



## PLANNING AND ZONING COMMISSION

March 12, 2020

**TITLE:** Stonegate, Section IV

**REQUEST:** Final Plat F-18-0078 Approval

The Applicant is requesting Record Plat approval to create 41 new single-family detached residential lots identified as lots 98-106, 128, 138-140, 148-155 and 194-213 in Section IV of the Stonegate development.

**PROJECT INFORMATION:**

**LOCATION:** South of Old Westminster Pike in the new Stonegate Community

**ZONE:** R-10,000 Residential and R-20,000 Residential

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Naganwest, LLC

**OWNER:** (same as above)

**ENGINEER:** Carroll Land Services, Inc. (CLSI)

**ARCHITECT:** N/A

**ATTORNEY:** N/A

**STAFF:** Andrew R. Gray, Comprehensive Planner  
Mark A. Depo, Director of Community Planning and Development

**RECOMMENDATION:** Conditional Approval

**ATTACHMENTS:**

1. Proposed Plat for Section IV
2. Letter Regarding the Differences between the Revised Preliminary Plan and Final Plat

### STAFF REPORT

Article XXIV of the Westminster City Code requires the Planning and Zoning Commission to review all proposed subdivisions and re-subdivisions in the City of Westminster.

**GENERAL INFORMATION:**

Naganwest, LLC, represented by Carroll Land Services, Inc. (CLSI), has applied for review of the proposed plat for Stonegate Section IV. The subject properties are located south of Old Westminster Pike in the new Stonegate Community. The purpose of the plat is to create 41 new single-family detached residential lots identified as lots 98-106, 128, 138-140, 148-155 and 194-213 and applicable easements and roadways.

The total area of the 41 lots is 12.7427 acres. Out of the 41 proposed lots, 30 are zoned R-10,000 Residential. Lots 128, 140, 139, 148, and 149 are zoned both R-10,000 and R-20,000 Residential. Lots 150-154 are zoned R-20,000 Residential.

Even though this plat contains 41 new single-family lots, it is noted on the plat, under general note number 17, that no more than 40 building permits for dwelling units will be issued during any calendar year..., which is consistent with Zoning Ordinance Section 164-199 F.

**VICINITY MAP:**



★ = Site

## **FINAL PLAT REVIEW COMMENTS:**

The proposed plat complies with the Revised Preliminary Plan for the Naganna Property approved by the Planning and Zoning Commission in April 2015. Community Planning and Development (CP&D) staff did identify a couple minor inconsistencies in the planned lots sizes of the Naganna Property Revised Preliminary Plan, and the proposed lot sizes for Stonegate Section IV. As requested by CP&D staff, the Applicant did provide information explaining and comparing these inconsistencies, which has addressed staff concerns. CP&D staff has no objection to the minor inconsistencies in the planned vs final lot sizes.

Pursuant to the City staff report dated July 5, 2019, *“please note there is a pending matter regarding Redwood Drive and its connection to Woodside Drive. A revised set of construction plans will return to the Commission addressing this matter before any additional lots in Stonegate are approved beyond Section III.”* It was brought to the City and County’s attention that there is an ownership issue with the future connection of Redwood Drive to existing Woodside Drive related to the parcel in unincorporated Carroll County where this connection would be located. City Administrator, Barbara Matthews, Deputy Director of Public Works, John Dick, and Comprehensive Planner Andrew Gray, met with the Developer and County Staff on this issue.

Subsequent to this meeting, CP&D staff reached out to the Westminster Police Department and the Westminster Volunteer Fire Department as to whether the lack of connection of Redwood Drive to Woodside Drive would be an issue. The Westminster Police Department and Westminster Volunteer Fire Department responded that there are no apparent issues with removing the connection of Redwood Drive to Woodside Drive. However, the Westminster Volunteer Fire Department mentioned that it would be convenient to have such a connection. At this time, according to the Construction Plans for Stonegate Sections III-VI, a temporary barricade will be placed at the end of Redwood Drive. Currently, Redwood Drive is planned to extend to the boundary of the Stonegate development which is also the Westminster Corporate Boundary. In the future, if it is determined that this future connection is to be made, it will be built by whomever desires to make this future connection.

### **Water**

Pursuant to the City of Westminster Water and Sewer Allocations Policy 2018-2024, Master Distribution Chart, the Stonegate project is allocated water for 225 single-family dwelling units in the one-time category.

### **Landscape Manual**

The City Landscape Manual requirements were addressed during the review of the Construction Plans for Stonegate Sections III-VI, approved by the Planning and Zoning Commission at their July 11, 2019 meeting (F-18-0070). Therefore, no review of the Landscape Manual was performed by CP&D staff regarding this plat.

## **Development Design Preference Manual**

The applicable Development Design Preferences Manual (DDP) requirements were addressed during the review of the Construction Plans for Stonegate Sections III – VI, approved by the Planning and Zoning Commission at their July 11, 2019 meeting (F-18-0070). Therefore, no review of the DDP was performed by CP&D staff regarding this plat. Pursuant to Section XX Final Plats G., of the Planning and Zoning Commission (PZC) Rules and Regulations, *“the PZC will utilize the current version of the Development Design Preferences (DDP) in its review of plats. Except as explicitly stated in a motion, the PZC recognizes implicitly that a motion for approval affirms the required compliance.”*

### **PROCESS:**

Per the City’s review process, the plat was reviewed by the appropriate City, County, and State agencies and was determined ready to present to the Planning and Zoning Commission. Plans were reviewed for compliance with City, County, and State requirements, including, setbacks, grading, utilities, stormwater management, site traffic and drainage by Carroll County. The City reviewed this project for compliance with applicable zoning requirements.

After review and approval by the Planning and Zoning Commission, the signed plat would be recorded in Carroll County’s land records.

Please note that the time for an interested party to file an action for judicial review, as permitted by law, pursuant to Title 7 of the Maryland Rules of Procedure, shall run from the date on which the Commission conducts a vote constituting an action upon a matter pending before it. Upon Commission approval, the Commission Chair may sign an approved plat after the thirty-day appeal period

### **RECOMMENDATION:**

Staff recommends that the Commission consider approval of the proposed Final Plat F-18-0078 for Stonegate Section IV with the following condition:

1. Provide a *Temporary Type “T” Turnaround* per the Standard Roadway Construction Details to be located on the property at the terminus of Redwood Drive and update the Construction Plan for Stonegate Sections III-VI, accordingly, and any temporary barricade will need to be located on the property within the Redwood Drive right-of-way.

**DATA TABULATIONS:**

- A. TOTAL NUMBER OF BUILDING SITES: 41
- B. TOTAL AREA OF LOTS: 12,742.72 AC.
- C. TOTAL AREA OF PARCELS FOR ROAD WIDENING:  
PARCEL W: 0.1839 AC.
- D. TOTAL AREA OF OTHER PARCELS: SWM  
PARCEL X: 0.7000 AC.  
PARCEL Y: 0.4115 AC.  
PARCEL Z: 0.4714 AC.
- E. AREA OF EACH NEW STREET:  
REDWOOD DRIVE - 0.8734 AC.  
STARRY NIGHT DRIVE - 0.2984 AC.  
NORTH CHANDLER DRIVE - 1.9748 AC.  
BLUE MOON LANE - 0.8972 AC.  
COOL WATER WAY - 0.3984 AC.
- F. TOTAL AREA OF NEW STREETS: 4.3832 AC.
- G. TOTAL AREA OF PLATS (SECTION IV): 22.5104 AC.

