

GENERAL NOTES:

- ☐ 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.
- 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
- 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 AMENDMENTS EFFECTIVE 7/28/06.
- THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 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 CROSSINGS AND AS PER WP-02-64.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- BRL INDICATES BUILDING RESTRICTION LINE.
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- 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 ASSOCIATION.
- 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.
- 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-04-82 AND F-06-134.
- 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.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS NO 65 dBA NOISE CONTOUR LINE ON THIS PLAN.
- 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.
- 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(g)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNDER RIVERWOOD, PHASE 1, F-04-82.
- 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.
- THIS PROPERTY IS SERVED BY A COMMUNITY SEPTIC-PRIVATE WATER AND COMMUNITY SHARED PUBLIC SEWER SYSTEM FOR LOT 76 GROUNDWATER APPROPRIATIONS PERMITS WERE OBTAINED AND WELLS WERE DRILLED PRIOR TO RECORDATION OF FINAL PLAT.

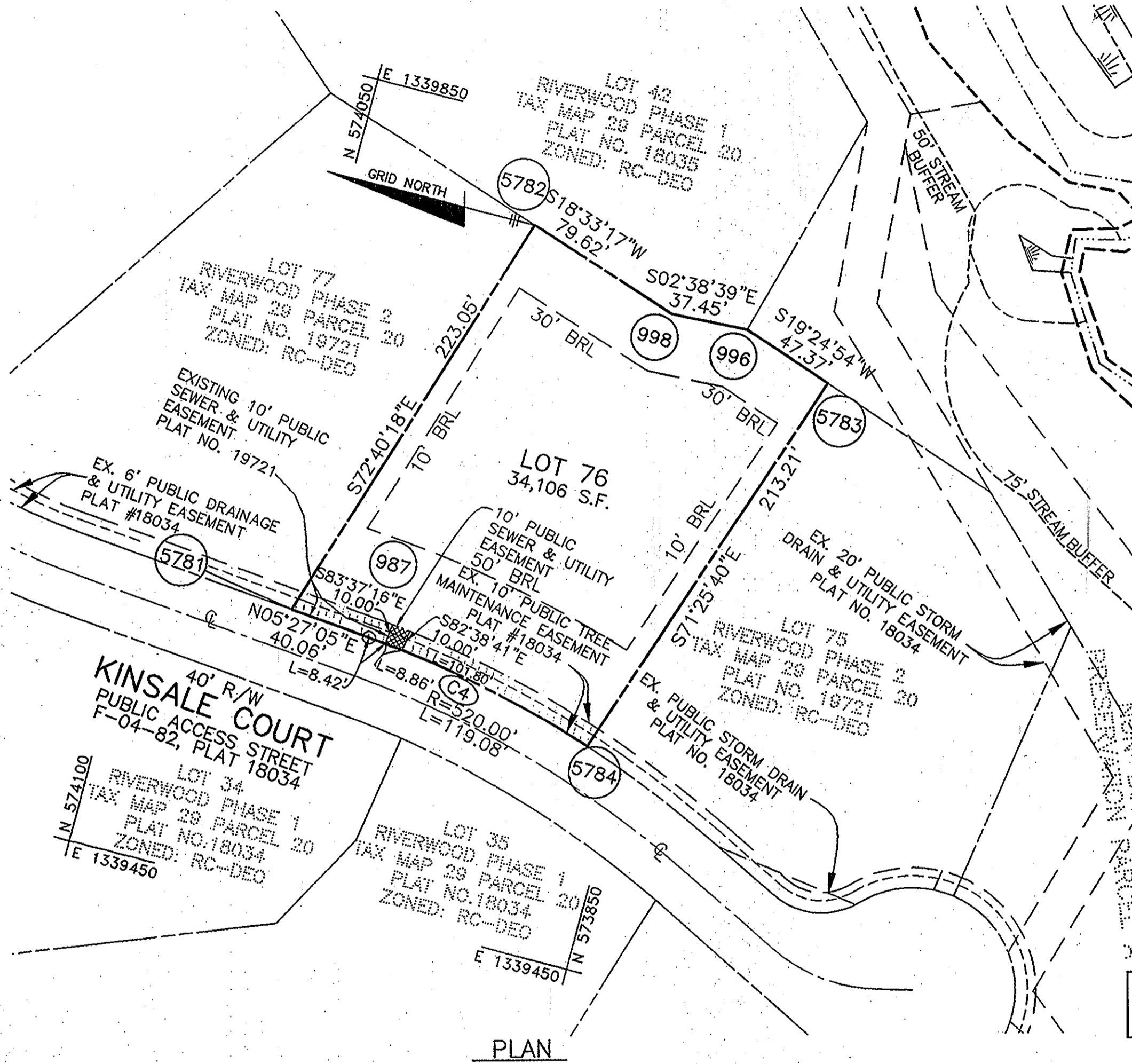
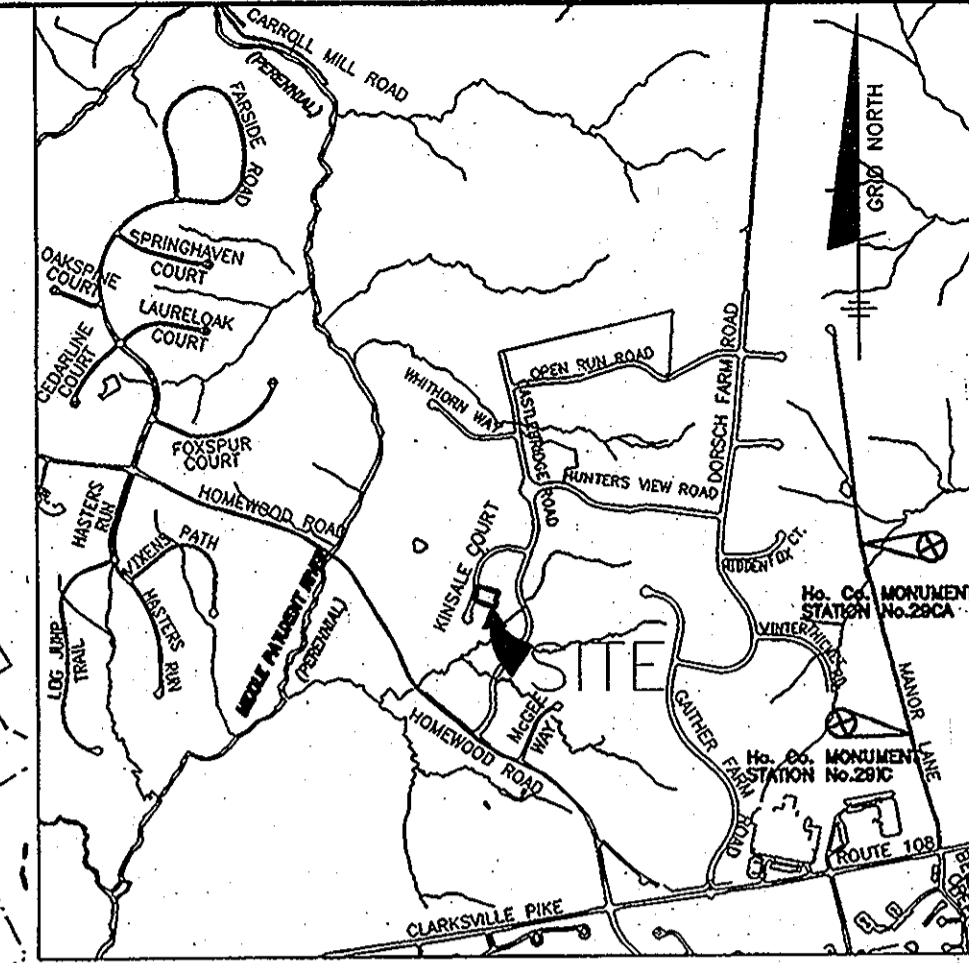
CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	520.00'	119.08'	59.80'	118.82'	N12°00'42"E	13°07'15"

