

**Plat Name:** Springfield  
**Plat #:** 220180670

**Location:** Located on the north side of Wiltshire Drive, 200 feet west of Cromwell Drive  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 2 lots  
**Owners:** Todd & Cynthia Chamberlin

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160260 (MCPB Resolution No. 17-026), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

# PLAT NO.

**OWNER'S CERTIFICATE**

We, Todd D. Chamberlain & Cynthia D. Chamberlain, owners of the property shown herein, hereby adopt this plat of subdivision, hereby grant to Montgomery County, Maryland a drainage easement and a temporary slope easement, 25 feet wide across the property, adjacent, contiguous and parallel to the public street right of way shown hereon, said temporary slope easement shall be automatically extinguished after all required public improvements have been completed and shall be maintained by Montgomery County, Maryland. We hereby certify that the plat of subdivision is correct and that the same has been approved by the Montgomery County Planning Board, Montgomery County, Maryland in Liber 3033 at Folio 457, which said terms and provisions are incorporated herein, subject to all current and applicable regulations of all federal, state and local governing agencies. As owners of this subdivision, we, our successors and assigns, and those of our heirs, assigns and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 20-33.6 of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except certain debts of trust and the parties in interest thereto have affixed their signatures hereon indicating their consent to this plat of subdivision.

Todd D. Chamberlain & Cynthia D. Chamberlain,

*Todd D. Chamberlain*  
Todd D. Chamberlain, Owner

*Cynthia D. Chamberlain*  
Cynthia D. Chamberlain, Owner

Deed of Trust: L-50135 F-063

*[Signature]*  
Catherine Burton, Trustee, Suncoast Mortgage, Inc.

4-17-18  
Date

4-17-18  
Date

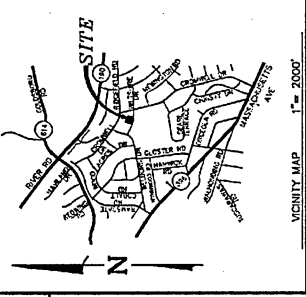
We hereby consent to this plat of subdivision.

**SURVEYOR'S CERTIFICATE**

I hereby certify on behalf of Macri, Hendricks & Glascock, P.A. that the plat shown hereon is a true and correct copy of the original plat of subdivision recorded among the Land Records of Montgomery County, Maryland, in Liber 48585 at Folio 159 and also being the subdivision of all the land covered by Macri, Hendricks & Glascock, P.A. as delineated on a plat of subdivision entitled "SPRINGFIELD" as recorded among said Land Records on Plat No. 4897, I hereby certify on behalf of Macri, Hendricks & Glascock, P.A. that, once engaged as described in the owner's certificate, the surveyor shall be bound by the provisions of Section 20-33.6 of the Montgomery County Code. I hereby certify that this document was prepared by me or under my responsible charge. There is no street dedication by this plat. The total area included on this plat is 16,853 square feet or 0.38713 acres.

*[Signature]*  
Date: 4/30/18

*[Signature]*  
Boe E. Howe  
Boe E. Howe  
Professional Land Surveyor  
MD. Reg. No. 21135  
License Expires: June 21, 2019