CURVE TABLE						
NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST.
C22	620.00	103.81	09°38'37"	52.12	N 48°27'18" W	103.87
C23	670.00	238.04	20°21'24"	120.29	N 63°26'17" W	238.79
C24	382.00	173.34	25°59'59"	88.19	N 86°36'58" W	171.86

CURVES ARE DESIGNATED THIS: **CV**

**COORDINATE TABLE**

Point No.	Northing	Easting
1	688807.2589	1318708.8060
2	688857.8553	1320345.2306
55	687375.7119	1318625.8966
56	688555.7230	1318483.9015
58	686890.9249	1318204.5579
64	684714.9923	1319918.3324
65	685573.5704	1319652.8878
66	687636.7538	1320247.7774
69	688155.8903	1321036.5790
74	688658.1142	1320201.8297
75	688260.9465	1321454.1386
76	689339.8905	1319591.2609
77	688817.2660	1320493.8112
78	689003.5101	1320172.0468
79	688778.7429	1320192.1704
80	688936.2557	1320254.5407
102	688843.8973	1320078.6763
124	687091.3411	1320111.3435
132	686397.7822	1318940.2694
133	686526.3480	1319615.1512
135	686598.0060	1319256.4888
141	688103.5895	1321363.3922
200	688557.1026	1319141.3728
272	686238.2477	1319986.6656
296	685384.8346	1319544.1880
301	685732.3378	1319389.6502
302	686102.4292	1319078.0393
RW51	684897.9676	1319169.3554
RW52	684828.9777	1319247.0968
RW53	684774.0003	1319320.7486
RW54	684668.1141	1319532.5472
RW55	684639.6502	1319629.3609
RW56	684629.5067	1319800.3217

COORDINATES ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM (NAD-83/91) AND ARE DESIGNATED THIS: **XXXX**

**GENERAL NOTES CONTINUED:**

- 16. ANY AREA IDENTIFIED AS "15' LANDSCAPE EASEMENT (H.O.A.)" WILL BE GRANTED TO THE HOME OWNERS ASSOCIATION BY DEED.
- 17. NO MORE THAN 40 BUILDING PERMITS FOR DWELLING UNITS WILL BE ISSUED DURING ANY CALENDAR YEAR FOR THE STONEGATE PROJECT.
- 18. THE AREAS SHOWN HEREON AS PARCEL "X", CONTAINING 0.7243 ACS, PARCEL "Y" CONTAINING 0.4115 ACS, AND PARCEL "Z" CONTAINING 0.4714 ACS, ARE TO BE CONVEYED TO THE CITY OF WESTMINSTER UPON ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY.
- 19. THE LOT WIDTH IS PER CHAPTER 164, ARTICLE 1, SECTION 164-3(A).
- 20. WATER AND SEWER ALL LOCATIONS WERE APPROVED BY THE MAYOR AND COMMON COUNCIL IN THE ONE-TIME CATEGORY FOR 225 (69,325-GPD) SINGLE-FAMILY HOMES.

**STORM DRAIN EASEMENT LINE TABLE**

NUMBER	BEARING	DISTANCE
E63	S 23°48'13" E	171.91'
E64	N 68°44'20" E	250.92'
E65	N 23°19'31" W	20.00'
E66	S 66°24'29" W	240.11'
E67	N 23°43'13" W	152.09'
E68	S 66°11'47" W	20.00'

**OWNER/DEVELOPER:**  
NAGANWEST, LLC  
15 WEST AYLESBURY ROAD  
SUITE 700  
TIMONUM, MD 21083

SHEET 1 OF 6  
LOTS 98-106, 128, 138-140, 148-155, 194-213  
PARCELS W, X, Y & Z  
**RESUBDIVISION OF A PORTION OF PARCEL 'K'**  
PREVIOUSLY RECORDED IN PLAT BOOK 55, PAGE 23  
NOW KNOWN AS SECTION IV  
**STONEGATE**  
CITY OF WESTMINSTER  
7th Election District Carroll County, Maryland



439 East Main Street Westminister, MD 21157-5539  
(410) 548-1790 FAX (410) 548-1791

Date: FEBRUARY 2020  
Drawing No.: 84083V  
County File No.: F18-C078  
Checked By: BEW/LDA  
Computed By: BM  
Drawn By: BM  
Surveyed By: CLSI  
Scale: 1" = 300'

**PLATBOOK H.S.D. NO. \_\_\_\_\_ PAGE \_\_\_\_\_**

CITY OF WESTMINSTER, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY "DEEDER" PLAN FOR WATER AND SEWER.

**SURVEYORS CERTIFICATE**  
DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LINED OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (97A) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

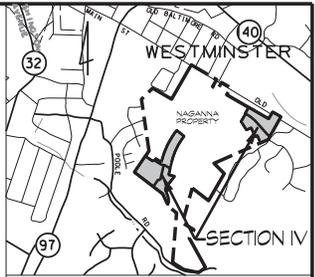
DENNIS E. MECKLEY, PROP. L.S. #10944, DATE \_\_\_\_\_  
LICENSE EXPIRES 03/28/2022

**OWNERS CERTIFICATION**  
WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THE PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (97A) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, PLANS, AND REGULATORY INSTRUMENTS AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT, AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, GREEN SPACES AND THE MENTIONED "DEEDER" DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS HEREBY RESERVED IN THE PRESENT OWNERS' SHOW ON THIS PLAT. THERE SUCCESSORS, HEIRS AND ASSIGNS, NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWERS MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

**OWNER:** RICHARD H. KRESS, GENERAL MANAGER, DATE \_\_\_\_\_

W1856

One "Revision" By \_\_\_\_\_



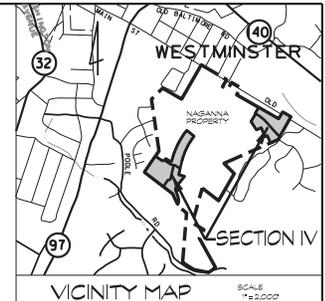
**GENERAL NOTES:**

1. CURRENT TITLE REFERENCE: OWNER: NAGANWEST, LLC. DEED REFERENCE: L. 08707, F. 00399. DATE: MAY 30, 2017. GRANTOR: C&V LLC.
2. 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.
3. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
4. WATER AND SEWERAGE FACILITIES: COUNTY MASTER PLAN FOR WATER AND SEWERAGE. WATER SERVICE AREA IS W-3 PRIORITY. SEWER SERVICE AREA IS S-1 EXISTING AND S-3 PRIORITY. PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
5. THE NEW STREETS AND ROADS SHOWN HEREON AS REDWOOD DRIVE, STARRY NIGHT DRIVE, NORTH CHANDLER DRIVE, BLUE MOON LANE AND COOL WATER WAY ARE TO BE CONVEYED TO THE CITY OF WESTMINSTER PURSUANT TO A PUBLIC WORKS AGREEMENT ENTERED INTO BETWEEN THE OWNER AND THE CITY OF WESTMINSTER.
6. LENGTH OF EACH NEW STREET:  
REDWOOD DRIVE - 761'  
STARRY NIGHT DRIVE - 216'  
NORTH CHANDLER DRIVE - 1,429'  
COOL WATER WAY - 360'  
BLUE MOON LANE - 734'
7. TOTAL LENGTH OF NEW STREETS: 3,560'
8. A "STORM WATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT" FOR LOTS 98-106, 128, 138-140, 148-154 & 194-213 IS TO BE GRANTED TO THE MAYOR AND COMMON COUNCIL OF WESTMINSTER AS AN EASEMENT OF ACCESS TO THE CITY OF WESTMINSTER OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
9. ANY AREA IDENTIFIED AS "STORM DRAIN EASEMENT" FOR THE CITY OF WESTMINSTER IS TO BE GRANTED TO THE CITY OF WESTMINSTER BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
10. THE AREA SHOWN AS PARCEL "W", CONTAINING 0.1596 AC, TO BE CONVEYED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
11. ANY AREA IDENTIFIED AS "TEMPORARY PUBLIC UTILITY EASEMENT" WILL BE GRANTED TO THE CITY OF WESTMINSTER BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith AND EXTINGUISHED UPON RECORDATION OF FUTURE RIGHT OF WAY UNDER FUTURE PHASING OF STONEGATE.
12. H.O.A. = HOME OWNERS ASSOCIATION
13. ZONING: R-10,000; R-20,000
14. SETBACKS (R-10,000):  
FRONT YARD: 35 FEET  
SIDE YARD: MINIMUM OF 10 FEET WITH SUM OF SIDE YARDS BEING 30 FEET  
REAR YARD: 25 FEET  
SETBACKS (R-20,000):  
FRONT YARD: 40 FEET  
SIDE YARD: 20 FEET  
REAR YARD: 30 FEET
15. THERE IS A 10' WIDE DRAINAGE & UTILITY EASEMENT CENTERED ALONG NON-ROAD FRONTAGE LOT LINES AND OTHER EASEMENTS AS SPECIFICALLY SHOWN HEREON.

