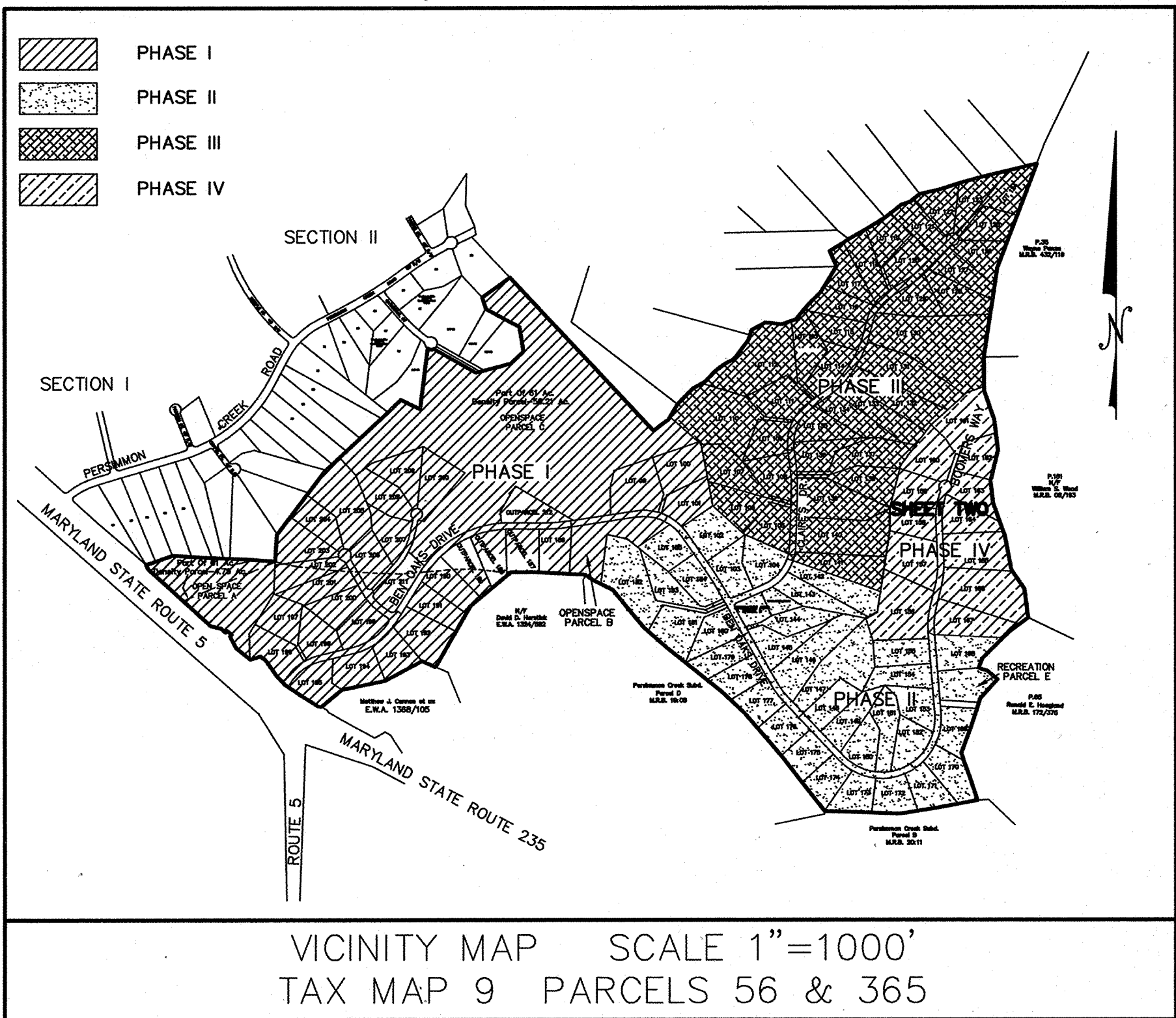


GENERAL NOTES

- TAX MAP 9, PARCEL 56 & TAX MAP 9, PARCEL 365.
- THE PROPERTY SHOWN HEREON AS BEN OAKS A.K.A. SECTION III OF PERSIMMON HILLS.
- THE INTENT IN BEN OAKS IS TO CREATE 114 NEW SINGLE FAMILY RESIDENTIAL LOTS AT ONE UNIT/THREE ACRE DENSITY FROM THE COMBINATION OF:
 - REMAINING UNENCUMBERED ACREAGE: 342.6 - 61.14 = 281.46 / 3 = 93.82 (93 LOTS) 2) RELOCATE LOTS 1-5 (5 LOTS) OF SECTION I PERSIMMON HILLS.
 - RE-PLAT SECTIONS TWO & THREE OF VALLEY WOOD ESTATES (18 LOTS) VALLEY WOOD ESTATES CONTAINS 42.9 ACRES WITHIN SECTIONS TWO & THREE, AN ADDITIONAL 10.7 ACRES OF LAND WAS USED IN THE DENSITY ANALYSIS FROM THE LAND RESTRICTED BY THE DENSITY RESTRICTION RECORDED AT E.W.A. 1510/359. THE TOTAL NUMBER OF PERMITTED LOTS IS 93 + 5 + 18 = 116 PERMITTED LOTS. THE TOTAL NUMBER OF PERMITTED LOTS PROPOSED = 114
- SITE AREA = THE TOTAL AREA OF THE REMAINDER, OR OUTPARCEL "A" = 342.6 ACRES-- OF THIS APPROXIMATELY 61 ACRES HAS BEEN ENCUMBERED IN MEETING THE DENSITY REQUIREMENTS OF SECTIONS I & II OF PERSIMMON HILLS. THE 61 ACRES ARE AS SHOWN ON THE VICINITY MAP AND ON THE SUBDIVISION PLATS.
- ZONING CATEGORY = RURAL PRESERVATION DISTRICT (RPD)
- THE PROPERTY IS LOCATED IN THE FIFTH ELECTION DISTRICT
- SETBACKS = FRONT = 75', SIDE = 30', REAR = 50', 150' "B" BUFFERYARD ADJACENT TO MD. ROUTE 5 & 235.
- THE WATER SUPPLY SHALL BE FROM A CENTRAL RW WATER SYSTEM.
- SEWER PROVISION NOTE = "THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE ABOVE LOTS ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE; HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGE IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERC AREA IS THE ONLY PERC AREA APPROVED BY THE ST. MARY'S COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOTS INCLUDE AN APPROVED AREA OF 10,000 SQUARE FEET FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND STATE HEALTH DEPARTMENT LAW. IMPROVEMENTS OF ANY NATURE, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT APPROVED FOR SEWAGE DISPOSAL PURPOSES OR TO ESTABLISH A DIFFERENT AREA FOR SUCH PURPOSES YOU SHOULD CONTACT THE ST. MARY'S COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH."
