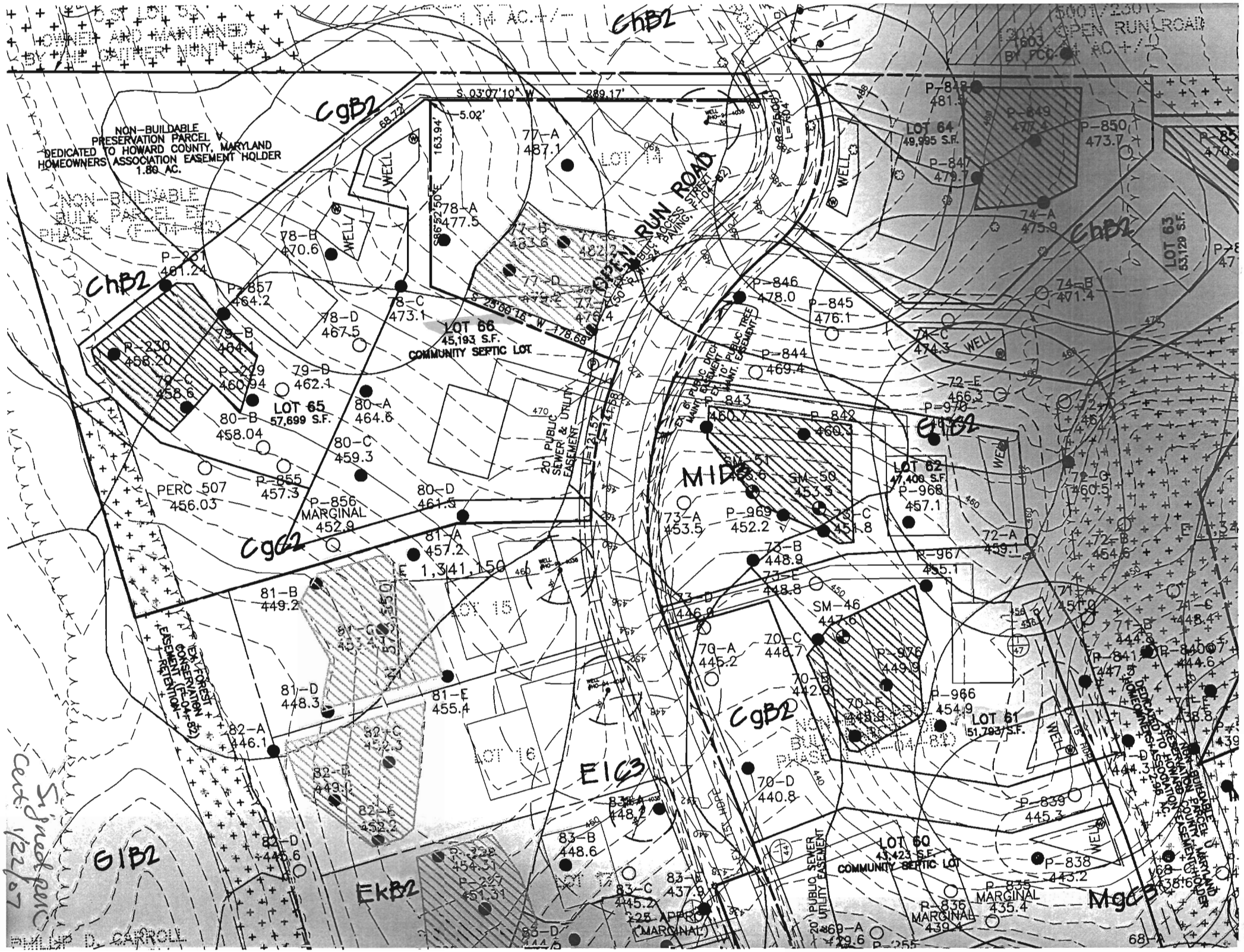


Signed per Cert 1/22/07

GENERAL NOTES:

1. ⊙ DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
   ⊙ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
   ☐ DENOTES STONE OF CONCRETE MONUMENT FOUND.
   ⊙ DENOTES IRON PIPE FOUND.
2. APPLICABLE NO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: S-02-008, P-03-010, P-04-008, WP-02-064, F-04-82, WP-05-98, RE-06-04, F-06-134
3. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 29GA AND 29IC, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
4. THIS PLAT IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2003.
5. SUBJECT PROPERTY IS ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/04.
6. THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
7. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
8. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NON STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT THE DESIGNATED NECESSARY ROAD CROSSINGS AND AS PER WP-02-64.
9. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
10. BRL INDICATES BUILDING RESTRICTION LINE.
11. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
12. STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-04-82 BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. WATER QUALITY AND CHANNEL PROTECTION ARE PROVIDED BY 2 POCKET PONDS AND 5 MICROPOOL EXTENDED DETENTION FACILITIES DESIGNED, APPROVED AND INSTALLED UNDER RIVERWOOD, PHASE 1, F-04-82. GROUNDWATER RECHARGE IS PROVIDED BY USE OF OPEN CHANNELS. ALL FACILITIES SHALL BE CLASS "A" STRUCTURES. ALL FACILITIES ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ABSOCIATION.
13. THE FOREST CONSERVATION WAS PREVIOUSLY ADDRESSED UNDER F-06-134 WHICH FULFILLED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT.
14. LANDSCAPING WAS PREVIOUSLY PROVIDED FOR THIS PROJECT BASED ON REQUIREMENTS ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND SECTION 16.124 OF THE HOWARD COUNTY CODE AS INDICATED ON THE ROAD CONSTRUCTION PLANS F-06-134.
15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A) WIDTH – 12' (15' SERVING MORE THAN ONE RESIDENCE).
   B) SURFACE – 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
   C) GEOMETRY – MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
   D) STRUCTURES(CULVERTS/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
   E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
   F) STRUCTURE CLEARANCES – MINIMUM 12 FEET.
   G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
17. THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
18. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE FOR ITS SUBMISSION PRIOR TO 11-15-2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
19. THE REQUIRED 6% OPEN SPACE HAS BEEN MET VIA DEDICATION OF PRESERVATION PARCELS TO THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY (DEPT. OF RECS AND PARKS) AS ALLOWED PER SECTION 16.121(a)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNDER RIVERWOOD, PHASE 1, F-04-82.
20. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
    DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS THIS PLAT FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH ALL LOT(S)/PARCEL(S), ANY CONVEYANCES OF THE APOREMSID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
21. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. PRIVATE WATER AND PRIVATE SEWER SYSTEM SHALL BE PROVIDED FOR LOT 79 (PREVIOUSLY LOT 65) AND PRIVATE WATER AND COMMUNITY SHARED PUBLIC SEWER SYSTEM FOR LOT 80 (PREVIOUSLY LOT 66). GROUNDWATER APPROPRIATIONS PERMITS SHALL BE OBTAINED AND WELLS SHALL BE DRILLED PRIOR TO RECORDATION OF FINAL PLAT.
22. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 79 / 80 WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS ALONG WITH THE RECORDING OF THIS SUBDIVISION PLAT. PART 'A' OF THE DRIVEWAY EASEMENT SHALL BE FOR USE BY THE OWNERS OF LOTS 79 / 80. PART 'B' SHALL BE FOR USE BY THE OWNER OF LOT 79.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
79	58,364	10,280	51,587

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00'	121.57'	61.40'	120.96'	N74°56'46"W	19°54'03"
C2	75.00'	7.04'	3.52'	7.03'	N65°04'36"E	5°22'28"

COORDINATE CHART PHASE 2 (NAD '83)

BOUNDARY COORDINATES

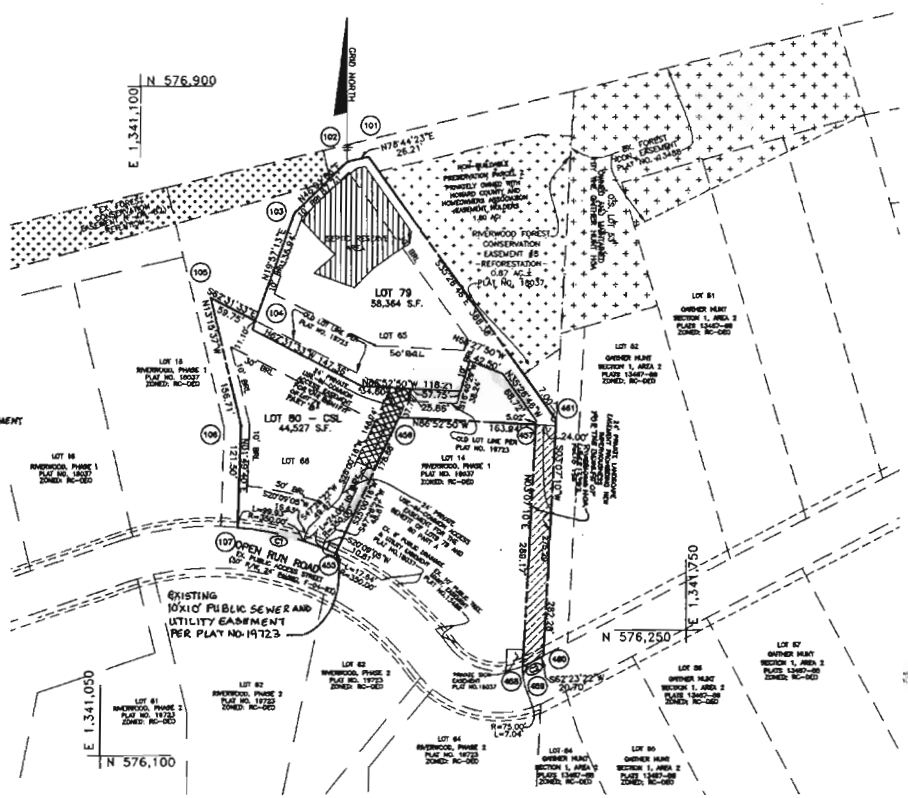
No.	NORTH	EAST
101	576815.4667	1341370.7896
102	576809.4556	1341345.2919
103	576748.5460	1341282.1779
104	576619.8271	1341235.4451
105	576647.3934	1341182.4336
106	576494.8825	1341218.3787
107	576373.4204	1341214.5034
455	576342.0042	1341331.3099
456	576503.9377	1341406.8361
457	576495.0166	1341570.5300
458	576206.2760	1341554.7941
459	576209.2396	1341561.1718
460	576218.8330	1341579.5141
461	576500.6974	1341594.8752