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C97	825.00	263.70	18°18'50"	132.99	S 50°52'39" E	262.58
C98	175.00	58.07	19°00'39"	29.30	S 51°13'34" E	57.80
C99	775.00	247.72	18°18'50"	124.93	S 50°52'39" E	246.67
C100	225.00	74.66	19°00'39"	37.67	N 51°13'34" W	74.31
C101	175.00	54.72	17°55'01"	27.59	S 57°14'17" W	54.50
C102	225.00	70.36	17°55'01"	35.47	S 57°14'17" W	70.07

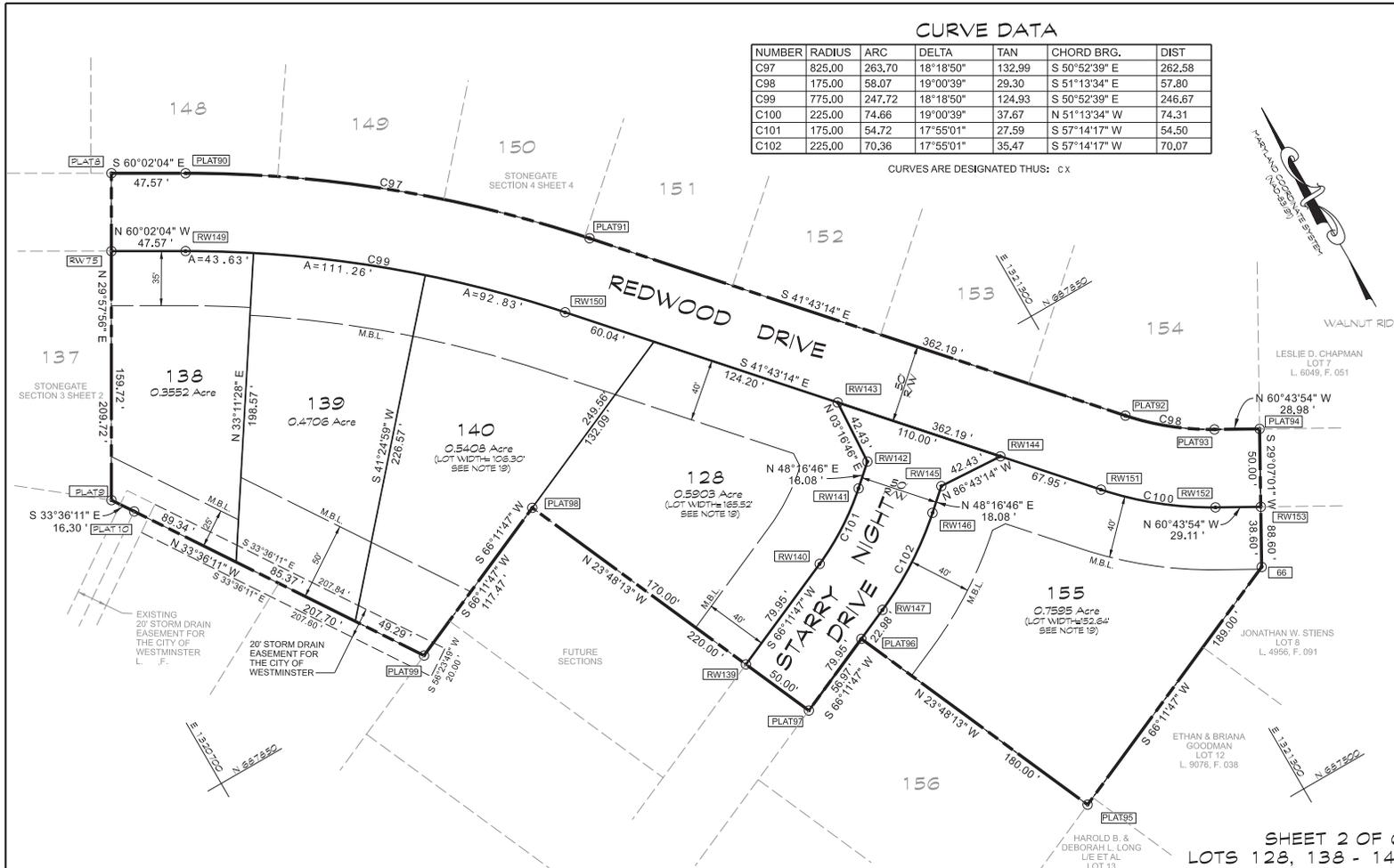
CURVES ARE DESIGNATED THUS: C X



COORDINATES

NO.	NORTHING	EASTING
66	687636.7638	1321347.7771
PLAT8	688224.3054	1320834.5989
PLAT9	688042.6193	1320729.8486
PLAT10	688029.0430	1320738.8698
PLAT90	688200.5476	1320878.8059
PLAT91	688034.8642	1321079.5164
PLAT92	687764.5295	1321320.5501
PLAT93	687728.3325	1321365.6121
PLAT94	687714.1663	1321390.8885
PLAT95	687560.4830	1321174.8541
PLAT96	687725.1713	1321102.2058
PLAT97	687702.1792	1321050.0844
PLAT98	687903.4650	1320961.2921
PLAT99	687856.0548	1320853.8167
RW75	688180.9890	1320809.6250
RW139	687747.9260	1321029.9044
RW140	687780.1930	1321103.0514
RW141	687809.8868	1321148.8834
RW142	687821.7188	1321162.3781
RW143	687864.0758	1321164.8051
RW144	687781.9719	1321238.0100
RW145	687784.3989	1321195.6531
RW146	687772.3668	1321182.1583
RW147	687734.4463	1321123.2315
RW149	688157.2313	1320850.8320
RW150	688001.5893	1321042.1964
RW151	687731.2546	1321283.2301
RW152	687684.7156	1321341.1670
RW153	687670.4847	1321366.5588

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: [XXX]



DATA TABULATIONS

- A. TOTAL NUMBER OF LOTS: 5
- B. TOTAL AREA OF LOTS: 2.7164 ACS.
- C. AREA OF STREETS:  
 REDWOOD DRIVE: 0.8734 AC.  
 STARRY NIGHT DRIVE: 0.2394 AC.
- D. TOTAL AREA OF STREETS: 1.1128 ACS.
- E. TOTAL AREA OF PLAT: 3.8292 ACS.