- WATER & SEWAGE PLAN COMPLIANCE NOTE = THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN UPON THE ADOPTION OF THE RW CATEGORY CHANGE.
- UTILITY EASEMENT NOTE = THERE SHALL BE A TEN (10) FOOT UTILITY EASEMENT ALONG ALL LOT LINES. THE EASEMENTS ARE TO INCLUDE USE BY THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.
- RESOURCE PROTECTION NOTE = AREAS ESTABLISHED FOR RESOURCE PROTECTIONS ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN IN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
- PARCEL NOTE = ANY PARCELS SHOWN HEREON (OPEN SPACE PARCEL A, PARCEL B, PARCEL C ETC.) ARE BEING PLATTED OR RE-PLATTED TO MEET OPEN SPACE, RESOURCE PROTECTION OR DENSITY REQUIREMENTS OF THE ST. MARY'S COUNTY ZONING ORDINANCE.
- PRIVATE ROAD MAINTENANCE NOTE = THE PRIVATE RIGHT OF WAY FOR "LANES" AS DESCRIBED IN THE ST. MARY'S COUNTY ZONING ORDINANCE ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE COUNTY, NOR SHALL THE "LANES" BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM UNTIL SUCH SHALL BE IMPROVED TO THE APPROPRIATE COUNTY ROAD SYSTEM STANDARD AT THE INDIVIDUAL OWNERS EXPENSE.
- WATER AND SEWERAGE PLAN CATEGORY (RW) (S-NPS)
- THE OUTPARCELS SHOWN HEREON HAVE NOT BEEN EVALUATED FOR COMPLIANCE WITH SECTION 40.10 OF THE ST. MARY'S COUNTY ZONING ORDINANCE (ADEQUATE FACILITIES) AND CANNOT BE USED AS LEGAL BUILDING SITES UNTIL THE OUTPARCELS ARE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY SUBDIVISION REGULATIONS AND ZONING ORDINANCE.
- ALL LOTS SHOWN HEREON SHALL BE SERVED BY COUNTY MAINTAINED PUBLIC RIGHTS-OF-WAYS.
- A WETLAND CROSSING PERMIT HAS BEEN APPLIED FOR IN CONNECTION WITH THE ROAD CROSSING AREA AS SHOWN AT APPROXIMATE STATIONS 29+50 TO 31+50 OF BENOAKS DRIVE. A WAIVER REQUEST REGARDING FILL SIDE SLOPES AND K-FACTORS FOR THE VERTICAL DESIGN HAS BEEN APPROVED BY THE ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS. STEEPER SIDE SLOPES AND THE VERTICAL DESIGN WAIVER SHALL BE USED TO REDUCE THE DISTURBANCE TO NON-TIDAL WETLANDS.
