The Planning Board shall have the authority to require the applicant to provide additional information or to require the applicant to provide additional information to the Planning Board.
8. The Planning Board shall have the authority to require the applicant to provide additional information or to require the applicant to provide additional information to the Planning Board.



TAX MAP #542 WSC 218603

PRELIMINARY PLAN OF SUBDIVISION  
 PARCEL 918  
**FAIRLAND ANIMAL HOSPITAL**  
 L. 40070 F. 18.3  
 5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
 Macris, Hendricks & Glascock, P.A.  
 Engineers, Planners,  
 Landscape Architects • Surveyors  
 10000 Rockville Pike, Suite 200  
 Rockville, Maryland 20850  
 Phone: 301-418-8800  
 Fax: 301-418-8801  
 www.mhgap.com

Project No. 1118117  
 Sheet 7 of 7

07-23-12

NO.	DATE	DESCRIPTION