



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
10-20-2016

MEMORANDUM

DATE: October 11, 2016

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SS*
Jay Beatty, Planner *JRB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for October 20, 2016

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220160430 Stoney Creek Estates

Plat Name: Stoney Creek Estates
Plat File No.: 220160430

Location: Located on the west side of Stoney Creek Road, 150 feet south of Meadow Farm Drive.

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 1 lot

Owners: Debra and James Maher

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 11996012A (MCPB Resolution No. 16-072), 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.

NOTES

The property included on this subdivision plat is currently zoned RE-2. The property included in this subdivision is served by private well and septic. The lot included hereon is approved for a maximum of 8 bedrooms. 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. This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision Record Plat is not intended to replace an examination of title or to note all matters affecting title. This plat is subject to the terms and conditions of Preliminary Plan No. 11996012A, Montgomery County Planning Board Resolution No. 16-072.

INGRESS-EGRESS & UTILITY EASEMENT
Liber 52390 Folio 111
for the benefit of Lot 186 (formerly Lot 175)
and for the benefit of Lot 185, Stoney Creek Estates

OWNER'S CERTIFICATION

We, James O. Maher, aka James O. Maher, II, and Debra King Maher, owners of the property shown and included hereon, hereby establish this plat of subdivision.

We, or our successors and 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 Code (Subdivision Regulations)

There are no suits, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision; except for two Deed of Trusts recorded among the Land Records of Montgomery County, Maryland in Liber 28051 at Folio 218 and Liber 44929 at Folio 127 and respective parties in interest thereto have indicated their consent to this plat of subdivision below.

Date: 8/10/2016 Owner: James O. Maher
Debra King Maher
James O. Maher, aka James O. Maher, II
Debra King Maher

We hereby assent to this plan of subdivision:
Sun Trust Bank (Liber 28051 Folio 218)

Date: 7/10/2016 Bill Morgan, Vice President

Mortgage Electronic Registration Systems, Inc. as nominee for Ally Bank (Liber 44929 Folio 127)

Date: 8-25-2016 Bill Morgan Vice President

APPROVED September 27, 2016
BY Debra King Maher DIRECTOR

APPROVED _____
CHAIRMAN

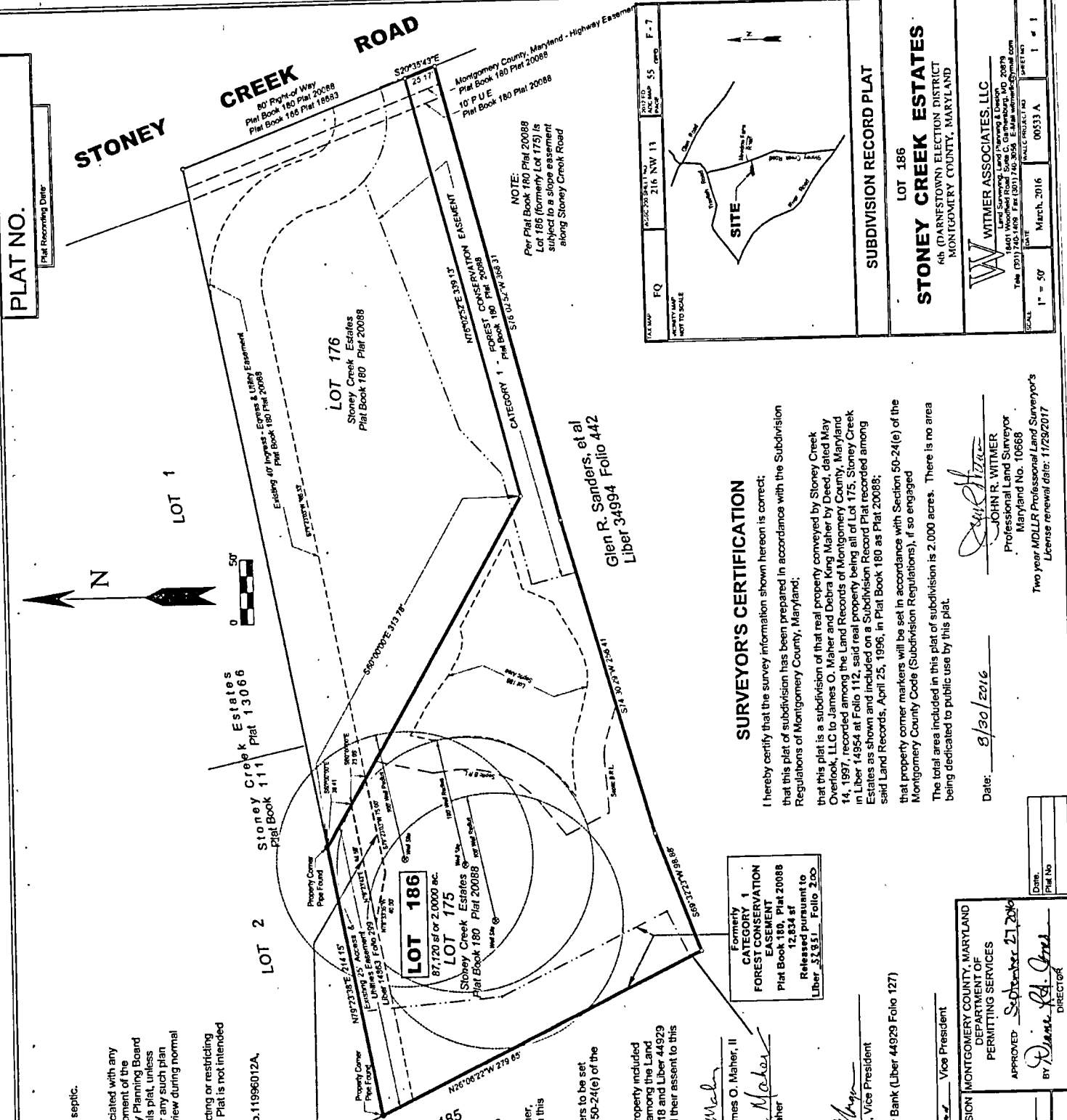
SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER _____

