GENERAL NOTES: APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: S-02-009, P-03-010, P-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134 F-08-047, F-09-118, F-10-121 COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 29CA AND 29IC, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.

- THIS PLAT IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2003.
- SUBJECT PROPERTY IS ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS EFFECTIVE 7-28-2006.
- 5. THERE IS AN EXISTING DWELLING TO REMAIN ON PROPOSED LOT 83. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- 5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE. 7. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT THE DESIGNATED NECESSARY ROAD
- B. ALL AREAS ON THIS PLAT ARE "MORE OR LESS"
- BRL INDICATES BUILDING RESTRICTION LINE.
- 10. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC". 10. UNLESS OTHERWISE NOTED AS PRIVATE, ALL EASEMENTS ARE POBLIC.

 11. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. IT WAS DETERMINED THE PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDELINES FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAVER. THIS PLAN RECEIVED PRELIMINARY PLAN APPROVAL (P-03-10) ON JULY 31, 2003 AND FINAL PLAN APPROVAL (F-04-082) ON JULY 25, 2005. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017.
- 12. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16,1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
- 13. 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.
- 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:

 WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE).
 SURFACE 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 STRUCTURES(CULVERTS/ØRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 EDRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- 15. THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
- 16. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AS A CONSEQUENCE FOR ITS SUBMISSION DATE.
 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, WAVER PETITION APPLICATION OR BUILDING/
- 17. THE REQUIRED 5% 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.
- 18. THIS PROPERTY IS PARTIALLY WITHIN THE METROPOLITAN DISTRICT. PRIVATE WATER AND PRIVATE SEWER SYSTEMS SHALL BE PROVIDED FOR LOTS 83 AND 84.
 PRIVATE WATER SYSTEMS AND COMMUNITY SHARED PUBLIC SEWER SYSTEM SHALL BE PROVIDED FOR LOTS 81 AND 82. GROUNDWATER APPROPRIATIONS PERMIT HAS BEEN OBTAINED AND WELLS HAVE BEEN DRILLED AND FIELD LOCATED BY BENCHMARK ENGINEERING, INC.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001 AND APPROVED UNDER RIVERWOOD, PHASE 1, F-04-82.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F.
 AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODISED SEWAGE FASSHENT DIAT STAIL NOT OF PERMINED. MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 21. WP-02-64 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR, WP-02-64 WAS A REQUEST TO WAVE THE FOLLOWING:

 SECTION 16.116(a) — WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER
 AND TREES, PAYING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A
 WETLAND, 50 FEET OF AN INTERMITTENT STREAM BANK OR 75 FEET OF A PERENNIAL STREAM
 BANK TO ALLOW A CROSSING FOR PROPOSED CASTLEBRIDGE ROAD (FORMERLY ROAD 'A')
 IN THE VICINITY OF WHITHORN WAY (FORMERLY ROAD 'B').

 SECTION 16.132(a)(1)(i) — WHICH REQUIRES THE DEVELOPER TO CONSTRUCT OR PROVIDE FOR
 CONSTRUCTION OF ROADS FOR REQUIRED CONNECTIONS TO ADJACENT PROPERTIES (THIS APPLIES
 TO THE CONNECTIONS FOR ADJACENT PARCELS 117 AND 291).

 SECTION 16.120(c)(2)(iii) — WHICH REQUIRES THAT NON—PIPESTEM LOTS (FUTURE PHASE 2
 BULK PARCEL FF) (BULK PARCEL F UNDER S—02—09) WHICH HAVE SUBDIMISION POTENTIAL
 UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC
 ROAD RIGHT—OF—WAY REQUIREMENTS IN THE DESIGN MANUAL.

 SECTION 16.120(c)(2)(ii) — WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE
 BE PROVIDED FOR PRESERVATION PARCELS (BUILDABLE PRESERVATION PARCEL Q)

 (PRES. PARCEL G UNDER S—02—09).
- 22. THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS DETERMINED FROM A FLOODPLAIN STUDY PREPARED BY BENCHMARK ENGINEERING, INC. IN OCTOBER 2002 AND REVISED IN NOVEMBER, 2003. THE FLOODPLAIN LIMIT FOR THE MIDDLE PATUXENT RIVER IS BASED ON THE HOWARD COUNTY MIDDLE PATUXENT FLOODPLAIN STUDY, MAP #29-38.

 STUDY WAS APPROVED UNDER RIVERWOOD, PHASE 1, F-04-82.

AREA TABULATION CHART - THIS SUBMISSION TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE. NON-BUILDABLE PRESERVATION PARCELS. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE. 4.03± AC. NON-BUILDABLE PRESERVATION PARCELS. 9.10± AC. TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) TOTAL AREA OF SUBDIVISION TO BE RECORDED 13.13± AC.