- A FOREST STAND DELINEATION HAS BEEN PREPARED BY MCCARTHY & ASSOCIATES & APPROVED BY ST. MARY'S COUNTY PLANNING & ZONING.
- ALL ADJACENT PROPERTIES ARE LOCATED WITHIN THE RPD ZONE.
- FOREST RETENTION AREA REQUIRED: 228.48 Ac. FOREST RETENTION AREA PROVIDED: 230.90 Ac. FOREST CONSERVATION AREA TABLES ARE SHOWN ON EACH SHEET OF THE STANDARD SUBDIVISION PLANS. RESOURCE PROTECTION STANDARDS PER SECTION 49.00 ARE SUPERCEDED BY FOREST CONSERVATION REQUIREMENTS PER SECTION 44.00. SPECIAL ATTENTION MUST BE PAID TO THE PRESERVATION OF STEEP SLOPES. ALL "A" RESOURCES MUST BE CLEARLY MARKED AND LABELED ON FINAL PLANS.
- TOTAL NUMBER OF LOTS-PHASE IV = 12 LOTS
- TOTAL NUMBER OF OUTPARCELS-PHASE IV = N/A
- TOTAL NUMBER OF RECREATION AREA PARCELS-PHASE IV = N/A
- BEN OAKS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT PER SECTION 40.3.1.e. OF THE ST. MARY'S COUNTY ZONING ORDINANCE. (ALL LOTS 2.0 ACRES OR GREATER)
- ALL AREAS OF THIS PROPOSED SUBDIVISION KNOWN AS BEN OAKS ARE FREE AND CLEAR OF ANY LEINS, MORTGAGES, DEEDS OF TRUST, ETC.
- BEN OAKS SHALL BE SERVED BY A COMMUNITY WATER SYSTEM.
- THERE ARE NO 100-YEAR FLOODPLAIN AREAS WITHIN THE LIMITS OF BEN OAKS SUBDIVISION PER FEMA MAP NO. 240064 0025B.
- THE REVERTIBLE GRADING EASEMENT (R.G.E.) AND REVERTIBLE STOCKPILE EASEMENT (R.S.E.) AS SHOWN HEREON IS A TEMPORARY EASEMENT AND SHALL EXTINGUISH UPON COMPLETION OF CONSTRUCTION OF THE PUBLIC STREETS. THESE EASEMENTS SHOWN HEREON ARE APPROXIMATE. EXACT LIMITS ARE AS SHOWN ON THE ROAD CONSTRUCTION PLANS ON FILE AT THE DEPT. OF PUBLIC WORKS & TRANSPORTATION.
- LOTS 160, 161 & 162 ARE TO BE ACCESSED BY THE PRIVATE RIGHTS OF WAY AS SHOWN ON THESE PLATS. THE ABOVE LOTS ARE TO BE SERVED BY AN R-20 MULTIPLE DRIVEWAY ENTRANCE AS PER THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION/BONDING OF THE MULTIPLE DRIVEWAY ENTRANCES PRIOR TO THE RECORDING OF THIS PLAT.
- THERE SHALL BE A BLANKET WATERLINE UTILITY EASEMENT ESTABLISHED OVER BOOMER'S WAY, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF THE WATER LINE.



