

**Plat Name:** Springfield  
**Plat #:** 220220100

**Location:** Located on the north side of Parkston Road, 150 feet east of Springfield Road  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** Thomas and Courtney Billings

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
    - a. any conditions applicable to the original subdivision remain in effect;
    - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
    - c. all required right-of-way dedication is provided.
  2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
    - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
    - b. any conditions applicable to the existing lot remain in effect on the new lot;
    - c. any required road dedication is provided; and
    - d. the existing platted lot was not identified as an outlot on a plat.

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.C.1. and supports this minor subdivision record plat.

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROJECT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. 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. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
3. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 507.11 OF THE MONTGOMERY COUNTY SUBDIVISION CODE. THIS PLAT DOES NOT INVOLVE THE CONSOLIDATION OF TWO LOTS AS PROVIDED FOR IN SECTION 507.11.C.1.
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF ANY MATTER RESTRICTING THE PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY LIES WITHIN ZONE X OF FEWA # 2.031C045D DATED SEPTEMBER 29TH, 2006.
6. PROPERTY IS SUBJECT TO A "STORMWATER MANAGEMENT RIGHT OF ENTRY" AS RECORDED AMONG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 64148 AT PAGE 281.

IT IS HEREBY CERTIFIED THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RE-SUBDIVISION OF ALL THE LOTS CONVEYED BY ANNE HARMAN-MENKE, TRUSTEE OF THE GISELLE C. HARMAN TRUST, TO THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BUILDINGS AND COURTNEY MARA BILLINGS, BY DEED DATED THE 19TH DAY OF APRIL, 2021, AND RECORDED IN BOOK 62905 AT PAGE 383 AND ALSO BEING LOTS 5 AND 6 BLOCK 19 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS THE MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY CORNERS MARKED ON THIS PLAT ARE IN PLACE, AND SHOWN HEREON IN ACCORDANCE WITH SECTION 4.0-4.3.6 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THERE ARE 615 SQUARE FEET OF THE PLAT DEDICATED TO PUBLIC USE, 0.0369 ACRES.

ALL P. Hunt 11/04/21

DAVID P. MOWATT  
MD, PROFESSIONAL  
LAND SURVEYOR #21136  
EXPIRATION/RENEWAL DATE 06-20-22

WE, THOMAS BILLINGS AND COURTNEY MARA BILLINGS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND DEDICATE THE STREET TO PUBLIC USE.

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 PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON. EXCEPT FOR THE DEED OF TRUST RECORDED IN BOOK 62905 PAGE 388 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

To R-11-  
 THOMAS BILLINGS  
 \_\_\_\_\_  
 WITNESS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE 10/29/2021

COURTNEY BIELING  
COURTESY, MADA PULLINCO

WHERE DATE  
10/29/2021

COURTNEY MARK BILLINGS  
WITNESS  
DATE  
4/3/2021

NAME Todd C. Hyle TITLE Vice President, CTP  
WITNESS [Signature] CITIZENS BANK, N.A.  
DATE [Signature]

Department of Permitting Services  
Montgomery County, Maryland

Approved: 11/10/2021  
Date

*M. Tra Pedersen*  
Director


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

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

Montgomery Plot Signatory  
for Secretary-Treasurer

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

Plat No.

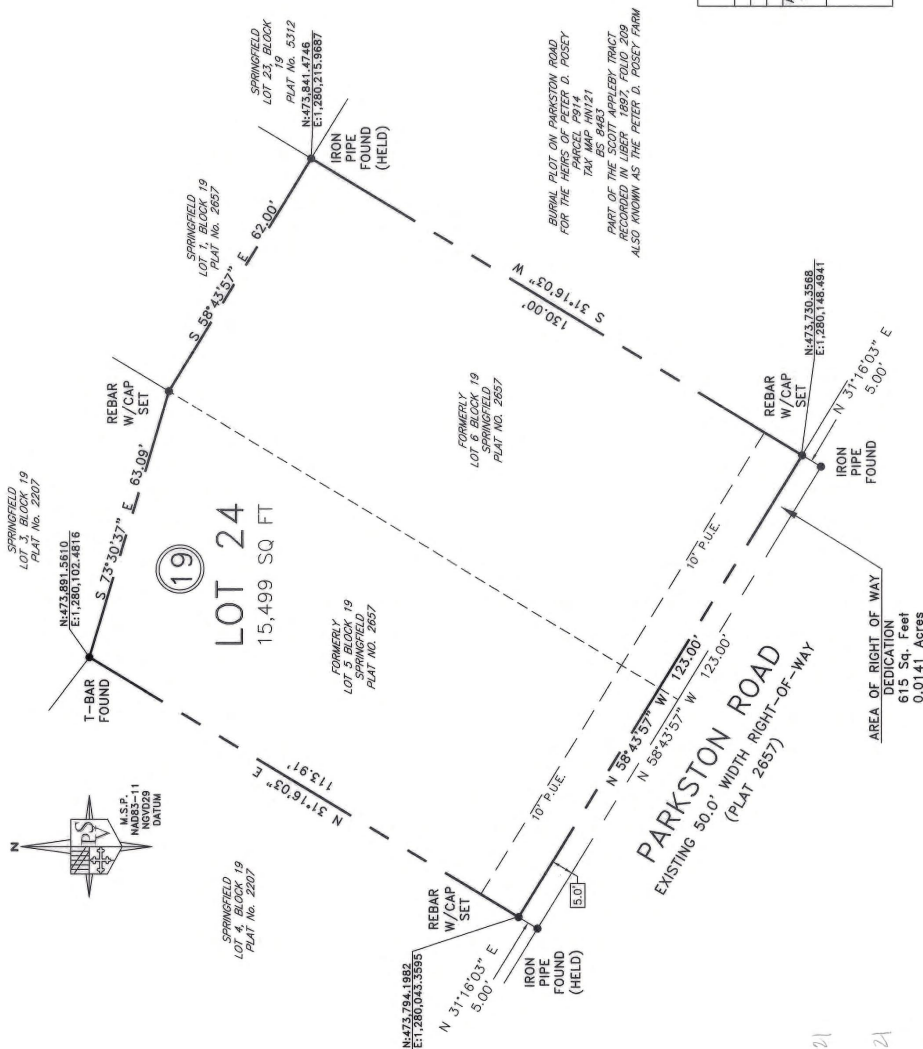
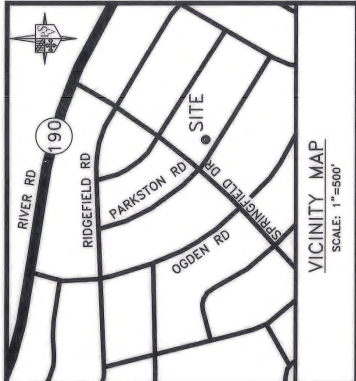
 **POTOMAC VALLEY  
SURVEYS**  
20010 FISHER AVENUE, SUITE F  
POOLESVILLE, MARYLAND  
1-888-7349-5090

BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=20' OCTOBER 2021

MNCPPC FILE NO: 220220100

SUBDIVISION RECORD PLAT

SPRINGFIELD  
LOT 24, BLOCK 19  
A RESUBDIVISION OF LOTS 5 & 6 BLOCK 19  
PLAT 2657



| PLAT TABULATION           |                               |
|---------------------------|-------------------------------|
| LOT 24                    | 15,499 SQ.FT. OR 0.3558 ACRES |
| DEDICATION TO PUBLIC USE: | 615.0 SQ.FT. OR 0.0141 ACRES  |
| TOTAL AREA:               | 16,114 SQ.FT. OR 0.3699 ACRES |

| APPROVALS/INFORMATION CHART   |           |
|---|-----------|
| TAX MAP LOCATION:   | HN121     |
| WSSC GRID NUMBER:   | 20BNW05   |
| ZONING CATEGORY:  | R-60      |
| APPROVED PRELIMINARY PLAN,<br>SITE PLAN, PRELIMINARY SKETCH<br>PLAN, FINAL PLAN:        | N/A       |
| APPROVED FOREST<br>CONSERVATION PLAN FILE<br>NUMBER OR FOREST<br>CONSERVATION EXEMPTION | 42021257E |



SCALE: 1"=20'