APPROVED: FOR PRIVATE WATER AND PUBLIC AND

Balifon de Peter Beilenson 12/7/2011

HOWARD COUNTY HEALTH OFFICER 92 MATE

ENGINEERING DIVISION

PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH

APPROVED: HOWARD COUNTY DEPARTMENT OF

DEPARTMENT

PLANNING AND ZONING

*\1132 Homewood\dwg\5009-revision.dwa, Sheet 1, 10/26/2011 3:30:25 PM

23. LANDSCAPING AND FOREST CONSERVATION OBLIGATIONS HAVE BEEN PROVIDED UNDER F-04-084 AND F-06-134.

24. THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:

PRESERVATION PARCEL EE IS PROPOSED AS A NON-BUILDABLE PARCEL TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS AND TO BUFFER LOTS FROM ADJACENT PROPERTIES VIA EXISTING VEGETATION, REFORESTATION AND GREENERY. IT WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND. IT IS ENCLYMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. ONE OF THE PURPOSES OF THIS PLAT IS TO ADJUST THE BOUNDARY LINES FOR NON-BUILDABLE PARCEL U, CREATING NON-BUILDABLE PRESERVATION PARCEL "EE".

PRESERVATION PARCEL R IS EXISTING AS A NON-BUILDABLE PARCEL TO BUFFER FROM ADJACENT PROPERTIES VIA EXISTING VEGETATION, REFORESTATION AND OTHER GREENERY. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT WITH HOWARD COUNTY, MARYLAND AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIMISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. ONE OF THE PURPOSES OF THIS PLAT IS TO CORRECT THE LABELING OF NON-BUILDABLE PARCEL "R" TO INDICATE THAT IT IS PRIVATELY OWNED AS ORIGINALLY INDICATED ON PLAT Nos. 18039 AND 19726.

25. 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
AFORESAID 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.

- 26. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 10/08/2004, DEPARTMENT ID #: D10262624.
- 27. WP-05-98 WAS APPROVED BY THE PLANNING DIRECTOR ON JUNE 29, 2005. WP-05-98 WAIVES THE WP-05-98 WAS APPROVED BY THE PLANNING DIRECTOR ON JUNE 29, 2005. WP-05-98 WAIVES THE REQUIREMENTS OF:

 SECTION 16.116(a) — WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 25 FEET OF A WETLAND, 50 FEET OF AN INTERMITTENT STREAM BANK OR 75 FEET OF A PERENNIAL STREAM BANK TO ALLOW A CROSSING OF THE MIDDLE PATUXENT RIVER IN THE VICINITY OF THE CUL-DE—SAC OF WHITHORN WAY.

 SECTION 16.116(b) — WHICH REQUIRES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED ON EXISTING STEEP SLOPES. WAIVING THIS SECTION WILL ALLOW THE SEWER LINE SERVING LOTS IN PHASE TWO IS TO BE CONSTRUCTED ON PARCEL F. SECTION 16.115(c) — WHICH PLACES PROHIBITIONS ON THE USE OF FLOODPLAIN LAND.

 WANING THIS SECTION WILL ALLOW THE SEWER LINE SERVING LOTS IN PHASE TWO IS TO BE
 DIRECTIONALLY BORED UNDER THE MIDDLE PATUXENT RIVER.
- 28. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- 29. THE COMMUNITY SHARED SEPTIC SYSTEM DEVELOPER'S AGREEMENT NUMBER WAS EXECUTED ON DECEMBER 3, 2007. THE DISCHARGE PERMIT APPLICATION NUMBER IS 06-DP-3544
- 30. THE HEALTH DEPARTMENT MAY REQUIRE THAT WELLS IN WELL SITES AREA THAT ARE IN CLOSE PROXIMITY TO EACH OTHER BE YIELD TESTED SIMULTANEOUSLY.
- 31. LOTS 81 AND 82 OF THIS SUBDIMISION IS CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 18.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER 50-4287-D DATED DECEMBER 3, 2007. A BUILDING PERMIT FOR LOTS 81 & 82 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MAYLAND. LOTS 81 & 82 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 ET SEQ. OF THE HOWARD COUNTY CODE.
- 32. THE PEAK DAILY FLOW ESTIMATE BY URS CORP IS 10,800 GPD AS SHOWN ON CONTRACT NO. 50-4287-D FOR THE ENTIRE SUBDIVISION.
- 33. THE PRIVATE 24' USE IN COMMON ACCESS EASEMENT FOR LOTS 83 AND 84 WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS PLAT.
- 34. THE ADDITIONAL 0.19 ACRES OF FOREST CONSERVATION EASEMENT ADDED BY THE RECORDATION OF THIS PLAT CANNOT BE USED TOWARD ANOTHER SUBDIVISION'S FOREST CONSERVATION OBLIGATION

