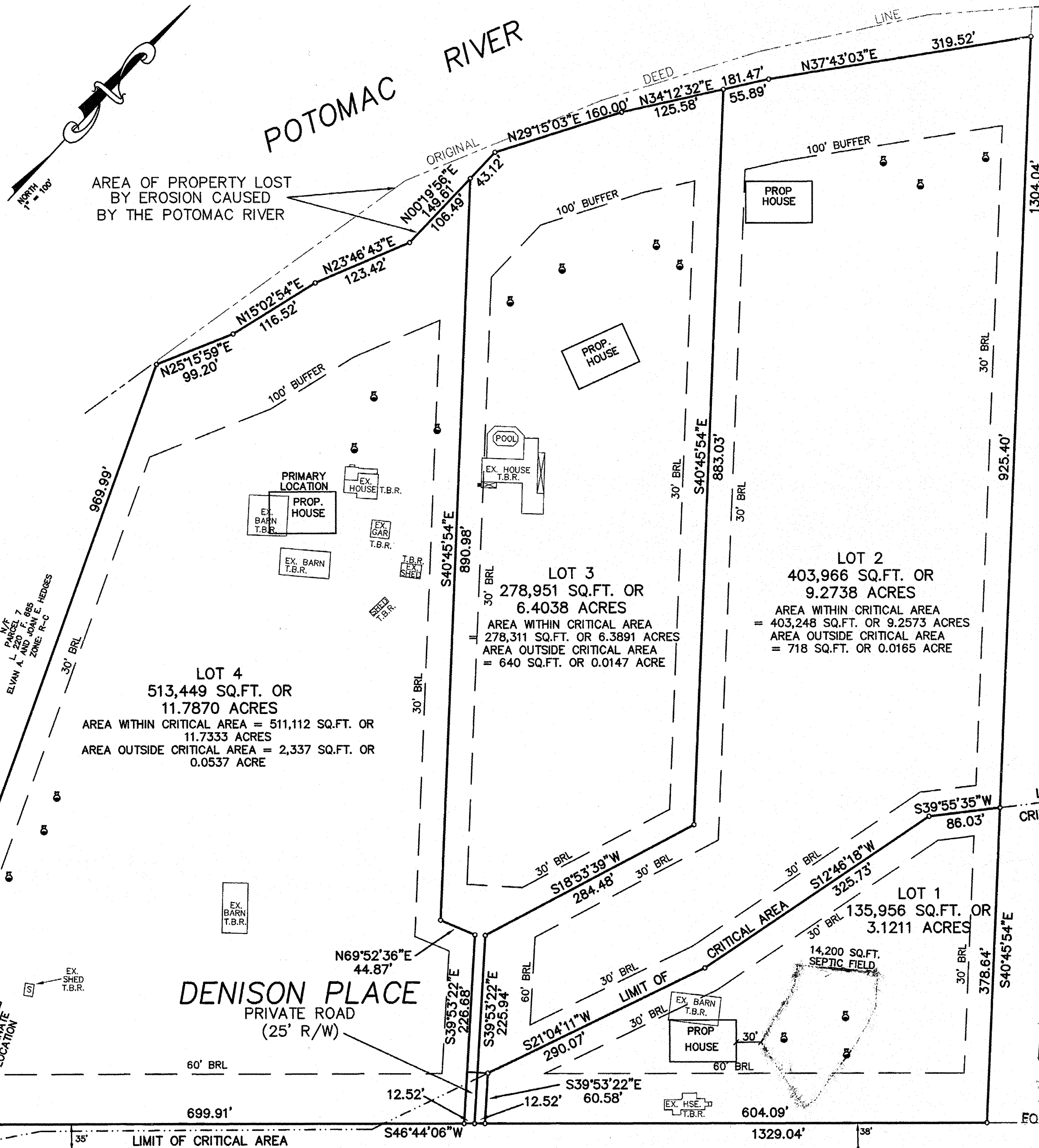


NOTES

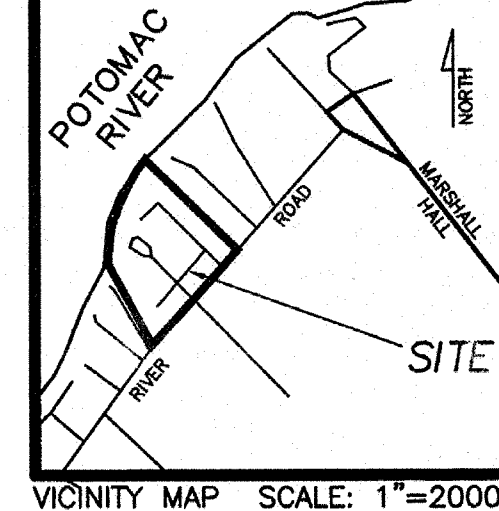
- SUBJECT TO A TITLE REPORT.
- SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS AND ROADS OF RECORD OR THROUGH USE.
- THESE LOTS ARE IN COMPLIANCE WITH THE CHARLES COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN.
- A 10,000 SQ.FT. PORTION OF THE LOTS SHOWN ON THIS PLAT MUST REMAIN UNDISTURBED FOR UNDERGROUND SEWAGE DISPOSAL PURPOSES. DETAILS OF THIS AND OTHER PUBLIC SEWAGE LIMITATIONS APPLICABLE TO THESE LOTS MAY BE OBTAINED FROM THE CHARLES COUNTY HEALTH DEPARTMENT, DIRECTORATE OF ENVIRONMENTAL HEALTH.
- ALL UTILITIES SHALL BE LOCATED OUTSIDE THE HEALTH DEPARTMENT APPROVED SEWAGE EASEMENT AND NO OTHER EASEMENT SHALL HINDER ACCESS TO IT.
- THE SUBJECT SITE IS LOCATED ON TAX MAP: 1, GRID: 8, PARCEL: 5
- THESE LOTS ARE TO BE SERVED BY INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEMS.
- THIS PROPERTY IS ZONED RURAL CONSERVATION PER THE CURRENT CHARLES COUNTY ZONING MAP.
- TOTAL AREA: 1,332,322 SQ.FT. OR 30.5859 ACRES.
- RIVER ROAD IS A 60' WIDE COUNTY APPROVED RIGHT-OF-WAY.
- LOT CORNERS ARE TO BE SET AFTER PLAT RECORDATION.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA. ANY DEVELOPMENT OF THESE LOTS WILL COMPLY WITH ARTICLE IX OF THE CHARLES COUNTY ZONING ORDINANCE.
- AT THE TIME OF DEVELOPMENT, ALL REQUIREMENTS OF THE CHARLES COUNTY ZONING ORDINANCE, CRITICAL AREA OVERLAY WILL BE MET. THIS INCLUDES, BUT NOT LIMITED TO FOREST DISTURBANCE AND REPLACEMENT, HABITAT PROTECTION AREAS AND LOT COVERAGE LIMITS.
- THE CHARLES COUNTY ZONING ORDINANCE IN ARTICLE IX, CRITICAL AREA ZONE, SECTION 297-132, DEVELOPMENT STANDARDS REQUIRES THAT ANY LOT CREATED UNDER THIS SECTION MAY NOT BE TRANSFERRED OR SOLD TO A THIRD PARTY WHO IS NOT A MEMBER OF THE OWNER'S IMMEDIATE FAMILY. THE DEEDS OF TRANSFER SHALL INCLUDE COVENANT STATING THAT THE LOTS ARE SUBJECT TO THE PROVISIONS OF THE SECTION.
