

# Frederick County Planning Commission



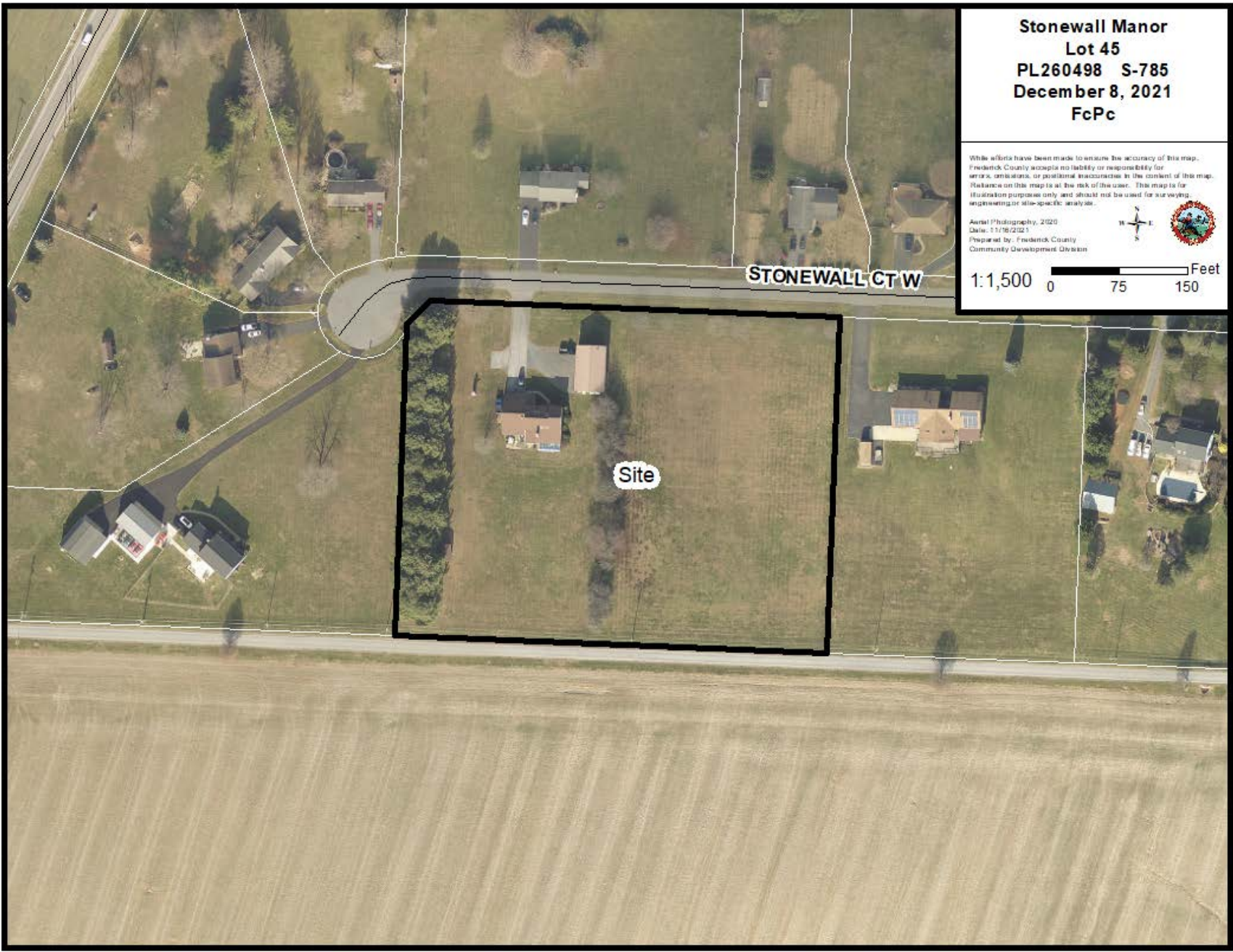
December 8, 2021

# ***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.





**Stonewall Manor**

**Lot 45**

**PL260498 S-785**

**December 8, 2021**

**FcPc**

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering or site-specific analysis.