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

DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND REGISTRATION NUMBER 351

OWARD COUNTY MARYLAND

ALAN SHAPIRO Stephen L. Spicer 11/10/11 STEPHEN LEE SPICER "Coloret u/a/a BARBARA A. KLETT 11/22/1

> BENCHMARK ENGINEERS A LAND SURVEYORS A PLANNERS ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418 A ELLICOTT CITY, MARYLAND 21043

(P) 410-465-6105 (F) 410-465-6644 60 THOMAS JOHNSON DRIVE ▲ FREDERICK, MARYLAND 21702 (P) 301-371-3505 (F) 301-371-3506 OWNER: (LOTS 81, 82, 84 & PARCEL R) WINCHESTER HOMES INC. 6905 ROCKLEDGE DRIVE, SUITE 800

OWNER: (LOT 83) STEPHEN LEE SPICER BARBARA A. KLETT 11059 HUNTERS VIEW ROAD ELLICOTT CITY, MARYLAND 21042

OWNER'S CERTIFICATE

"WINCHESTER HOMES INC, A DELAWARE CORPORATION, STEPHEN LEE SPICER AND BARBARA A. KLETT, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, 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 THESE DAYS OF COOSE . 2011.

OWNER: (PARCEL "EE") HOWARD COUNTY, MARYLAND 3430 COURT HOUSE DRIVE ELLICOTT CITY, MARYLAND 21043-4300

BENCHMARKS NAD'83

HO. CO. #29CA

E 1343533.820 ELEV.=423.53

HO. CO. #29IC STAMPED ALUMINU

DISK SET ON 3/4" IRON ROD N 572323.559"

مزع

HOMEWOOD ROAD

Ø

COURT

LOT 44

LOT 43

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP: 4934

GRID: F1

HOMEWOOD CROSSING
HOMEWOOD CRO

10 LOT 73 LOT 72

WITH CAP

35. WP-11-195 WAS APPROVED ON 6-29-11 BY THE PLANNING DIRECTOR. WP-02-64 WAS A REQUEST TO WAIVE THE FOLLOWING:

A REQUEST TO WAND THE FOLLOWING:

SECTION 16.120(b)(6)(v)c — WHICH REQUIRES THAT PIPESTEM LOTS SHALL NOT BE CREATED ON BOTH SIDES OF A FRONTAGE LOT IN THE SAME SUBDIMISION.

THIS WANCE WAS APPROVED ON THE CONDITIONS OF 1) COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED UN THE REVIEW OF THE SUBDIMISION PLAT, F—11—069 AND 2) ADDITIONAL WITH ALL STORM OF THE PIPESTEM OF LOT 82, ADJACENT TO LOT 81 IN ORDER TO PROVIDED ALONG THE PIPESTEM OF LOT 82, ADJACENT TO LOT 81 IN ORDER TO PROVIDE A BUFFER FOR THE PROPOSED HOUSE. IN ACCORDANCE WITH THE LANDSCAPE MANUAL A TYPE 'B' BUFFER IS REQUIRED ADJACENT TO ROADWAYS. A REDLINE REVISION TO THE LANDSCAPE PLAN FOR F—06—134 WILL BE REQUIRED, THE DEVELOPER'S AGREEMENT FOR F—06—134 SHALL BE 'AMENDED TO INCLUDE THE ADDITIONAL SURETY HE REQUIRED WITH THIS RESUBDIMISION.

36. LANDSCAPING SHALL BE PROVIDED FOR THIS RESUBDIMISION 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. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$1,950.00 FOR 4 SHADE TREES AND 5 EVERGREENS. **UNDER F-10-134** FOR THE RESUBDIMISION OF NON-BUILDABLE PRESERVATION PARCEL 'U' TO NEW NON-BUILDABLE PRESERVATION PARCEL 'E' IS PERMITTED TO ESTABLISH A BOUNDARY LINE RESPECTING ENVIRONMENTAL FEATURES (FOREST RETENTION AREA) AND A PATTERN OF USE IN ACCORDANCE WITH SECTION 104.F.1.b(1) OF THE ZONING REGULATIONS.

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS

11/3/11

2

LOI 79

LOT 53

LOT 51.

