

Plat Name: Cabin John Park

Plat #: 220110080

Location: Located in the southwest quadrant of the intersection of MacArthur Boulevard and 79th Street

Master Plan: Bethesda-Chevy Chase

Plat Details: R-90 zone, 4 lots
Community Water, Community Sewer

Applicant: Hemingway Homes

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. 120070540 (MCPB Resolution No. 09-68), 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: Cabin John Park Plat Number: 220110080
 Plan Name: Cabin John Park Plan Number: 120070540
 Plat Submission Date: 7/27/2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: R. Weaver Checked: RMW Date 9/21/10

Initial DRD Review:

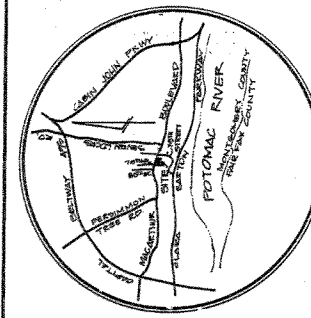
Signed Preliminary Plan - Date 4/12/10 Checked: Initial SSS Date 9-14-2010
 Planning Board Resolution - Date 8/6/09 Checked: Initial SSS Date 9/14/2010
 Site Plan Req'd for Development? Yes X No Verified By: SSS (initial)
 Site Plan Name: Site Plan Number:
 Planning Board Resolution - Date Checked: Initial 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 # ✓ Road/Alley Widths ok Easements ok 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	7-28-10	8-11-10	8-9-10	No REVISIONS
Research	Bobby Fleury	↓	↓	8/9/10	OK
SHA	Corren Giles	↓	↓		
PEPCO	Bobbie Dickey	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark	↓	↓		

Final DRD Review:

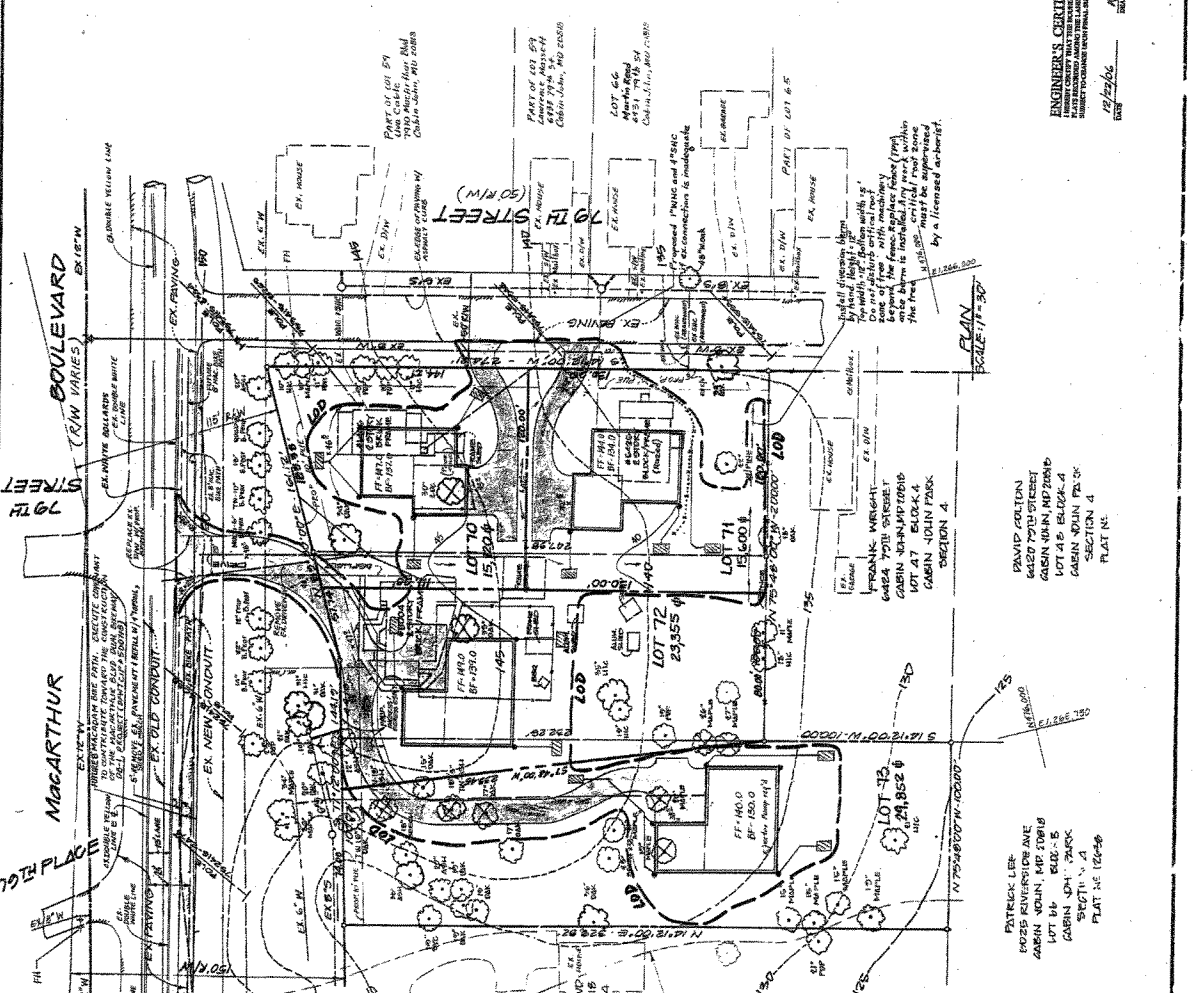
	Initial	Date	
Consultant Notified (Final Mark-up):	<u>SSS</u>	<u>9/8/2010</u>	
Final Mylar & DXF/DWG Received:	<u>SSS</u>	<u>9-10-2010</u>	
Final Mylar Review Complete:	<u>SSS</u>	<u>9-16-2010</u>	
Board Approval of Plat:			
Plat Agenda:	<u>SSS</u>	<u>9/30/2010</u>	
Planning Board Approval:	<u> </u>	<u> </u>	
Chairman's Signature:	<u> </u>	<u> </u>	
MCDPS Approval of Plat:			
Consultant Pick-up for DPS Signature:	<u> </u>	<u> </u>	
Final Mylar for Reproduction Rec'd:	<u> </u>	<u> </u>	
Plat Reproduction:			
Addressing:	<u> </u>	<u> </u>	
File Card Update:	<u> </u>	<u> </u>	
Final Zoning Book Check:	<u> </u>	<u> </u>	
Update Address Books with Plat #:	<u> </u>	<u> </u>	No. <u> </u>
Update Plat Books for Resubdivision:	<u> </u>	<u> </u>	
Complete Reproduction:	<u> </u>	<u> </u>	
Notify Consultant to Seal Plats:	<u> </u>	<u> </u>	
Surveyor's Seal Complete:	<u> </u>	<u> </u>	
Sent to Courthouse for Recordation:	<u> </u>	<u> </u>	
Recordation Info Entered into Hansen	<u> </u>	<u> </u>	