FOR GENERAL NOTES SEE SHEET 1 OF 6

SHEET 2 OF 6  
 LOTS 128, 138 - 140 & 155

RESUBDIVISION OF A PORTION  
 OF PARCEL 'K'  
 PREVIOUSLY RECORDED IN  
 PLAT BOOK 55, PAGE 23  
 NOW KNOWN AS SECTION IV

STONEGATE

CITY OF WESTMINSTER  
 7th Election District Carroll County, Maryland

OWNER/DEVELOPER:

NAGANWEST, LLC  
 15 WEST AYLESBURY ROAD  
 SUITE 700  
 TIMONUM, MD 21093

CITY OF WESTMINSTER, MAYOR  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PLATBOOK H.S.D. NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE \_\_\_\_\_

CARROLL COUNTY HEALTH DEPARTMENT  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY "MASTER PLAN" FOR WATER AND SEWER.

SURVEYORS CERTIFICATE  
 I DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2014) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY, PROP. L.S. #10844, LICENSE EXPIRES 03/28/2022

OWNERS CERTIFICATION  
 WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THE PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2014) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES AND THE MENTIONED HEREIN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERSHIP SHOWN ON THIS PLAT. THE SUCCESSORS, HEIRS AND ASSIGNS, NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE REZONED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND QTY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: RICHARD H. KRESS, GENERAL MANAGER  
 DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

Date "Revised" By: \_\_\_\_\_

Scale: 1" = 50'

Surveyed By: CLSI  
 Computed By: BM

Drawn By: BM  
 Checked By: BEW/LDA

439 East Main Street Westminister, MD 21157-5539  
 (410) 848-1790 FAX (410) 848-1791



Dennis E. Meckley, Land Surveyor  
 Registration No. 10244  
 License Expires 03/28/2022

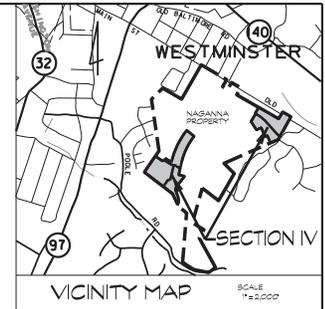
Date: FEBRUARY 2020  
 Drawing No.: 84083V  
 County File No.: F18-C078

**CURVE DATA**

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C103	175.00	58.07	19°00'39"	29.30	S 51°13'34" E	57.80
C104	825.00	263.70	18°18'50"	132.99	S 50°52'39" E	262.58

CURVES ARE DESIGNATED THUS: C X

**OLD WESTMINSTER PIKE**



**COORDINATES**

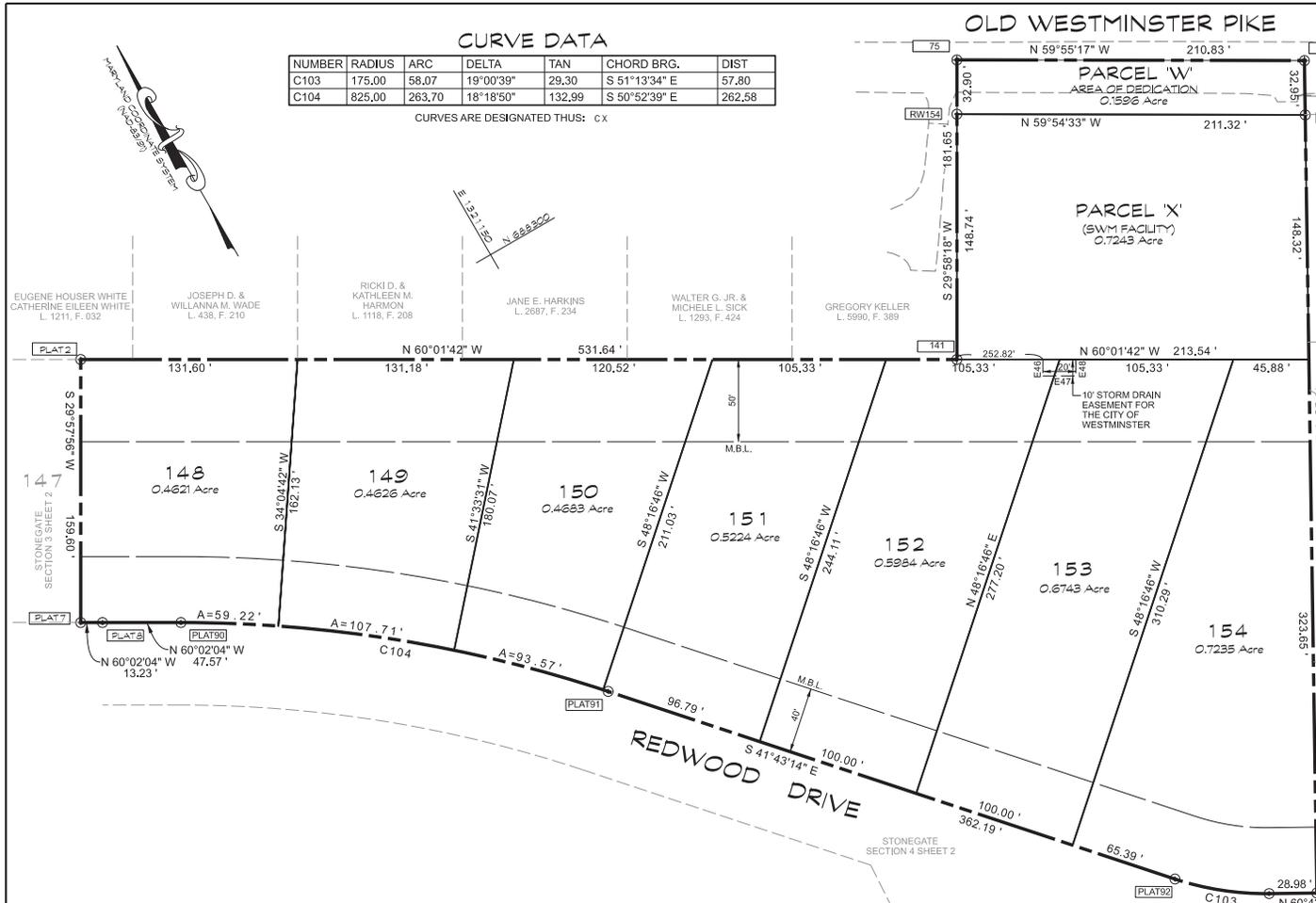
NO.	NORTHING	EASTING
69	688155.2803	1321636.5790
75	688260.9465	1321454.1386
141	688103.5895	1321363.3922
PLAT2	688369.1798	1320902.8507
PLAT7	688230.9150	1320823.1347
PLAT8	688224.3054	1320834.5989
PLAT90	688200.5476	1320875.8059
PLAT91	688034.8642	1321079.5164
PLAT92	687764.5295	1321320.5501
PLAT93	687728.3325	1321365.6121
PLAT94	687714.1663	1321390.8885
RW154	688232.4421	1321437.7003
RW155	688126.4904	1321620.5437

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: **XXX**

**STORM DRAIN EASEMENT LINE TABLE**

NUMBER	BEARING	DISTANCE
E448	N 29°59'18" E	10.00'
E47	N 60°07'42" W	20.00'
E48	N 29°59'18" E	10.00'

FOR GENERAL NOTES SEE SHEET 1 OF 6



**DATA TABULATIONS**

- A. TOTAL NUMBER OF LOTS: 7
- B. TOTAL AREA OF LOTS: 3.9116 ACS.
- C. TOTAL AREA OF FOR ROAD WIDENING: PARCEL W; 0.1596 AC.
- D. AREA OF PARCELS: PARCEL X (SWM FACILITY); 0.7243 AC.
- E. TOTAL AREA OF PARCELS: 4.7955 ACS.
- F. TOTAL AREA OF PLAT: 4.7955 ACS.