NOTARY CERTIFICATE

State of Maryland, County of Calvert, to wit:
I, HEREBY CERTIFY, that on this 14th day of January in the year 2008, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared Marvin Oursler owners representative who acknowledged herself/himself to be the representative for the property shown and referenced within the Owner's Dedication, and that she/he has such, being authorized to do so, executed the Owner's Dedication, and that she/he has such, being authorized to do so, executed the Owner's Dedication for the purpose therein contained.

As Witness my hand and Notarial Seal.

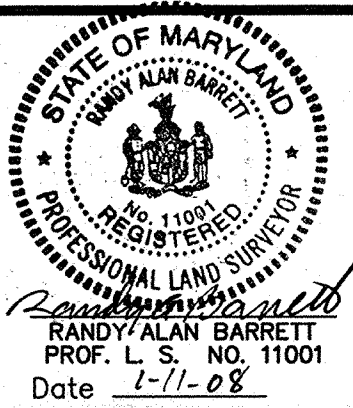
Jerinda Simon
Notary Public

My Commission expires: 6/1/10

G.A.P.#SM1989G010(02)

ST. MARY'S COUNTY HEALTH DEPARTMENT APPROVAL DATE: <u>7/1/08</u> <u>Danilo Valerius</u> DIRECTOR, ENVIRONMENTAL HEALTH	ST. MARY'S COUNTY METROPOLITAN COMMISSION APPROVAL DATE: <u>2/27/08</u> <u>for Chester Fadden</u> DIRECTOR
ST. MARY'S COUNTY DEPARTMENT OF LAND USE & GROWTH MANAGEMENT APPROVAL DATE: <u>7/1/08</u> <u>William J. Simon, Jr.</u> DIRECTOR	ST. MARY'S COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION APPROVAL DATE: <u>March 25, 2008</u> <u>PWA 9/2/03 CP-07/04-007</u> APPROVAL REFERENCE: <u>George A. Jackson</u> DIRECTOR

DATE	REVISION



R. A. BARRETT & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
100 JIBSAIL DRIVE, SUITE 103
PRINCE FREDERICK, MD. 20678
410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT
SHEET 1 OF 2
PHASE FOUR
BEN OAKS
SITUATED IN MECHANICSVILLE, MD.
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE	6/16/05
SCALE	NTS
DRAWN BY	G.P.
DRAWING #	SM0036PH4S1
FILE #	SM0036
JOB #	00020

SURVEYOR'S CERTIFICATE
I hereby certify to the best of my knowledge, information and belief that the plat shown hereon is correct (subject to a title search) and conforms to the specifications; that this is a subdivision of Tax Map 9, Part of Parcel 56, the property conveyed unto Persimmon Hills III, LLC by deed dated November 30, 2005 from J. D. Murray and Bay Mills Development Company, Inc. as recorded in the land records of St. Marys County, Maryland in Liber E.W.A. 2675 at Folio 16. The requirements of Section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

1-11-08
Date Randy A. Barrett

OWNERS CERTIFICATE
The platting or dedication of the following described land, being part of the land conveyed by J. D. Murray and Bay Mills Development Company, Inc. unto Persimmon Hills III, LLC by deed dated November 30, 2005 as recorded among the Land Records of St. Mary's County Maryland in Liber E.W.A. 2675 at Folio 16, and the conveyance of Ben Oaks Drive and Claire's Drive as shown hereon is with free consent and in accordance with the desire of the undersigned owners, proprietors, mortgagees, and trustees, if any.