- GENERAL NOTES**
- THIS PLAN IS WITHIN THE JURISDICTION OF THE DISTRICT OF COLUMBIA.
 - BOUNDARY BY AVAILABLE RECORDS AND PLATS.
 - EXISTING UTILITIES SHOWN AS PER RECORDS.
 - WATER SERVICE TO BE PROVIDED BY THE DISTRICT OF COLUMBIA.
 - SEWER SERVICE TO BE PROVIDED BY THE DISTRICT OF COLUMBIA.
 - UTILITY COMPANIES: POTOMAC POWER AND LIGHT COMPANY, MARYLAND POWER AND LIGHT COMPANY, DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY.
 - CONTRACTOR TO VERIFY ALL UTILITIES AND LOCATIONS ON THIS PROPERTY.
 - EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
 - CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DISTRICT OF COLUMBIA.
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Development Data

Item	Required	Proposed
Zoning (R0)	R0	R0
Minimum Area (sq. ft.)	5000	15,150
Minimum Lot Size (sq. ft.)	775	105
Minimum Set Back from Street (ft.)	25'	25'
Minimum Set Back from Side (ft.)	30'	30'
Minimum Set Back from Rear (ft.)	5'	5'
Set Back from Adjoining Lot (ft.)	25'	25'
One Side	25'	25'
Both Sides	30'	30'



ENGINEER'S CERTIFICATE
 I, the undersigned, a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above described plan and plat were prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

CONFIRMED PRELIMINARY PLAN
 This is a preliminary plan and shall not be used for construction without the approval of the District of Columbia Department of Public Works and Engineering. The District of Columbia Department of Public Works and Engineering reserves the right to require the applicant to submit a final plan and plat for review and approval.

SCALE: 1" = 20'
 M.D. STATE PLANE DATUM