





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

**MCPB**  
**Item # 1B**  
**7-11-2019**

**MEMORANDUM**

**DATE:** June 28, 2019

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator   
Jay Beatty, Senior Planner   
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 July 11, 2019

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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:

**220160090 Lake Potomac**

**220190650 Bannockburn**

**Plat Name:** Lake Potomac  
**Plat #:** 220160090

**Location:** Located in the southeast quadrant of the intersection of Stoney Creek Road and Stoney Creek Way.  
**Master Plan:** Potomac Subregion 2002 Master Plan  
**Plat Details:** RE-2 zone; 4 lots  
**Owner:** Lowell E. Baier Revocable Trust

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120130280 (MCPB Resolution No. 15-51), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the previous approval of the aforesaid plan.

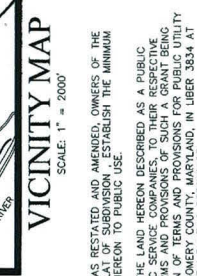
**AREA TABULATION**  
 LOTS 107 THROUGH 110  
 DEDICATED TO PUBLIC USE  
 TOTAL AREA OF LOT 107: 11,070.9 ACRES  
 TOTAL AREA OF LOT 108: 11,858.5 ACRES  
 TOTAL AREA OF LOT 109: 11,134.4 ACRES  
 TOTAL AREA OF LOT 110: 484,089.8 ACRES

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT CHORD BEARINGS & DISTANCE
C1	1,613.19	362.88	125°51'19"	N 62°35'11" E 362.12
C2	370.00	79.96	122°25'51"	N 62°39'56" E 79.80
C3	240.00	116.68	122°25'51"	N 62°39'56" E 79.80
C4	50.00	60.83	69°42'07"	S 48°11'58" E 57.14
C5	50.00	60.83	69°42'07"	S 48°11'58" E 57.14

**LINE TABLE**

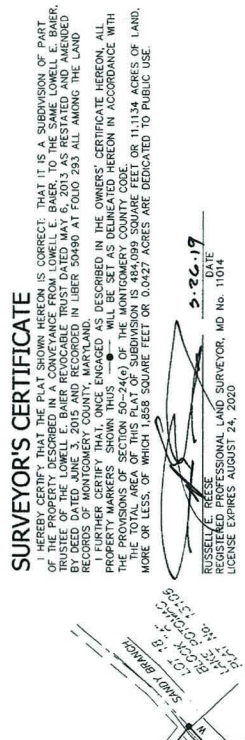
LINE BEARING	DISTANCE
L1 N 01°08'10" E	64.76
L2 S 88°47'30" E	28.26
L3 S 88°47'30" E	5.00
L4 N 01°08'10" E	66.60
L5 N 01°08'10" E	66.60
L6 S 01°08'10" E	67.84



**OWNERS' CERTIFICATE**  
 WE, LOWELL E. BAHER, TRUSTEE OF THE LOWELL E. BAHER TRUST, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM LOWELL E. BAHER TO THE SAME, LOWELL E. BAHER, BY DEED DATED JUNE 3, 2015 AND RECORDED IN LIBER 50480 AT FOLIO 283 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
 FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS SHOWN ON THIS PLAT TO BE SET AS INDICATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(4) OF THE MONTGOMERY COUNTY CODE.  
 THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 484,089 SQUARE FEET OR 11,134 ACRES OF LAND, MORE OR LESS, OF WHICH 1,026 SQUARE FEET OR 0.027 ACRES ARE DEDICATED TO PUBLIC USE.  
 THERE ARE NO SUIITS, ACTIONS-AT-LAW, LEASES, EJECTA, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT.  
 DATE: May 26, 2019  
 WITNESS: Lowell E. Baher