LOT 49

CATHER HART SECT. 1, AREA LOT 78 PLAT 15502

LOT 50

LOT 29

ARE PARKETS

PROPE ROLD

LOT 42

/LOT 77/LOT 76;

) EDWARD H. MURPHY MARGARET M. MURPHY 756/489 4192/287 K MAP 29 PARCEL 303

11380 HOMEWOOD ROAD RC-DEO

LOT 41

SECTION 1, AREA 1 20 PLATS 13208-11 31

LOT 54

LOT 9

F-98-24

OPEN SPACE

LOT 6 ___ --- LOT 55

LOT 7

/ LOT 13

LOT 25

LOT 26

STACIA K. SMITH GARY B. SMITH T/E

SEPACE HOMEWOOD ROAD/

) LOT 11

81 AND 82. PLANS FOR THE FACILITY INCLUDING ANY **NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY**

THE DEPARTMENT OF THE ENVIRONMENT.

~

OWNER'S NAMÉ

LOT 64

LOT 62

\ LOT 61

LOT 60

LOT 59

LOT 57

LOT 69

LOT 70 / LOT 71

LOT 72 `

MIDDLE PATUXENT RIVER

PLAN VIEW

SCALE: 1'' = 500'

LOT 63

LOT 47

LOT 48

GATHER HUNT ECTION +, AREA 2 ALAIS 13487-88

\ LOT 65

CARROLL-ZIEGLER PROPER

GRID (NORTH

BULK PARCEL F

E 1,338,750

F-98-76 LOT 513

LOT 58

LOT 14

LOT 65

1-==

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LCT 20

(LOT 23)

LOT 21

LOT 22

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CORRECT THE LABELING OF NON-BUILDABLE PRESERVATION PARCEL 'R' TO INDICATE THAT IT IS PRIVATELY OWNED AS ORIGINALLY INDICATE INAT IT IS FRIVATELY OWNED AS ORIGINALLY INDICATED ON PLAT NOS. 18039 AND 19726 AND TO RECONFIGURE LOTS 4, 46, 47, 78 AND NON-BUILDABLE PRESERVATION PARCEL "U" TO CREATE LOTS 81-84 AND NON-BUILDABLE PRESERVATION PARCEL "EE", TO CREATE FOREST CONSERVATION EASEMENT 35 AND REVISE FOREST CONSERVATION EASEMENT 28.

Ho. CK. MONUMEN STATION NO.29CA

MONUMENT

RECORDED AS PLAT NO. 21777 ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND,

> PLAT OF REVISION & RESUBDIVISION RIVERWOOD

PHASES 1 AND 2 LOTS 81-84 & NON-BUILDABLE PRESERVATION PARCELS 'R' & 'EE'

A RESUBDIVISION OF LOTS 4, 46, 47, 78 AND NON-BUILDABLE PRESERVATION PARCEL "U" & A REVISION TO NON-BUILDABLE PRESERVATION PARCEL "R"

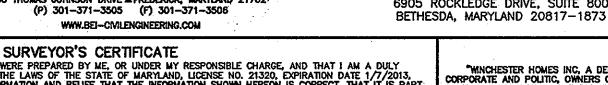
REVIOUSLY RECORDED AS PLAT Nos. 20674-20676, 19459 AND 19722

GRID: 4 PARCEL: 20

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 29 SCALE: AS SHOWN

DATE: APRIL, 2011

SHEET: 1 OF 4 F-11-069



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY KNOWLEGGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND (LOT 4) ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION, AS NOMINEE FOR ELIOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED JUNE 27, 2006 AND RECORDED IN LIBER 10101 AT FOLIO 305 AND PART OF THE LAND (LOTS 46 & 47) ACQUIRED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION FROM ELIOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2008 AND RECORDED IN LIBER 11373 AT FOLIO 478 AND ALL OF THE LAND (LOT 78) ACQUIRED BY STEPHEN LEE SPICER AND BARBARA A. KLETT FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION BY DEED DATED MARCH 26, 2008 AND RECORDED IN LIBER 11373 AT FOLIO 478 WINCHESTER HOMES INC., A DELAWARE CORPORATION BY DEED DATED MARCH 26, 2008 AND RECORDED IN LIBER 1151 AT FOLIO 535 PARTING THE MIDD LABRELED BY WINCHESTER HOMES INC., A DELAWARE CORPORATION FROM WINCHESTER HOMES INC., A DELAWARE CORPORATION AS NOMINEE FOR ELIOAK LLC, A MARYLAND LIMITED LIABILITY COMPANY BE DEED DATED DECEMBER 6, 2008 AND RECORDED IN LIBER 10313 AR 5040 510 AND PART OF THE LAND (PARCEL U) ACQUIRED BY HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITION FROM HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITION FROM HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND PART AND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 14, 2007 AND RECORDED IN LIBER 1137 AT 5010 684 AND TRACK ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, MARYLAND, AS AMENDED.

DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND REGISTRATION NUMBER 351

WARD COUNTY, MARYLAND DATE BAMES M. IRVIN

ZONED: RC-DEO

