

COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 13CA & 071A

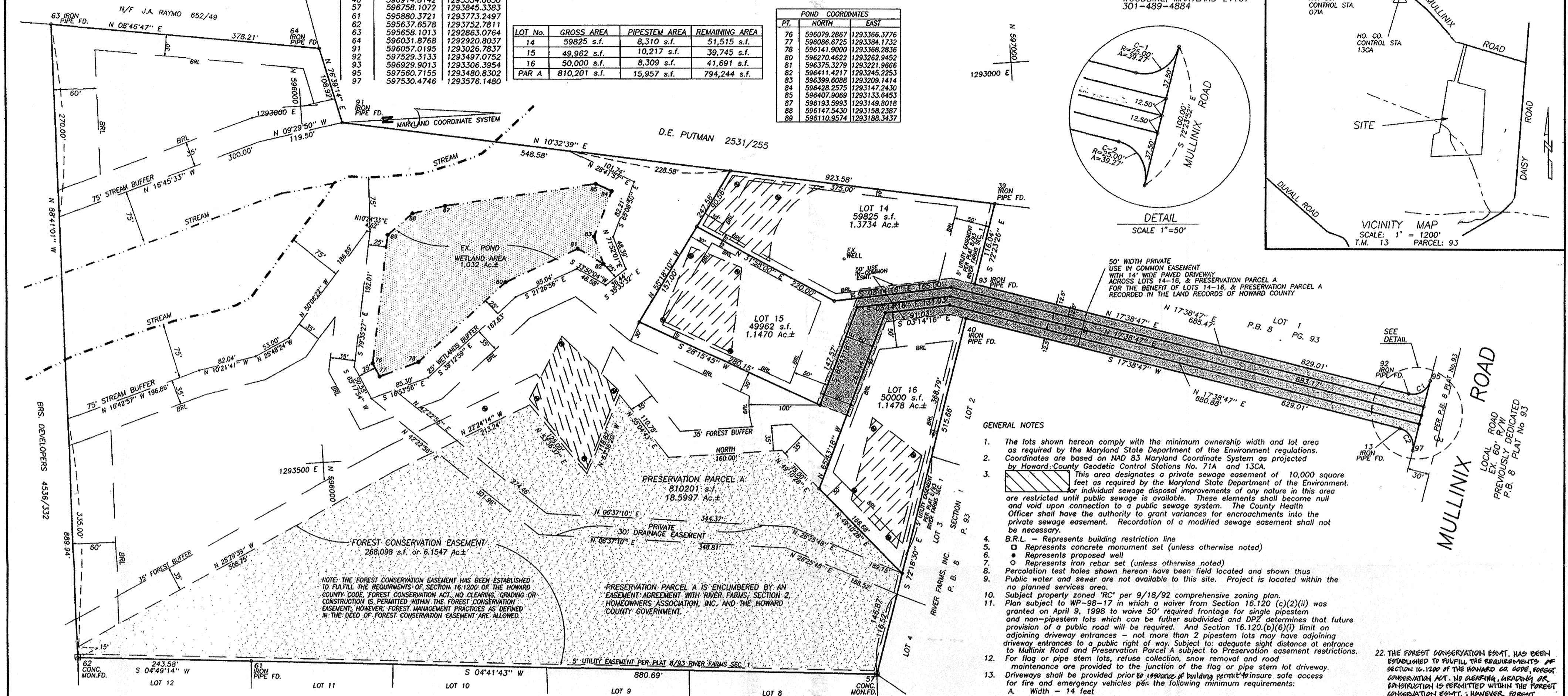
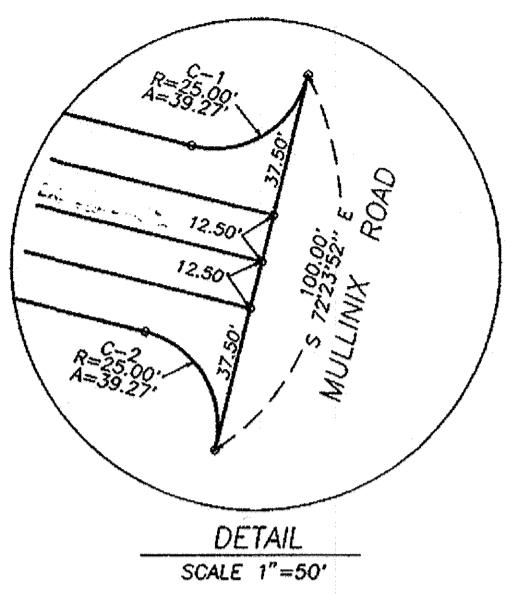
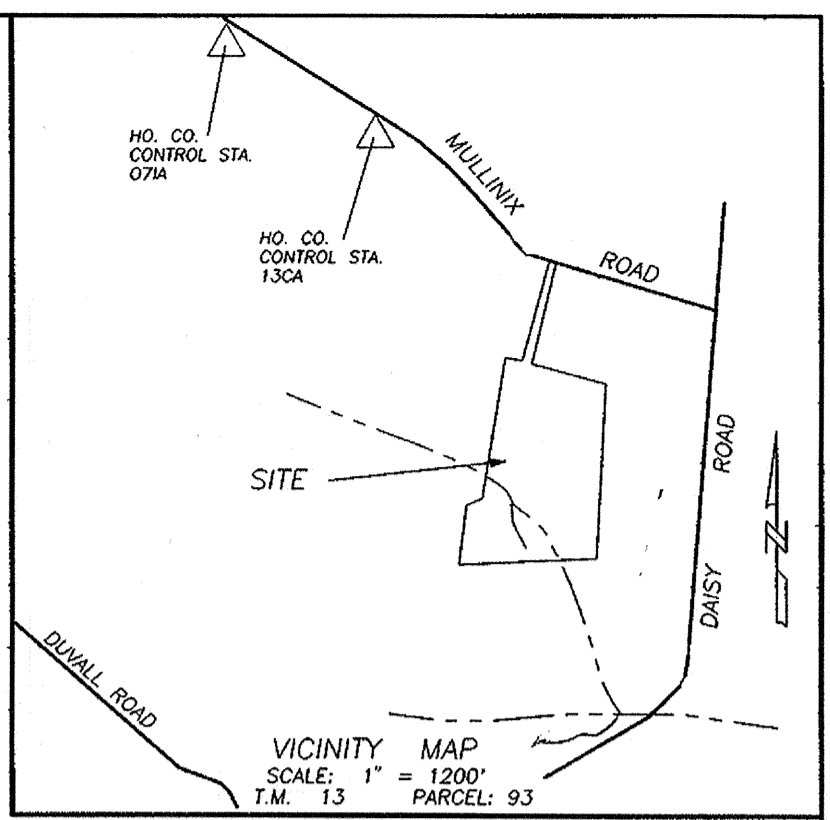
| PT. | NORTH | EAST |
|-----|-------------|--------------|
| 13 | 597514.2296 | 1293544.7458 |
| 39 | 596965.0061 | 1293195.7946 |
| 40 | 596914.8142 | 1293354.0650 |
| 51 | 596708.1072 | 1293395.3353 |
| 61 | 595880.3721 | 1293773.2497 |
| 62 | 595637.6578 | 1293752.7811 |
| 63 | 595658.1013 | 1292863.0764 |
| 64 | 596031.8768 | 1292920.8037 |
| 91 | 596057.0195 | 1292026.7837 |
| 92 | 597529.3133 | 1293497.0752 |
| 93 | 596929.9013 | 1293306.3354 |
| 95 | 597560.7155 | 1293480.8302 |
| 97 | 597530.4746 | 1293576.1480 |

