

Plat Name: Glen Vista
Plat #: 220100510

Location: Located on the east side of South Glen Road, approximately 2,000 feet north of Deep Glen Drive

Master Plan: Potomac Subregion

Plat Details: RE-2 zone, 3 lots
Community Water, Community Sewer

Applicant: Divya Verma

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. 120060660 (MCPB Resolution 09-13), 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.

RECORD PLAT REVIEW SHEET

Plat Name: Glen Vista Plat Number: 220100510
 Plan Name: S. Glen Road - Verma Prop. Plan Number: 120060660
 Plat Submission Date: 12-22-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RAW Date 10/22/10

Initial DRD Review:

Signed Preliminary Plan - Date 4-16-09 Checked: Initial SJS Date 1/12/09
 Planning Board Resolution - Date 2-13-09 Checked: Initial SJS Date 1/12/09
 Site Plan Req'd for Development? Yes ___ No X 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 _____

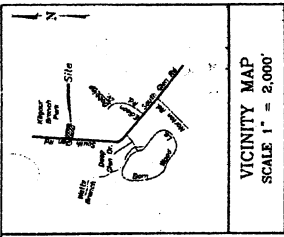
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances OK
 Coordinates OK Plan.# OK Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12/23/09	1/8/10	1-5-10	No Revisions
Research	Bobby Fleury			1-4-10	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>7/2/10</u>
Final Mylar & DXF/DWG Received:	<u>10/4/10</u>	<u>SJS</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>10/26/10</u>
Board Approval of Plat:	<u>SJS</u>	<u>11/4/10</u>
Plat Agenda:	_____	_____
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. _____



VICINITY MAP
SCALE 1" = 5,000'

NOTES

- Boundary lines and areas overlaid on the Land Records of Montgomery County, Maryland.
- Topography from a 5-foot contour interval.
- The property is zoned RE-2 (Residential, single-family).
- Lot and area category: R-1 & S-3 respectively. Existing utility and easement lines to be temporary.
- Number of lots proposed by this plan: 2 lots, with the existing house to remain.
- Proposed lot area to single family detached residential lots.
- The site is within the Potomac Watershed Area 2 (P).
- The site is within the Silver Spring to the North Branch of the Potomac River (SSNBR) Watershed. There are no proposed Easements, Easement Agreements, or Easement Agreements to be shown. All easements are shown as they exist on the record corner of the lot.
- A Natural Resource Inventory Map (NRIM) of the site is shown. This map has been approved by the MDC's Environmental Planning Division, Reference No. 14-2533.
- All lines and all areas are shown for informational purposes only and are subject to change upon final completion.
- Survey conducted by: MDC, Inc. 1000 North Washington St. Washington, DC 20005.
- Survey date: 10/10/07.
- Existing shown to be connected to public sewer plant, to location of a building sewer for Lot 1.

DEVELOPMENT STANDARDS (RE-2)

Property or easement	Minimum front setback	Minimum side setback	Minimum rear setback	Minimum lot area	Minimum lot width	Minimum lot depth
Front	10 ft.	5 ft.	5 ft.	10,000 sq. ft.	50 ft.	100 ft.
Side	5 ft.	5 ft.	5 ft.	10,000 sq. ft.	50 ft.	100 ft.
Rear	5 ft.	5 ft.	5 ft.	10,000 sq. ft.	50 ft.	100 ft.
Other	5 ft.	5 ft.	5 ft.	10,000 sq. ft.	50 ft.	100 ft.

AREA CALCULATION

Area of Lot 1	11,111 sq. ft.
Area of Lot 2	11,111 sq. ft.
Area of Lot 3	11,111 sq. ft.
Area of Lot 4	11,111 sq. ft.
Area of Lot 5	11,111 sq. ft.
Area of Lot 6	11,111 sq. ft.
Area of Lot 7	11,111 sq. ft.
Area of Lot 8	11,111 sq. ft.
Area of Lot 9	11,111 sq. ft.
Area of Lot 10	11,111 sq. ft.
Area of Lot 11	11,111 sq. ft.
Area of Lot 12	11,111 sq. ft.
Area of Lot 13	11,111 sq. ft.
Area of Lot 14	11,111 sq. ft.
Area of Lot 15	11,111 sq. ft.
Area of Lot 16	11,111 sq. ft.
Area of Lot 17	11,111 sq. ft.
Area of Lot 18	11,111 sq. ft.
Area of Lot 19	11,111 sq. ft.
Area of Lot 20	11,111 sq. ft.

