

**Plat Name:** Chevy Chase, Section 8  
**Plat #:** 220141600

**Location:** Located on the west side of Oakridge Avenue, 195 feet north of Thornapple Street.

**Master Plan:** Bethesda-Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot  
Community Water, Community Sewer

**Applicant:** Rohit Bhayana and Chandrani Ghosh

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:

- c. 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.
- d. 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.

**NOTES**

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER ONLY.
2. AS OF THE DATE OF THIS RECORD PLAT IS IN THE R-40 ZONE WATER CATEGORY '1' - SEWER CATEGORY '1'.
3. IPS - IRON PIPE WITH CAP SET  
RFB - REBAR FOUND  
SFB - SCHEDULE 40 PIPE FOUND  
SCF - REBAR AND CAP FOUND  
PK FND - PK NAIL FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP MH 342.
5. THIS PROPERTY IS SHOWN ON M.S.B.C. 200-FOOT SHEET 209 N4 04.
6. FLOOD ZONE 'X' PER F.E.P.A. FIRM MAPS, CONTINUED PANEL NUMBER 24031 C 0465 D.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT AND USE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY BUSINESS HOURS AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR FINAL SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION AND CONVERSION ACT, AND THE REQUIREMENTS OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF TWO PARTS OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-38A(G)(3).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EXISTING UTILITY LOCATIONS AND DEPTHS, NOR ANY OTHER MATTER RESTRICTING THE CONVEYANCE AND USE OF THE PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND INTENDS TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

**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 CONVICTED BY ROBERT H. HARD AND RUTH V. HARD TO BE PART OF LOT 8, BLOCK F, CHEVY CHASE, SECTION 8, PART OF LOT 7 AND PART OF LOT 8, BLOCK F, CHEVY CHASE, SECTION 8, MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 10,771 SQUARE FEET, NONE OF WHICH IS DEDICATED TO ANY PUBLIC USE, AND THAT THE PROPERTY IS ACCORDINGLY MARKED THIS DATE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-34(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

8/12/14 DATE  
 JEFFREY ALLEN HARTMAN  
 PROFESSIONAL LAND SURVEYOR  
 NO. REG. NO. 12345  
 EXPIRATION DATE: JULY 15, 2015

**OWNER'S CERTIFICATE**

WE, ROHIT BHATNAGA AND CHANDRANI GHOSH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "U" P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT" AND TO ALL SUCCESSORS OF THE PROPERTY SHOWN AT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

0-12-2014 DATE  
 ROHIT BHATNAGA  
 WITNESS  
 0-12-2014 DATE  
 Chandrani Ghosh  
 WITNESS

Department of Permitting Services  
 Montgomery County, Maryland

Date: 9-9-2014  
 Approved: [Signature] Director

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

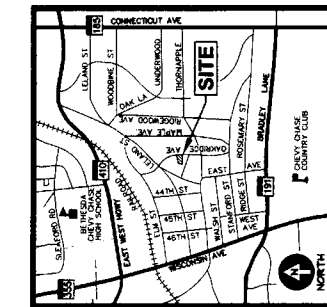
The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_ Chairman  
 \_\_\_\_\_ Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

