

**Plat Name:** Chevy Chase Terrace  
**Plat #:** 220111290

**Location:** Located in the northeast quadrant of the intersection of Chevy Chase Boulevard and Ruffin Road  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** Sina Moayed

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 lot 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.

**NOTES**

1. WATER CATEGORY: 1 SEWER CATEGORY: 1
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. UP - FROM FIRE FOUND  
IP - FROM PIN WITH CAP SET
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP HB41.
6. THIS PROPERTY IS SHOWN ON M.B.S.C. 200-FOOT SHEET 208 M4 04.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND SITE PLAN, REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY AMENDMENTS TO THESE TERMS AND CONDITIONS MADE BY PARTNER BOARD ARE INTENDED TO SUPPLEMENT UNLESS IDENTIFIED BY PARTNER BOARD AS INTENDING TO REPLACE. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 90-24(C) OF THE MONTGOMERY COUNTY SUBDIVISION ACT, AS AMENDED. THIS PLAT INVOLVES THE CONVERSION OF 60-28A(06/9/18).
9. MATTER AFFECTING THE OWNERSHIP AND USE, NOW OR IN THE FUTURE, OF THIS PROPERTY IS HEREBY WAIVED AND RELEASED BY THE PARTNER BOARD AND THE SURVEYOR. THE PARTNER BOARD HAS CONDUCTED A THOROUGH EXAMINATION OF TITLE OR TO DEPLECT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

I, SINA MOAYEDI, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION. I FURTHER GRANT A 9-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE PUBLIC UTILITY AGENCIES AND TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, AS RECORDED IN LIBER BOOK AT FOLIO 477, MONTGOMERY COUNTY, MARYLAND, AND TO THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, AS RECORDED IN LIBER BOOK AT FOLIO 104, MONTGOMERY COUNTY, MARYLAND, FOR THE PURPOSES OF INSTALLING AND MAINTAINING UTILITIES, WATER, GAS, SEWER, AND TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 8/7/11  
 SINA MOAYEDI  
 WITNESS: [Signature]  
 DATE: 8/17/11  
 SINA MOAYEDI  
 WITNESS: [Signature]

**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 ALL OF THE LANDS CONVEYED BY TALE UNIVERSITY INTO SINA MOAYEDI AND I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN LIBER BOOK AT FOLIO 104 AND ALSO BEING A RESUBDIVISION OF LOT 2, BLOCK I-2, CHEVY CHASE TERRACE, AS RECORDED IN PLAT BOOK 86, PLAT 397, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HAVE BEEN AWARE OF ALL RECORDS OF THE PUBLIC RECORDS AND THAT ALL PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 90-24(C) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 8/17/11  
 [Signature]  
 JEFFREY ALLEN SHAW  
 PROFESSIONAL LAND SURVEYOR  
 MD REG. NO. 2895

**PLAT TABULATION**

NUMBER OF LOTS.....	1
NUMBER OF PARCELS.....	0
AREA OF PARCELS (3).....	6,408 SQ. FT.
AREA OF PUBLIC UTILITY.....	0
TOTAL AREA.....	6,408 SQ. FT. (0.18 ACRES)

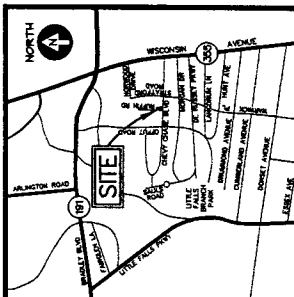
Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Director

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_  
 Division \_\_\_\_\_  
 Date: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

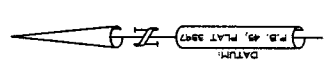
**CAS ENGINEERING**  
 CIVIL & SURVEYING & LAND PLANNING  
 A Division of Cas Enterprises, Inc.  
 105 Killebrew Station, Silver Spring, Maryland 21771  
 DC Metro (301) 607-5553 FAX (301) 607-5955



