

Frederick County Planning Commission

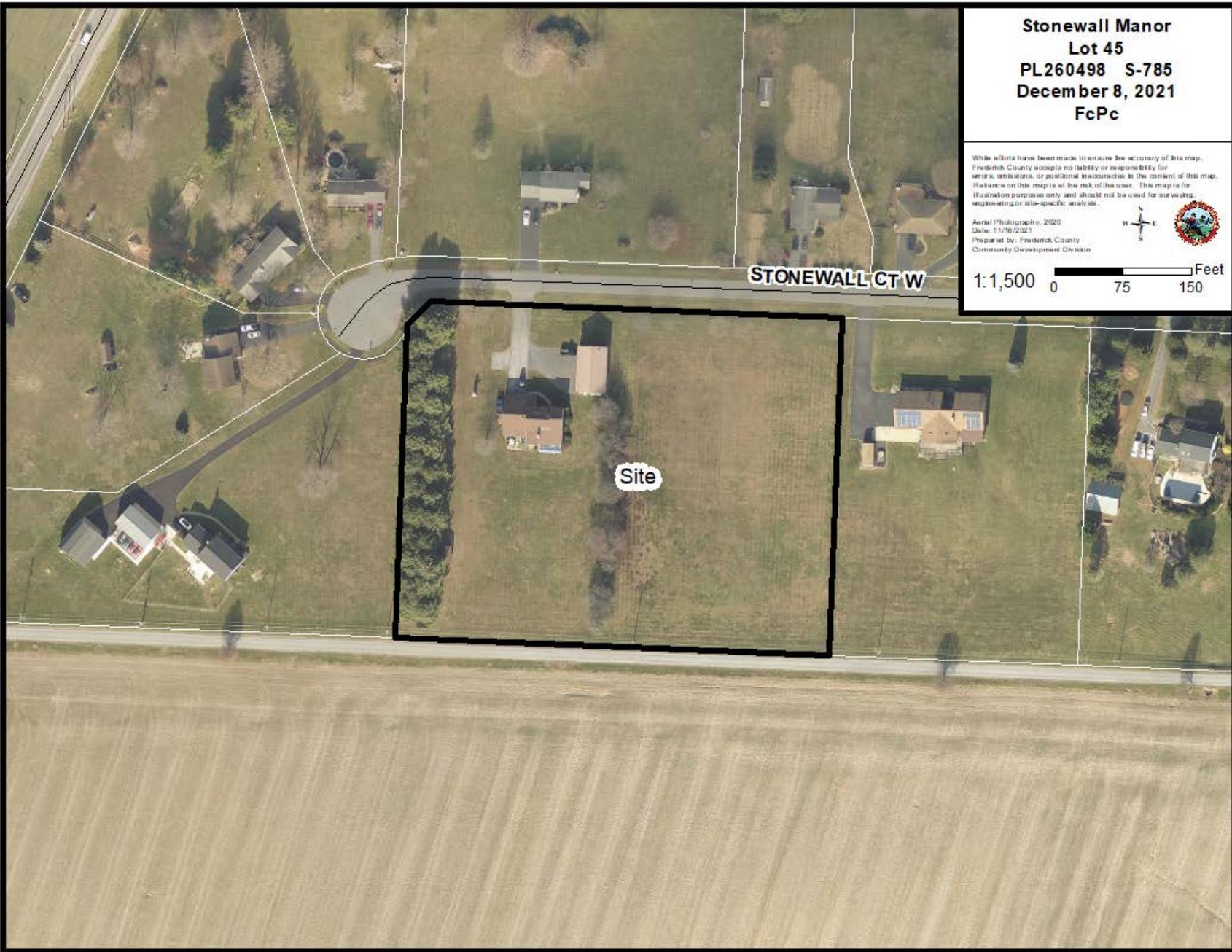


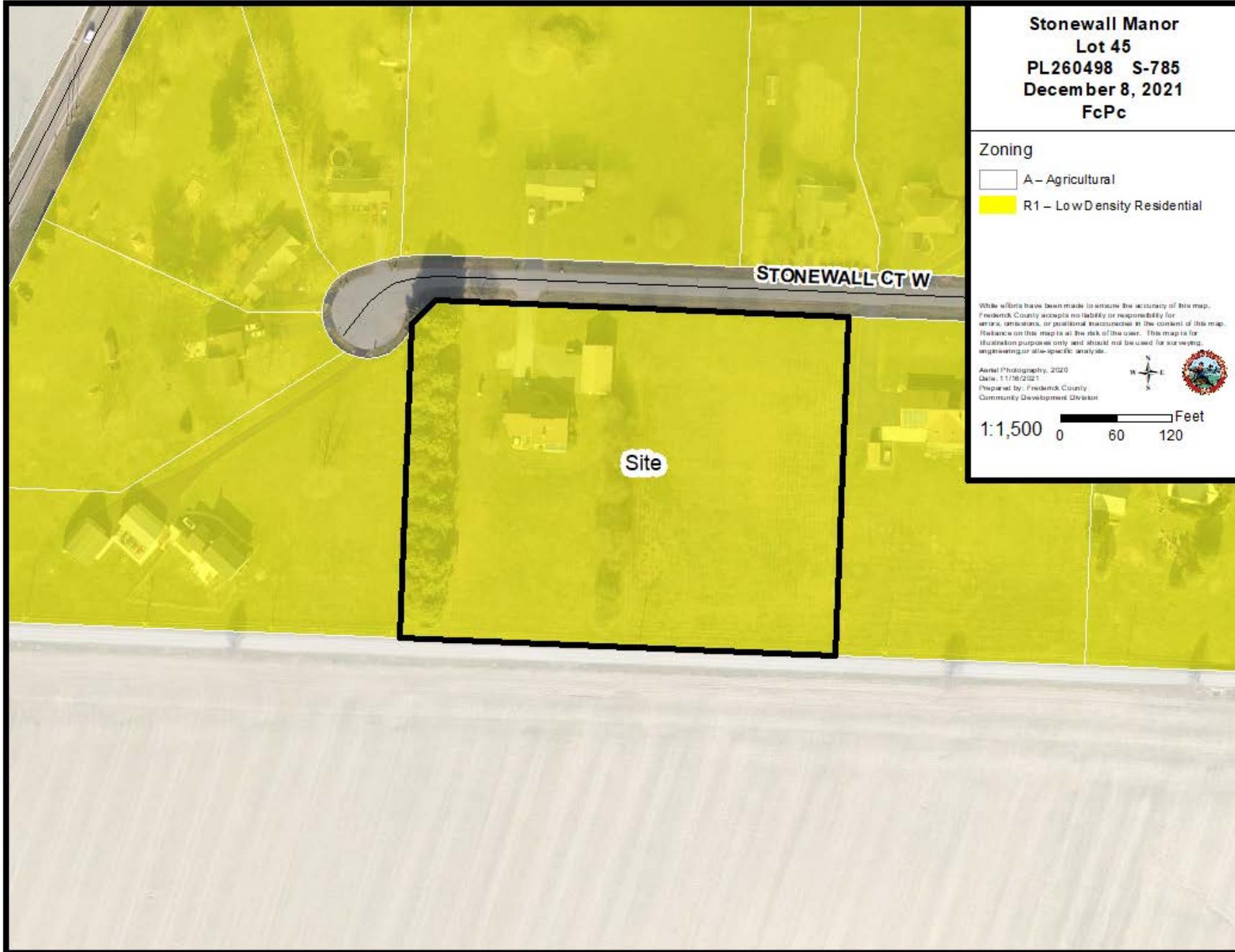
December 8, 2021

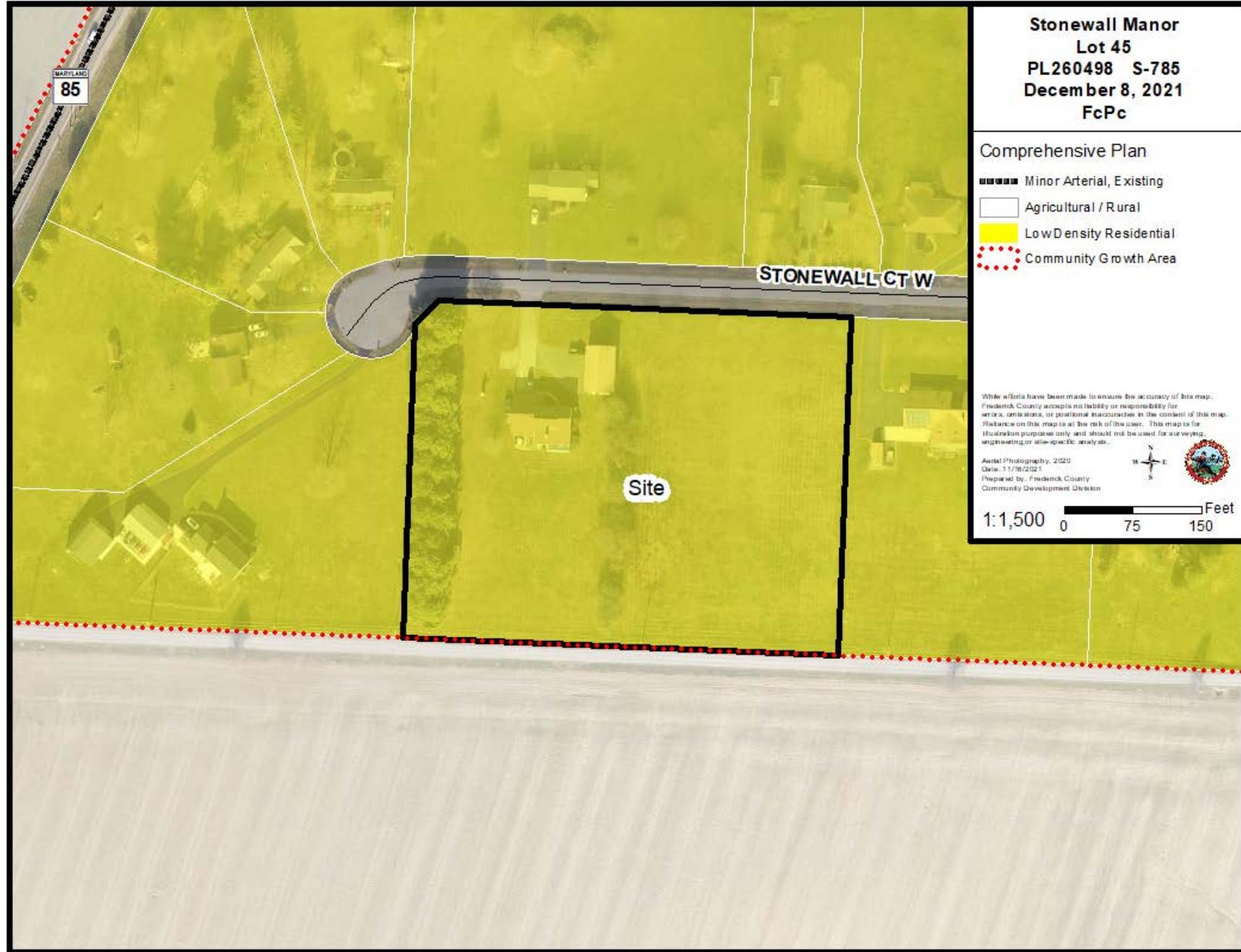
Stonewall Manor Lots 45A & 45B

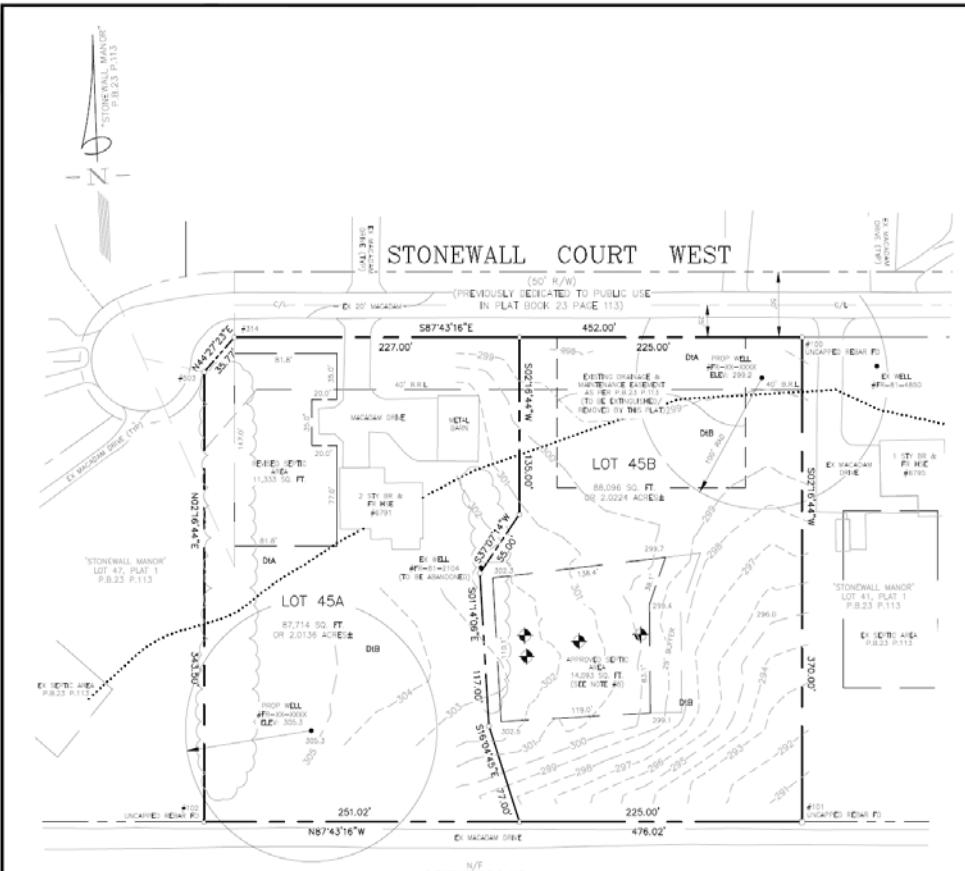
Combined Preliminary/Final Plat

The Applicant is requesting Combined Preliminary/Final Plat approval to resubdivide a 4.036 acre lot into 2 lots.









APPROVED: Frederick County Planning Commission	
DATE	SECRETARY or CHAIRMAN
APPROVED: Frederick County Health Department	
