

PLAT NO. 220082010

Sellar's addition to Glen Cove

Located on the south side of Newport Avenue, 300 feet east of Montgomery Avenue

R-60 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Peter and Nancy Sellar, Applicants

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120080120 (MCPB Resolution 08-54, dated May 7, 2008), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

PLAT NO.

Table with 2 columns: Description and Value. Rows include: PLAT TOTALS (2), NUMBER OF LOTS (0.44286 AC.), AREA OF LOTS (0.08072 AC.), AREA OF STREET DEDICATION (0.50368 AC.), TOTAL AREA THIS PLAT.

VICINITY MAP 1"=1000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY CERTIFY THAT THIS IS AN ACCURATE AND COMPLETE REPRESENTATION OF THE PROPERTY DESCRIBED IN THE ABOVE SUBDIVISION RE RESTRICTION LINES, INCLUDING THE STREETS TO BE OPENED. ESTABLISHED IN THE ANTIKAM BUILDING...

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION... GLEN COVE BANK... WILLIAMSBURG BANK... MARYLAND FARMERS BANK... WITNESSES: Nancy Morgan, James S. [unclear]...

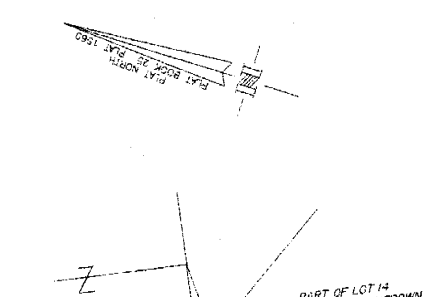
SUBDIVISION RECORD PLAT

LOTS 12 and 13 SELLAR'S ADDITION TO GLEN COVE BETHESDA ELECTION DISTRICT No. 7 MONTGOMERY COUNTY, MARYLAND

1 SITE SOLUTIONS, INC. 20415 Oldoverton Drive, Suite 205 Germantown, Maryland 20898-0009 (301) 940-7400 Fax (301) 940-7500

NOTES: PROPERTY IS ZONED R-30. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP NO. 12A, GRID IM 22. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON W.S.C. BASE SHEET 247-MF-05...

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING WATER AFFECTED BY THE DRAINAGE AND USE OF SURFACE WATER... AN AREA DEDICATED TO PUBLIC USE 2,645 Sq. Ft. or 0.06072 AC. AREA DEDICATED TO PUBLIC USE 2,645 Sq. Ft. or 0.06072 AC.



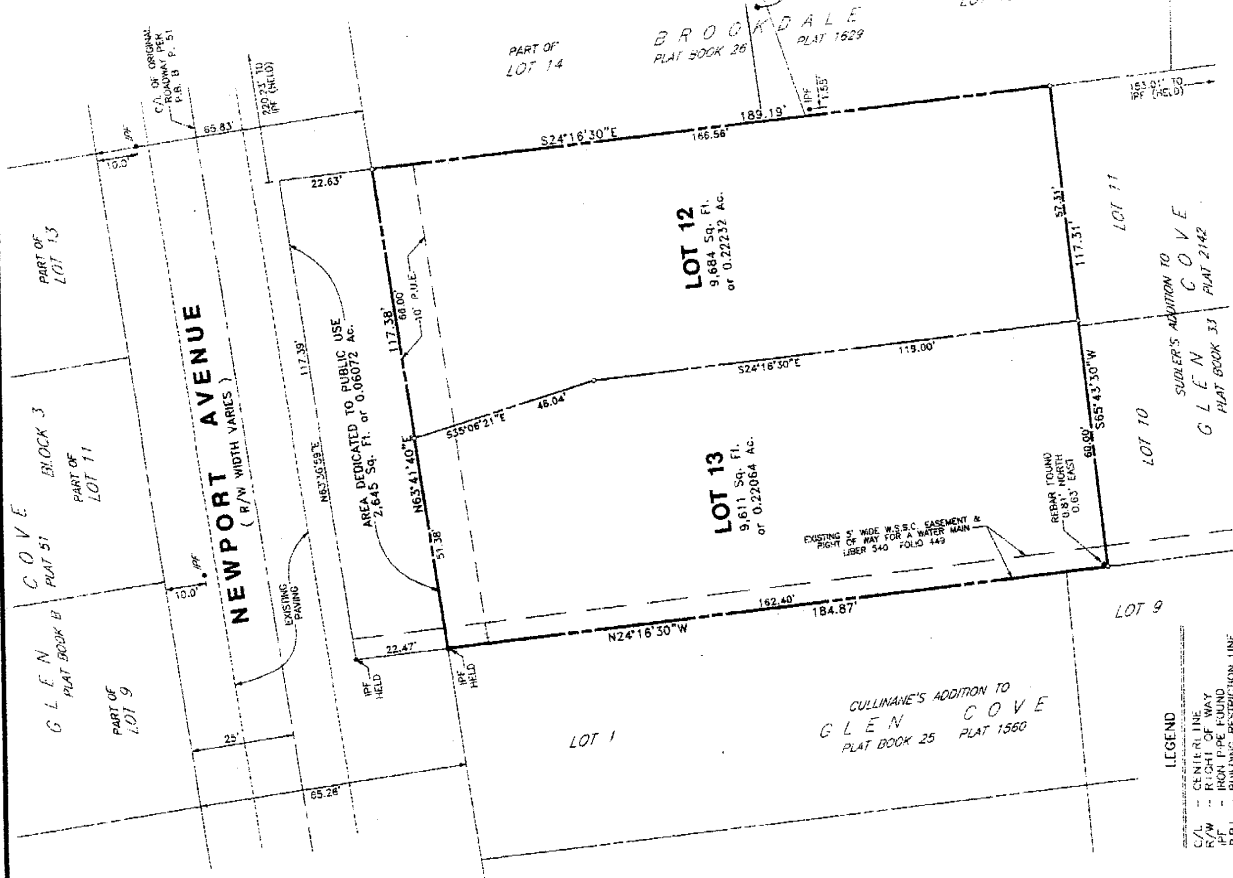
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF... I HAVE COMPILED THIS PLAN FROM THE DATA SUBMITTED TO ME BY THE CLIENT...