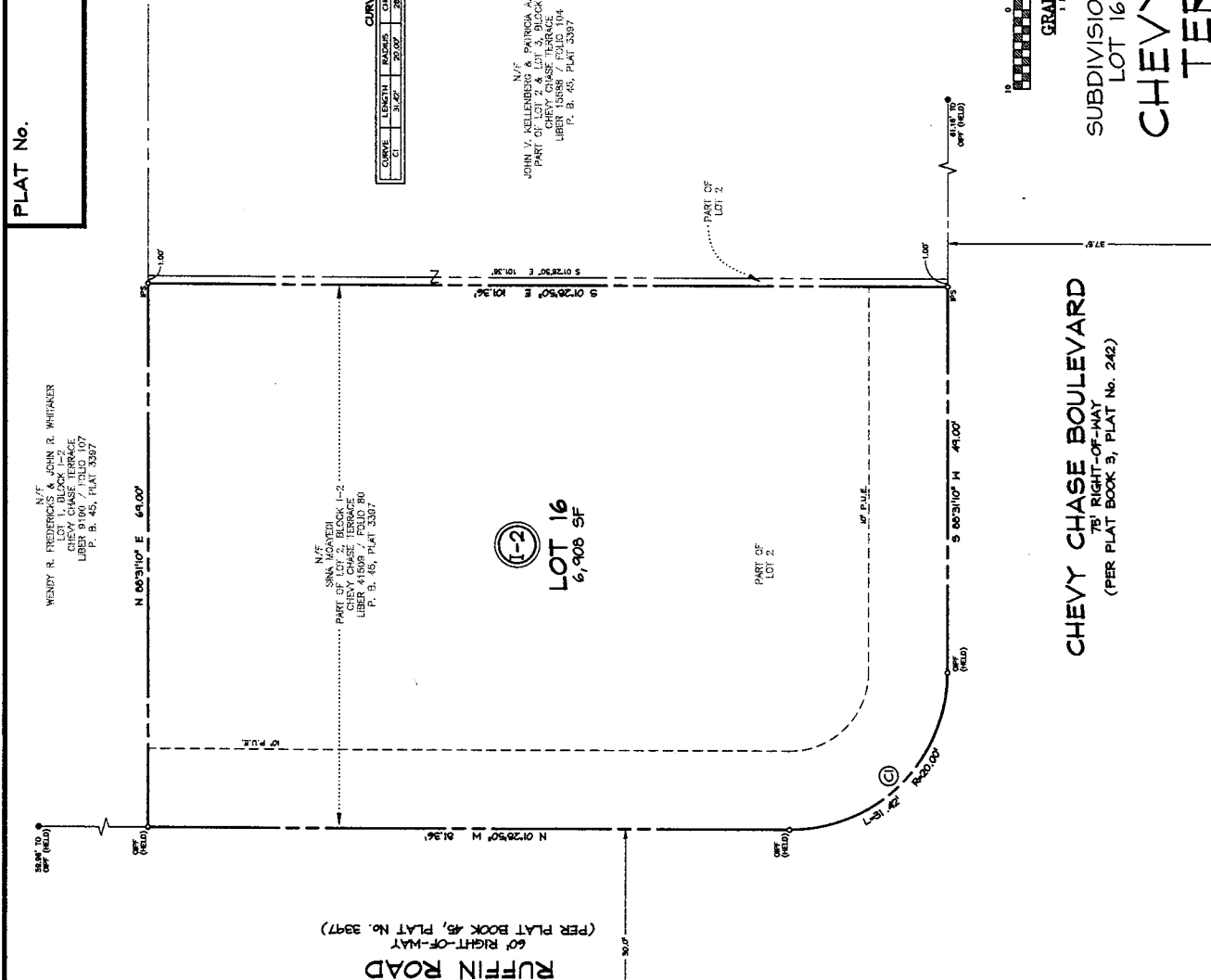
VICINITY MAP  
 SCALE 1" = 2000'

**CURVE TABLE**

CURVE	LENGTH	CHORD	ANGLE	CHORD BEARING	CHORD BEARING
1	31.427	20.027	28.28°	144°28'26"	S20°02'00"



N/E  
 JOHN V. BELLEBENS & PATRICK A. KELLY  
 PART OF LOT 2 & LOT 3, BLOCK I-2  
 CHEVY CHASE TERRACE  
 LIBER 13888 / FOLIO 104  
 P. B. 45, PLAT 3397



**CHEVY CHASE TERRACE**

SUBDIVISION RECORD PLAT  
 LOT 16, BLOCK I-2

A RESUBDIVISION OF PART OF LOT 2, BLOCK I-2  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 10' MAY, 2011

PLAT No.

**CHEVY CHASE BOULEVARD**  
 75' RIGHT-OF-WAY  
 (PER PLAT BOOK 3, PLAT No. 242)

**LOT 16**  
 6,408 SF

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase Terrace Plat Number: 220111290

Plat Submission Date: 5-13-2011

DRD Plat Reviewer: S. Smity

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 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   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/13/11	5/27/11	6-2-11	No Revisions OK
Research	Bobby Fleury			5/16/11	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):

Initial SS

Date 6/30/11

Final Mylar & DXF/DWG Received:

SS

8/15/2011

Final Mylar Review Complete:

SS

9/12/2011

## Board Approval of Plat:

Plat Agenda:

SS

9/22/2011

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  
ok 1954

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