**OWNER/DEVELOPER:**

NAGANWEST, LLC  
15 WEST AYLESBURY ROAD  
SUITE 700  
TIMONIA, MD 21083

SHEET 3 OF 6  
**LOTS 148 - 154, PARCELS W & X  
RESUBDIVISION OF A PORTION  
OF PARCEL 'K'  
PREVIOUSLY RECORDED IN  
PLAT BOOK 55, PAGE 23  
NOW KNOWN AS SECTION IV  
STONEGATE**

CITY OF WESTMINSTER  
7th Election District  
Carroll County, Maryland

CITY OF WESTMINSTER, MAYOR  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PLATBOOK H.S.D. NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE \_\_\_\_\_

CARROLL COUNTY HEALTH DEPARTMENT  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY "ORDER" PLAN FOR WATER AND SEWER.

SURVEYOR'S CERTIFICATE  
I DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (974) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY, PROP. L.S. #10844, LICENSE EXPIRES 03/28/2022

OWNERS CERTIFICATION  
WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THE PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (974) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, NEW STREETS, ROADS, OPEN SPACES AND THE MENTIONED HEREIN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS, NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: RICHARD H. KRESS, GENERAL MANAGER  
DATE: \_\_\_\_\_

WITNESSES: \_\_\_\_\_

Date "Revision" By

Scale: 1" = 50'

Surveys By: CLSI  
Computed By: BM

439 East Main Street Westminister, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

Engineers • Surveyors  
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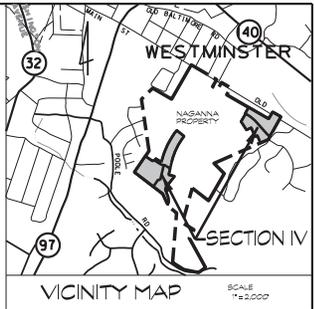
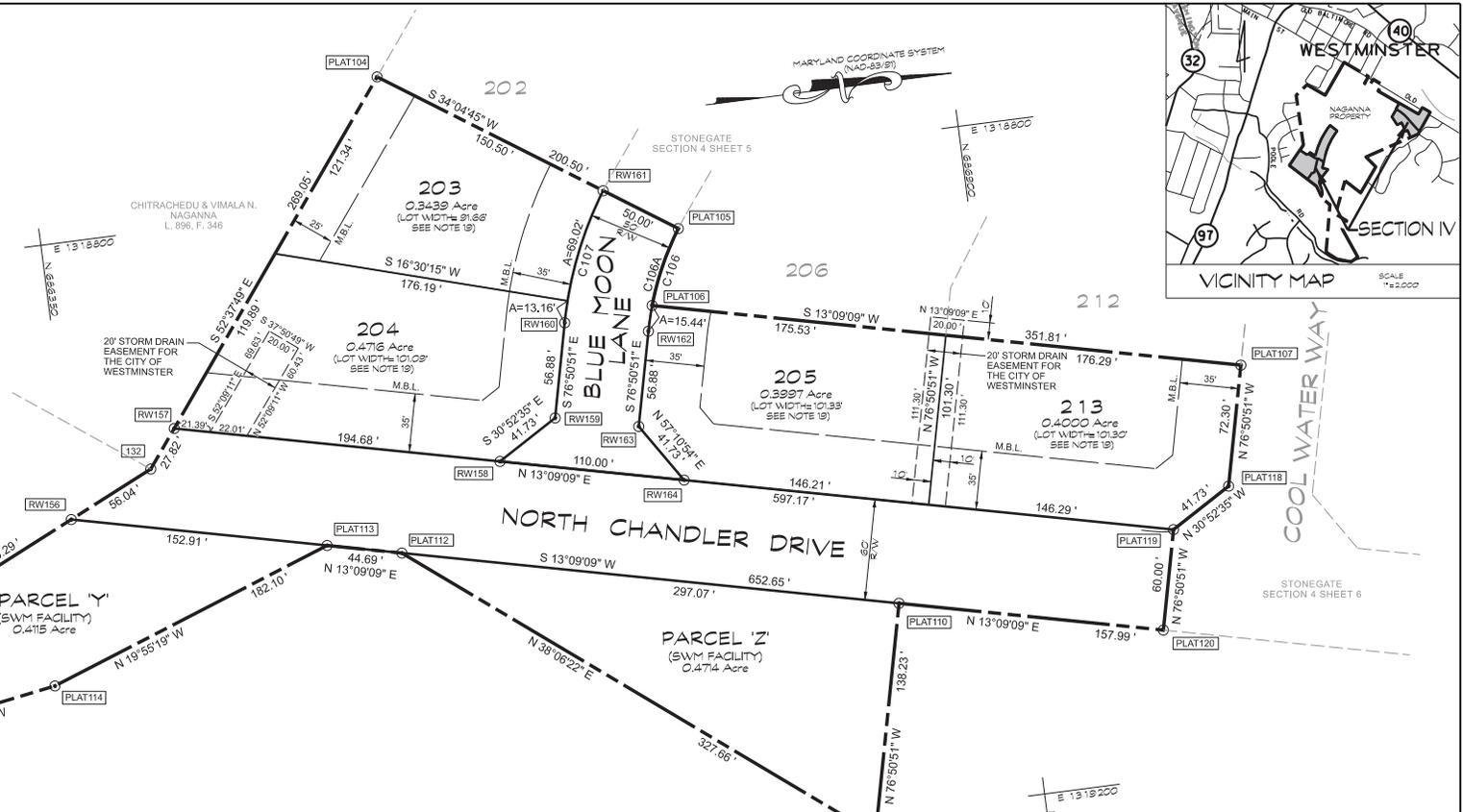
Dennis E. Meckley  
Professional Land Surveyor  
Registration No. 10844  
License Expires 03/28/2022

Date: FEBRUARY 2020  
Drawing No.: 84083V  
Checked By: BEW/LDA  
County File No.: F18-C078

**COORDINATES**

NO.	NORTHING	EASTING
132	686397.7822	1318940.2694
PLAT104	686561.0842	1318726.4448
PLAT105	686727.1496	1318838.7918
PLAT106	686705.8567	1318882.1740
PLAT107	687048.4390	1318962.2268
PLAT110	686828.6806	1319076.5178
PLAT111	686797.2267	1319211.1233
PLAT112	686539.4042	1319008.9212
PLAT113	686495.8897	1318998.7530
PLAT114	686324.6838	1319060.8024
PLAT115	686212.8332	1319079.2288
PLAT116	686152.8296	1319054.5296
PLAT118	687031.9880	1319032.6281
PLAT119	686996.1761	1319054.0410
PLAT120	686982.5234	1319112.4670
RW156	686346.9942	1318963.9598
RW157	686414.6694	1318918.1575
RW158	686604.2430	1318962.4561
RW159	686604.0548	1318941.0432
RW160	686652.9980	1318885.6535
RW161	686685.7364	1318810.7749
RW162	686701.6864	1318897.0307
RW163	686688.7432	1318952.4204
RW164	686711.3574	1318987.4860

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: XXX



**CURVE DATA**

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C106	175.00	48.48	15°52'22"	24.40	N 63°51'26" W	48.33
C107	225.00	82.18	20°55'36"	41.55	N 66°23'03" W	81.72
C106A	175.00	63.92	20°55'36"	32.32	N 34°04'45" E	63.56

CURVES ARE DESIGNATED THUS: CX

**DATA TABULATIONS**

- A. TOTAL NUMBER OF LOTS: 4
- B. TOTAL AREA OF LOTS: 1,6152 ACS.
- C. AREA OF STREETS:  
NORTH CHANDLER DRIVE: 0.8525 AC.  
BLUE MOON LANE: 0.2024 AC.
- D. TOTAL AREA OF STREETS: 1.0549 ACS.
- E. TOTAL AREA OF OTHER PARCELS: 0.8829 AC.  
PARCEL Y (SWM FACILITY): 0.4115 AC.  
PARCEL Z (SWM FACILITY): 0.4714 AC.
- F. TOTAL AREA OF PLAT: 3.5530 ACS.