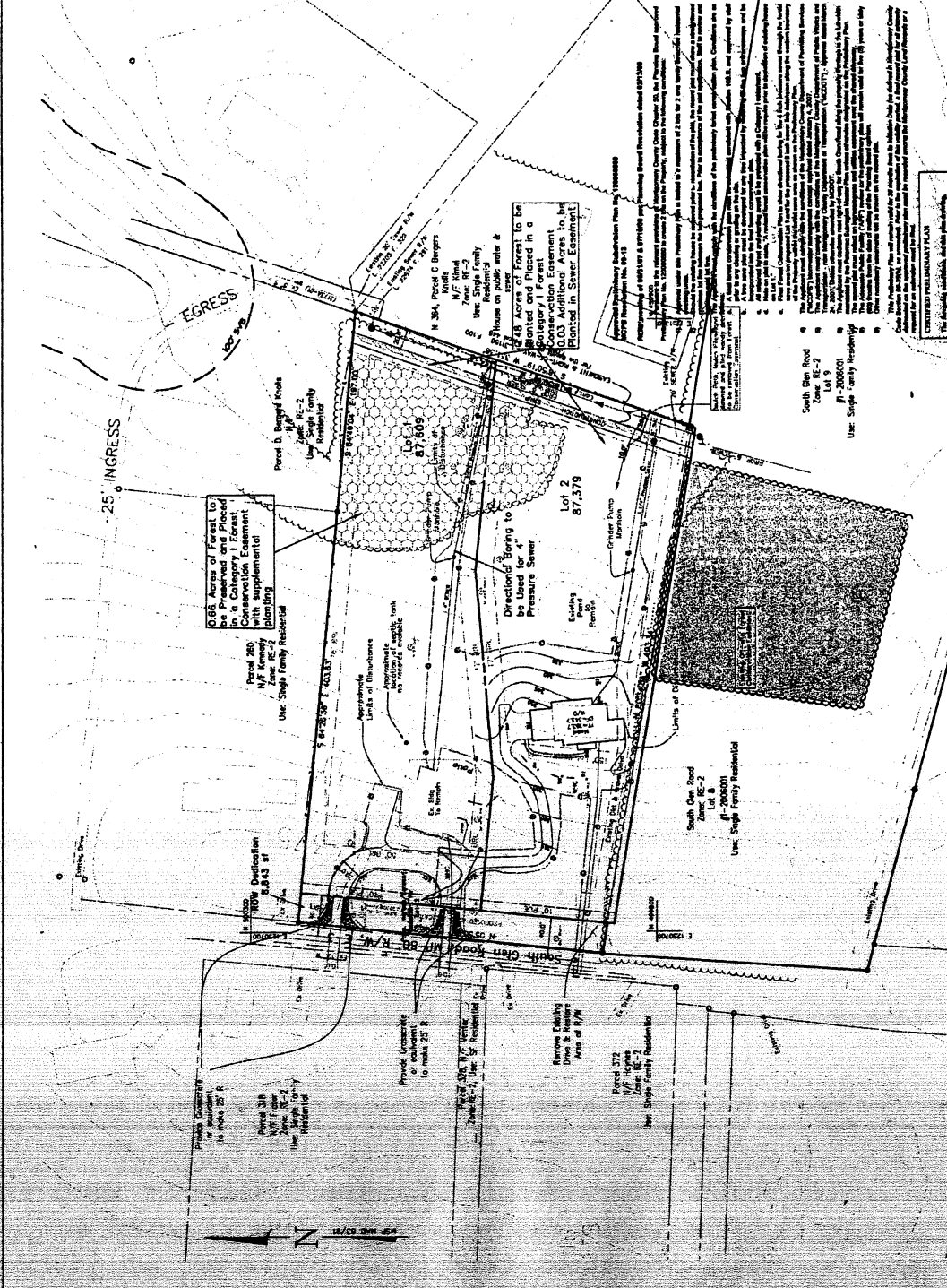
TAX MAP TO 341
VICINITY MAP TO 10

PRELIMINARY PLAN OF SUBDIVISION
PARCEL 335 & PART OF PARCEL 445

S Glen Road - Verma Property
L26282 F. 352, L31096 F.552
10TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Montgomery Hedges & Glasscock, P.A.
Engineers & Planners
Landscape Architects • Surveyors
1000 Massachusetts Ave. NW
Washington, DC 20001
Phone: 202-462-1100
Fax: 202-462-1101
www.mhg.com

Prep. No.	2007-001
Client	Verma Property
Project No.	10-001
Sheet No.	1 of 1
Date	03/28/10



PREPARED FOR:
Dr. Divya Verma
Greenway Center Drive
7525
(301) 345-1100

1	08/04/07	Contracted existing SW	Doc
2	08/04/07	Added LC easement	Doc
3	08/04/07	Revised DWG per Sarah Nord	Doc
4	04/05/07	Added Note #12	Doc
5	04/05/07	Added as drive across street	Doc
6	04/05/07	Added Note #13	Doc
7	07/21/08	Revised DWG per SDC's	Doc
8	07/21/08	Revised DWG per SDC's	Doc
9	07/21/08	Revised DWG per SDC's	Doc
10	07/21/08	Revised DWG per SDC's	Doc
11	07/21/08	Revised DWG per SDC's	Doc
12	07/21/08	Revised DWG per SDC's	Doc
13	07/21/08	Revised DWG per SDC's	Doc
14	07/21/08	Revised DWG per SDC's	Doc
15	07/21/08	Revised DWG per SDC's	Doc
16	07/21/08	Revised DWG per SDC's	Doc
17	07/21/08	Revised DWG per SDC's	Doc
18	07/21/08	Revised DWG per SDC's	Doc
19	07/21/08	Revised DWG per SDC's	Doc
20	07/21/08	Revised DWG per SDC's	Doc



APPROVED FOR THE RECORDS OF MONTGOMERY COUNTY, MARYLAND
By: [Signature]
Title: [Title]

#12006000