We, PERSIMMON HILLS III, LLC, the owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this plan of subdivision upon its approval by all required agencies. There are no pending suits or actions at law, leases, liens, mortgage or deeds of trusts affecting this subdivision except as noted or shown hereon. All parties in interest, mortgagees, and trustees, if any, have affixed their signatures indicating their assent to this plan and the subordination of their interests to this subdivision plat.

We further establish the building restriction lines as required by the St. Mary's County Zoning Ordinance and do hereby grant and convey unto the Board of County Commissioners for St. Mary's County, Maryland, a body politic and corporate, its successors and assigns, in fee simple, the land upon which are to be constructed the public roads, streets, sidewalks, and walkways shown hereon, including the right-of-way and easements associated therewith, together with an easement for public use over such roads, streets, sidewalks, and walkways.

We hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in the 10 foot easement (along all lot lines), as well as others that may be shown herein for the construction, repair, maintenance, inspection and operation of public water and sewer facilities.

Ben Oaks Drive will be dedicated for public use to the Board of County Commissioners for St. Marys County via the recording of this plat.

The requirements of Real Property Article, Section 3-108 of the Annotated Code of Maryland as far as it concerns the making of the plan and setting of the markers required therein have been complied with to the best of our knowledge, information and belief.

Marvin E. Oursler 1/14/08
Date
President, Marrick Properties, Inc.
Marrick Properties Inc., General Manager of Persimmon Hills III, LLC

Thomas K. George 1/14/08
Date
Senior Vice President
First Horizon Home Loans
A Division Of First Tennessee Bank National Association

RESOURCE PROTECTION TABLE

LOT #	LOT AREA (Sq. Ft.)	"A"		"B"	
		TOTAL	% PRESERVED	TOTAL	% PRESERVED
156	4,803 Ac.	111,000 Sqft	100%	54,700 Sqft	35%
157	3,336 Ac.	55,900 Sqft	100%	56,700 Sqft	54%
158	2,004 Ac.	17,900 Sqft	100%	32,900 Sqft	27%
159	2,080 Ac.	35,600 Sqft	100%	13,600 Sqft	65%
160	2,643 Ac.	51,800 Sqft	100%	24,300 Sqft	35%
161	3,404 Ac.	56,312 Sqft	100%	22,864 Sqft	25%
162	2,073 Ac.	38,300 Sqft	100%	38,400 Sqft	27%
163	2,000 Ac.	45,500 Sqft	93%	22,900 Sqft	29%
164	2,141 Ac.	47,034 Sqft	97%	11,800 Sqft	0%
165	3,441 Ac.	93,189 Sqft	100%	31,847 Sqft	49%
166	5,115 Ac.	141,937 Sqft	100%	33,435 Sqft	89%
167	2,993 Ac.	74,161 Sqft	100%	36,687 Sqft	32%
TOTAL	(36,033 Ac.)	768,633 Sqft	764,037 Sqft	390,133 Sqft	158,317 Sqft
		(17,645 Ac.)	(17,539 Ac.)	(8,956 Ac.)	(3,634 Ac.)

RESOURCE PROTECTION STANDARDS
1. The areas designated as "A" include Drainageways and slopes greater than 25%.
2. The areas designated as "B" include areas with slopes from 15 to 25%.
3. Woodland Preservation Ratios are not shown as they are superseded by the implementation of the Conservation Plan.