DATE	APPROVING AUTHORITY

OWNERS:

Patrick & Sheri Weisgerber
#6791 Stonewall Court West
Adamstown, MD 21710
301-810-2103

NOTES:

- This plan was prepared without the benefit of a title report and therefore may not indicate all encumbrances on the property.
- Current Zoning: RI (Low Density Residential).
- Topography shown here on was field run by B&R Design Group on September 25, 2020. Vertical datum: NAV88, contour interval: 10'.
- 48' wide driveway, Plat No. 95.
- A six foot (6') drainage and utility easement is reserved along all resulting lot lines.
- Unless shown herein, there are no wells or septic within 100' of this property.
- No buildings, easements, rights-of-way, wells or other permanent or physical objects (man-made structures) are allowed in the septic area.
- A septic system is required by the Frederick County Health Department; Lot 45B can have no more than a three (3) bedroom home.
- Lot 45B is exempt from the Forest Resource Ordinance (FRO) being created for a single dwelling for the owner, or child of the owner, under condition that it remains in their ownership for at least 5 years. After 5 years of ownership, 20% of the square feet of forest will be removed and in accordance with the signed FRO Dedication, S-5.
- Current water classification: Well, current sewer classification: S-5.
- These lots will be connected to public water and sewer when it becomes available, at the owner's expense.
- Septic tank and pump chamber for septic system must be 100' away from the well and placed outside of the septic area.

