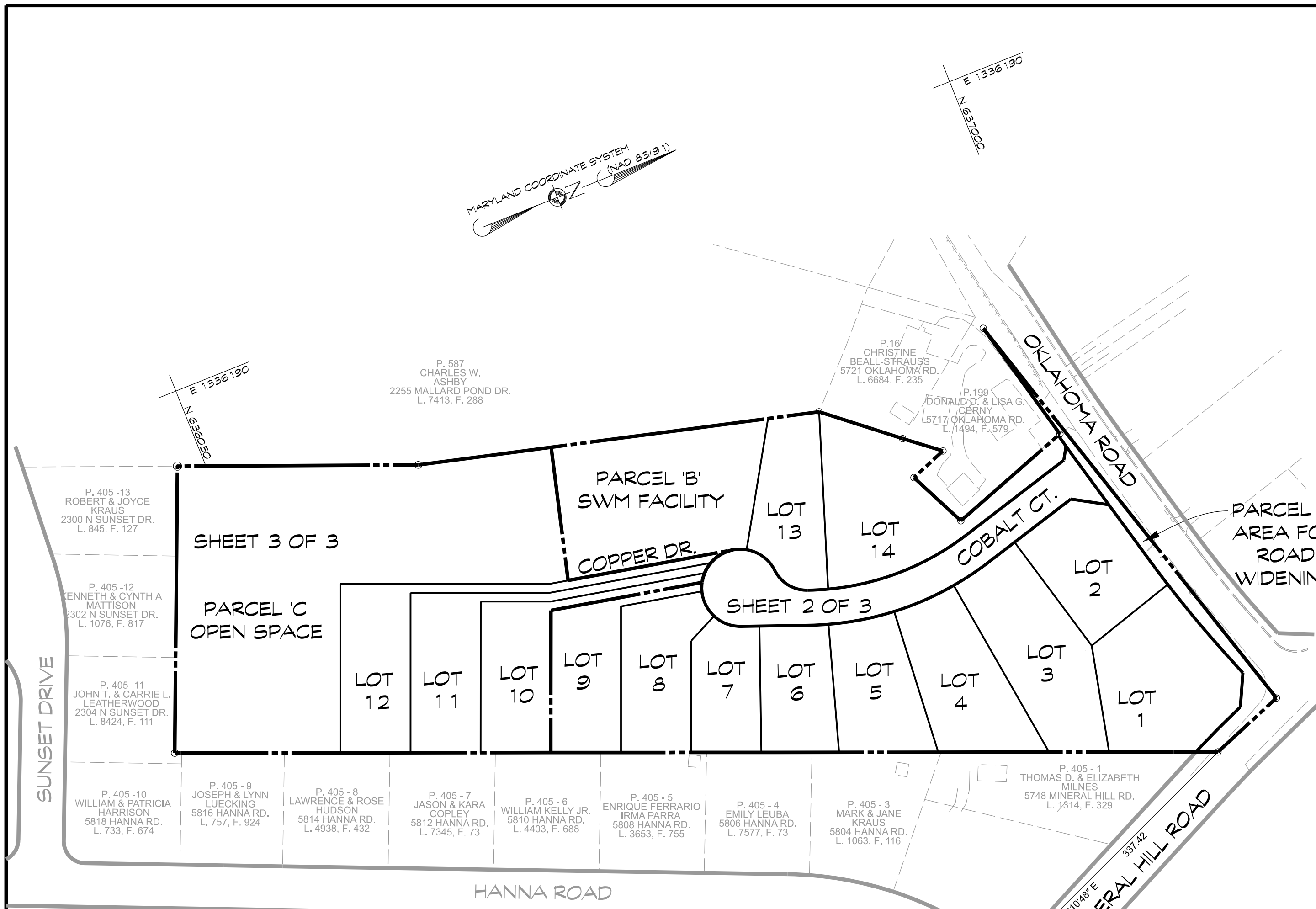


GENERAL NOTES

- OWNER: MINERAL HILL PROPERTIES, LLC. DEED REFERENCE: LIBER 8441 FOLIO 452 DATE: AUGUST 17, 2016 GRANTOR: WAYNE C. & JUNKO O. MCWILLIAMS
- NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ANY MODIFICATION OR PLAT RE ASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- COUNTY MASTER PLAN FOR WATER AND SEWERAGE WATER- EXISTING SERVICE AREA SEWER- EXISTING SERVICE AREA PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
- THE AREA SHOWN AS PARCEL 'A', CONTAINING 0.1819 ACRE IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- LOTS 9 THROUGH 12 SHALL UTILIZE THE USE-IN-COMMON DRIVEWAY AS SHOWN HEREON. A DECLARATION OF MAINTENANCE OBLIGATIONS SETTING FORTH THE RESPONSIBILITIES FOR MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY AND DELINEATING AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES IS INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE NEW STREET SHOWN HEREON (COBALT COURT) IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS UPON ACCEPTANCE BY CARROLL COUNTY.
- LENGTH OF EACH NEW STREET: COBALT COURT: 470'
- TOTAL LENGTH OF NEW STREETS: 470'
- VEHICULAR INGRESS AND EGRESS TO OKLAHOMA ROAD FROM LOTS 1 AND 2 IS PROHIBITED.
- THE DRIVEWAY LOCATION FOR LOT 1 IS RESTRICTED TO THE LOCATION SHOWN HEREON.
- THE AREA SHOWN HEREON AS PARCEL 'B', CONTAINING 0.8489 ACRE, IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS UPON ACCEPTANCE OF THE STORM WATER MANAGEMENT FACILITY.
- LOTS 2 THROUGH 14 CONTAIN PRIVATE STORM WATER MANAGEMENT FACILITIES. A STORM WATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT SHALL BE GRANTED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY AS AN EASEMENT OF ACCESS TO THE COUNTY COMMISSIONERS OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS FORESTED WATER RESOURCE PROTECTION EASEMENT, WITH A TOTAL ACREAGE OF 0.4482 AC., SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 2.1294 ACs., SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN AS PARCEL 'C', WITH A TOTAL ACREAGE OF 2.2251 ACs., SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS SEWER EASEMENT SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS DRAINAGE & UTILITY EASEMENT SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- THE AREA SHOWN HEREON AS MAINTENANCE EASEMENT SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HERewith.
- BASED ON NOVEMBER 2, 2017 MEMORANDUM FROM DONNELL DAVIS, DEPUTY DIRECTOR OF PUBLIC WORKS THE REQUEST FOR THE INTERSECTION SPACING TO BE REDUCED TO 340- FEET IS GRANTED. A SIGHT DISTANCE WAIVER IS NOT REQUIRED SINCE THE SIGHT DISTANCE TO THE LEFT MEETS THE REQUIRED SIGHT DISTANCE AND SIGHT DISTANCE TO THE RIGHT CAN BE ACHIEVED FOR THE ENTIRE DISTANCE TO THE INTERSECTION OF MINERAL HILL ROAD.
- THE AREA SHOWN AS MAILBOX EASEMENT FOR LOTS 2-14, WITH A TOTAL ACREAGE OF 0.0006 ACs., SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY DEED TO BE RECORDED SIMULTANEOUSLY HERewith.