7-9-08 ONE [Signature]



SCALE: 1"=20'



Approval and recording blocks. Includes 'APPROVED' and 'RECORDED' stamps, 'ASST. SECRETARY-TREASURER' and 'DIRECTOR' fields, and a signature line.

208701 The Maryland-National Capital Park & Planning Commission Montgomery County Planning Board

RECORD PLAT REVIEW SHEET

Plat Name: Sellers Addition to Glen Cove Plat Number: 220082010
 Plan Name: Sellar Property Plan Number: 120080120
 Plat Submission Date: 5-27-08
 DRD Plat Reviewer: S. Saitz
 DRD Prelim Plan Reviewer: N. Braunstein Checked: NB Date 7/15/08

Initial DRD Review:

Signed Preliminary Plan - Date 5-21-08 Checked: Initial SJS Date 7-8-08
 Planning Board Opinion - Date 5-7-08 Checked: Initial SJS Date 7-8-08
 Site Plan Req'd for Development? Yes ___ No X Verified By: SJS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - 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 N/A Plan # OK Road/Alley Widths OK Easements Open Space N/A
 Non-standard BRLs Adjoining Land OK Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>T. Peun</u>	<u>5-28-08</u>	<u>6-11-08</u>	<u>5/29/08</u>	<u>Exemption from Save</u>
Research	Bobby Fleury				
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>6-2-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial NB/SJS Date 7/15/08
SJS 7/8/08
SJS 7-15-08
SJS 7/31/08

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

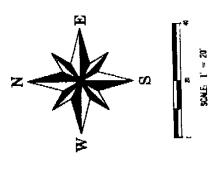
DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

