

**Plat Name: Chevy Chase, Section 8**  
**Plat #: 220140100**

**Location:** Located on the west side of Oakridge Avenue, 150 north of Curtis Road.  
**Master Plan:** Bethesda-Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Tonic Tep

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

PLAT NO.

**OWNERS CERTIFICATE**  
 WE, VION C. TEP, AND TONIC D. TEP, OWNERS OF THE PROPERTY, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3894 AT FOLIO 457.  
 THERE ARE NO ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, OR SUITS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT THAT CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 47225 AT FOLIO 133, AND THOSE PARTIES IN INTEREST THEREIN HAVE BELIEVED INDICATED THEIR ASSENT.

DATE 10/20/13

*[Signature]*  
 VION C. TEP

*[Signature]*  
 TONIC D. TEP

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT  
 UNION MORTGAGE GROUP, INC.

*[Signature]*  
 WITNESS

*[Signature]*  
 TRUSTEE

**GENERAL NOTES:**

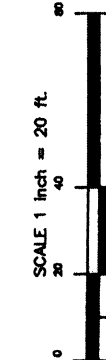
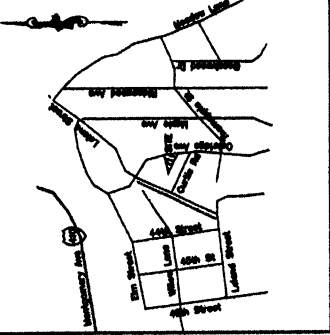
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTRADICTED BY THIS PLAN AS APPROVED. THE OFFICIAL PUBLIC RULES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A CONSOLIDATION OF TWO LOTS OR PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A (4) (E).
- THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO OBTAIN OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS ZONED R-80.
- FOR PUBLIC WATER AND SEWER ONLY.
- PROPERTY SHOWN ON MONTGOMERY COUNTY TAX MAP GRID H152 AND V83C GRID Z899004.

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED TO VION C. TEP AND TONIC D. TEP BY THAT CERTAIN DEED RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 47225 AT FOLIO 133, AND BEING ALL OF LOT 9 AND PART OF LOT 8, BLOCK F, CHEVY CHASE, SECTION 8, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 4 PLAT 321 AND THAT PROPERTY OWNERS NAMED THUS—O—ARE IN THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 8899 SQUARE FEET OR 0.2043 ACRES, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

*[Signature]*  
 MONTGOMERY SURVEYS INC  
 STERREN J. WERTHOOLD  
 MD REG NO. 10767  
 EXPIRES 2-30-14

DATE 10/15/13

VICINITY MAP  
 SCALE 1"=2000'



LEGEND  
 O REMAP & CAP SET

PREPARED BY:  
**MERIDIAN SURVEYS, INC.**  
 P.O. BOX 540  
 PERSHING MARYLAND 21704  
 (301) 841-3334 FAX  
 E-MAIL: surveys@meridiansurveys.com  
 MSB No. 13-1584

AREA TABULATION  
 LOT 10 8899 SF 0.2043 AC  
 TOTAL AREA 8899 SF 0.2043 AC

22044100

OKRIDGE AVE  
 (50' R/W PER  
 P.B. 4 P. 321)

LOT 12 BLOCK E  
 P. 23208

LOT 2 BLOCK E  
 P.B. 4 P. 321

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	
DIRECTOR: _____	RECORDED: _____
DATE: _____	PLAT NUMBER: _____
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY, MARYLAND	
APPROVED: _____	ASST. SECRETARY TREASURER
DATE: _____	CHAIRMAN: _____

**SUBDIVISION RECORD PLAT  
 CHEVY CHASE  
 SECTION 8  
 LOT 10 BLOCK F  
 A RESUBDIVISION OF LOT 9  
 AND A PART OF LOT 8, BLOCK F  
 BETHESDA ELECTION DISTRICT NO. 7  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"=20' JULY, 2013**

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase, Section 8 Plat Number: 220140100  
 Plat Submission Date: 8-5-2013  
 DRD Plat Reviewer: S. Smith  
 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: N/A Site Plan Number: N/A  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8-7-13	8-23-13	_____	_____
Research	Bobby Fleury	↓	↓	8-9-2013	OK
SHA	Corren Giles	↓	↓	_____	_____
PEPCO	Bobbie Dickey	↓	↓	8-19-13	OK
Parks	Doug Powell	↓	↓	_____	_____
DRD	Kelona Clark	↓	↓	_____	_____

## Final DRD Review:

Consultant Notified (Final Mark-up): SJS 10/10/13  
 Final Mylar & DXF/DWG Received: SJS 1-8-14  
 Final Mylar Review Complete: SJS 1-29-14

## Board Approval of Plat:

Plat Agenda: SJS 2-6-14  
 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 \_\_\_\_\_

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*

- 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: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- 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: \_\_\_\_\_

*(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: ok  
yes 1927

*(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: \_\_\_\_\_

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- b) Part of lot created by deed prior to June 1 1958: ok  
yes A27

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