- FINAL PLAT APPROVAL DOES NOT NEGATE THE NEED TO COMPLY WITH ALL APPLICABLE COUNTY, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THESE LOCAL REGULATIONS: CHARLES COUNTY ZONING ORDINANCE, SUBDIVISION ORDINANCE, GRADING AND SEDIMENT CONTROL ORDINANCE, ROAD ORDINANCE, STORMWATER MANAGEMENT ORDINANCE, FOREST CONSERVATION ORDINANCE, AND FLOODPLAIN ORDINANCE.
- THIS PROPERTY LIES WITHIN THE RCA OVERLAY OF THE CHESAPEAKE BAY CRITICAL AREA.
- THIS PROPERTY IS 13% WOODED. AFFORESTATION SHALL BE UTILIZED TO BRING THE AREA TO 15% EXISTING COMMERCIAL TREE AREAS ARE NOT INCLUDED IN THESE CALCULATIONS.
- THERE IS NO PUBLIC WATER OR SEWER AVAILABLE.
- THIS PROPERTY WAS ORIGINALLY CREATED BY A DEED DATED MAY 21, 1971 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY IN LIBER 236 AT FOLIO 532.
- ALL EXISTING BUILDINGS SHOWN HEREON ARE TO BE RAZED.
- RIVER ROAD IS CONSIDERED A MINOR COLLECTOR WITH A 60' RIGHT-OF-WAY WITH AN EXISTING 35' TO THE CENTERLINE OF RIVER ROAD, NO ADDITIONAL DEDICATION IS PROPOSED.



PROPOSED LOT AREAS

LOT 1	135,956 SQ.FT. OR 3.1211 ACRES
EX. LOT COVERAGE:	3%
PROP. LOT COVERAGE:	4%
LOT 2	403,966 SQ.FT. OR 9.2738 ACRES
PANHANDLE	762 SQ.FT. OR 0.0175 ACRE
NET	403,204 SQ.FT. OR 9.2563 ACRES
EX. LOT COVERAGE:	0%
PROP. LOT COVERAGE:	5%
LOT 3	278,951 SQ.FT. OR 6.4038 ACRES
PANHANDLE	2,829 SQ.FT. OR 0.0649 ACRE
NET	276,122 SQ.FT. OR 6.3388 ACRES
EX. LOT COVERAGE:	6%
PROP. LOT COVERAGE:	6%
LOT 4	513,449 SQ.FT. OR 11.7870 ACRES
EX. LOT COVERAGE:	5%
PROP. LOT COVERAGE:	4% (PRIMARY HOUSE LOCATION)

N/F
PARCEL 3
L 741 F. 135
GEORGE W. AND PATRICIA C. PAGE
ZONE: R-C



OWNER'S DEDICATION

WE, JOHN P. AND DONNA L. DENISON, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

THERE ARE NO LEASES, LIENS, MORTGAGES, DEEDS OF TRUST, EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY EXCEPT AS SHOWN.