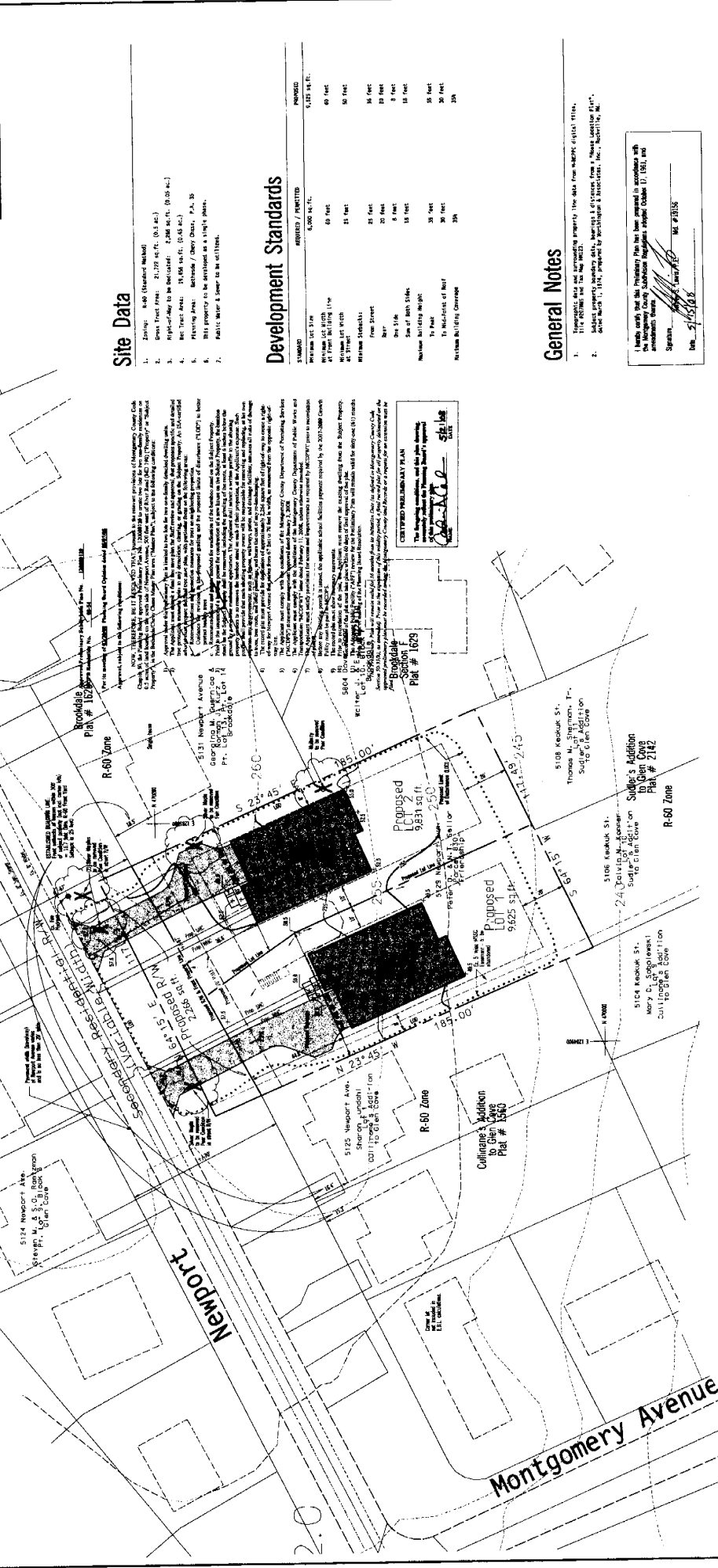
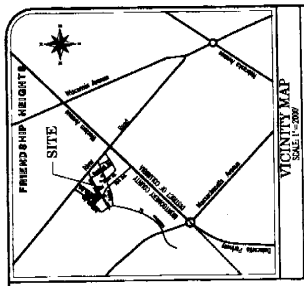
Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____



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Site Data

1. Zoning: R-60 (Residential Medium Density)
2. Total Area: 2,172 sq. ft. (0.05 ac.)
3. Proposed Area to be Developed: 2,068 sq. ft. (0.05 ac.)
4. Max. Total Area: 18,498 sq. ft. (0.43 ac.)
5. Plat No.: 1679
6. Plat No.: 1679
7. This project is to be developed as a single lot.
8. Public Water & Sewer is to be installed.

Development Standards

STANDARD	REQUIREMENT / PERMITTED	PROPOSED
Minimum Lot Size	6,000 sq. ft.	2,172 sq. ft.
Minimum Lot Width	30 feet	30 feet
Minimum Lot Depth	30 feet	30 feet
Minimum Front Setback	10 feet	10 feet
Minimum Side Setback	5 feet	5 feet
Minimum Rear Setback	5 feet	5 feet
Maximum Building Height	35 feet	35 feet
Maximum Building Coverage	30%	30%

General Notes

1. This project is to be developed as a single lot.
2. Subject property boundary data, bearings & distances from "Nearest Location Plat", dated March 1, 1974, prepared by Washington Associates, Inc., Bethesda, Md.

These notes and the Schedule "B" have been prepared in accordance with the provisions of the Maryland Professional Land Surveyors Act, Chapter 11, § 11-101, and the Regulations of the Board of Professional Land Surveyors, Chapter 11, § 11-102.

Signature: *[Signature]* MS # 10335
 Date: 5/15/08

PRELIMINARY PLAN
SELLER PROPERTY
 Parcel 600, L-403, F-100, Part of Friendship
 FEDERAL ELECTION DISTRICT # 2
 MONTGOMERY COUNTY, MARYLAND

OWNER:
 Peter O. & Nancy T. Sellar
 5125 Newport Avenue
 Bethesda, Md. 20815

PREPARED BY:
 SITE SOLUTIONS, INC.
 8600 Oberlin Drive, Suite 800
 Bethesda, Maryland 20814-4100
 (301) 646-7800 Fax (301) 646-7801

DATE: 5/15/08

SCALE: 1" = 20'

PLAT NO.: 1679

DATE: 5/15/08