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
987	573984.35	1339583.12
996	573844.90	1339776.25
998	573882.32	1339774.52
5781	574024.23	1339586.93
5782	573957.80	1339799.85
5783	573800.23	1339760.50
5784	573868.13	1339558.39

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



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 3-6-13
DATE: 3-6-13
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

Michael J. Conley 3-7-13
DATE: 3-7-13
WINCHESTER HOMES INC.
MICHAEL J. CONLEY, VICE PRESIDENT

OWNER/DEVELOPER:
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MARYLAND 20817
1-301-803-4800

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

THE PURPOSES OF THIS REVISION PLAT IS TO EXTEND THE PUBLIC SEWER & UTILITY EASEMENT AS SHOWN ON PLAT 19721 TO ACCOMMODATE THE INSTALLED GRINDER PUMP.

LEGEND

- COORDINATE POINT
- R/W CURVE DESIGNATION
- ▨ EXISTING PUBLIC EASEMENTS
- ▨ PROPOSED PUBLIC EASEMENTS

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE.....	NA
NON-BUILDABLE.....	NA
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	0.78 AC.±
BUILDABLE LOTS.....	0.78 AC.±
NON-BUILDABLE.....	NA
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	NA
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	NA
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	0.78 AC.±

APPROVED: FOR PRIVATE WATER AND COMMUNITY SHARED PUBLIC SEWER SYSTEMS FOR LOT 76:
HOWARD COUNTY HEALTH DEPARTMENT

Britton LeMaurice Roosman 5/30/2013
HOWARD COUNTY HEALTH OFFICER DATE 5/30/2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christina Williams 6/4/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 6/4/13

West Shedd 6/10/13
DIRECTOR DATE 6/10/13

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 1/7/2015; AND THAT IT IS PART OF THE LANDS CONVEYED BY 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 A. Mason 3-6-13
DATE: 3-6-13
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351



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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS SEVENTH DAY OF MARCH, 2013.

Michael J. Conley 3-7-13
MICHAEL J. CONLEY, VICE PRESIDENT FOR WINCHESTER HOMES, INC. DATE: 3-7-13

Sheila A. Edwards 3-7-13
WITNESS DATE: 3-7-13

RECORDED AS PLAT 22436
ON 6/14/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT RIVERWOOD - PHASE 2 LOT 76

PREVIOUSLY RECORDED AS PLAT NO. 19721
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" = 50'
DATE: MARCH, 2013
SHEET: 1 OF 1