| CURVE TABLE | | | | | | |
|-------------|-------------|-----------------|---------|--------|------------|-------|
| NUMBER | DELTA ANGLE | CHORD DIRECTION | TANGENT | RADIUS | ARC LENGTH | CHORD |
| C1 | 90°00'00" | N 27°21'13" W | 25.00 | 25.00 | 39.27 | 35.36 |
| C2 | 90°00'00" | S 62°38'47" W | 25.00 | 25.00 | 39.27 | 35.36 |

| POND COORDINATES | | | |
|------------------|-------------|--------------|--|
| PT. | NORTH | EAST | |
| 76 | 596079.2867 | 1293366.3776 | |
| 77 | 596086.6725 | 1293384.1732 | |
| 78 | 596141.9000 | 1293368.2836 | |
| 80 | 596270.4622 | 1293262.9452 | |
| 81 | 596375.3279 | 1293221.9666 | |
| 82 | 596411.4217 | 1293245.3253 | |
| 83 | 596399.6088 | 1293209.1414 | |
| 84 | 596428.2575 | 1293147.2430 | |
| 85 | 596407.9069 | 1293133.6453 | |
| 87 | 596193.5933 | 1293149.8019 | |
| 88 | 596147.5430 | 1293158.2387 | |
| 89 | 596110.9574 | 1293188.3437 | |

| LOT No. | GROSS AREA | PIPESTEM AREA | REMAINING AREA |
|---------|--------------|---------------|----------------|
| 14 | 59825 s.f. | 8,310 s.f. | 51,515 s.f. |
| 15 | 49,962 s.f. | 10,217 s.f. | 39,745 s.f. |
| 16 | 50,000 s.f. | 8,309 s.f. | 41,691 s.f. |
| PAR A | 810,201 s.f. | 15,957 s.f. | 794,244 s.f. |

OWNER/DEVELOPER
H. RICHARD BARRON
15895 MULLINX ROAD
WOODBINE, MARYLAND 21797
301-489-4884



GENERAL NOTES

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations. Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 71A and 13CA.
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment. Individual sewage disposal improvements of any nature in this area are restricted until public sewage is available. These elements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction line
□ Represents concrete monument set (unless otherwise noted)
● Represents proposed well
○ Represents iron rebar set (unless otherwise noted)
8. Percolation test holes shown hereon have been field located and shown thus. Public water and sewer are not available to this site. Project is located within the no planned services area.
- Subject property zoned 'RC' per 9/18/92 comprehensive zoning plan.
- Plan subject to WP-98-17 in which a waiver from Section 16.120 (c)(2)(ii) was granted on April 9, 1998 to waive 50' required frontage for single pipestem and non-pipestem lots which can be further subdivided and DPZ determines that future provision of a public road will be required. And Section 16.120.(b)(6)(i) limit on adjoining driveway entrances - not more than 2 pipestem lots may have adjoining driveway entrances to a public right of way. Subject to adequate sight distance at entrance to Mullinx Road and Preservation Parcel A subject to Preservation easement restrictions.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem lot driveway.
- Driveways shall be provided prior to issuance of building permit to insure safe access for fire and emergency vehicles per the following minimum requirements:
A. Width - 14 feet
B. Surface - 6 inches of compacted crusher run base with a tar and chip coating
C. Geometry - Maximum 15% grade, maximum 8% grade change and minimum 45 foot turning radius
D. Maintenance - Sufficient to insure all weather use
- This plat is based on a field run monumented boundary survey performed on or about February 6, 1997 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted
- No clearing, grading, or construction is permitted within the required wetland and stream buffers or forest conservation areas except for the pond embankment and spillway as they require routine maintenance.
- There is an existing dwelling located on lot 14, and is to remain.
- No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- Lots shown on this plat comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health Regulations.
- Preservation Parcel A is encumbered by an easement agreement with River Farms, Section 2, Homeowners Association, Inc. and The Howard County Government. This agreement prohibits further subdivision of the parcel, outlines the maintenance responsibilities of its owner and enumerates the uses permitted on the property.
- The Articles of Incorporation for the Homeowner's Association were accepted by the State Department of Assessment and Taxation on March 24, 1999.
- The existing pond on Preservation Parcel A shall require routine inspection and maintenance to prevent erosion or failure of the embankment and spillway and maintain, replace or remove the impoundment and its appurtenances in accordance with minimum site standards.
- Ex. Density = 22,2679 / 4.25 = 5 Entites
Prop. Density = 4 Entites
(3 lots + 1 buildable Preservation Parcel)

TABULATION OF FINAL PLAT

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: BUILDABLE 4
- TOTAL AREA OF LOTS AND/OR PARCELS: BUILDABLE
LOTS 14-16 159,787 s.f. or 3.6682 Ac±
PRESERVATION PARCEL A 810,201 s.f. or 18.5997Ac±
TOTAL AREA OF 100 YEAR FLOODPLAIN: 90,275 s.f. or 2.0724 Ac±
- TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED INCLUDING WIDENING STRIPS : 0
- TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED: 969,988 s.f. or 22.2679 Ac±

THE REQUIREMENTS 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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Sourabh Munshi 3/30/99
SOURABH G. MUNSHI, PROF. LAND SURVEYOR DATE

Harry Richard Barron 3-30-99
HARRY RICHARD BARRON, OWNER DATE

Carol Mae Barron 3-30-99
CAROL MAE BARRON, OWNER DATE

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

Sandy Sue Baker 4/26/99
HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Frank Smith 5/10/99
PLANNING DIRECTOR DATE

Chad Cummings 4/28/99
CHIEF, DEVELOPMENT ENGINEERING DIV. DATE

OWNER'S CERTIFICATE

We, Harry Richard Barron and Carol Mae Barron owners of the property shown and described hereon, hereby adopt this plan 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. All easements or rights-of-way affecting the property are included in this plan of subdivision.

Witness our hands this 30th day of MARCH, 1999.

Harry Richard Barron 3-30-99 Date
Carol Mae Barron 3-30-99 Date

T. M. Vecht 3/30/99 Date
T. M. Vecht 3/30/99 Date

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR 100-YEAR FLOODPLAIN AND UTILITY, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 14 THROUGH 16 AND PRESERVATION PARCEL A, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERE RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED IN 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 CASE OF A FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF DEVELOPER'S OBLIGATION 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 EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by David M. Dantzig and Villa R. Dantzig to Harry Richard Barron and Carol Mae Barron by deed dated June 10, 1977 and recorded among the Land Records of Howard County, Maryland in Liber 827 Folio 351 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 in accordance with the Annotated Code of Maryland as amended.

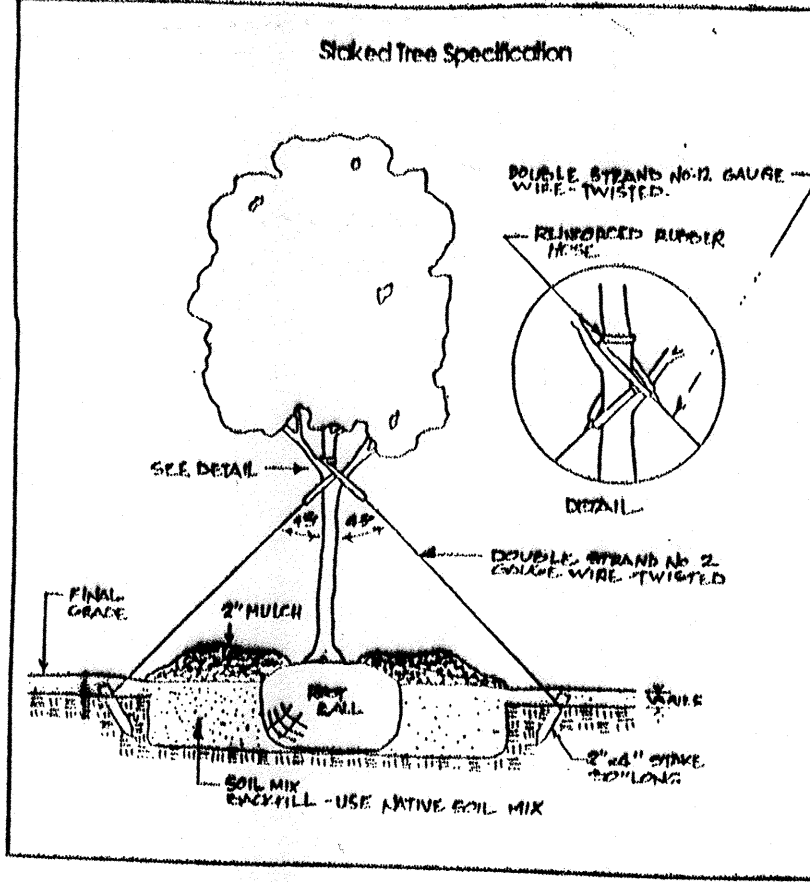
Sourabh Munshi 3/30/99 Date
Sourabh G. Munshi, Prof. L.S. #10770

RECORDED AS PLAT 13723 ON 5-13-99
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL SUBDIVISION PLAT
RIVER FARMS INC.
LOTS 14-16 & PRESERVATION PARCEL A
SECTION TWO
A RESUBDIVISION OF RIVER FARMS, INC. SECTION I, LOT 13

EXISTING ZONING: RC
TAX MAP: 13; PARCEL: 93
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
D.P. & Z. FILE NO. WP-98-17
SCALE: 1" = 100' FEBRUARY, 1998
SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

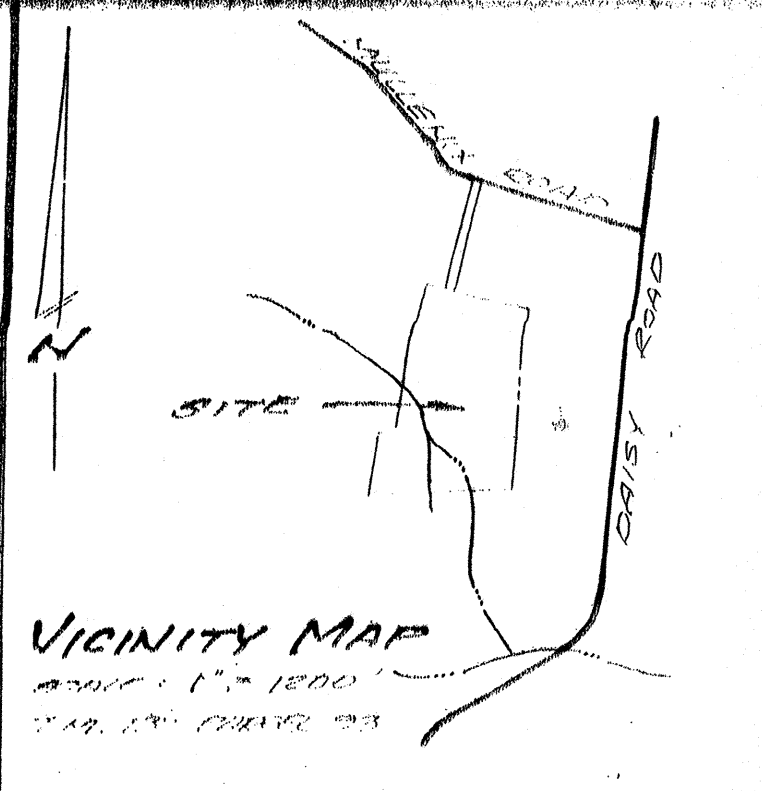


| Category | Requirements | Perimeter Properties |
|--|-----------------|----------------------|
| Landscape Type | | A |
| Linear Feet of Roadway Frontage/Perimeter | | |
| Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) | [A] 1031 ± l.f. | |
| Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed) | | NO |
| Number of Plants Required # Shade Trees Evergreen Trees Shrubs | | 1 |
| Number of Plants Provided # Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed) | | 1 |

Comments: ALTERNATIVE COMPLIANCE IS REQUESTED BY RETAINING EXISTING TREES AND FOREST. THIS RESULTS IN IMPROVED ENVIRONMENTAL QUALITY AND BETTER THAN NORMAL BUFFER.

- REQUIRED PERIMETERS**
- Perimeter 1: SFD to SFD - 116 lf existing trees to remain
 - Perimeter 2: SFD to all other uses - 375 lf existing trees to remain
 - Perimeter 3: SFD to Preservation Parcel A - 1 shade tree/60 lf
 - Perimeter 4: SFD to Preservation Parcel A - 280 lf existing trees to remain
 - Perimeter 5: SFD to Preservation Parcel A - 160 lf existing trees to remain
 - Perimeter 6: SFD to Preservation Parcel A - 380 lf existing trees to remain

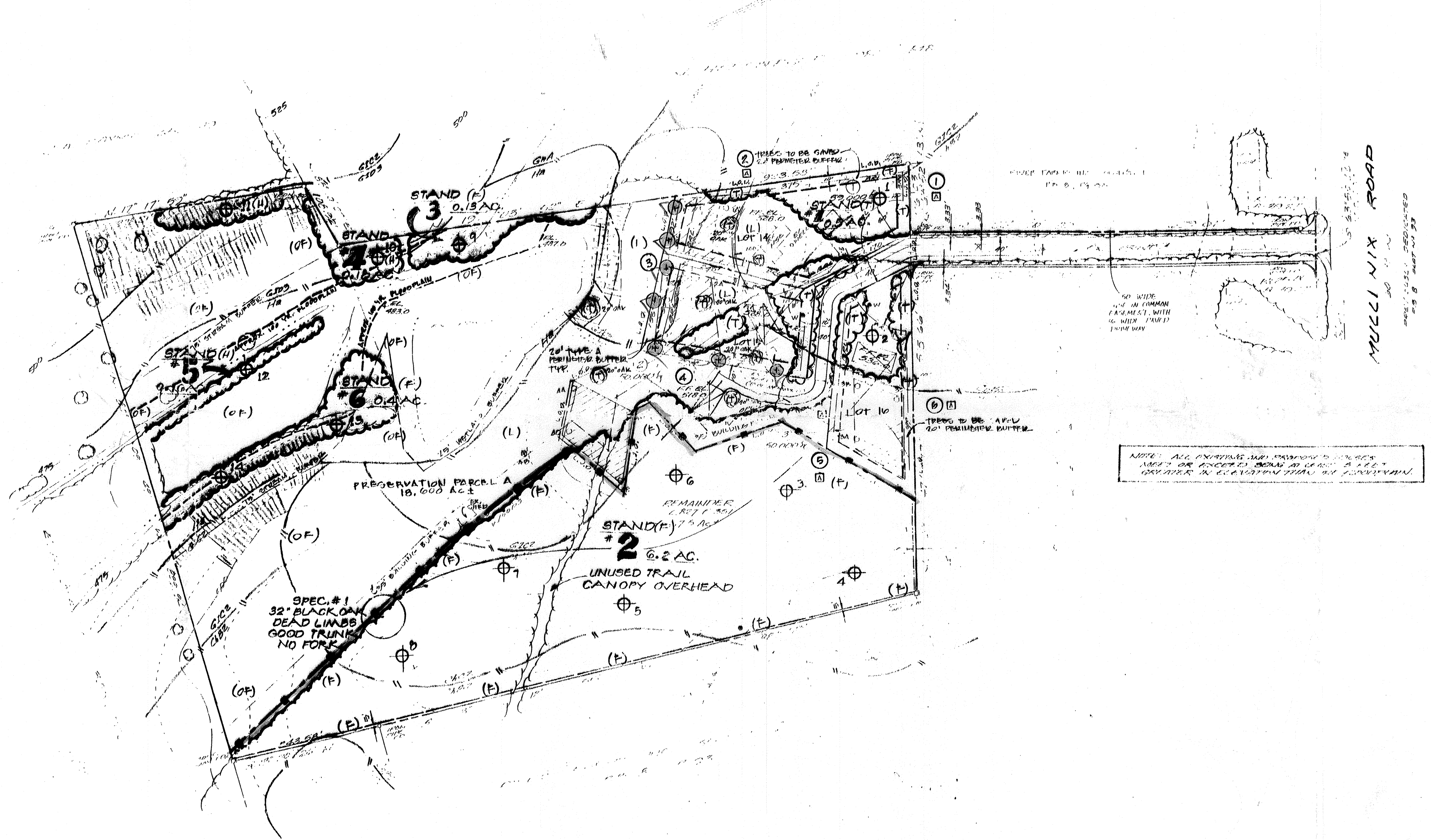
[A] alternative compliance: trees to remain



FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991



- GENERAL NOTES:**
- EXISTING ZONING: RC
 - GROSS AREA OF TRACT: 22,273 AC.
 - NET AREA OF TRACT: 20,317 AC. (WETLAND 1,956 AC.)
 - AREA OF PROPOSED LOTS OR PARCELS: 22.21 AC.
 - AREA OF PROPOSED ROADS: 0
 - NUMBER OF PROPOSED LOTS: 3
 - TOPOGRAPHY IS FROM HOWARD COUNTY AERIAL MAPS 1" = 200' CONTOUR INTERVAL IS FIVE FEET.
 - THERE ARE 14 STEEP SLOPES OF 25% OR GREATER.
 - THE EXISTING DRAINAGE CANALS LOCATED DRAINING SOUTH OF THE 100' SETBACK AREA SERVES AS A DRAINAGE CANAL FOR THE AREA.
 - 1971 15% STEEP SLOPES
 - LANDSCAPE REQUIREMENTS MET IN PART BY RETENTION OF EXISTING TREES WHICH DO NOT QUALIFY AS FOREST.

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

- EXISTING PERCOLATION TEST SITE
 - PROPOSED WELL SITE
 - PROPOSED HOUSE SITE
- THERE ARE NO EXISTING WELL OR SEPTIC SYSTEMS WITHIN 100' OF ANY PROPERTY BOUNDARIES UNLESS OTHERWISE SHOWN HEREON.

- GENERAL NOTES CONTINUED**
- NO GRADING IS PROPOSED OTHER THAN THAT NECESSARY TO CONSTRUCT NEW HOUSES AND TO EXTEND THE EXISTING DRIVEWAY AT EXISTING GRADE.
 - THE GENERAL TYPE OF EXISTING VEGETATION IS PREDOMINATELY MATURE OAK FOREST WITH STANDS OF RED MAPLE AND MIXED HEDGE ROW SPECIES. ALL PLANT HEALTH IS GOOD. ONE SPECIMEN OAK HAS BEEN INDICATED ON THE PLAN ALONG THE FOREST EDGE.
 - ALL EXISTING VEGETATION WILL BE SAVED OTHER THAN THAT NEEDED TO CONSTRUCT THE HOUSES AND DRIVEWAYS SHOWN. EXISTING TREE STANDS WILL BE SAVED AND USED TO MEET THE REQUIREMENTS FOR PERIMETER BUFFERING.
 - NO SEDIMENT AND EROSION CONTROLS WILL BE REQUIRED FOR THIS SUBDIVISION.
 - NO ADDITIONAL LANDSCAPE IMPROVEMENTS SUCH AS EARTH BERMS, WALLS, FENCES, SCREENS, STREET FURNITURE, LIGHTS, OR COURTS ARE PROPOSED. PROPOSED PAVED AREAS ARE LIMITED TO DRIVEWAYS TO SERVE NEW HOUSES.

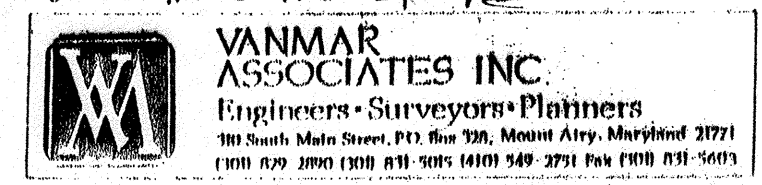
- FOREST RETENTION SIGN
- EXISTING FOREST STAND (1) TREES TO BE SAVED
- SAMPLING POINT
- SPECIMEN TREE
- RED MAPLE 2-2 1/2" CAL, 12' HT, B&B Near bottom October Glory 1" DIA. OWNER / DEVELOPER



LANDSCAPE, SOIL, SLOPE AND FOREST CONSERVATION PLAN

SECTION 1
RIVER FARMS INC.

41,557 MULLINIX ROAD
CALVERT CLIFFS DISTRICT
HOWARD COUNTY, MARYLAND
LAX MAP 19, PARCEL 99, 0.477 ACRES WP-98-17
SCALE 1" = 100'
JUNE 18, 1998
REV. SEPT 17, 1998
NOV 27, 1998
JAN 25, 1999
MAR 12, 1999



DEPARTMENT OF PLANNING 20111-1 APPROVED