

Plat Name: Greenacres

Plat #: 220230490

Location: Located on the east side of Greenway Drive, 300 feet north of Ventnor Road

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Kehoe Group 5009 Greenway Dr LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.I.** of the Subdivision Regulations, which states:

- I. *Unplatted parcels with existing houses.* In the R-90 and R-60 zones, an unplatted parcel containing an existing house may be converted into a lot under the minor subdivision procedure if:
 1. any required road dedication along the frontage of the proposed lot is shown on the record plat;
 2. there is adequate sewerage and water service to the property; and
 3. the principal use of the property is single-unit living and any new construction on the lot is limited to a detached house.

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 50.7.1.I. of the Subdivision Regulations and supports this minor subdivision record plat

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANS, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND SHALL BE MADE AVAILABLE TO THE PUBLIC TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD IN THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. I.P.F. = IRON PIPE FOUND. / R.E.W.C. = REBAR WITH CAP.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CREATION OF A LOT FROM AN UNPLATTED PARCEL WITH AN EXISTING SINGLE FAMILY HOUSE PROVIDED FOR IN SECTION 50.7.1.I.
5. THIS SUBDIVISION RECORD 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 AN EXAMINATION OF THIS TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP #24031004550 DATED SEPTEMBER 28TH, 2006.
7. PROPERTY IS SUBJECT TO A "STORMWATER MANAGEMENT RIGHT OF ENTRY" AS RECORDED AMONG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 66237 AT PAGE 000.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY STAN VAN OSCH, TRUSTEE UNDER THE STAN VAN OSCH REVOCABLE TRUST, DATED AUGUST 24, 2019 AND CHRISTOPHER SCHAID UNTO KEHOE GROUP 5009 GREENWAY DR LLC RECORDED IN BOOK 65888 AT PAGE 112 DATED JUNE 27TH, 2022 AND KEHOE GROUP 5009 GREENWAY DR LLC RECORDED IN BOOK 65888 AT PAGE 112 DATED JUNE 27TH, 2022 MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS.

THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS REQUIRE THAT THIS PLAT IS A PLAT TO BE USED TO BE DEDICATED TO PUBLIC USE.



DAVID P. MORATT
 M.D. PROFESSIONAL
 LAND SURVEYOR #211156
 EXPIRES/RENEWAL DATE: 06-29-24

OWNER'S CERTIFICATE

WE, KEHOE GROUP 5009 GREENWAY DR LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF EASEMENT" RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE EASEMENT OR INTERESTS OF KEHOE GROUP 5009 GREENWAY DR LLC RECORDED IN BOOK 65888 PAGE 112 AND THE EASEMENT OF KEHOE GROUP 5009 GREENWAY DR LLC RECORDED IN BOOK 65888 PAGE 112 AND THE EASEMENT OF KEHOE GROUP 5009 GREENWAY DR LLC RECORDED IN BOOK 65888 PAGE 112 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

[Signature] DATE 3-21-23
 KEVIN KEHOE
 MANAGING MEMBER OF
 KEHOE GROUP 5009 GREENWAY DR LLC

[Signature] DATE 3-21-23
 TONY MATEO
 SENIOR VICE PRESIDENT
 (SIGNING ON BEHALF OF FOREBRIGHT BANK)

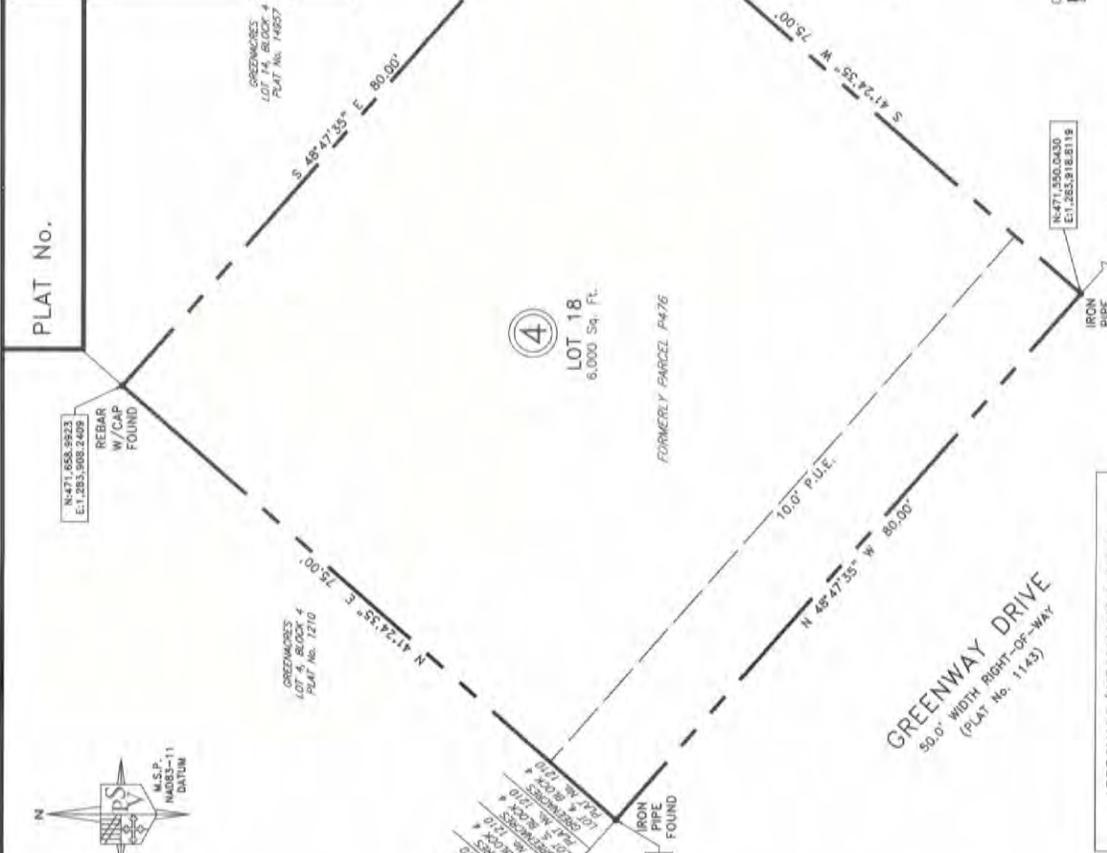
Department of Permitting Services
 Montgomery County, Maryland

Approved: 3-22-2023
 Date *[Signature]*
 Director

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

Approved: _____
 Date _____ Other _____
 Montgomery Prof. Signatory
 for Secretary - Treasurer

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



SUBDIVISION RECORD PLAT
GREENACRES
LOT 18, BLOCK 4
 A RESUBDIVISION OF PARCEL P476
 LIBER 65868 FOLIO 112
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=10'

PLAT TABULATION

LOT 18:	6000.0 SQ.FT. OR 0.1377 ACRES
DEDICATION TO PUBLIC USE:	10000.0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	6000.0 SQ.FT. OR 0.1377 ACRES

POTOMAC VALLEY SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

APPROVALS/INFORMATION CHART

TAX MAP LOCATION:	HM 123
WSSC GRID NUMBER:	207NW05
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	N/A
CONSERVED FOREST FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	42023079E

Recorded _____
 Plat No. _____