

RHO 134/51V

REC'D  
FILED  
DEC 4 9 22 AM '92  
RICHARD H. GUTTEN  
CLK. CT. CL.  
MOR. CO.

# RIVER RUN

## RESIDENTIAL PLANNED COMMUNITY SECTION I, & EASEMENTS

THIRD ELECTION DISTRICT  
WORCESTER COUNTY, MARYLAND  
DATE: 12 \ 2 \ 92 JOB NO. 3002 / 92

### SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) concerning the making of this plat and the setting of markers as well as all requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

*L. E. Bunting, Jr.* 12/3/92  
L. E. Bunting, Jr. PLS # 142 Date



### OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Lewis S. Meltrac* 11/18/92  
River Run Development Associates Date

By: LSM RIVER RUN CORP, PARTNER  
*Lewis S. Meltrac*

### SITE DATA

OWNER/DEVELOPER: RIVER RUN DEVELOPMENT ASSOCIATION  
THE CHANCERY  
190 WILLIS AVENUE  
MINEOLA, NEW YORK 11501

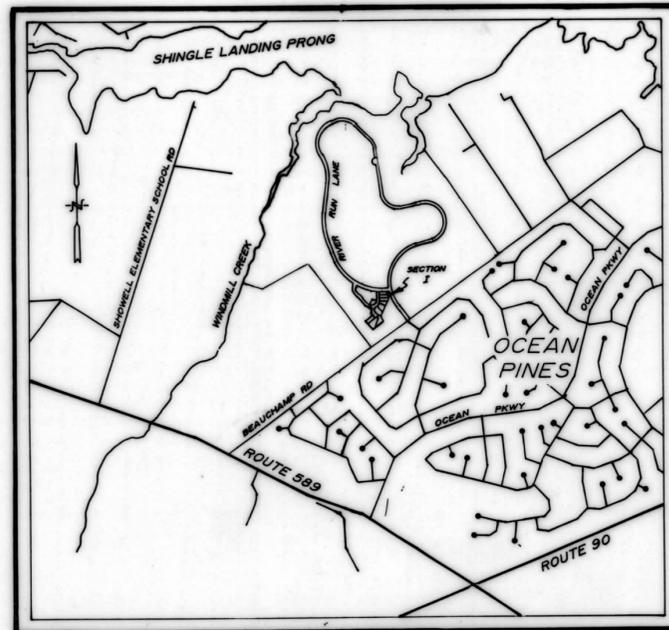
ZONING: R-1  
LAND USE: RESIDENTIAL PLANNED COMMUNITY

TOTAL SITE AREA = ± 257.9 acres  
SECTION I - LOT AREAS = ± 2.240 acres  
SECTION I - ROAD AREAS = ± 1,793 acres  
SECTION I - NUMBER OF LOTS = 9  
SECTION I - OPEN SPACE = 6,363 SQ. FT.  
TOTAL SECTION I AREA = ± 4.179 ACRES  
SEPTIC RESERVE EASEMENT = ± 4.763 ACRES  
LINEAR FEET OF SECTION I ROADS = ± 1,469 FT.  
REMAINING LAND OF DEVELOPER = ± 248.96 ACRES

PROPERTY ZONED R-1 (RESIDENTIAL PLANNED COMMUNITY)

Min. Front Yard 10'  
Min. Rear Yard 10'  
Min. Side Yard 8'

**L. E. Bunting Surveys, Inc.**  
MARYLAND & VIRGINIA  
LAND SURVEYING  
24 BROAD STREET  
BERLIN, MARYLAND 21811  
301-641-3313



VICINITY MAP  
SCALE 1" = 2,000'

### INDEX OF DRAWINGS

| NO.  | TITLE SHEET               |
|------|---------------------------|
| 1    | BOUNDARY PLAT & KEY MAP   |
| 2    | SECTION I - SINGLE FAMILY |
| 3, 4 | UTILITY EASEMENTS         |
| 5    | SEPTIC RESERVE EASEMENT   |

### WORCESTER COUNTY PLANNING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, suitability or safety of any proposed use, and shall create no liability upon the County, its officials or employees. Any approval by Worcester County Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approval; such standards are subject to change and a building permit may be denied in the future, in the event current standards can not be met as of the date of application for such permit. The approval shown hereon is not sufficient approval for a building permit.

Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

A 10' wide strip of land along this subdivision is hereby offered for dedication to the Worcester County Commissioners for the future widening of Beauchamp Road. Acceptance of this offer may take place at any time by appropriate act of the County Commissioners. The County Commissioners are in no way required to accept such offer. The offer may not be withdrawn without the consent of the County Commissioners.

*Carol Ann* 12/3/92  
Worcester County Planning Commission Date

REC FEE 15.00  
RISC FEE 15.00  
TOTL 30.00  
064-SCKER 30.00  
03 01992 12-04 49:22

### WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision is approved for interim individual water supply and central sewerage systems in accordance with the County Comprehensive Water and Sewer Plan providing for central sewerage service and as meeting the requirements of Section 9-512 of the Environmental Article of the Annotated Code of Maryland.

*Richard J. Wells Rd* 12/4/92  
Worcester County - Approving Authority Date

### GENERAL NOTES

- All streets and roads as shown hereon and the mention thereof in deeds are for the purpose of description and the same are intended to be conveyed to the Homeowner's Association as private streets and roads.
- All easements illustrated are to remain private for the express benefit of the residents of River Run.
- Septic Reserve Easements are temporary. These easements will be abandoned after the Spray Irrigation System is constructed and operating.
- Lots in Section I are located in a flood hazard zone C according to F.I.R.M. map # 240083 0025 A.
- This subdivision is subject to restrictive covenants to be recorded with this plat.
- The existing woods line shown on these plats was compiled from aerial topography maps dated March, 1990, and supplied by Kaphy Consultants.
- Water and Sewer Facilities for this subdivision are governed by the conditions set forth in a shared facility agreement executed by River Run Development Association and The Worcester County Sanitary Commission on 11/17/92 and approved by the Worcester County Commissioners on 11/17/92.

MSA CSU 2157-3581-11