SURVEYOR'S CERTIFICATION

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of that real property conveyed by Stoney Creek Overlook, LLC to James O. Maher and Debra King Maher by Deed, dated May 14, 1997, recorded among the Land Records of Montgomery County, Maryland in Liber 14954 at Folio 112, said real property being all of Lot 175, Stoney Creek Estates as shown and included on a Subdivision Record Plat recorded among said Land Records, April 25, 1996, in Plat Book 180 as Plat 20088; that 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 plat of subdivision is 2,000 acres. There is no area being dedicated to public use by this plat.

Date: 8/30/2016
John R. Witmer
JOHN R. WITMER
Professional Land Surveyor
Maryland No. 10668
Two year MDLPL Professional Land Surveyor's License renewal date: 1/19/2017



PLAT NO.

Plat Recording Office

MONTEGOMERY COUNTY, MARYLAND - Highway Easement
Plat Book 180 Plat 20088
10' P.U.E.
Plat Book 180 Plat 20088

NOTE:
Per Plat Book 180 Plat 20088 Lot 186 (formerly Lot 175) is subject to a slope easement along Stoney Creek Road

PROPERTY MAP NOT TO SCALE

FO Q 216 NW 11 55 ACRES F-7-7

SUBDIVISION RECORD PLAT

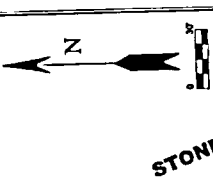
LOT 186

STONEY CREEK ESTATES
6th (BARNESTOWN) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
1440 Woodland Road, Suite C, Gaithersburg, MD 20878
Tel: (301) 740-1408 Fax: (301) 740-3056 Email: wass@witmer.com

SCALE 1" = 50'

DATE March, 2016 00533 A 1 of 1

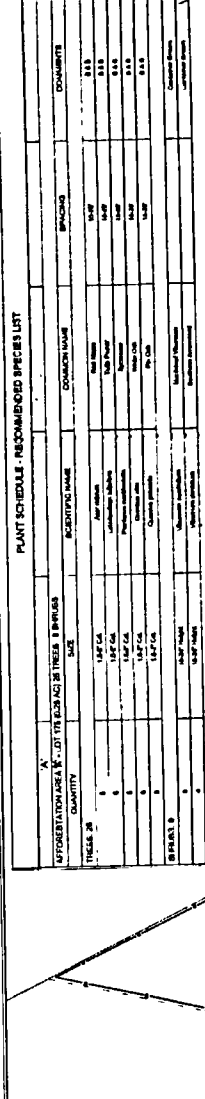


FINAL FOREST CONSERVATION NOTES:

- 1. INFORMATION FOR PROPERTY OWNER:
 - a. PROPERTY ADDRESS AND NEIGHBORHOOD
 - b. PROPERTY SIZE
 - c. PROPERTY PLANNING NUMBER
 - d. NUMBER OF TREES TO BE PLANTED
 - e. NUMBER OF TREES TO BE MAINTAINED
 - f. NUMBER OF TREES TO BE REMOVED

PLANT SCHEDULE - RECOMMENDED SPECIES LIST

QUANTITY	SCIENTIFIC NAME	COMMON NAME	COMMENTS
1	Red Pine	Red Pine	11.5'
1	White Pine	White Pine	11.5'
1	Black Spruce	Black Spruce	11.5'
1	Eastern White Pine	Eastern White Pine	11.5'
1	White Pine	White Pine	11.5'
1	White Pine	White Pine	11.5'
1	White Pine	White Pine	11.5'
1	White Pine	White Pine	11.5'
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1	White Pine	White Pine	11.5'
1	White Pine	White Pine	11.5'
1	White Pine	White Pine	11.5'



NOTE:
LOT 176 has been shown for informational purposes only, and it is not included in the subject plan amendment review and approval.

Proposed Ingress-Egress and Utility Easement Addition for Lot 185
Area = 1,272 sf or 0.029 ac.

AFFORESTATION AREA B
Proposed Forest Abandonment Easement
Area = 12,834 sf or 0.292 ac.

LOT 175
P.B. 100 P. 2008
12308 Stony Creek Road

LOT 185
P.B. 2114
12308 Stony Creek Road

LOT 176
P.B. 100 P. 2008
12308 Stony Creek Road

LOT 186
P.B. 2114
12308 Stony Creek Road

NOTES
The purpose of this plan is to delineate the boundaries of the Forest Conservation Areas and to show the location of the trees to be planted and maintained. The information shown on this plan is for informational purposes only and is not intended to be used for any other purpose.

DEVELOPER'S CERTIFICATE
The information shown on this plan is true and correct to the best of my knowledge and belief.

LAND SURVEYOR'S CERTIFICATION
I hereby certify that the information shown and included hereon is correct to the best of my knowledge and belief.

MANAGEMENT PLANNING DEPARTMENT
Certified Preliminary Plan - 11996012A
APPROVAL
6/29/2016

STONEY CREEK ESTATES
12308 Stony Creek Road
POTOMAC, MD 20854
Phone: (703) 966-0981

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TAX ASSESSMENT PARCEL 835
L. 14994 F. 443

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