BENCHMARKS NAD'83 HORIZONTAL

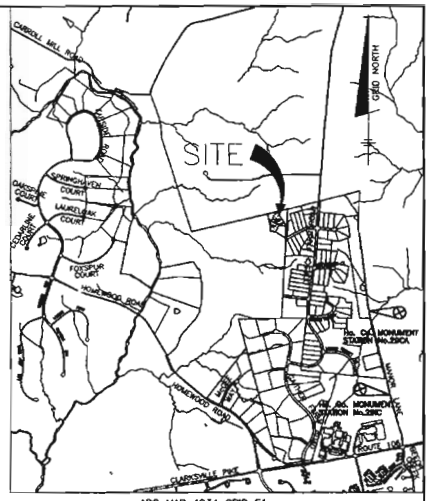
HO. CO. #29CA
3/4" REBAR W/ CAP
N 5744526.138'
E 1343533.820'
ELEV.=423.53

HO. CO. #29IC
STAMPED ALUMINUM DISK
SET ON 3/4" IRON ROD
N 572323.559'
E 1344112.295'
ELEV.=468.79

MDR PLAT NO. 21282
RECORDED 12/8/00



PLAN
SCALE: 1" = 100'



ADC MAP 4934 GRID E1
VICINITY MAP
SCALE: 1" = 2000'

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.

Donald Mason 5/5/10
DONALD A. MASON DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

6/3/10
WINCHESTER HOMES INC. DATE:
ALAN SHAPIRO, PRESIDENT

PLAT FEE-A	2.50
PLAT RECORDATION	2.50
TOTAL	5.00
Receipt # 10063	Rcpt # 11256
BLR 10/C	Blk # 877
Sep 16, 2010	03:46 PM

OWNER/DEVELOPER:
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MARYLAND 20817

9-16-10

ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043
410-456-6105

THE SOLE AND ONLY PURPOSES OF THIS REVISION PLAT IS TO ADD A 24' PRIVATE LANDSCAPE EASEMENT ON LOT 79, FOR THE BENEFIT OF RIVERWOOD HOA, ADD A 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT ON LOT 80 FOR THE BENEFIT OF LOTS 79 AND 80 AND TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 79 AND 80 TO INCREASE THE BUILDING ENVELOPE FOR LOT 79.

LEGEND

- (901) (C1) COORDINATES
- USE-IN-COMMON EASEMENT PART 'B'
- LIMIT OF SUBMISSION
- USE-IN COMMON EASEMENT PART 'A'
- CSL COMMUNITY SEPTIC LOT
- LANDSCAPE EASEMENT
- SEPTIC RESERVE AREA

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	2
NON-BUILDABLE:	NA
OPEN SPACE:	NA
PRESERVATION PARCELS:	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.36 AC.±
BUILDABLE LOTS	2.36 AC.±
NON-BUILDABLE	NA
OPEN SPACE	NA
PERSERVATION PARCELS	NA
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	NA
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.36 AC±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM FOR LOT 79 AND FOR PRIVATE WATER AND COMMUNITY SHARED PUBLIC SEWER SYSTEMS FOR LOT 80:
HOWARD COUNTY HEALTH DEPARTMENT

BNelson for Peter Benderson 9/14/2010
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/21/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

9/15/10
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND CONVEYED BY ELIOAK LLC, TO WINCHESTER HOMES INC. BY DEED DATED JANUARY 5, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11464 AT FOLIO 313; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 5/5/10
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND No. 351

STATE OF MARYLAND DONALD ALAN MASON No. 21320 PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

WINCHESTER HOMES INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF 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 AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS THIRD DAY OF SEPTEMBER, 2010.

ALAN SHAPIRO, PRESIDENT 6/3/10
FOR WINCHESTER HOMES, INC. DATE

WITNESS 6-3-10
DATE

RECORDED AS PLAT _____
ON _____ AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
RIVERWOOD – PHASE 2
LOTS 79 AND 80
A RESUBDIVISION OF LOTS 65 AND 66

WP-02-64, S-02-009, P-03-10, F-04-82, WP-05-98, P-04-09, RE-06-06, F-06-134

THIRD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 29 GRID: 4
PARCEL: 20
ZONED: RC-DEO
SCALE: 1" = 100'
DATE: MAY, 2010
SHEET: 1 OF 1

P181407

F-10-121

HSA CON 8125 4772