**OWNER/DEVELOPER:**

NAGANWEST, LLC  
15 WEST AYLESBURY ROAD  
SUITE 700  
TIMONUM, MD 21093

SHEET 4 OF 6  
LOTS 203 - 205, 213 & PARCELS Y & Z  
**RESUBDIVISION OF A PORTION  
OF PARCEL 'K'**  
PREVIOUSLY RECORDED IN  
PLAT BOOK 55, PAGE 23  
NOW KNOWN AS SECTION IV

**STONEGATE**

CITY OF WESTMINSTER  
7th Election District Carroll County, Maryland



439 East Main Street Westminister, MD 21157-5539  
(410) 848-1790 FAX (410) 848-1791

CITY OF WESTMINSTER, MAYOR  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PLATBOOK H.S.D. NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE \_\_\_\_\_

CARROLL COUNTY HEALTH DEPARTMENT  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY "ORDER" PLAN FOR WATER AND SEWER.

SURVEYOR'S CERTIFICATE  
I DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (97A) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY, PROP. L.S. #10844, LICENSE EXPIRES 03/28/2022

OWNERS CERTIFICATION  
WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THE PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-02 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (97A) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, PLAN, AMENDATORY THEREOF AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERS SHOWN ON THIS PLAT. THESE RESERVATIONS, HERE AND HEREINAFTER, NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: RICHARD H. KRESS, GENERAL MANAGER  
DATE: \_\_\_\_\_

WITNESSES: \_\_\_\_\_

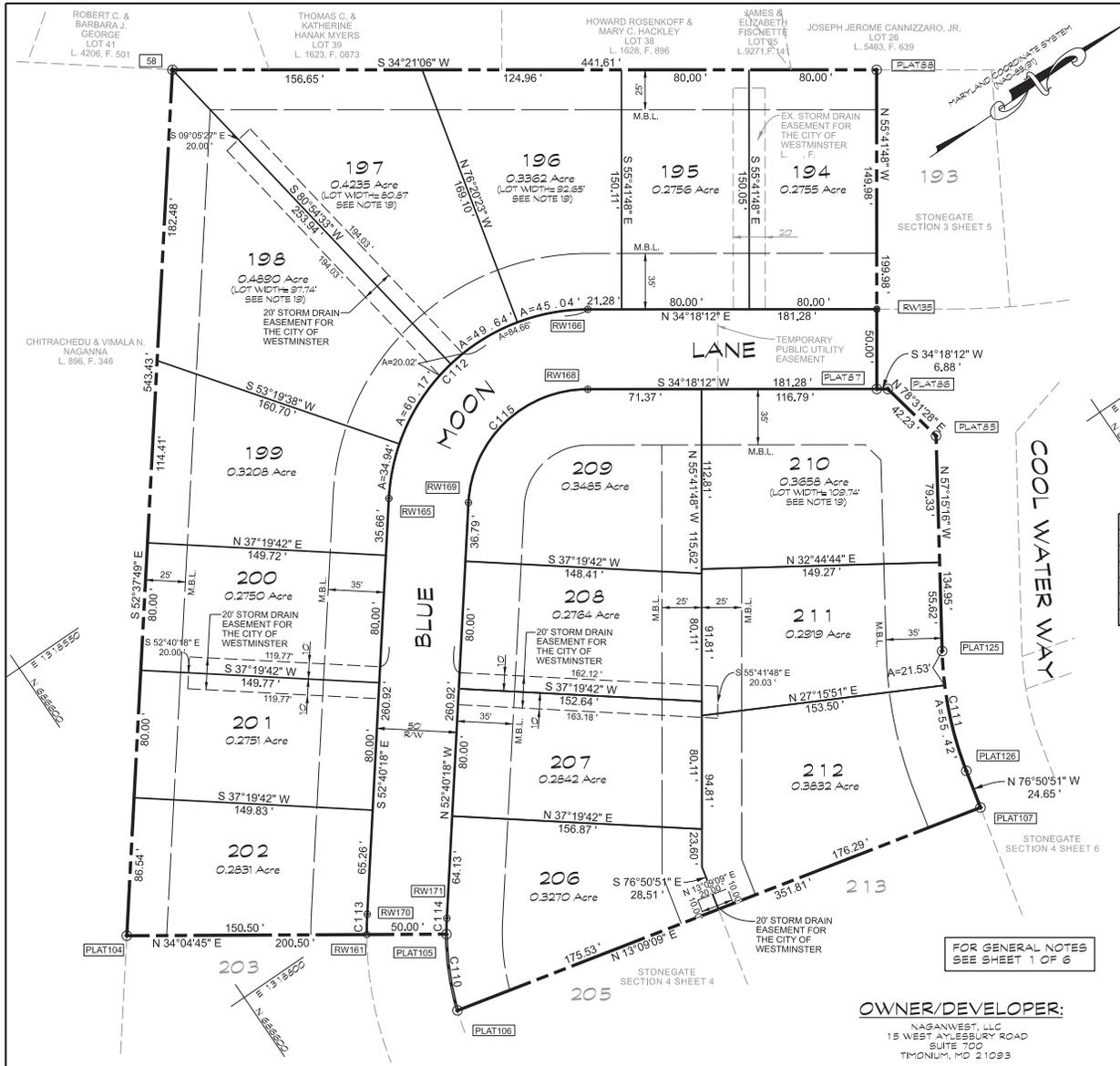
Date "Revised" By: \_\_\_\_\_

Scale: 1" = 50'

Surveys By: CLSI  
Computed By: BM

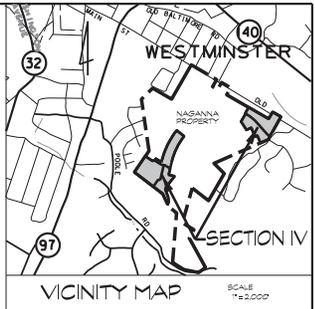
Drawn By: BM  
Checked By: BEW/LDA

Date: FEBRUARY 2020  
Drawing No.: 84083V  
County File No.: F18-C078



**COORDINATES**

Point No.	Northing	Easting
58	686890.9249	1318294.5579
PLAT85	687156.9006	1318754.2069
PLAT86	687148.4988	1318712.8209
PLAT87	687142.8143	1318708.9427
PLAT88	687255.5171	1318543.7467
PLAT104	686561.0842	1318726.4448
PLAT105	686727.1496	1318838.7918
PLAT106	686705.8567	1318882.1740
PLAT107	687048.4390	1318962.2268
PLAT125	687083.9032	1318867.7134
PLAT126	687054.0487	1318938.2204
RW135	687170.9930	1318667.6394
RW161	686685.7364	1318810.7749
RW165	686851.4003	1318592.9357
RW166	687021.2438	1318565.4750
RW168	686993.0651	1318606.7783
RW169	686891.1591	1318623.2547
RW170	686693.1814	1318800.4155
RW171	686732.9401	1318830.7345



COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: [XXX]

**CURVE DATA**

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C110	175.00	48.48	15°52'22"	24.40	S 63°51'26" E	48.33
C111	225.00	76.94	19°35'35"	38.85	N 67°03'03" W	76.57
C112	125.00	189.75	86°58'30"	118.57	S 09°11'03" E	172.05
C113	225.00	12.76	03°14'56"	6.38	S 54°17'47" E	12.76
C114	175.00	9.92	03°14'56"	4.96	N 54°17'47" W	9.92
C115	75.00	113.85	86°58'30"	71.14	N 09°11'03" W	103.23

CURVES ARE DESIGNATED THUS: C X

**DATA TABULATIONS**

- A. TOTAL NUMBER OF LOTS: 16
- B. TOTAL AREA OF LOTS: 5.2308 ACS.
- C. AREA OF STREETS:  
BLUE MOON LANE; 0.6948 AC.
- D. TOTAL AREA OF STREETS: 0.6948 AC.
- E. TOTAL AREA OF PLAT: 5.9256 ACS.

**SHEET 5 OF 6**  
**LOTS 194 - 202 & 206 - 212**  
**RESUBDIVISION OF A PORTION**  
**OF PARCEL 'K'**  
**PREVIOUSLY RECORDED IN**  
**PLAT BOOK 55, PAGE 23**  
**NOW KNOWN AS SECTION IV**  
**STONEGATE**  
 CITY OF WESTMINSTER  
 7th Election District      Carroll County, Maryland

**OWNER/DEVELOPER:**

NAGANWEST, LLC  
 15 WEST AYLESBURY ROAD  
 SUITE 700  
 TIMONIA, MD 21093

CITY OF WESTMINSTER, MAYOR  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PLATBOOK H.S.D. NO. \_\_\_\_\_ PAGE \_\_\_\_\_

DATE \_\_\_\_\_

CARROLL COUNTY HEALTH DEPARTMENT  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

Community water and/or sewerage systems are in conformance with the Carroll County "Master Plan" for water and sewer.

SURVEYORS CERTIFICATE  
 I, DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LINED OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-09 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2014), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY, PROP. L.S. #10844, LICENSE EXPIRES 03/28/2022

OWNERS CERTIFICATION  
 WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THE PLAN OF THE SUBDIVISION, ESTABLISH THE BOUNDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-09 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (2014), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, FRANKLY, AMENDATORY THEREOF AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERS (SHOWN ON THIS PLAT), THEIR SUCCESSORS, HEIRS AND ASSIGNS, NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: RICHARD H. KRESS, GENERAL MANAGER  
 DATE: \_\_\_\_\_

WTN856

Date "Revision" By \_\_\_\_\_

Scale: 1" = 50'

30' 0' 30'

Surveys By: CLSI  
 Computed By: BM

Drawn By: BM  
 Checked By: BEW/LDA

439 East Main Street Westminister, MD 21157-5539  
 (410) 848-1790 FAX (410) 848-1791

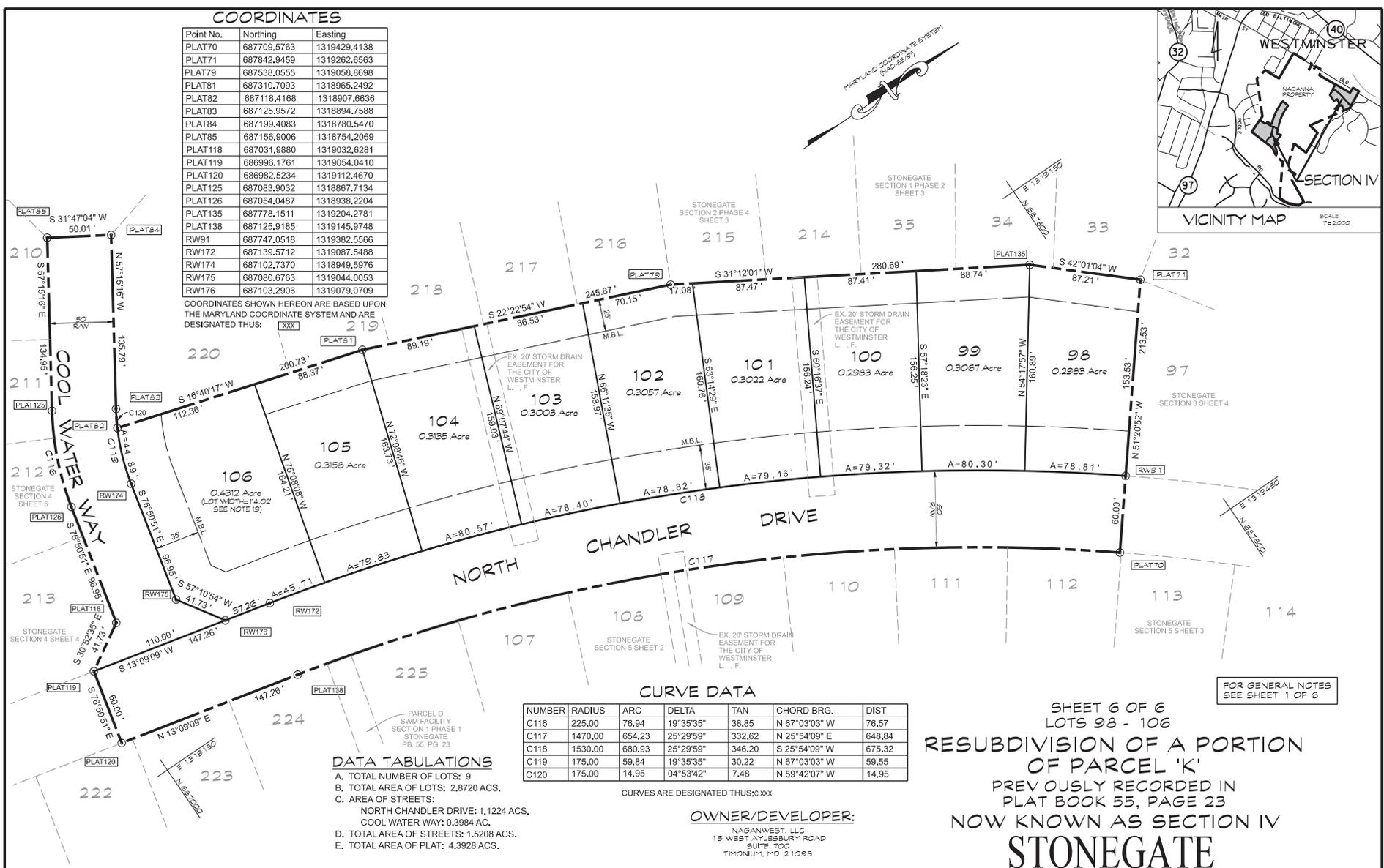
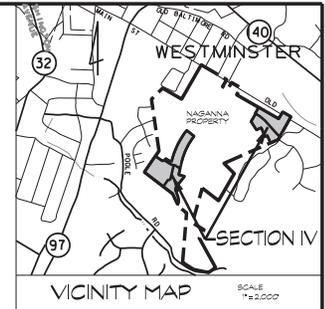
Dennis E. Meckley  
 Property Line Surveyor  
 Registration No. 10244  
 License Expires 03/28/2022