DATA TABULATIONS: (TOTAL)

- A. TOTAL NUMBER OF BUILDING SITES: 14
- B. TOTAL AREA OF LOTS: 5.4247 Ac.
- C. TOTAL AREA OF PARCELS FOR ROAD WIDENING: 0.1819 Ac. PARCEL 'A': 0.1819 Ac.
- D. TOTAL AREA OF OTHER PARCELS: 0.7713 Ac. PARCEL 'B': 0.7713 Ac.
- E. TOTAL AREA OF OPEN SPACE: 2.2251 Ac. PARCEL 'C': 2.2251 Ac.
- F. ACREAGE OF EACH NEW STREET: 0.5250 Ac. COBALT COURT: 0.5250 Ac.
- G. TOTAL AREA OF STREETS: 0.5250 Ac.
- H. TOTAL AREA OF PLAT: 9.1280 Ac.
- I. FORESTED WATER RESOURCE PROTECTION EASEMENT: 0.4482 Ac.
- J. FOREST CONSERVATION EASEMENT: 2.1294 Ac.

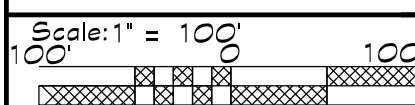
OPEN SPACE TABULATIONS

LOT #	REQUIREMENT R-20,000 (S.F.)	LOT AREA (S.F.)	OPEN SPACE REQUIRE. (S.F.)
1	20,000	22,712	0
2	20,000	15,747	4,253
3	20,000	21,536	0
4	20,000	18,103	1,897
5	20,000	14,514	5,486
6	20,000	12,105	7,895
7	20,000	11,386	8,614
8	20,000	14,749	5,251
9	20,000	14,488	5,512
10	20,000	15,538	4,462
11	20,000	17,197	2,803
12	20,000	18,922	1,078
13	20,000	14,153	5,847
14	20,000	25,143	0
TOTAL OPEN SPACE REQUIREMENT			53,098
TOTAL OPEN SPACE PROVIDED			96,925

SHEET 1 OF 3
MINERAL HILL PROPERTY
A CLUSTER SUBDIVISION

5th ELECTION DISTRICT * CARROLL COUNTY, MARYLAND

<p>PLATBOOK _____ PAGE _____ DATE _____ CLERK _____</p> <p>CARROLL COUNTY HEALTH DEPARTMENT APPROVAL</p> <p>BY _____ DATE _____</p> <p>COMMUNITY WATER AND SEWAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER</p> <p>CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL</p> <p>BY _____ DATE _____</p> <p>CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES</p> <p>BY _____ DATE _____</p>	<p>CERTIFICATION</p> <p>The owner(s), to the best of his (their) knowledge, and the surveyor do hereby certify that the land shown hereon has been laid out and the plat prepared in compliance with Section 3-10B of the Real Property Article of the Annotated Code of Maryland, as amended, pertaining to the preparation of record plats.</p> <p>OWNER'S SIGNATURE : MINERAL HILL PROPERTY, LLC.</p> <p>By: Frank Potepan, Managing Member DATE _____</p> <p>SURVEYOR'S CERTIFICATION</p> <p>Javier Morales Roldan DATE _____ Professional Land Surveyor Reg. No. 21885</p> <p>PUBLIC WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE FOR ALL LOTS OFFERED FOR SALE.</p> <p>OWNER'S SIGNATURE _____ DATE _____</p>	<p>Date * Revision * By</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																																		<div style="text-align: center;"> </div> <p>439 East Main Street Westminster, MD 21157-5539 (410) 848-1790 FAX (410) 848-1791</p> <p>Surveyed By: CLSI Drawn By: JW Computed By: JW Checked By: _____</p>
<p>Owner/Developer</p> <p>MINERAL HILL PROPERTY, LLC. 11175 STRATFIELD COURT MARRIOTTSVILLE MD, 21104 (410) 442-2211</p>		<p>Javier Morales Roldan Professional Land Surveyor Registration No. 21885 License Expires 08/09/2023</p> <p>Date: MARCH, 2020</p> <p>Drawing No.: 2016074 County File No.: FX-20-0001</p>																																		



CAD Drawing File Name:

