

**Plat Name:** Slater's addition to Sandy Spring  
**Plat #:** 220100390

**Location:** Located on the east side of Chandlee Mill Road, approximately 4,200 feet north of Brooke Road  
**Master Plan:** Sandy Spring – Ashton  
**Plat Details:** RE-2 zone, 2 lots  
Private Well, Private Septic  
**Applicant:** Dorothy Slater

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120050230 (MCPB Resolution 08-164), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

**OWNER'S CERTIFICATION**

We, Dorothy M. Stiler and John H. Stiler, Tenants by the Entirety, and John Joseph Stiler and Karen Elizabeth Stiler, Tenants by the Entirety, owners of the property shown and included herein, hereby:

- establish this plat of subdivision.
- dedicated the roadway area, as indicated hereon, to public use.
- establish the Category 1 Conservation Easement, shown hereon, with the terms and provisions of said easement being set forth in that document titled "Conservation Easement Agreement, Category 1, as incorporated by reference in the Record of Montgomery County, Maryland, in Liber 15176 at Folio 412, and the terms and provisions of said easement being set forth in that document titled "Declaration of Public Utilities Easements" as recorded among said Land Records in Liber 3834 at Folio 457.
- establish the Secondary Well Easement, as shown, over a portion of Lot 3 for the benefit of Lot 2.

We, our executors or assigns, will cause property corner markers to be set by a Maryland Licensed Land Surveyor in accordance with Section 50-24(e) of the Montgomery County, Maryland Subdivision Regulations.

There are no suits, liens, incumbrances or trusts affecting the property shown and included herein, and the parties in interest therein have indicated their assent to this plat of subdivision.

May 25, 2010  
 Dorothy M. Stiler  
 John H. Stiler  
 John Joseph Stiler  
 Karen Elizabeth Stiler  
 We hereby assent to this plat of subdivision: SANDY SPRING BANK  
 Date: 5/15/10 By: *John R. Wittmer* Assistant Secretary

**SURVEYOR'S CERTIFICATION**

I hereby certify that:  
 the information shown and included is correct.  
 this subdivision plat has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland.  
 this plat is a subdivision of all of the real property conveyed by Dorothy M. Stiler and John H. Stiler as Tenants by the Entirety, to John H. Stiler and Dorothy M. Stiler, Tenants by the Entirety, joint tenants with John Joseph Stiler and Karen Elizabeth Stiler, Tenants by the Entirety by Deed dated March 23, 2000 and recorded among the Land Records of Montgomery County, Maryland in Liber 19822 at Folio 388.

Property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code, Subdivision Regulations, if so engaged.  
 The total area included in this subdivision is 219,579 square feet or 7.395 acres, including 2,949 square feet or 0.0677 of an acre being dedicated to public use.

Aug 27, 2010  
*John R. Wittmer*  
 John R. Wittmer  
 Professional Land Surveyor  
 MD No. 10688

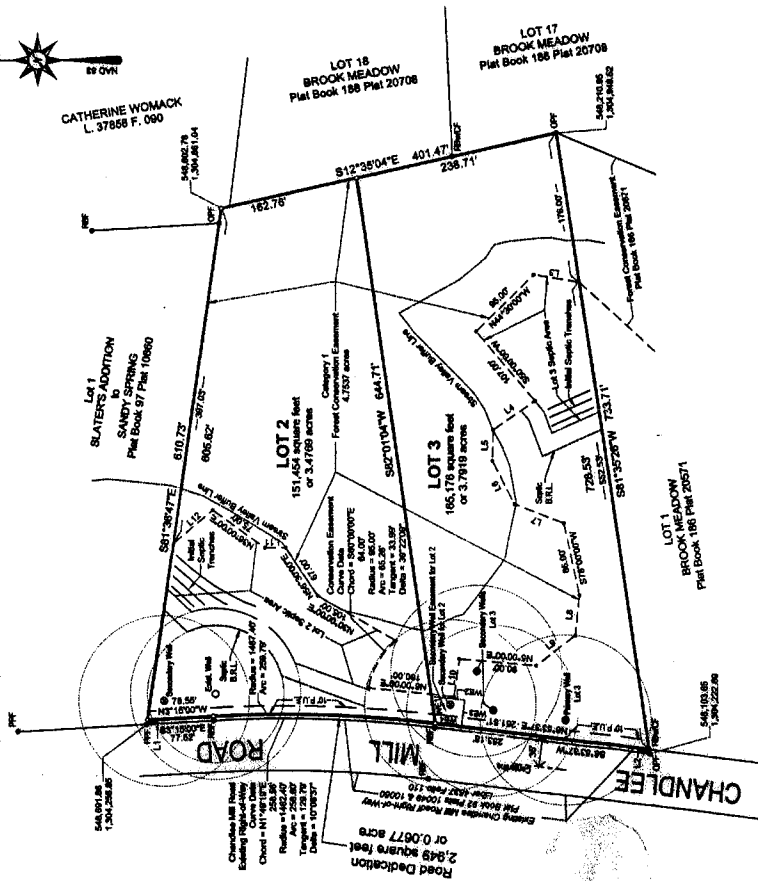
2010-0390  
 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 THE MONTGOMERY COUNTY PLANNING BOARD  
 M.N.C.P. & P.C. RECORD FILE NUMBER:  
 APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 SECRETARY-TREASURER  
 BY: \_\_\_\_\_ DIRECTOR

