

Plat Name: Cabin John Park
Plat #: 220140800

Location: Located on the south side of Caraway Street, 475 feet east of Persimmon Tree Road.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-90 zone; 2 lots
Community Water, Community Sewer
Applicant: James Wilner

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

NOTES

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER WATER CATEGORY 1 - SEWER CATEGORY 1.
2. THE DATE OF THE DATE OF THIS RECORD PLAT IS IN THE R-40.
3. PER 180' R/W LATERAL CAP SET.
4. THIS PROPERTY IS SHOWN ON TAX MAP GN 24 AND GN 122.
5. THIS PROPERTY IS SHOWN ON N.S.S.C. 300-FOOT SHEET 208 NM OS 1 204 NM OS.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS OTHERWISE SPECIFICALLY STATED TO THE CONTRARY IN ANY INSTRUMENT OR ANY SUCH PLAN ARE FURNISHED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
7. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR THIN SUBDIVISION SUBDIVISION CONTAINED IN SECTION 50-2A(1) OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES A THIN LOT LINE ADJUSTMENT, AS PROVIDED FOR IN SECTION 50-2A(1)(X).
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ANY MATTER OF RECORD OR OF RECORD, AND THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REFLECT AN EXAMINATION OF TITLE OR TO DENY OR NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, JAMES D. HILNER, ELLEN J. HILNER AND CARTER, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT WE HAVE NOT BEEN ADVISED OF ANY MATTERS AFFECTING TITLE, EXCEPT AS INDICATED BELOW.

LOT 130 (PREVIOUSLY LOT 126)

DATE 2/25/14 James D. Hilner Ellen J. Hilner Carter, Inc.
JAMES D. HILNER ELLEN J. HILNER CARTER, INC.
WITNESS WITNESS WITNESS

LOT 131 (PREVIOUSLY LOT 126)

DATE 2/25/14 James D. Hilner Ellen J. Hilner Carter, Inc.
JAMES D. HILNER ELLEN J. HILNER CARTER, INC.
WITNESS WITNESS WITNESS

LOT 131 (PREVIOUSLY LOT 126)

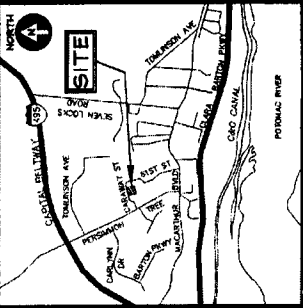
DATE 2/25/14 James D. Hilner Ellen J. Hilner Carter, Inc.
JAMES D. HILNER ELLEN J. HILNER CARTER, INC.
WITNESS WITNESS WITNESS

FOR LOT 131 ONLY
WE, SUGARMAN BANK, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION, THIS PLAN BEING THE PLAN OF LOT 131, 204, AND RECORDED JANUARY 31, 2014 IN LIBER 40622 AT FOLIO 254.

DATE 2/25/14 James D. Hilner Ellen J. Hilner Carter, Inc.
JAMES D. HILNER ELLEN J. HILNER CARTER, INC.
WITNESS WITNESS WITNESS

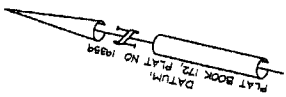
PLAT TABULATION	
NUMBER OF LOTS	2
NUMBER OF PARCELS	2
AREA OF PARCELS (S)	0
AREA OF STREET DEDICATION	0
TOTAL AREA	0
MEAN 50 FT (S)	0
MEAN 50 FT (S)	0

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
M.N.C.P. & P.C. Record File No. _____



VICINITY MAP

SCALE: 1" = 200'



SURVEYOR'S CERTIFICATE

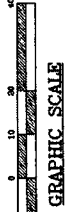
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE NOT BEEN ADVISED OF ANY MATTERS AFFECTING TITLE, EXCEPT AS INDICATED BELOW.

DATE 2/25/14 James D. Hilner Ellen J. Hilner Carter, Inc.
JAMES D. HILNER ELLEN J. HILNER CARTER, INC.
WITNESS WITNESS WITNESS

SUBDIVISION RECORD PLAT
MINOR SUBDIVISION FOR LOT LINE
ADJUSTMENTS OF LOTS 125 & 126
LOTS 130 & 131

SECTION 2, CABIN JOHN PARK

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' NOVEMBER, 2013



108 West Ridgeville Blvd., Suite 101
Mount Airy, Maryland 21771
301-687-8001 office
301-687-8005 fax
www.candse.com
info@candse.com

Recorded
Plat No. _____

220140800

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Section 2, Cabin John Park, Lots 130 & 131 Plat Number: 22014 0800
Plat Submission Date: 12/2/2013
DRD Plat Reviewer: C. Blum
DRD Prelim Plan Reviewer: N/A
*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
Preliminary Plan No. _____ Checked: Initial _____ Date _____
Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
Site Plan Name if applicable: _____ Site Plan Number: _____
Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
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 _____
SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12/12/13	12/27/13		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):

Final Mylar & DXF/DWG Received:

Final Mylar Review Complete:

Board Approval of Plat:

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 Green Books for Resubdivision:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered into Hansen

Initial

CB

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3/5/14

3-7-14

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No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- 1831.5 sf*
- Total area adjusted = 409.5 sf*
Total area of 2 lots = 36,630 sf
- a) Total area does not exceed 5% of combined area affected:
 - b) No additional lots created:
 - c) Adjusted line is approximately parallel/does not significantly change shape of the lots:
 - d) Date sketch plan submitted: 11/12/13
 - e) Sketch plan revised or denied within 10 business days: Approved 11/21/13
 - f) Final record plat submitted within ninety days: 12/2/13
 - g) Sketch shows following information:
 - i. proposed lot adjustment:
 - ii. physical improvements within 15 feet of adjusted line:
 - iii. alteration to building setback:
 - iv. amount of lot area affected: 409.5 sf

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained:
- b) Adequate sewerage and water service/public or private:
- c) Adequate public facilities and AGP satisfied:
- d) Any conditions/agreements of original subdivision:
- e) Special Protection Area, Water Quality Plan required:

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions:
- b) Part of lot created by deed prior to June 1 1958:

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied:

(5) Plat of Correction

- a) All owners and trustees signed:
- b) Original Plat identified:

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted:
- b) Developable with only one single family detached unit:

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied:
- b) Street dedication required:
- c) Forest conservation:
- d) Storm water management:
- e) Special Protection Area/Water Quality Plan:
- f) Landscaping and lighting plan including parking lot layout:
- g) Approved Special Exception: