GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
2. BEARINGS ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE REFERRED TO HOWARD COUNTY GEODETIC CONTROL MONUMENTS 41C2 AND 0057, AS PUBLISHED. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
   STATION 0057 — GRID NORTH: 550,835.21, GRID EAST: 1,347,017.69
   STATION 41C2 — GRID NORTH: 551,616.42, GRID EAST: 1,348,104.23
3. AREAS AND ACREAGES STATED HEREON ARE MORE OR LESS.
4. DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE IN OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A. WIDTH-12'(18' IF SERVING MORE THAN ONE RESIDENCE);
   B. SURFACE-6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2"MIN.)
   C. GEOMETRY-MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
   D. STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
   E. DRAINAGE EASEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
   F. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
5. PRELIMINARY EQUIVALENT SKETCH PLAN SP-09-04 WAS APPROVED, PER PLANNING BOARD CASE NO. 384, ON AUGUST 19, 2009.
6. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 34-4448-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 34-4448-D.
7. NO CLEARING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
8. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
9. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
10. THERE ARE NO EXISTING DWELLINGS OR STRUCTURES LOCATED ON SUBJECT LOTS.
11. THIS PLAT IS SUBJECT TO DPZ FILES F-05-11, WP-07-66, WP-04-69, BA-03-67C, BA-82-40E, BA-691C, BA-952C, SDP-79-16, SDP-83-91, S-05-06, WP-05-87, BA-91-36E, VP-75-05, P-07-08, F-08-23, BA-08-02C, SDP-09-33, WP-09-33, SP-09-04, WP-09-119, F-09-66, PB-384, WP-09-122, WP-09-160, SDP-10-03, AND F-10-12, SDP-11-10.
12. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAVE BEEN PROVIDED BY THE RETENTION OF 2.04 AC. AND THE REFORESTATION OF 2.13 AC. OF FOREST INTO EASEMENT AREAS UNDER F-08-23, "RIVERSIDE OVERLOOK, PHASE 2"
13. APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, DATED OCTOBER 3, 2008, AND APPROVED UNDER SP-09-04.
14. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. AS SHOWN ON THE LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLANS UNDER F-08-23, "RIVERSIDE OVERLOOK, PHASE 2".
15. STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT BY A POCKET POND UNDER F-08-23, "RIVERSIDE OVERLOOK, PHASE 2".
16. A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 18, 2006 AND APPROVED BY HOWARD COUNTY UNDER P-07-08. THE 65 dBA NOISE LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. NOISE MITIGATION IS PROVIDED BY A 6' HIGH WOODEN NOISE WALL OR NOISE WALL/EARTH BERM COMBINATION.
17. TO THE BEST OF THE OWNERS' KNOWLEDGE AND INFORMATION, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORICAL STRUCTURES ON THE SITE.
18. A WETLANDS STUDY DATED 1/24/2004 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. FOR THE SUBJECT PROPERTY. THERE ARE NO WETLANDS WITHIN THIS PHASE.
19. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL No. 45-2003, EFFECTIVE 10/2/03 AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF EITHER THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
20. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FREDERICK WARD ASSOCIATES, INC. PERFORMED DURING MAY, 2003.
21. USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.L OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE (1) OF THE RESIDENTIAL UNITS/LOTS SHOWN ON THE SUBDIVISION PLAN FOR RIVERSIDE OVERLOOK, PHASE II HAS BEEN TRANSFERRED FROM RIVERSIDE ESTATES, LOT 10 LOCATED ON TAX MAP 41, PARCEL NO. 253.
22. THIS "R-20" ZONED SUBDIVISION IS BEING DEVELOPED PURSUANT TO SECTION 107.E OF THE "R-ED" ZONING DISTRICT REGULATIONS INCLUDING THE PLANNING BOARD'S APPROVAL OF THE SUBDIVISION DESIGN, A 75' SETBACK FROM THE PROJECT BOUNDARY ADJOINING SINGLE FAMILY DETACHED DEVELOPMENTS AND THE OTHER CRITERIA REQUIREMENTS IN ACCORDANCE WITH SECTION 108.F.3 OF THE ZONING REGULATIONS.
23. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 13 AND 14 WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS ALONG WITH THE RECORDING OF THIS SUBDIVISION PLAT.
24. APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
25. THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS REFERENCE NUMBER 01326531 9.
26. THE 4' x 10' CONCRETE PADS, FOR A REFUSE AND RECYCLING COLLECTION PAD, LOCATED WITHIN THE USE-IN-COMMON DRIVEWAY EASEMENTS FOR LOTS 13 & 14 WILL BE MAINTAINED BY THE OWNERS OF LOTS 13 & 14 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATION RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALONG WITH THE RECORDING OF THIS PLAT.
27. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
28. THERE ARE NO 100 YEAR FLOOD PLAIN LOCATED ON THIS SITE.
29. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASE- AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

AREA TABULATION

NUMBER OF LOTS OR PARCELS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
AREA OF LOTS OR PARCELS	
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.8519 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	0.8519 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	0.8519 AC

LEGEND

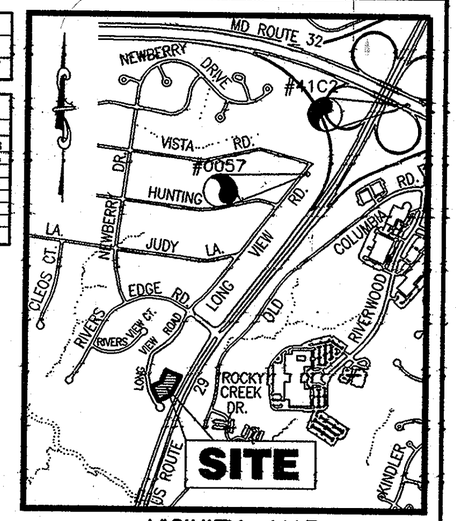
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT (TO BENEFIT LOTS 13 & 14)
- EXISTING 30' PUBLIC WATER, SEWER & UTILITY EASEMENT (PLATS 20691-20692)
- EXISTING 10' PRIVATE DRAINAGE & UTILITY EASEMENT (PLAT 20869)
- EXISTING 10' PUBLIC SIDEWALK & TREE MAINTENANCE EASEMENT (PLAT 20869)
- EXISTING 4' PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT (PLAT 20869)
- ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- ● DENOTES IRON PIPE OR BAR FOUND
- ■ DENOTES STONE OR MONUMENT FOUND

CURVE DATA TABLE

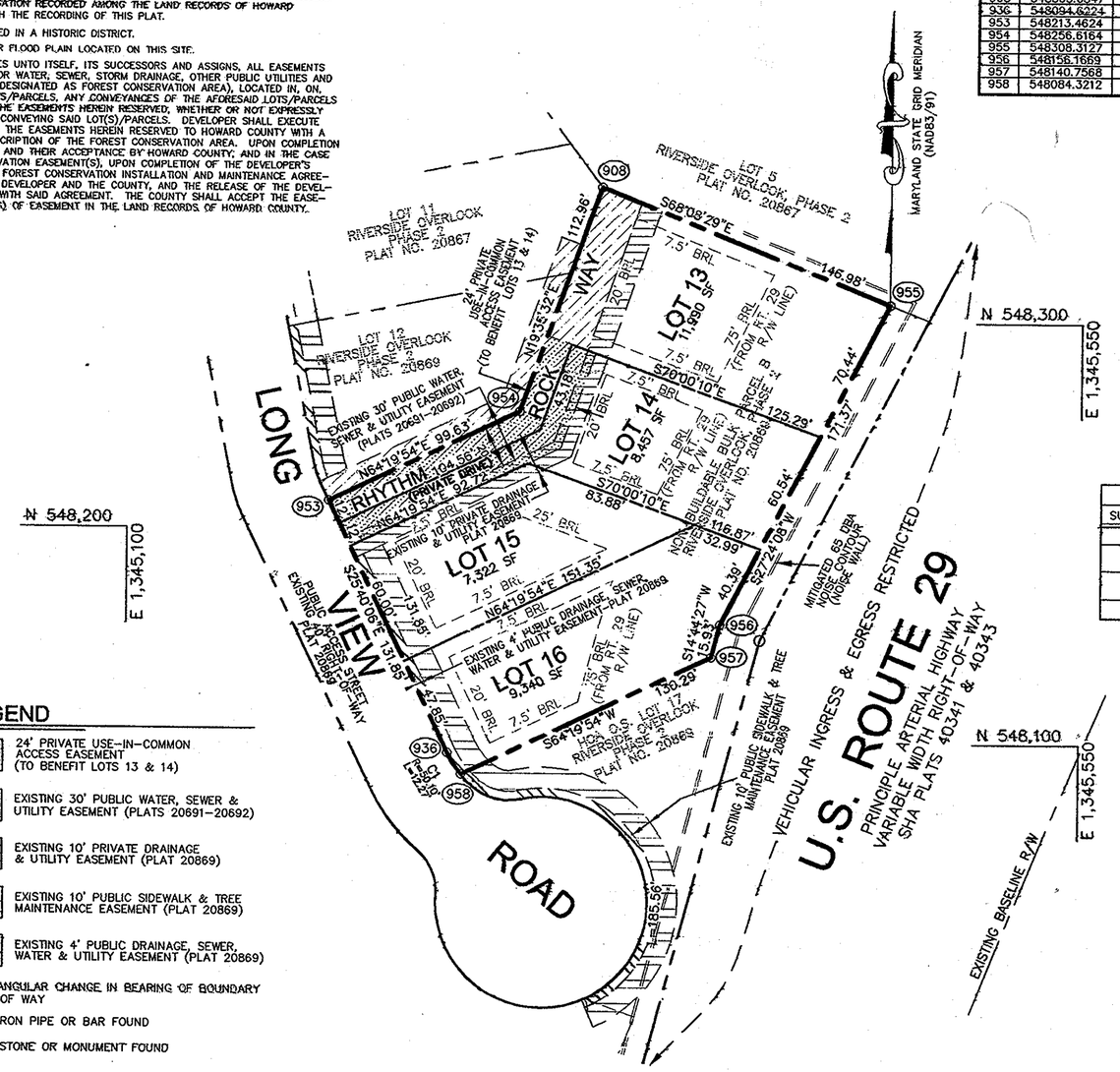
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	50.10'	12.27'	6.17'	14°01'57"	N 32°41'31" W 12.24'

COORDINATE LIST

NO	NORTHING	EASTING
908	548363.0347	1345322.7798
936	548094.6224	1345252.2213
953	548213.4624	1345195.1081
954	548256.6164	1345284.9020
955	548308.3127	1345459.1891
956	548158.1669	1345380.3170
957	548140.7568	1345376.2625
958	548084.3212	1345258.8325



VICINITY MAP
SCALE 1" = 1000'±
ADC MAP 5052-J3



APFO PHASING SCHEDULE

SUBDIVISION PHASE	NUMBER OF HOUSING UNITS/LOTS	ALLOCATION YEAR
PHASE 1	3 (EXISTING HOUSE LOTS)	N/A
PHASE 2	21 (20 GRANTED ALLOCATIONS + 1 CREDIT FOR EX. HOUSE)	2009
PHASE 3	4	2012 * (HOLD BIN FOR CLOSED SCHOOLS)
TOTAL	28 LOTS	

MINIMUM LOT SIZE CHART
(MIN LOT SIZE - 6,000 SF)

LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE
13	11,990 SF	1,714 SF	10,276 SF
14	8,457 SF	1,113 SF	7,344 SF

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 11.05.10
THOMAS M. HOFFMAN, JR. DATE
MD REG. PROPERTY LINE SURVEYOR # 267

11/5/2010
BENDER PROPERTY II, LLC DATE
BY: JARED SPAHN

OWNER/DEVELOPER
BENDER PROPERTY II, LLC
c/o JARED SPAHN, PRESIDENT
5304 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21042
410-730-3725

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "NON-BUILDABLE BULK PARCEL B, RIVERSIDE OVERLOOK, PHASE 2" INTO LOTS 13-16

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

BAdyan for Peter Benedenson 12/2/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11/18/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

12/06/10
DIRECTOR DATE

OWNER'S CERTIFICATE

BENDER PROPERTY II, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 5 DAY OF NOVEMBER, 2010.

BENDER PROPERTY II, LLC
BY: JARED SPAHN

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED FROM REUWER LONG TERM HOLDINGS, LLC TO BENDER PROPERTY II, LLC, ACCORDING TO DEED DATED JANUARY 4, 2010 AND RECORDED IN LIBER 12236, FOLIO 342 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — THOMAS MAYO HOFFMAN, JR. — No. 267 — PROPERTY LINE SURVEYOR

Thomas M. Hoffman Jr. 11.05.10
THOMAS M. HOFFMAN, JR., DATE
MD. REG. PROPERTY LINE SURVEYOR # 267

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410-461-7666

RECORDED AS PLAT No. 21393 ON 12/10/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

RIVERSIDE OVERLOOK, PHASE III

LOTS 13-16

A RESUBDIVISION OF
NON-BUILDABLE BULK PARCEL B
RIVERSIDE OVERLOOK, PHASE II (PLATS 20866-20871)

ZONED R-20
TAX MAP No. 41 BLK: 11 PARCEL No. 179
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE : 1" = 50' NOVEMBER 5, 2010

GRAPHIC SCALE
50 0 50 100 150

SHEET No. 1 OF 1

F-11-015