LAND USE & GROWTH MANAGEMENT CONTROL NUMBER 04-120-047

MSA SSu 1252 9106-1
P 155267

Ben Oaks
Phase Two
Sheet Three

No.	NORTH	EAST
8	9413.5598	15270.2022
18	9789.2931	15324.9032
19	10320.0542	15331.1010
20	10542.3967	15376.3015

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C20	650.00	210.37	106.11	209.45	S04°39'00"W	18°32'36"
C21	675.00	193.94	97.64	193.28	N05°41'25"E	16°27'44"
C22	600.00	212.83	107.54	211.71	S07°37'15"W	20°19'24"
C23	25.00	22.39	12.01	21.65	N07°52'35"W	51°19'04"
C24	55.00	271.31	44.04	68.75	N72°13'02"W	282°38'08"
C25	25.00	22.39	12.01	21.65	S43°26'30"W	51°19'04"
C26	550.00	195.09	98.58	194.07	S07°37'15"W	20°19'24"
C27	725.00	208.31	104.88	207.59	N05°41'25"E	16°27'44"
C28	600.00	194.18	97.95	193.34	S04°39'00"W	18°32'36"

LOT NUMBER	FRA AREA
LOT 156	3.552 Ac.
LOT 157	2.188 Ac.
LOT 158	0.911 Ac.
LOT 159	1.497 Ac.
LOT 160	2.038 Ac.
LOT 161	2.358 Ac.
LOT 162	1.224 Ac.
LOT 163	1.352 Ac.
LOT 164	1.316 Ac.
LOT 165	2.627 Ac.
LOT 166	4.334 Ac.
LOT 167	2.123 Ac.
FRA SHEET TWO	25.520 Ac.