**PLAT NO.**

Plat Recording Date:

**NOTES**

- The lots included hereon are limited to the uses and conditions as required by Preliminary Subdivision Plan, MNC&P Plan # 120602030, filed Slater Property.
- The property included on this subdivision plat is currently zoned RE-2.
- The property included in this subdivision is approved for the use of individual private well and septic systems.
- The septic building restriction lines (Septic B.R.L.), as indicated hereon, are subject to change with the prior approval of the Montgomery County Department of Permitting Services.
- Lot 2 is approved for 4 bedroom dwelling and Lot 3 is approved for a 6 bedroom dwelling.
- The property included on this subdivision plat is located within the Patuxent River Primary Management Area.
- The property included on this subdivision plat is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including the approval of a Final Forest Conservation Plan and appropriate agreements prior to the issuance of a Sediment Control Permit.
- The 100 Year Floodplain and the 25 foot Floodplain Building Restriction Line are both contained within the Stream Valley Buffer.
- NAD coordinates shown for regulatory GIS purposes only.
- This subdivision plat is not intended to show every matter affecting or restricting the use and enjoyment of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the property use and title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- Boundary and property corner markers as indicated are based on a field survey completed, March, 2009, by this office.



JU 341  
 226 NW 01  
 2005  
 22 A-4

SEE TIME  
 SUBDIVISION RECORD PLAT  
 LOTS 2 and 3  
 SLATER'S ADDITION TO  
 SANDY SPRING  
 8th (EIGHTH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

W  
 WITMER ASSOCIATES, LLC  
 7084 Arden Road, Columbia, MD 21047  
 Tel: (410) 746-6999 Fax: (410) 746-5555 E-Mail: admin@wittmer.com

DATE: Sept., 2009  
 SHEET NO. 1 of 1

**LINE TABLE FOR LOT 2 SECONDARY WELL EASEMENT LOCATED ON LOT 3**

LINE	BEARING	HORIZ DIST
WE1	N62°01'00"W	34.27'
WE2	S86°00'00"W	40.00'
WE3	N65°06'20"W	33.74'
WE4	N46°55'32"E	31.20'

**LINE TABLE FOR CONSERVATION EASEMENT AND ROAD DEDICATION**

LINE	BEARING	HORIZ DIST
L1	S81°36'47"E	5.10'
L2	S91°35'27"W	5.16'
L3	N6°30'00"E	64.00'
L4	N88°00'00"W	36.00'
L5	N88°00'00"W	56.00'
L6	S83°00'00"W	62.41'
L7	S21°00'00"W	47.00'
L8	N64°00'00"W	47.00'
L9	N67°30'00"W	45.00'
L10	N67°30'00"W	25.00'
L11	N67°00'00"E	61.12'
L12	N47°00'00"W	61.12'

LEGEND FOR NOTED PROPERTY CORNER MARKERS FOUND  
 • OFF - Open Pipe Found  
 • PPF - Punched Pipe Found  
 • RBF - Rubber Found  
 • RWBCF - Rubber with cap found

0 100' 200'

Graphic Scale related to the plan element of the plat.