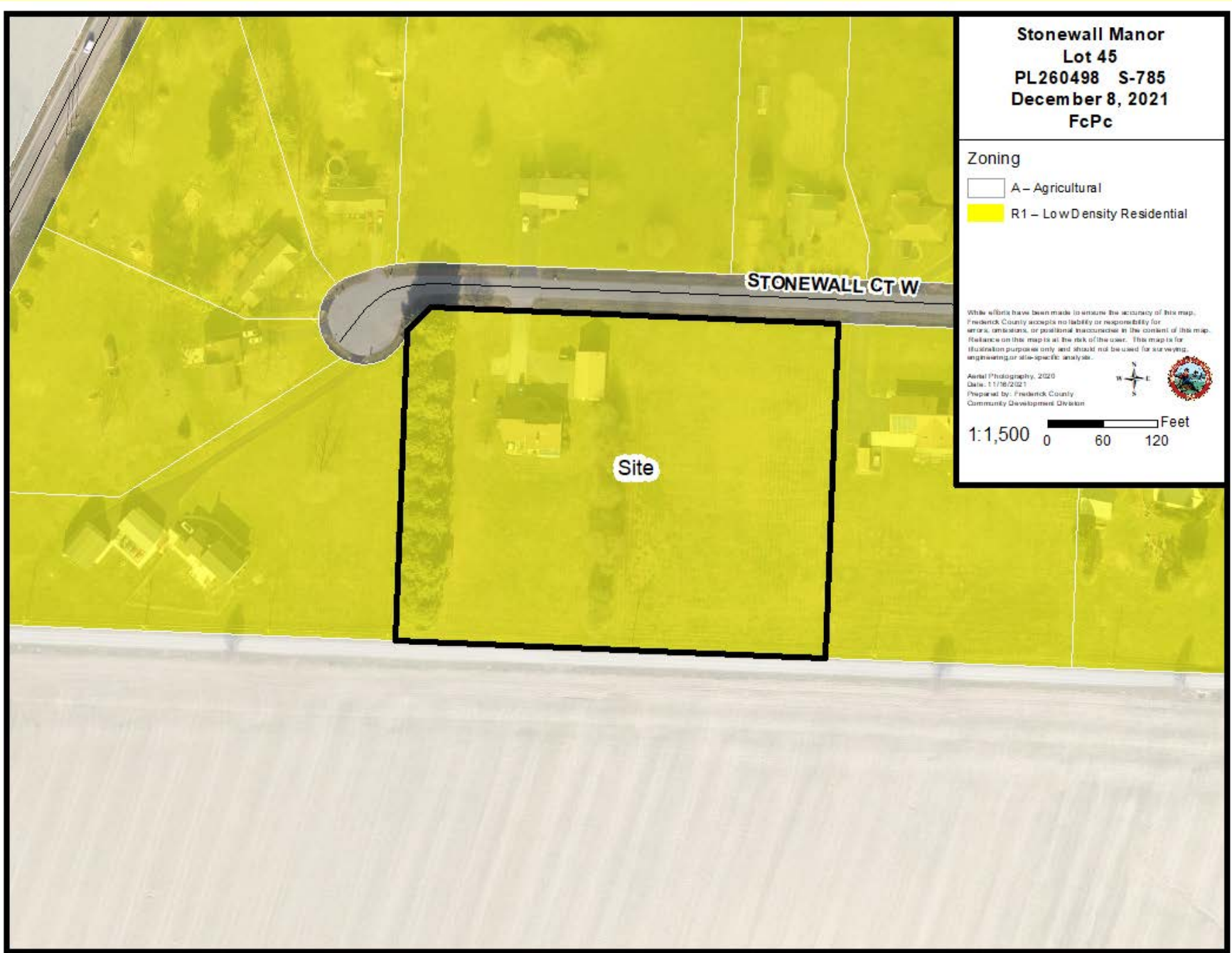


Aerial Photography, 2020  
Date: 11/18/2021  
Prepared by: Frederick County  
Community Development Division

