

**MEMORANDUM**

**DATE:** June 24, 2006

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor   
Development Review Division  
(301) 495-4542

**SUBJECT:** Resolution MCPB-06-05 and Informational Maps and Summary of Record  
Plats for the Planning Board Agenda for July 13, 2006

---

The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plat. This plat is associated with a Preliminary Plan approval and the approved plan is attached.

**PLAT NO. 220060210**

C.E. Benson's Addition to Cabin John Park (Preliminary Plan: (Cabin John Park)  
Located on south side of Macarthur Boulevard, approximately 125 feet east of Seven  
Locks Road

R-90 zone; 2 lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

John Hughes, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120010310, formerly 1-01031, as approved by the Board and any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan. Staff recommends approval of the plat with the following condition:

- 1) Applicant to execute and record a conservation easement agreement for the conservation area as shown on the plat; Liber and Folio of the easement agreement shall be referenced on the plat prior to recordation.

**RECORD PLAT REVIEW SHEET**

Plan Name: Benson's Add. to Cabin John Plan Number: 1-01031 / 120010310  
 Plat Name: C.E. Benson's Add. to Cabin John Plat Number: 220060210  
 Plat Submission Date: 8/14/05  
 DRD Plat Reviewer: R. Weaver  
 DRD Prelim Plan Reviewer: R. Weaver

**Initial DRD Review:**

Signed Preliminary Plan - Date 8/18/05 Checked: Initial RW Date 6/23/06  
 Planning Board Opinion - Date 9/19/05 Checked: Initial TA Date 6/23/06  
 Site Plan Req'd for Development? Yes  No  Verified By: \_\_\_\_\_ (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  Plan #  Road/Alley Widths \_\_\_\_\_ Easements \_\_\_\_\_ Open Space \_\_\_\_\_  
 Non-standard BRLs \_\_\_\_\_ Adjoining Land \_\_\_\_\_ Vicinity Map \_\_\_\_\_ Septic/Wells \_\_\_\_\_  
 TDR note \_\_\_\_\_ Child Lot note \_\_\_\_\_ Surveyor Cert \_\_\_\_\_ Owner Cert \_\_\_\_\_ Tax Map \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>8/19/05</u>	<u>8/18/05</u>		
Research	Bobby Fleury			<u>8/12/05</u>	<u>OK</u>
SHA	Doug Mills			<u>N/C</u>	<u>N/C</u>
PEPCO	Jose Washington			<u>N/C</u>	<u>Need 10'</u>
Parks	Doug Powell			<u>N/C</u>	<u>N/C</u>
DRD	Steve Smith			<u>8/13/05</u>	<u>OK</u>

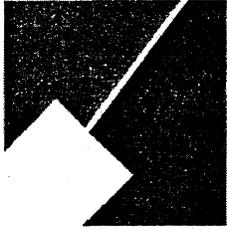
**Final DRD Review:**

DRD Review Complete: Initial TA Date 6/24/06  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up): \_\_\_\_\_  
 Final Mylar w/Mark-up & PDF Rec'd: Initial TA Date 6/21/06  
**Board Approval of Plat:**  
 Plat Agenda: Initial TA Date 7/13/06  
 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. \_\_\_\_\_



M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

December 15, 2005

Holland and Knight, L.L.P.  
William Kominers  
3 Bethesda Metro Center  
Suite 800  
Bethesda, Maryland 20814

Preliminary Plan No. 1-2001031E(2)  
Request for an extension of the validity date for the **CABIN JOHN PARK**

This is to inform you that the Montgomery County Planning Board considered your request for an extension to the validity period of the above-mentioned plan at its regularly scheduled meeting of December 8, 2005. At that time, the Planning Board voted 4-0 to grant an extension to **October 19, 2006**. (Commissioner Wellington made the motion; Commissioner Robinson seconded; Commissioners Berlage, Perdue, Robinson and Wellington voted in favor, Commissioner Bryant absent)

Please give me a call at 301/495-4544 if you have any questions concerning this Planning Board action.

Sincerely,

Richard Weaver, Coordinator  
Development Review Division

**Date Mailed: September 19, 2001**

**Action:** Approved Staff Recommendation  
**Motion** of Comm. Bryant, seconded by  
Comm. Holmes with a vote of 4-0;  
Comms. Bryant, Holmes, Hussmann and  
Wellington voting in favor  
Comm. Perdue absent

## **REVISED**

### **MONTGOMERY COUNTY PLANNING BOARD**

#### **OPINION**

Preliminary Plan 1-01031  
NAME OF PLAN: CABIN JOHN PARK

On 11/30/00, JONATHAN CHAMBERS AND DANA HYDE submitted an application for the approval of a preliminary plan of subdivision of property in the R-90 zone. The application proposed to create 2 lots on 1.39 acres of land. The application was designated Preliminary Plan 1-01031. On 01/25/01, Preliminary Plan 1-01031 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-01031 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-01031.

Comments: This application proposes an adjustment to the internal lot line shared by Part of Lot 21 and Lot 23. The adjustment will provide for an additional 14,000 square feet to be removed from Lot 23 (Proposed Lot 24) and added to Part of Lot 21 (Proposed Lot 25). This will result in two recorded lots one of 29,115 square feet the other of 31,668 square feet. Each of the represented properties are currently developed with single family dwellings.

Approval, subject to the following conditions:

- (1) Record Plats to reference and establish the necessary public utilities easement
- (2) Any building permit for the construction of a new single family dwelling shall be submitted for review by the Technical Staff of the Planning Board
- (3) Record plat to reflect any appropriate flood plain and/or conservation easements. The area of environmental sensitivity previously identified on Pre-Preliminary Plan No. 7-95053 shall be included as an easement area restricting new construction within it over lots 25 and 24.