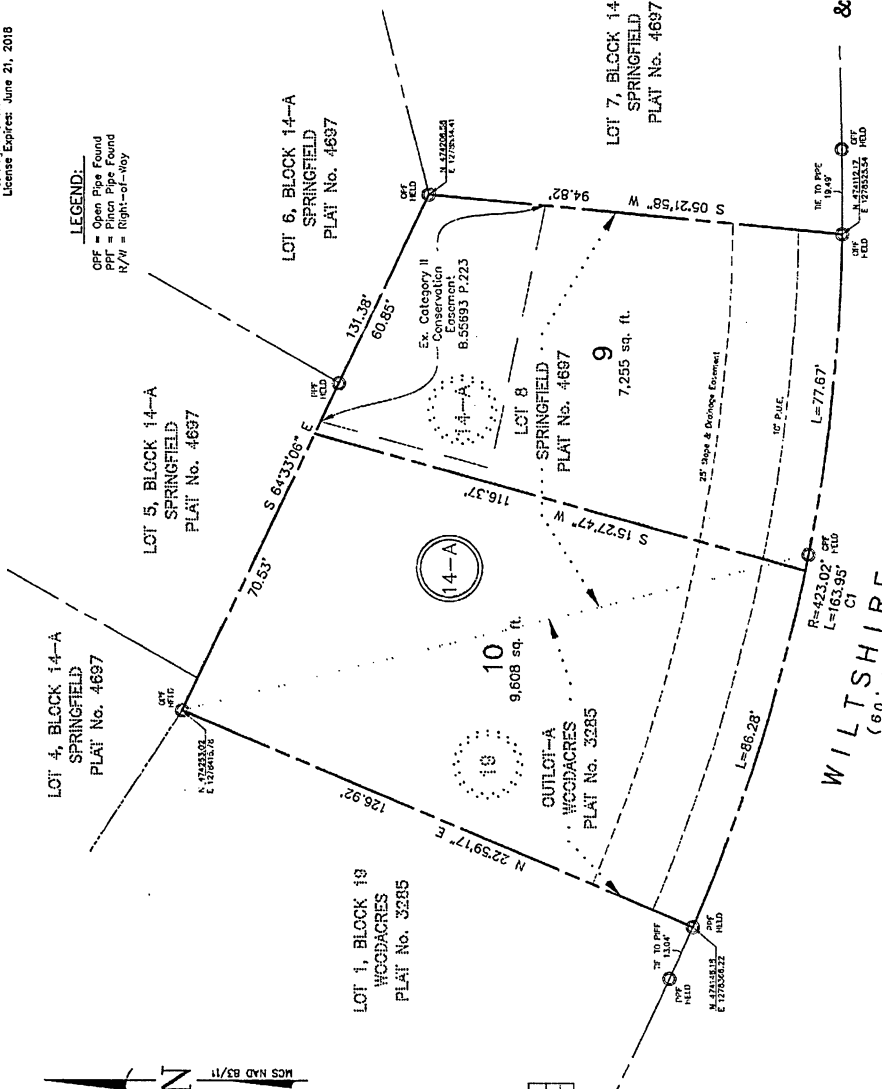


TAX MAP No. GN 561  
1" = 200'

### LEGEND

- OPF = Open Pipe Found
- PPT = Pinon Pipe Found
- R/W = Right-of-Way

- Notes:**
- This property is served by public water and sewer systems only.
  - The subdivision record plat is not intended to show every detail of the property, but only the boundaries and easements. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Board of Public Works, shall be binding on the owner of this property and shall not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for this property shall be maintained by the permitting board and available for public review during normal business hours.
  - This plat is limited to use and conditions as required by Preliminary Plan No. 120160260 entitled "Springfield".
  - Coordinates shown hereon are based on the Maryland Coordinate System MAD 83(2011) Datum as projected by NGS. The SmartNet Network Vertical Reference Station Sparan (VRS) was used to determine the vertical coordinates for this site. The combined scale factor for this site is 0.99994063262857. To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distances shown on this plat are as measured on the ground/surface.

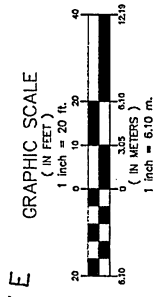


**PLAT TABULATION**

Parcels = 0 sq. ft.  
Area of Parcels = 16,853 sq. ft.  
Area of Lots = 0 sq. ft.  
Area of Street Dedication = 16,853 square feet  
Total Area = 16,853 square feet or 0.38713 acres

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARINGS	CHORD
CT	423.02'	163.95'	27.1722°	83.02'	S 77.97° 06' E	162.93'



**SUBDIVISION RECORD PLAT**  
**LOTS 9 & 10, BLOCK "14-A"**  
**SPRINGFIELD**  
BEING A RESUBDIVISION OF  
LOT 8, BLOCK 14-A SPRINGFIELD  
& OUTLOT-A, BLOCK 19 WOODACRES

ELECTION DISTRICT No. 7  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' APRIL, 2018



Macri, Hendricks & Glascock, P.A.  
Engineers & Planners  
Landscape Architects & Surveyors  
6220 Waghman Road, Suite 120  
Springfield, Maryland 20888-1279  
Phone: 301.670.0940  
Fax: 301.670.0941  
www.mhga.com