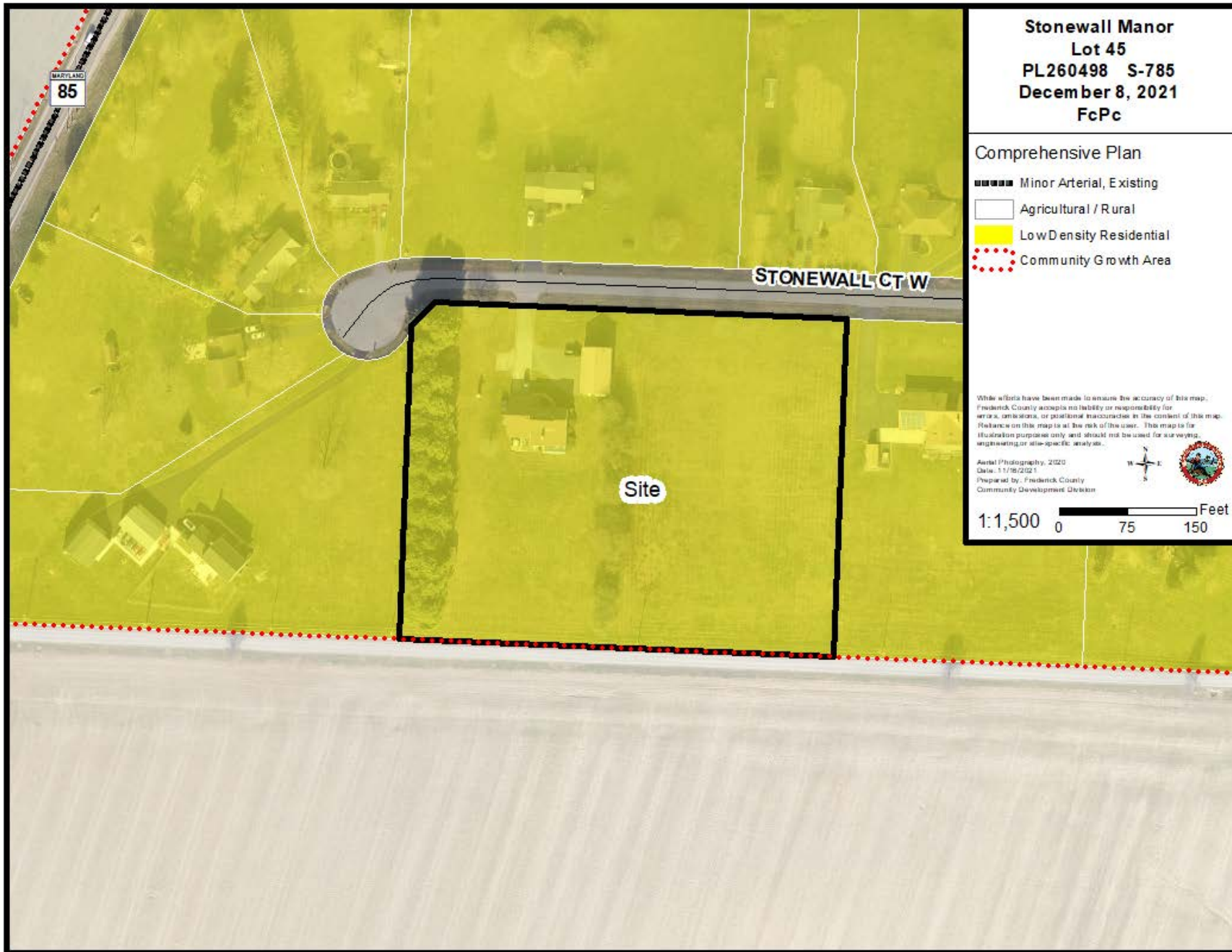
1:1,500 0 75 150 Feet

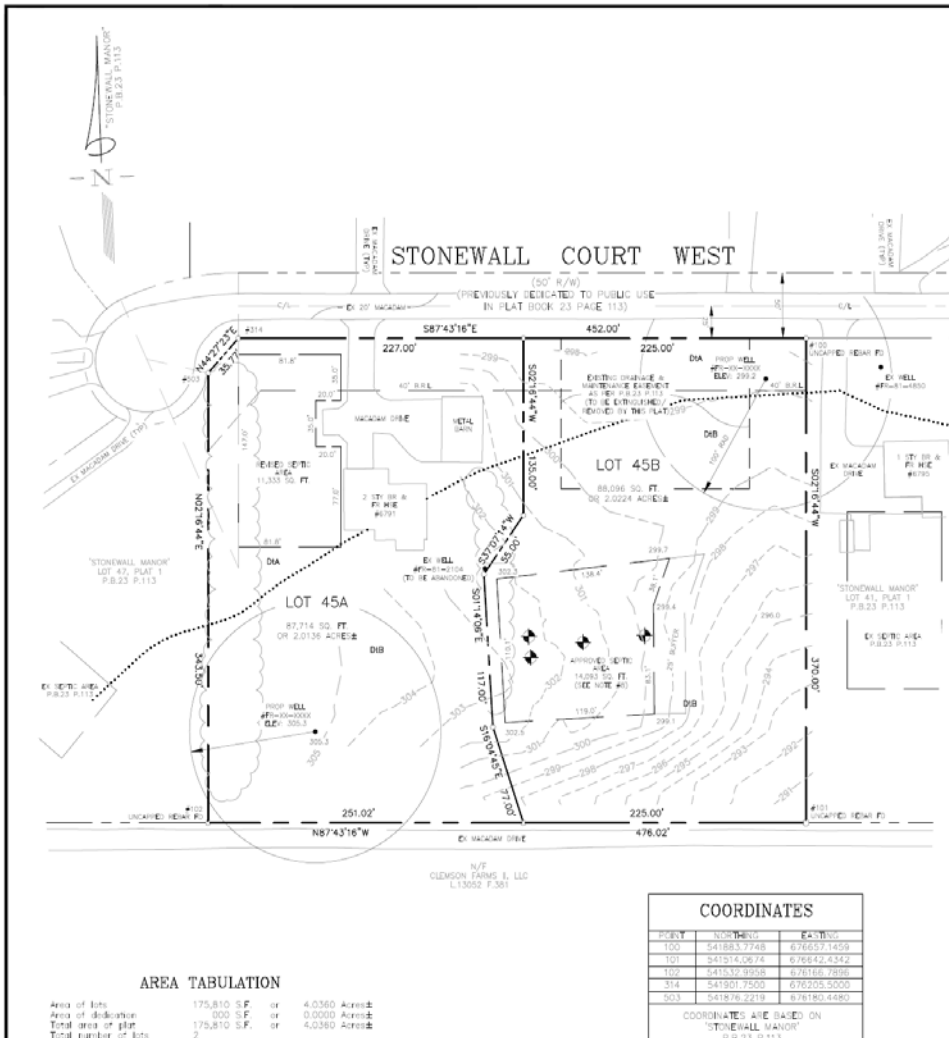
**STONEWALL CT W**

**Site**









**APPROVED:**  
Frederick County Planning Commission

**DATE** \_\_\_\_\_ **SECRETARY or CHAIRMAN** \_\_\_\_\_

**APPROVED:**  
Frederick County Health Department

**DATE** \_\_\_\_\_ **APPROVING AUTHORITY** \_\_\_\_\_

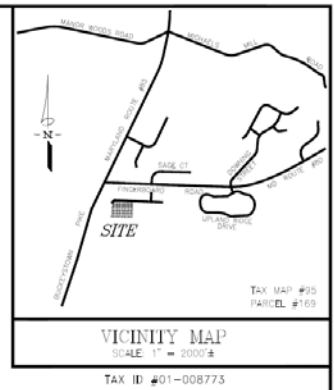
**OWNERS:**  
Patrick & Sheri Weigert  
#6791 Stonewall Court West  
Adamstown, MD 21710  
301-810-2103