Date: FEBRUARY 2020  
 Drawing No.: 84083V  
 County File No.: F18-C078

**COORDINATES**

Point No.	Northing	Easting
PLAT70	687709.5763	1319429.4138
PLAT71	687842.9459	1319262.6563
PLAT79	687538.0555	1319058.8698
PLAT81	687310.7093	1318965.2492
PLAT82	687118.4168	1318907.6636
PLAT83	687125.9572	1318894.7588
PLAT84	687199.4083	1318780.5470
PLAT85	687156.9006	1318754.2069
PLAT118	687031.9880	1319032.6281
PLAT119	686996.1761	1319054.0410
PLAT120	686982.5234	1319112.4670
PLAT125	687083.9032	1318867.7134
PLAT126	687054.0487	1318938.2204
PLAT135	687778.1511	1319204.2781
PLAT138	687125.9185	1319145.9748
RW91	687747.0518	1319382.5566
RW172	687139.5712	1319087.5488
RW174	687102.7370	1318949.5976
RW175	687080.6763	1319044.0053
RW176	687103.2906	1319079.0709

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: XXX



**CURVE DATA**

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C116	225.00	76.94	19°35'35"	38.85	N 67°03'03" W	76.57
C117	1470.00	654.23	25°29'59"	332.62	N 25°54'09" E	648.84
C118	1530.00	680.93	25°29'59"	346.20	S 25°54'09" W	675.32
C119	175.00	59.84	19°35'35"	30.22	N 67°03'03" W	59.55
C120	175.00	14.95	04°53'42"	7.48	N 59°42'07" W	14.95

CURVES ARE DESIGNATED THUS: XXX

**DATA TABULATIONS**

- A. TOTAL NUMBER OF LOTS: 9
- B. TOTAL AREA OF LOTS: 2.8720 ACS.
- C. AREA OF STREETS:  
NORTH CHANDLER DRIVE: 1.1224 ACS.  
COOL WATER WAY: 0.3984 AC.
- D. TOTAL AREA OF STREETS: 1.5208 ACS.
- E. TOTAL AREA OF PLAT: 4.3928 ACS.

SHEET 6 OF 6  
 LOTS 98 - 106  
**RESUBDIVISION OF A PORTION  
 OF PARCEL 'K'**  
 PREVIOUSLY RECORDED IN  
 PLAT BOOK 55, PAGE 23  
 NOW KNOWN AS SECTION IV  
**STONEGATE**  
 CITY OF WESTMINSTER  
 7th Election District Carroll County, Maryland

FOR GENERAL NOTES SEE SHEET 1 OF 6

**OWNER/DEVELOPER:**

NAGANWEST, LLC  
 15 WEST AYLESBURY ROAD  
 SUITE 700  
 TIMONUM, MD 21093

CITY OF WESTMINSTER, MAYOR  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PLATBOOK H.S.D. NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE \_\_\_\_\_

CARROLL COUNTY HEALTH DEPARTMENT  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

Community water and/or sewerage systems are in conformance with the Carroll County "Master Plan" for water and sewer.

SURVEYORS CERTIFICATE  
 I, DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-08 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (20A) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY, PROP. L.S. #10844, LICENSE EXPIRES 03/28/2022 DATE \_\_\_\_\_

OWNERS CERTIFICATION  
 WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THE PLAN OF THE SUBDIVISION, ESTABLISH THE BOUNDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-08 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (20A) HAS BEEN COMPLIED WITH TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, FRANKLY, AMENDATORY THEREOF AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREIN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS HEREBY RESERVED BY THE PRESENT OWNERS(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE BUILDING SITES OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_  
 RICHARD H. KRESS  
 GENERAL MANAGER

WITNESSES: \_\_\_\_\_ DATE \_\_\_\_\_

Done & Revised By \_\_\_\_\_

Scale: 1" = 50'

399 East Main Street Westminister, MD 21157-5539  
 (410) 848-1790 FAX (410) 848-1791

Engineers • Surveyors  
**CLSI**  
 Land Planning & Environmental Consultants  
 www.clsi-civileng.com

Dennis E. Meckley  
 Property Line Surveyor  
 Registration No. 10844  
 License Expires 03/28/2022

Date: FEBRUARY 2020  
 Drawing No.: 84083V  
 County File No.: F18-C078

Surveys By: CLSI  
 Computed By: BM  
 Drawn By: BM  
 Checked By: BEW/LDA



439 East Main Street, Westminster, MD 21157-5539  
 v. 410.848.1790 ~ f. 410.848.1791

March 3, 2020

City of Westminster  
 56 West Main Street  
 Westminster, MD 21157

Attn: Mr. Andrew Gray, Comprehensive Planner

RE: Stonegate- Section IV  
 CLSI Job No.: 94083V

Dear Mr. Gray,

Per your request, we compared the submitted Final Plat for Stonegate Section IV with the approved Preliminary Plan for the project. According to the City of Westminster Code §164-3, “a Preliminary Plan shall be a master drawing of the subdivision prepared for the overall planning of the property desired to be subdivided. The Final Plat is a drawing of the subdivision showing lots, streets, and other information which may be required in this chapter, which is desired to be made an official record in the Office of the Clerk of the Circuit Court.” Therefore, when a project is at the Preliminary Plan phase the actual surveyed property boundary is not completed. Once the Preliminary Plan (the planning document) is approved, mathematical computations and extensive field and office calculations are performed for the project which adhere to the preliminary plan as closely as possible, however the exact square footages of the lots may vary between the planning document and the Final Plat.

In most cases the differences in lot area between the Preliminary Plan and that Final Plat are 2 sq.ft. ±. The main area of differences beyond 2 sq.ft. ± is due to meeting the lot width requirements. The approved Preliminary Plan had several lots where the lot width needed to be adjusted to meet the current interpretation of the City Code. This caused a domino effect of changes in lot area for lots 196-198, 202-204, 206-212.

<b>Lot Number</b>	<b>Preliminary Plan (sq.ft.)</b>	<b>Plat (sq.ft.)</b>	<b>Difference (sq.ft.)</b>
196	11,813	14,645	+2,832
197	19,148	18,448	-700
198	23,432	21,301	-2,131
202	12,834	12,332	-502
203	14,529	14,980	+451
204	20,993	20,543	-450



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Lot Number	Preliminary Plan (sq.ft.)	Plat (sq.ft.)	Difference (sq.ft.)
206	15,767	14,244	-1,523
207	12,339	12,380	+41
208	12,291	12,040	-251
209	13,449	15,181	+1,732
210	14,328	15,934	+1,606
211	12,617	12,715	+98
212	18,400	16,692	-1,708

In the review of the Plat parcels we noted the following adjustments:

Plat Parcel	Preliminary Parcel	Preliminary Plan (acs.)	Plat (acs.)	Difference (acs.)	Reason for Difference
W	L	0.1584	0.1596	-0.0012	Adjustment to the dedication area based as a result of a boundary survey.
X	C	0.7191	0.7243	+0.0052	
Y/Z	D	0.9850	0.8829	-0.1021	Revised to work with SWM facilities

Please note that the parcels were adjusted from the Preliminary Plan to actual mathematical computed survey parcels/boundary and geometry for the construction of the road improvements and stormwater management facilities.

We believe the Final Plat adheres to the approved Preliminary Plan. Should you have any questions, or need any further clarification, please do not hesitate to contact us.

Sincerely,

Brian E. Wagner, P.E.  
 Senior Associate

Cc: File