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED IN A CONVEYANCE FROM LOWELL E. BAHER TO THE SAME, LOWELL E. BAHER, BY DEED DATED JUNE 3, 2015 AND RECORDED IN LIBER 50480 AT FOLIO 283 ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
 FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY MARKERS SHOWN ON THIS PLAT TO BE SET AS INDICATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(4) OF THE MONTGOMERY COUNTY CODE.  
 THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 484,089 SQUARE FEET OR 11,134 ACRES OF LAND, MORE OR LESS, OF WHICH 1,026 SQUARE FEET OR 0.027 ACRES ARE DEDICATED TO PUBLIC USE.  
 DATE: 5-26-19  
 REGISTERED PROFESSIONAL LAND SURVEYOR, MD NO. 11014  
 LICENSE EXPIRES AUGUST 24, 2020

**NOTES:**  
 1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.  
 2. THE HORIZONTAL SURVEY DATUM IS IN THE MARYLAND COORDINATE SYSTEM (MCS), NORTH DATUM, WITH THE DATUM POINT BEING THE POINT OF BEGINNING (POB) OF THE NATIONAL POSITONING USERS SERVICE (OPUS). THE AVERAGE COMBINED SCALE AND ELEVATION FACTOR FOR THE SITE IS 0.99994846. THE NEAREST NGS PUBLISHED CONTROL POINTS ARE:  
 08-49888 NORTH 853,717.0 FT. 821 1,238,075.97 FT. DISK-025 199 1991  
 08-49888 NORTH 853,717.0 FT. 821 1,238,075.97 FT. DISK-025 199 1995  
 3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.  
 4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO BE FULLY INCORPORATED INTO THIS PLAT. THE USER OF THIS PLAT SHALL BE DEEMED TO EXPRESSLY CONTEMPLATE BY THE PLAT AS APPROVED, THE OFFICIAL PUBLIC PILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.  
 5. THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P.R.P.C.  
 6. NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE EXISTING RIGHT OF WAY FOR STONEY CREEK ROAD. STONEY CREEK ROAD IS MAINTAINED BY MONTGOMERY COUNTY AND IS BASED ON THE LOCATION OF THE EXISTING ROADWAY.  
 7. STONEY CREEK ROAD IS DESIGNATED AS A RUSTIC ROAD.  
 8. LOTS 108 AND 110, SHOWN HEREON, ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN A "GRANT OF STORM DRAIN EASEMENT AND RIGHT OF WAY" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5564 AT FOLIO 545.  
 9. THE 100 YEAR FLOOD PLAIN SHOWN HEREON IS FROM THE M.A.C.P.R.P.C. FOR SANDY BRANCH AND A FLOOD PLAIN STUDY SUBMITTED BY HANSON & GEM OUTFIT, LTD. TO MONTGOMERY COUNTY, MARYLAND, JULY 12, 1985 IN SUPPORT OF PRELIMINARY PLAN NUMBER 11980190, "LAKE POTOMAC."  
 10. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.  
 11. EXISTING WELL AND SEPTIC SYSTEMS TO BE ABANDONED PER MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES STANDARDS AND REGULATIONS PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON EITHER LOT 109 OR 110.



**LEGEND**  
 3/4" INGRESS, EGRESS & PUBLIC EASEMENT  
 L52021 F.261  
 CATEGORY 1 CONSERVATION EASEMENT  
 L52064 F.31  
 IRON PIPE & CAP WILL BE SET  
 HOLD FOR INSTRUMENT FOUND &  
 IRON MARKER FOUND & HELD

**LAKE POTOMAC**  
 ELECTION DISTRICT NO. 6  
 MONTGOMERY COUNTY, MARYLAND  
 JULY, 2015 SCALE: 1" = 100'

**MADDOX**  
 Engineers & Surveyors, Inc.  
 3204 Lower Choke Boulevard, Suite 202-A, Rockville, MD 20852  
 (301) 765-0001 www.maddoxinc.com

**APPROVED** 6-24-2019  
 MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
 ASST. SECRETARY - TREASURER  
 M.N.C.P. & P.C. RECORD FILE NO. 22060990