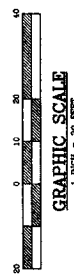
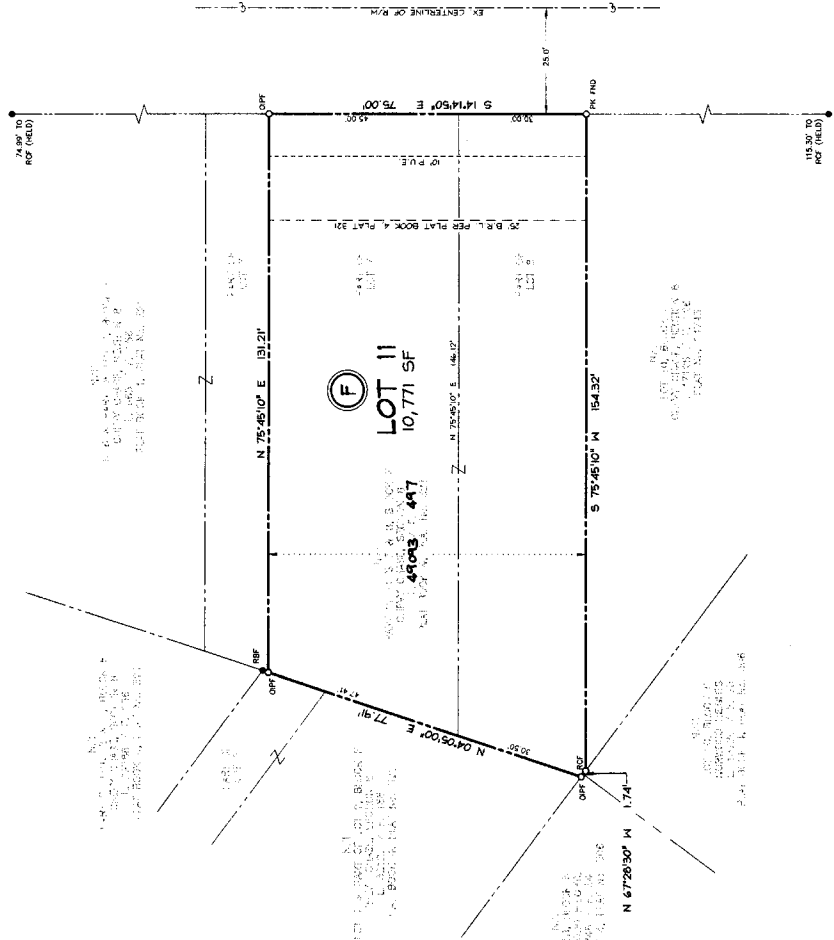
**PLAT TABULATION**

|                           |                |
|---------------------------|----------------|
| NUMBER OF LOTS            | 1              |
| AREA OF LOT(S)            | 10,771 SQ. FT. |
| AREA OF PARCELS           | 0 SQ. FT.      |
| AREA OF STREET DEDICATION | 0 SQ. FT.      |
| TOTAL AREA                | (0.247 ACRES)  |



**VICINITY MAP**  
 SCALE: 1" = 200'

OAKRIDGE AVENUE  
 (FORMERLY ELIZABETH STREET)  
 (PER PLAT BOOK 4, PLAT NO. 321)



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22041600

SUBDIVISION RECORD PLAT  
 LOT 11, BLOCK F  
**CHEVY CHASE,  
 SECTION 8**  
 A RESUBDIVISION OF  
 PART OF LOT 7 AND PART OF LOT 8, BLOCK F  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' JUNE, 2014

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase, Section 8 Plat Number: 220141600

Plat Submission Date: 6-11-2014

Plat Reviewer: S. Smith

Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. N/A Checked: Initial N/A Date N/A

Preliminary Plan No. N/A Checked: Initial N/A Date N/A

Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

Site Plan Name if applicable: N/A Site Plan Number: N/A

Planning Board Opinion - Date N/A Checked: Initial N/A Date N/A

**Review Items:** Refer the Plat Review Checklist

| Agency Reviews Req'd | Reviewer      | Date Sent | Due Date | Date Rec'd | Comments |
|----------------------|---------------|-----------|----------|------------|----------|
| Environment          | Evelyn Gibson |           |          |            |          |
| Research             | Bobby Fleury  |           |          |            |          |
| SHA                  | Corren Giles  |           |          |            |          |
| PEPCO                | Bobbie Dickey |           |          |            |          |
| Parks                | Doug Powell   |           |          |            |          |
| DARC                 | Keiona Clark  |           |          |            |          |

## Review:

Consultant Notified (Initial Mark-up):

Initial SOS

Date 7-8-14

Consultant Notified (Submit Mylar):

Initial SOS

Date 7-8-14

Final Mylar & DXF/DWG Received:

Initial SOS

Date 9-12-14

Final Mylar Review Complete:

Initial SOS

Date 9-19-14

## Board Approval of Plat:

Plat Agenda:

Initial SOS

Date 10/2/14

Planning Board Approval:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Chairman's Signature:

Initial \_\_\_\_\_

Date \_\_\_\_\_

## MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Final Mylar for Reproduction Rec'd:

Initial \_\_\_\_\_

Date \_\_\_\_\_

## Plat Reproduction:

Addressing:

Initial \_\_\_\_\_

Date \_\_\_\_\_

File Card Update:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Final Zoning Book Check:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Update Address Books with Plat #:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Update Green Books for Resubdivision:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Complete Reproduction:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Notify Consultant to Seal Plats:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Surveyor's Seal Complete:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Sent to Courthouse for Recordation:

Initial \_\_\_\_\_

Date \_\_\_\_\_

Recordation Info Entered into Hansen

Initial \_\_\_\_\_

Date \_\_\_\_\_

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 ✓

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