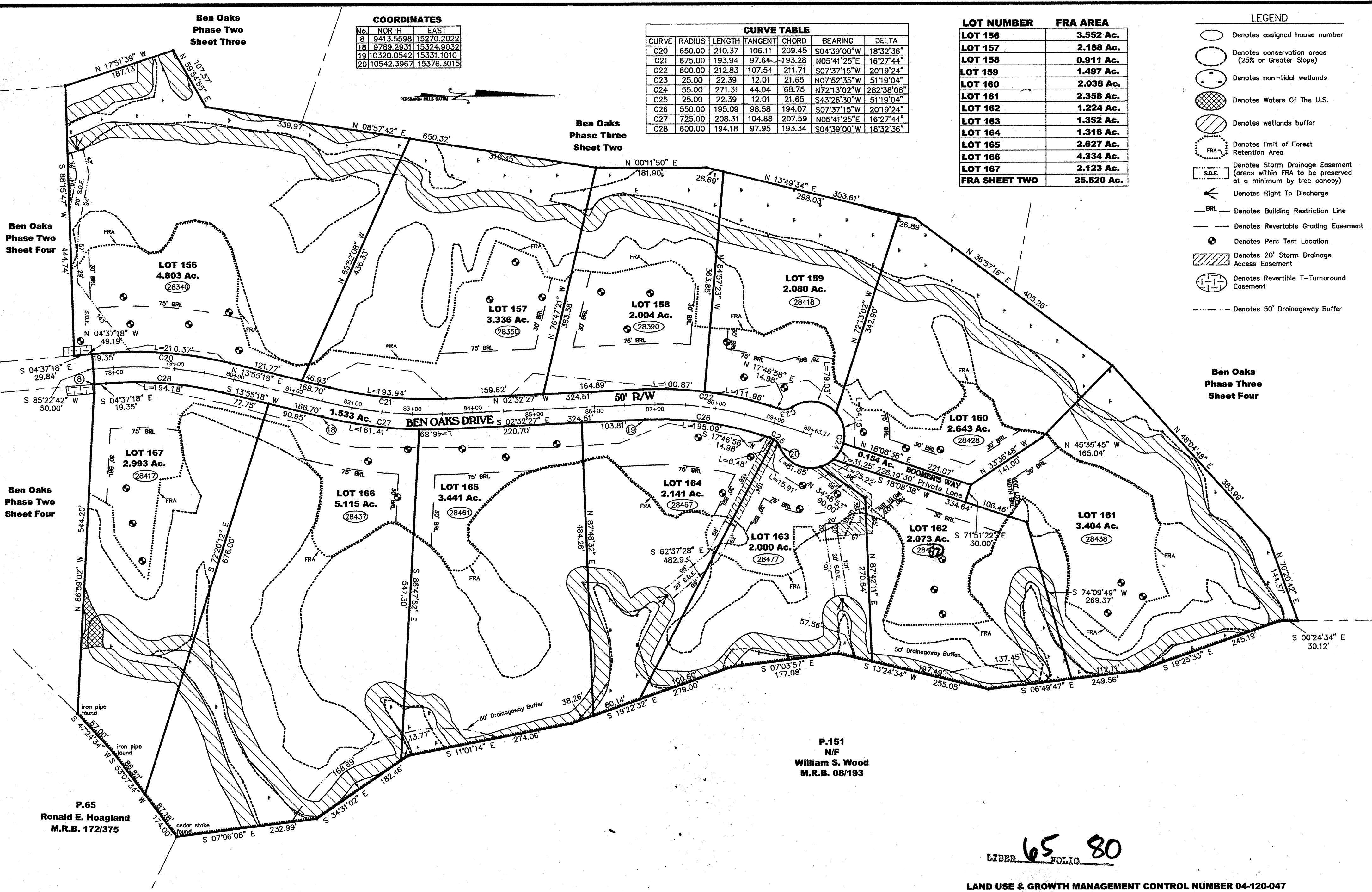
LEGEND

- Denotes assigned house number
- Denotes conservation areas (25% or Greater Slope)
- Denotes non-tidal wetlands
- Denotes Waters Of The U.S.
- Denotes wetlands buffer
- Denotes limit of Forest Retention Area
- Denotes Storm Drainage Easement (areas within FRA to be preserved at a minimum by tree canopy)
- Denotes Right To Discharge
- Denotes Building Restriction Line
- Denotes Revertable Grading Easement
- Denotes Perc Test Location
- Denotes 20' Storm Drainage Access Easement
- Denotes Revertible T-Turnaround Easement
- Denotes 50' Drainageway Buffer

Ben Oaks
Phase Two
Sheet Four

Ben Oaks
Phase Two
Sheet Four

Ben Oaks
Phase Three
Sheet Four



P.151
N/F
William S. Wood
M.R.B. 08/193

P.65
Ronald E. Hoagland
M.R.B. 172/375

LIBER 65 FOLIO 80

LAND USE & GROWTH MANAGEMENT CONTROL NUMBER 04-120-047

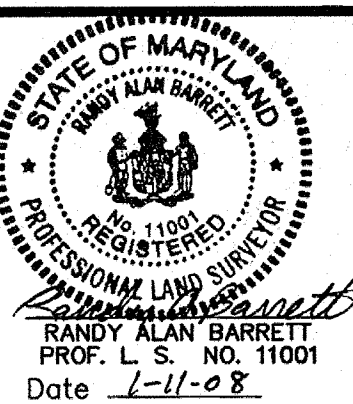
ST. MARY'S COUNTY
DEPARTMENT OF PUBLIC WORKS
& TRANSPORTATION

March 25 2008
APPROVAL DATE

PWA 9/12/03 CP 07/104-004
APPROVAL REFERENCE

George J. Jackson
DIRECTOR

DATE	REVISION



R. A. BARRETT
& ASSOCIATES, INC.

ENGINEERS & SURVEYORS

100 JIBSAIL DRIVE, SUITE 103
PRINCE FREDERICK, MD. 20678
410-257-2255 301-855-5554 FAX: 410-257-3782

STANDARD SUBDIVISION PLAT

SHEET 2 OF 2
PHASE FOUR

BEN OAKS

SITUATED IN MECHANICSVILLE, MD.
FIFTH ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

DATE	4/5/05
SCALE	1" = 100'
DRAWN BY	G.P.
DRAWING #	SM0036PH4S2
FILE #	SM0036
JOB #	00020

HSA SSu 125a 9106-2
P155268

ST. MARY'S COUNTY CIRCUIT COURT (Subdivision Plats, SMy Plat Book 65, pp. 80A-80B, MSA_S1252_9106, Date available 20080718, Printed 05/22/2017)

1 2 3 4 5 6
Maryland State Archives