JOHN P. DENISON, OWNER	02/02/10
DATE	
<i>Donna L. Denison</i>	02/02/10
DONNA L. DENISON, OWNER	DATE
<i>Doug S. Profis</i>	02/02/10
WITNESS	DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A SUBDIVISION OF THE LAND ACQUIRED BY A DEED DATED MARCH 26, 2007 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 6273 AT FOLIO 66; THAT IRON PIPES MARKED "O" HAVE OR WILL BE SET; AND THAT REQUIREMENTS OF CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTED CODE OF MARYLAND HAVE BEEN COMPLIED WITH.

Jeffrey J. Felker 02/02/10
JEFFREY J. FELKER
PROFESSIONAL LAND SURVEYOR
MD #21066

58-385

SCHOOL ALLOCATION(S) GRANTED

Preliminary Plan #: N/A
Number of Lots: 1 (BULK)
Impact Fee Deposit Paid Per Lot: N/A
Date: 5/26/10
By: Zak

CHARLES COUNTY PLANNING COMMISSION

Date Recorded: _____
By: _____
Liber Number: _____
Folio Number: _____

FILED
JUN 29 2010
CIRCUIT COURT
FOR CHARLES CO., MD.

APPROVED:	This plat has been reviewed and found to be in conformance with applicable provisions of COMAR 26.04.03	<i>McWick</i>	5/18/10
CHARLES COUNTY HEALTH DEPT., DIRECTOR	DATE		
APPROVED:		<i>Alan Ball</i>	6/28/10
CHARLES COUNTY PLANNING DIRECTOR	DATE		
APPROVED:	This plat has been reviewed and found to be in conformance with all applicable County ordinances, plans and policies	<i>McWick</i>	6/28/10
CHARLES COUNTY, DIRECTOR OF PGM	DATE		

RIVER ROAD
MINOR COLLECTOR
(60' R/W)
PLAT BOOK: 74 PLAT: 416

OWNERS:
JOHN P. AND DONNA L. DENISON
6020 RIVER ROAD
BRYANS ROAD, MD. 20616

DATE	REVISION

INTRAFAMILY TRANSFER CERTIFICATION

THIS PLAN OF SUBDIVISION HAS THE EXEMPTION FROM THE FOREST CONSERVATION ORDINANCE ACCORDING TO ARTICLE 3, PARAGRAPH K, INTRAFAMILY TRANSFER EXEMPTION. THE PROPERTY SHOWN ON THIS PLAT IS FOR TRANSFER BETWEEN FAMILY MEMBERS. IF THIS SUBDIVISION DOES NOT REMAIN IN THE POSSESSION OF THE GRANTEE FOR A PERIOD OF FIVE YEARS AFTER THE DATE OF RECORDATION, THE OWNER MUST NOTIFY THE CHARLES COUNTY PLANNING DIVISION AND MAY LOSE EXEMPTION FROM THE CHARLES COUNTY FOREST CONSERVATION ORDINANCE.

<i>John P. & Donna L. Denison</i>	03/08/10	FATHER & MOTHER
JOHN P. & DONNA L. DENISON	DATE	RELATIONSHIP
<i>Katelyn D. Denison</i>	03/08/10	DAUGHTER
KATELYN DIANE DENISON	DATE	RELATIONSHIP

<i>James Thomas Denison</i>	03/08/10	SON
JAMES THOMAS DENISON	DATE	RELATIONSHIP
<i>Joshua John Denison</i>	03/08/10	SON
JOSHUA JOHN DENISON	DATE	RELATIONSHIP
<i>Monica Michelle Denison</i>	03/08/10	DAUGHTER-IN-LAW
MONICA MICHELLE DENISON	DATE	RELATIONSHIP
<i>John P. Denison</i>	03/08/10	CURRENT OWNER
JOHN P. DENISON	DATE	RELATIONSHIP
<i>Donna L. Denison</i>	03/08/10	CURRENT OWNER
DONNA L. DENISON	DATE	RELATIONSHIP

PARCEL 5
TAX MAP 1, GRID 8
LOTS 1 - 4

DENISON SUBDIVISION

Seventh (7th) Election District
Charles County, Maryland
Date: May, 2009 Scale: 1"= 100'

LANDESIGN, INC.
ENGINEERS * SURVEYORS * PLANNERS
2905 MITCHELLVILLE ROAD * SUITE #111
BOWIE, MARYLAND 20716
301-249-8802

XRS 09-0032

CHARLES COUNTY CIRCUIT COURT (Subdivision Plats, CH) Plat Book 58, p. 385, MSA S1242.5877. Date available 10/10/05/2022.

p179323 MSA 55u 1242 5877