210190670

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]*  
CHAIRMAN

APPROVED: *[Signature]*  
SECRETARY-TREASURER

APPROVED: *[Signature]*  
DIRECTOR

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

DATE: \_\_\_\_\_  
PLAT NO. \_\_\_\_\_



VICINITY MAP  
SCALE 1" = 2,000'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	433.00	73.92	944.10	37.05	S 84°02'30" E	73.83	(S)
C2	433.00	93.92	1222.15	47.14	S 81°37'42" E	93.74	(P)
C3	433.00	90.02	1151.24	45.17	S 72°57'19" E	89.86	(S)
C4	433.00	102.71	1331.40	51.39	N 72°00'43" W	102.47	(P)

**NOTES:**

1. Topography from surveys by Macris, Hendricks & Glascock, P.A., dated January, 2015.
2. Contour interval.
3. Boundary information from survey by Macris, Hendricks & Glascock, P.A., dated January, 2015.
4. Water and sewer category W-1 and S-1, respectively.
5. The property is zoned R-60. The proposed land use is Residential.
6. Number of lots prepared by this plan: 2.
7. This site is within Interstate-Cherry Chase Interchange Plan Area.
8. Any person who has participated in the planning of this project as Class I-P.
9. This plan is not for construction purposes.
10. Property lines and areas are subject to adjustment at that time. Unless specifically noted on this plan, grading or in the Planning Board Ordinance. The location of any proposed structures, including but not limited to, buildings, driveways, parking areas, and other improvements, shall be determined at the time of issuance of building permits. Building restriction lines, building height, and lot coverage for each lot. Other limitations on building height, building height, and lot coverage for each lot. Other limitations on building height, building height, and lot coverage for each lot. Other limitations on building height, building height, and lot coverage for each lot.
11. Servicing utility companies include:
  - Water & Sewer: W.S.S.C.
  - Electric: Dominion
  - Telephone: Verizon
  - Natural Gas: Washington Gas

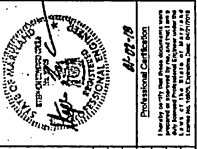
**AREA TABULATION**  
Total 5 1/2 Acre  
Area of 5 1/2 Acre  
Net Acre: 2.39 ac

DEVELOPMENT STANDARDS (R-60)	Required/Permitted	Proposed
Building Height (99-4.4.2.3)	35 ft. max.	35 ft. max.
Building Coverage (99-4.4.1.8.c) 30% Less (2012/25 F. over 6,000SF. Chapter 99-Section 4.4.9.1)	30% Less	28.9%
Net Lot Area (99-4.4.9.1)	6,000 s.f. min.	7,253 s.f.
Lot Width (99-4.4.9.1)	25 ft. min.	72' 6" lot 9 & 69' 3" lot 10
Lot Depth (99-4.4.9.1)	60 ft. min.	75' lot 9 & 83' lot 10
Setback (99-4.4.9.1)	25 ft. min.	25 ft. min.
Yard Requirements (99-4.4.9.2)	8 ft. min. side	8 ft. min. side
-Side yard	18 ft. min. side	18 ft. min. side
-Rear yard	20 ft. min.	20 ft. min.