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my professional knowledge and belief that the correction plan shown herein is correct; that it is all of the lands conveyed by M.S. and M. Development and Construction Corporation, a Maryland corporation, and Patrick G. Weisgerber and Sheri M. Weisgerber, his wife, as tenants by the entirety, to the Frederick County Land Records, Plat Book 23, Page 113, also being part of the lands on a plan entitled "Plat Plan 1, Stonewall Manor", and recorded in Plat Book 23 Page 113, both being among the Land Records of Frederick County, Maryland, as may be interpreted by the Land Records Code of Maryland, Real Property, Title, and Survey, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code, Section 1-16-108, as enacted or amended, so far as it may concern the setting of monuments and markers have been complied with.

I hereby certify that I previously prepared or was responsible charge over the preparation of this plat and the survey work reflected in it and it is in compliance with COAR Section 09.13.06.03 of the Maryland Standards of Practice as adopted by the Maryland Board of Professional Land Surveyors.

Date

For B&R Design Group
Carl F. Thomas
Property Line Surveyor
MD Reg. #411
License Expiration: 11/16/2022



VICINITY MAP
SCALE 1" = 2000 ft
TAX ID #01-008773

OWNER'S CERTIFICATION AND DEDICATION

We, Patrick G. Weisgerber and Sheri M. Weisgerber, his wife, as tenants by the entirety, owners of the property shown and described herein, consent to and adopt this plat of correction/resubdivision, and in consideration of the approval of this plat by the Planning Commission, accepting the minimum building restriction lines, dedicating the minimum drainage and utility easements to the public use, unless otherwise noted on this plat. We also certify that there are no suits, actions, actions of law, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property in the plat of correction/resubdivision, as may be interpreted by the Land Records Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, and the requirements of the Frederick County Code, Section 1-16-108, as enacted or amended, so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

A conveyancer deed shall be recorded in the Frederick County Land Records and the recorded addition shall be referenced in this and all successive deeds as per Section 1-16-7(0)8 of the Frederick County Subdivision Regulations.

Date

Patrick G. Weisgerber, owner

Date

Sheri M. Weisgerber, owner

The owners have sworn and subscribed before me, in my presence, this _____ day of _____, 2021, A Notary Public in and for the State of Maryland.

Carl F. Thomas, Notary Public
My commission expires November 13, 2023

FILE #:	S-785
A/P #:	PL260488
DATE:	
P.B.:	P.2

COMBINED PRELIMINARY/FINAL AND CORRECTION PLAT

**LOTS 45A & 45B, PLAT 1
STONEWALL MANOR**

(RESUBMISSION OF LOT 45)
(PREVIOUSLY RECORDED IN PLAT BOOK 23 PAGE 113)

