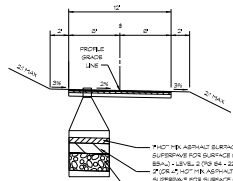


30' PAVING IN 50' RIGHT OF WAY
TYPICAL SECTION

GENERAL NOTES:

- CURRENT FILE REFERENCE
- 427
OWNER: PV MANCHESTER LLC
DEED REFERENCE: JUNE 8, 1971, FOLD 448
GRANTOR: JOHN P. & LATHY GIBBE, CO-TRUSTEES OF THE WESTMINSTER LAND TRUST, PATRIOTS OVERLOOK, LLC & C.F.E., LLC
- 432
OWNER: PV MANCHESTER LLC
DEED REFERENCE: JUNE 8, 1971, FOLD 448
DATE: JANUARY 7, 2007
GRANTOR: JOHN P. & LATHY GIBBE, CO-TRUSTEES OF THE WESTMINSTER LAND TRUST, PATRIOTS OVERLOOK, LLC & C.F.E., LLC
- 3505
OWNER: PV MANCHESTER LLC
DEED REFERENCE: JUNE 8, 1971, FOLD 448
DATE: JANUARY 7, 2007
GRANTOR: JOHN P. & LATHY GIBBE, CO-TRUSTEES OF THE WESTMINSTER LAND TRUST, PATRIOTS OVERLOOK, LLC & C.F.E., LLC
- 3508
OWNER: PV MANCHESTER LLC
DEED REFERENCE: JUNE 1938, FOLD 85
DATE: MARCH 18, 2015
GRANTOR: JOHN P. & LATHY GIBBE, CO-TRUSTEES OF THE WESTMINSTER LAND TRUST, PATRIOTS OVERLOOK, LLC & C.F.E., LLC
- THE OUTLINE SHOWN HEREON IS FROM THE ANNEXATION PLAN AND THE OUTLINE SHOWN HEREON IS BASED ON CARROLL COUNTY DATA.
- THE EXISTING POTABLE WATER SUPPLY IS AN EXTENSION OF PARK AVENUE AND BROUGHAM COURT.
- THE EXISTING POTABLE WATER SUPPLY IS APPROXIMATELY 750' EAST OF THE PROPOSED PARKING COURT AND AT THE END OF THE EXISTING BROUGHAM COURT APPROXIMATELY 50' FROM THE SITE.
- BUILDING SETBACK LINES:
FRONT: 25'
REAR: 35'

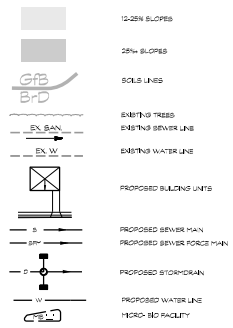


12' PAVED USE-IN-COMMON
DRIVEWAY
TYPICAL SECTION
SUPER RIGHT

DATA BLOCK:

- OWNER: PV MANCHESTER LLC
- DEED REFERENCE: JUNE 1938, FOLD 85
- DATE: MARCH 18, 2015
- GRANTOR: JOHN P. & LATHY GIBBE, CO-TRUSTEES OF THE WESTMINSTER LAND TRUST, PATRIOTS OVERLOOK, LLC & C.F.E., LLC
- TOTAL AREA OF SUBDIVISION: 28.03 AC.
- AREA OF OPEN SPACE: 18.14 AC.
- 88 PROPOSED SINGLE-FAMILY

LEGEND



Req'd	Requirement	Units	Required
1.0	Real estate program, report and also cover adjacent to public (Open A except 2)	020 LR	4.5
TOTAL			4.5

SHEET INDEX

- CONCEPT PLAN
- GRADING PLAN
- SEWER CONTROL PLAN
- SEWER MANAGEMENT PLAN
- STORMWATER MANAGEMENT PLAN
- STORMWATER MANAGEMENT PLAN
- ROSES CONSERVATION PLAN

CONCEPT PLAN

PATRIOTS OVERLOOK

TOWN OF MANCHESTER
5TH ELECTION DISTRICT CARROLL COUNTY, MARYLAND
BLOCKS: 18, 14, 20, PARCELS: 471, 2, 3, 3505, 3508

NOT FOR CONSTRUCTION

439 East Main Street Westminster, MD 21157-5538
(410) 845-7900 FAX: (410) 845-1787

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