# RECORD PLAT REVIEW SHEET

Plat Name: Slater Property Plat Number: 220100390  
 Plan Name: Slater Property Plan Number: 120050230  
 Plat Submission Date: 11-4-09  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: P. Butler Checked: P.B Date 12/22/09

## Initial DRD Review:

Signed Preliminary Plan - Date 7/24/09 Checked: Initial SSS Date 12/17/09  
 Planning Board Resolution - Date 1-13-09 Checked: Initial SSS Date 12/17/09  
 Site Plan Req'd for Development? Yes  No  Verified By: SSS (initial)  
 Site Plan Name: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Resolution - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Signature Set - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Reviewer Plat Approval: Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Review Items: 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 ok  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	11-4-09	11-20-09	11-18-09	NOE REVISIONS
Research	Bobby Fleury	↓	↓		
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up): Initial SSS Date 12/17/09  
 Final Mylar & DXF/DWG Received: Initial SSS Date 8-30-10  
 Final Mylar Review Complete: Initial SSS Date 9/28/10

**Board Approval of Plat:**  
 Plat Agenda: Initial SSS Date 10/7/10  
 Planning Board Approval: \_\_\_\_\_  
 Chairman's Signature: \_\_\_\_\_

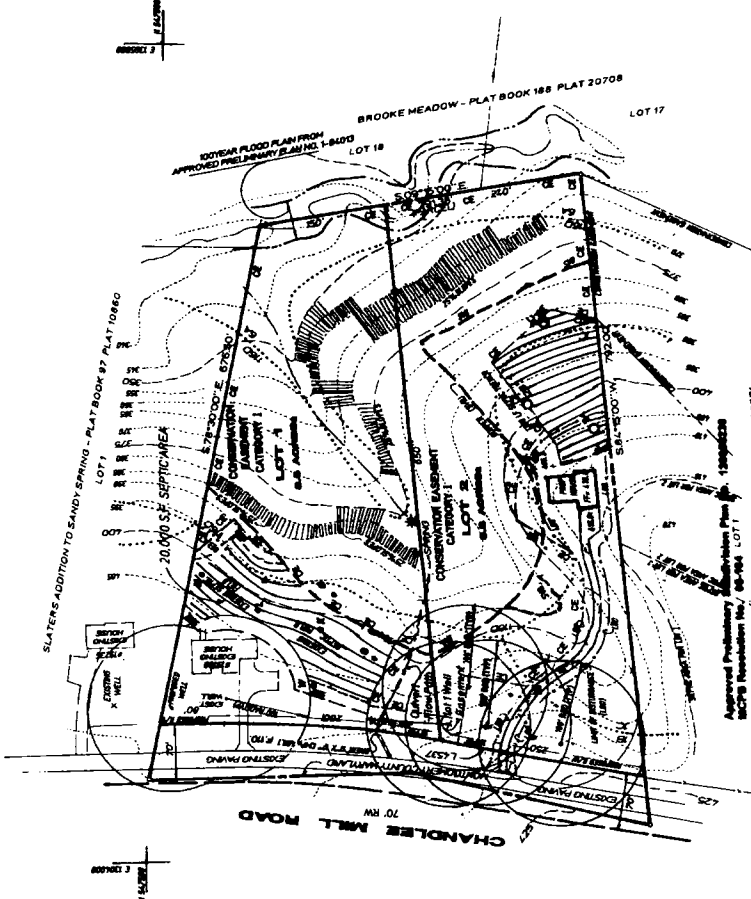
**MCDPS Approval of Plat:**  
 Consultant Pick-up for DPS Signature: \_\_\_\_\_  
 Final Mylar for Reproduction Rec'd: \_\_\_\_\_

**Plat Reproduction:**  
 Addressing: \_\_\_\_\_  
 File Card Update: \_\_\_\_\_  
 Final Zoning Book Check: \_\_\_\_\_  
 Update Address Books with Plat #: \_\_\_\_\_  
 Update Plat 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. \_\_\_\_\_

**NOTES**

1. Boundary, as shown, from available deeds and plats recorded among the Land Records of Montgomery County, Maryland
2. Topography, as shown, from MNCP&PC aerial photography, MCMAP5 Sheet No. 204N4001, 200' scale, 5' contour interval.
3. Planning Area 23, Sandy Spring-Ashton Master Plan.
4. Zoning in RE-2, 2 acre minimum lot size.
5. Area included in Plan is 7.32 Acres ±.
6. Number of Lots Proposed - 2.
7. Sewer Category S-6; Water Category W-6
8. Patuxent River Primary Management Area
9. Soils from the Montgomery County Soils Survey Sheet 14
  - 1B Gaits silt loam 3% to 8% slopes
  - 1C Gaits silt loam 8% to 15% slopes
  - 6A Baile silt loam 0% to 3% slopes
  - 116D Blocktown clayey silt loam 15% to 25% slopes (very rocky)
10. There are no historic or cultural features on the site.
11. NMI/PSD MNCP&PC File No. 4-02024
12. Some features shown hereon are scaled and subject to change at time of survey and/or record plat.



**SEPTIC DESIGN CHART**

LOT	TEST TYPE	TEST TIME	TEST RATE	TEST TYPE	TEST TIME	TEST RATE	TEST TYPE	TEST TIME	TEST RATE	TEST TYPE	TEST TIME	TEST RATE
1	W	11	2%	K	15	2%	M	15	2%	L	11	2%
2	P	12	2%	B	15	2%	A	13	2%	C	23	2%
17	A	13	2% & 12									
18												
19												
1	LA	10	15									
2	LA	10	15									
17	LA	10	15									
18	LA	10	15									
19	LA	10	15									

**CERTIFIED PRELIMINARY PLAN**  
 The foregoing conditions, and the plan showing thereon, are a true and accurate copy of the preliminary plan.  
 Signature: \_\_\_\_\_  
 Date: 7-24-01

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundary and topographic information as shown and noted hereon is correct.  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

- 1) The Applicant must comply with the conditions of the Montgomery County Code Chapter 20, Subchapter 16B, relating to the establishment and maintenance of a flood control easement in the area of the proposed lot.
- 2) The Applicant must submit a revised Preliminary Plan and related preliminary forest conservation plan in accordance with Section 3 prior to completion of the final plat.
- 3) The Applicant must provide a copy of the final plat to the Planning Board.
- 4) The Applicant must comply with the conditions of the Montgomery County Department of Planning Services (MCDPS) stormwater management approved dated September 26, 2004, unless otherwise indicated.
- 5) The Applicant must comply with the conditions of the MCDPS, Wetlands and Buffer Section approved dated April 23, 2007, unless otherwise indicated.
- 6) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) traffic management plan for all right-of-way along the property frontage measured 36 feet from the right-of-way.
- 7) The Applicant must comply with the conditions of the Montgomery County Department of Planning Services (MCDPS) stormwater management approved dated September 26, 2004, unless otherwise indicated.
- 8) The Applicant must comply with the conditions of the MCDPS, Wetlands and Buffer Section approved dated April 23, 2007, unless otherwise indicated.
- 9) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) traffic management plan for all right-of-way along the property frontage measured 36 feet from the right-of-way.
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- 11) The Applicant must comply with the conditions of the MCDPS, Wetlands and Buffer Section approved dated April 23, 2007, unless otherwise indicated.
- 12) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) traffic management plan for all right-of-way along the property frontage measured 36 feet from the right-of-way.
- 13) The record plat must show necessary easements. Preliminary plat will remain valid for six months (91) months from the date of filing of the Planning Board Resolution.
- 14) The Applicant must comply with the conditions of the Montgomery County Code Chapter 20, Subchapter 16B, relating to the establishment and maintenance of a flood control easement in the area of the proposed lot.

**MISER UTILITY**  
 FOR LOCATIONS OF UTILITIES - CALL 1-800-857-7777  
 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

**UTILITY COMPANIES SERVICING THIS SITE**  
 PECO  
 1610 Goucher Road  
 Rockville, MD 20850  
 Verizon  
 Dominion Gas Light Company  
 4801 Industrial Road  
 Springfield, VA 22151

**WITMER ASSOCIATES, LLC**  
 Land Surveying, Land Planning & Design  
 314-A Hagerford Drive, Rockville, MD 20850  
 Tel: (301) 309-6600 Fax: (301) 309-6603

PREPARED FOR <b>J.H. &amp; D.M. SLATER</b> 2326 CHANDLER MILL ROAD SANDY SPRING, MD 20886	PROJECT NO. 2783 F	SHEET NO. 1 of 1
TITLE <b>PRELIMINARY PLAN OF SUBDIVISION</b> <b>LOTS 1 &amp; 2</b> <b>SLATER PROPERTY</b> <b>BROOKE MEADOW</b> <b>CLAYBY (6TH) ELECTION DISTRICT</b> <b>MONTGOMERY COUNTY, MARYLAND</b>	DATE AUG. 2004	SCALE 1" = 100'
REVISIONS NO. DESCRIPTION	DATE	
1 1-2-01 1/16 NEW 1/16 2 1-2-01 2/16 NEW 2/16		