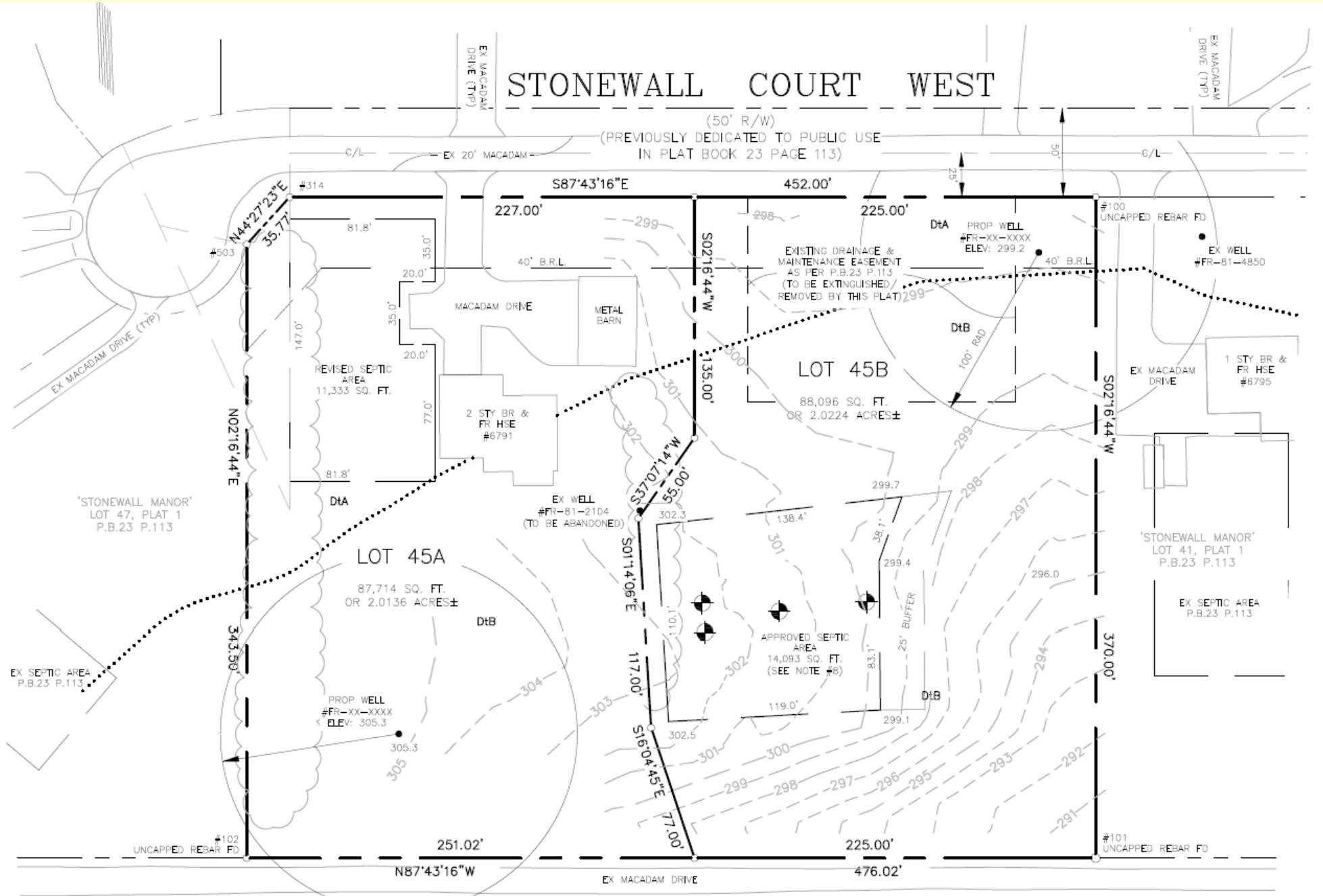
SITUATED ON STONEWALL COURT WEST
ADAMSTOWN PLANNING REGION
BUCKEYSTOWN ELECTION DISTRICT No. 1
FREDERICK COUNTY, MARYLAND



SCALE: 1" = 60'
OCTOBER 2020
JOB No. 20-959

STONEWALL COURT WEST

(PREVIOUSLY DEDICATED TO PUBLIC USE
IN PLAT BOOK 23 PAGE 113)

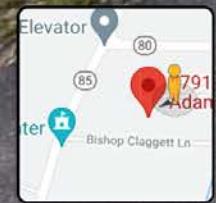


STONEWALL COURT WEST

(50' R/W)
(PREVIOUSLY DEDICATED TO PUBLIC USE
IN PLAT BOOK 23 PAGE 113)

NFT
CLEMSON FARMS II, LLC
E 13062 F 381

6790 Stonewall Ct W
Adamstown, Maryland
Google
Street View - Nov 2012



Google



6790 Stonewall Ct W

Adamstown, Maryland

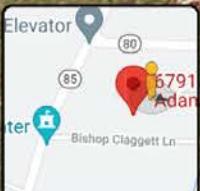


← Google

Street View - Nov 2012



Stonewall Ct W



Google



RECOMMENDATION

Staff has no objection to conditional approval of the Combined Preliminary/Final Plat. If the Planning Commission approves the plat, it is valid for a period of five (5) years from the date of Planning Commission approval (December 8, 2026).

Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements once the following conditions are met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Wells to be drilled and completed prior to plat recordation as per Health Dept.