TAX MAP OH-351  
WSSC 208 NW 05

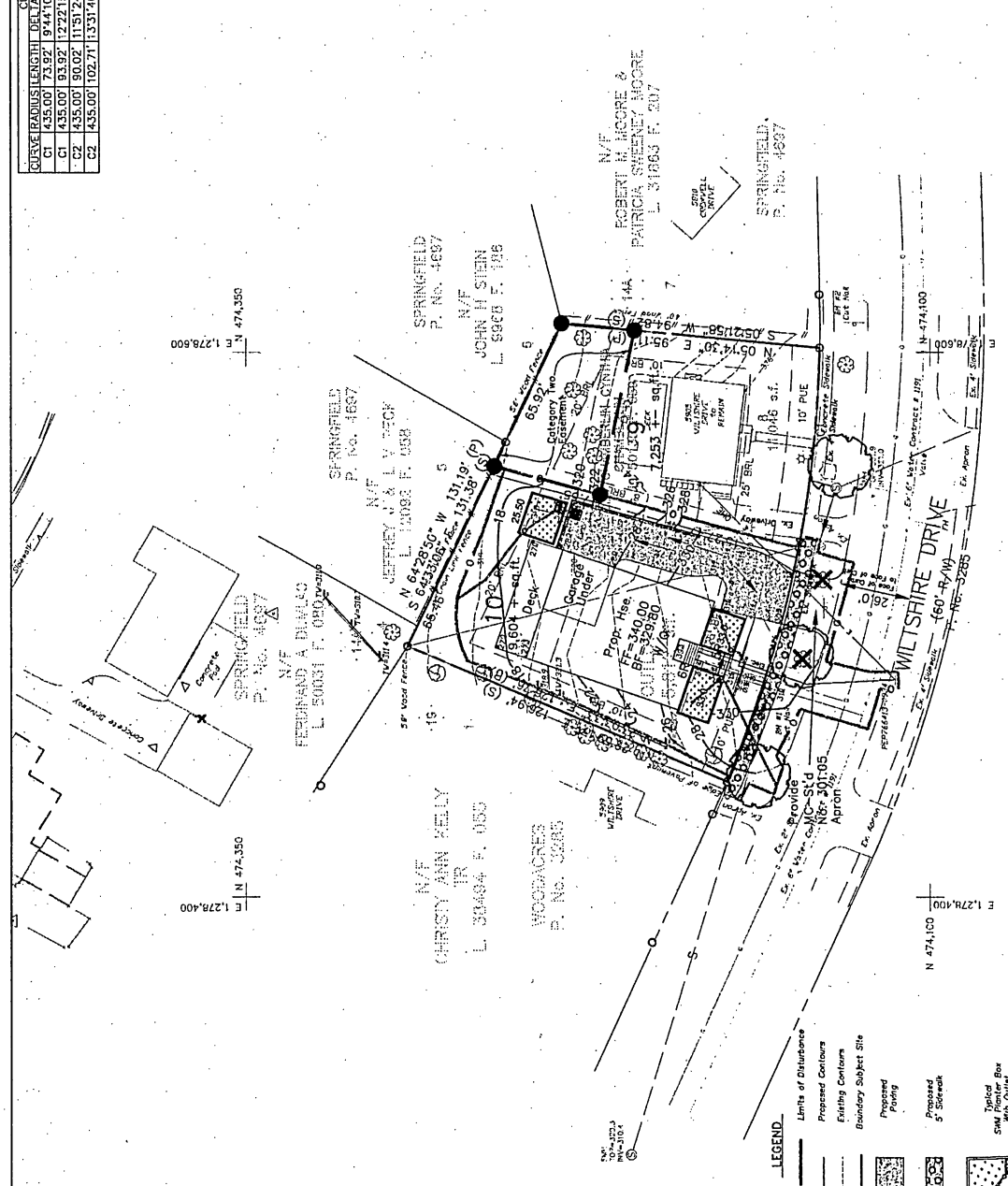
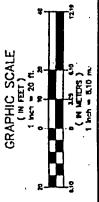
PRELIMINARY PLAN OF SUBDIVISION  
LOT 8, BLK 14A and OUTLOT 'A', BLK 19  
**SPRINGFIELD**  
L. 48596 F. 159 & L. 50135 F. 059  
7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Proj. No.	Designer
14-13R-12	2 of 2



NO.	DATE	DESCRIPTION	BY
1	08/26/16	Rev. Issue, Text	
2	11/24/16	Extm. SW to L. 5005 WIL. Dr.	
3	02/14/17	Prop. Issue, Added	

PREPARED FOR:  
Mr. Todd D. Chamberlin  
3906 Wilshire Dr.  
Beltsville, MD 20815  
Phone: (301) 320-3000  
Fax: (301) 320-3006



- LEGEND**
- Limits of Disturbance
  - Proposed Contours
  - Existing Contours
  - Boundary Subject Site
  - Proposed Paving
  - Proposed 5' Sidewalk
  - Tapped SWR Pile with Outlet
  - Tree to Be Removed
  - Proposed Tree

Call "Miss Utility"  
Telephone 1-800-257-7777  
For Utility Locations  
At Least 48 Hours Before  
Beginning Construction.