**SURVEYOR'S CERTIFICATION**

I hereby certify to the best of my professional knowledge and belief that the correction plat shown herein is correct; that it is all of the lands conveyed by M.S. and M. Development and Construction Corporation, a Maryland corporation, unto Patrick G. Weigert and Sheri M. Weigert, his wife, as tenants by the entirety, by deed dated July 19, 1983, and recorded in Liber 1200, Folio 693, also being part of the lands on a plat entitled "Plat 1, Stonewall Manor", and recorded in Liber Book 23, Page 113, both being among the Land Records of Frederick County, Maryland, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 5, Subtitle 1, Section 5-108, 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 personally prepared or was in responsible charge over the preparation of this plat and the survey work reflected in it and it is in compliance with COMAR Section 09.13.06.03 of the Uniform 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



**OWNER'S CERTIFICATION AND DEDICATION**

We, Patrick G. Weigert and Sheri M. Weigert, his wife, as tenants by the entirety, owners of the property shown and described herein, consent to and adopt this plat of correction/Amendment, and in consideration of the approval of this plat by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, walkways and other easements to the public use, unless otherwise noted on this plat. We also certify that there are no such, actions of law, leases, liens, mortgages, trusts, easements or rights-of-way affecting the property in this plat of correction/Amendment, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 5, Subtitle 1, Section 5-108, 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.

A confirmatory deed shall be recorded in the Frederick County Land Records and the recorded additional plat shall be referenced in this and all successive deeds as per Section 1-16-103(b) of the Frederick County Subdivision Regulations.

Date \_\_\_\_\_ Patrick G. Weigert, owner

Date \_\_\_\_\_ Sheri M. Weigert, 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

COORDINATES		
POINT	NORTHING	EASTING
100	541893.7748	676657.1459
101	541914.0674	676842.4342
102	541532.9358	676166.7896
314	541901.7500	676205.3000
503	541876.2239	676180.4480

COORDINATES ARE BASED ON  
"STONEWALL MANOR"  
P.B.23 P.113

- NOTES:**
- This plat was prepared without the benefit of a title report and therefore may not indicate all encumbrances on the property.
  - Current zoning: R1 (Low density residential).
  - Topography shown here on was field run by B&R Design Group on September 25, 2020. Vertical datum: NAVD83; contour interval: 1'.
  - Soils type: D54 & D51. Soils Map 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, walls or other permanent or physical objects (man-made structures) are shown in the septic area.
  - As per the Frederick County Health Department, Lot 45B can have no more than a three (3) bedroom house.
  - 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 remain in their ownership for at least 5 years following the date of plat recordation, no more than 20,000 square feet of forest will be removed, and in accordance with the adopted FRO Declaration or letter.
  - Current water classification: W=0; current sewer classification: S=0.
  - These lots will be connected to public water and sewer when it becomes available, at the owner's expense.
  - Treatment unit and pump chambers for septic system must be 100' away from the well and placed outside of the septic area.

Revised as per agency comments: 10/19/2021  
Revised as per Health Dept. comments: 7/16/2021  
Revised as per agency comments: 11/04/2020

<b>SYMBOLS</b> 9 Referenced unless noted otherwise	<b>MINIMUM BUILDING RESTRICTION LINES (R1)</b> <b>FRONT:</b> 45 SHOWN <b>SIDE:</b> 10' <b>REAR:</b> 30'
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© B&R/DG, 2020

**B & R**  
DESIGN GROUP  
CIVIL ENGINEERS PLANNERS SURVEYORS  
300 West Patrick Street, Frederick, Maryland 21701  
(Phone: 301-468-0505)

THIS PLAT REMOVES A PREVIOUSLY RECORDED DRAINAGE & MAINTENANCE EASEMENT ON LOT 45B AND REVISES THE SEPTIC AREA ON LOT 45A.	FILE # S-785 A/P # PL260498 DATE: P.B.:	
COMBINED PRELIMINARY/FINAL AND CORRECTION PLAT <b>LOTS 45A &amp; 45B, PLAT 1</b> <b>STONEWALL MANOR</b> (RESUBDIVISION 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**

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

EX MACADAM DRIVE (TYP)  
C/L EX 20' MACADAM  
E/L

S87°43'16"E 452.00'

227.00'

225.00'

DtA PROP WELL #FR-XX-XXXX ELEV: 299.2

#100 UNCAPPED REBAR FD

EX WELL #FR-81-4850

EXISTING DRAINAGE & MAINTENANCE EASEMENT AS PER P.B.23 P.113 (TO BE EXTINGUISHED/REMOVED BY THIS PLAT)

LOT 45B

88,096 SQ. FT.  
OR 2.0224 ACRES±

MACADAM DRIVE

METAL BARN

REVISED SEPTIC AREA 11,333 SQ. FT.

2 STY BR & FR HSE #6791

EX WELL #FR-81-2104 (TO BE ABANDONED)

APPROVED SEPTIC AREA 14,093 SQ. FT. (SEE NOTE #8)

28' BUFFER

EX SEPTIC AREA P.B.23 P.113

'STONEWALL MANOR' LOT 47, PLAT 1 P.B.23 P.113

LOT 45A

87,714 SQ. FT.  
OR 2.0136 ACRES±

PROP WELL #FR-XX-XXXX ELEV: 305.3

'STONEWALL MANOR' LOT 41, PLAT 1 P.B.23 P.113

EX SEPTIC AREA P.B.23 P.113

EX MACADAM DRIVE

1 STY BR & FR HSE #6795

N44°27'23"E 35.77'

#503

#314

81.8'

20.0'

35.0'

40' B.R.L.

20.0'

77.0'

81.8'

DtA

DtB

343.50'

251.02'

N87°43'16"W

EX MACADAM DRIVE

476.02'

225.00'

370.00'

S02°16'44"W

S02°16'44"W

S01°14'06"E 117.00'

S16°04'45"E 77.00'

299.7

299.4

299.1

299.0

298.0

297.0

296.0

295.0

294.0

293.0

292.0

291.0

#101 UNCAPPED REBAR FD

N/F CLEMSON FARMS II, LLC



STONEWALL COURT WEST

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

LOT 45B

88,086 SQ. FT.  
OR 2.0224 ACRES±

LOT 45A

87,714 SQ. FT.  
OR 2.0136 ACRES±

APPROVED SECTION  
AREA  
14,093 SQ. FT.  
(SEE NOTE #8)

PROP WELL  
#FR-XX-XXXX  
ELEV: 305.3

EX WELL  
#FR-81-2104  
(TO BE ABANDONED)

EXISTING DRAINAGE &  
MAINTENANCE EASEMENT  
AS PER P.B.23 P.113  
(TO BE EXTINGUISHED/  
REMOVED BY THIS PLAT)

PROP WELL  
FR-XX-XXXX  
ELEV: 288.2

EX WELL  
JFR-81-4850

EX MACAD  
DRIVE

1 STY DE  
FR HS  
J0705

STONEWALL MANOR  
LOT 41, PLAT 1  
P.6 23 P.113

EX SEPTIC AREA  
P.8.23 P.113

'STONEWALL MANOR'  
LOT 47, PLAT 1  
P.B.23 P.113

EX SEPTIC AREA  
P.B.23 P.113

N/E  
CLEMSON FARMS II, LLC  
E-13052 F-381



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6790 Stonewall Ct W  
Adamstown, Maryland

Google

Street View - Nov 2012



Google





6790 Stonewall Ct W

Adamstown, Maryland

Google

Street View - Nov 2012





6790 Stonewall Ct W

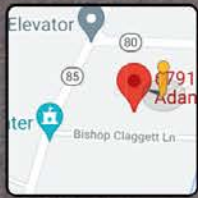
Adamstown, Maryland

 Google

Street View - Nov 2012







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.