

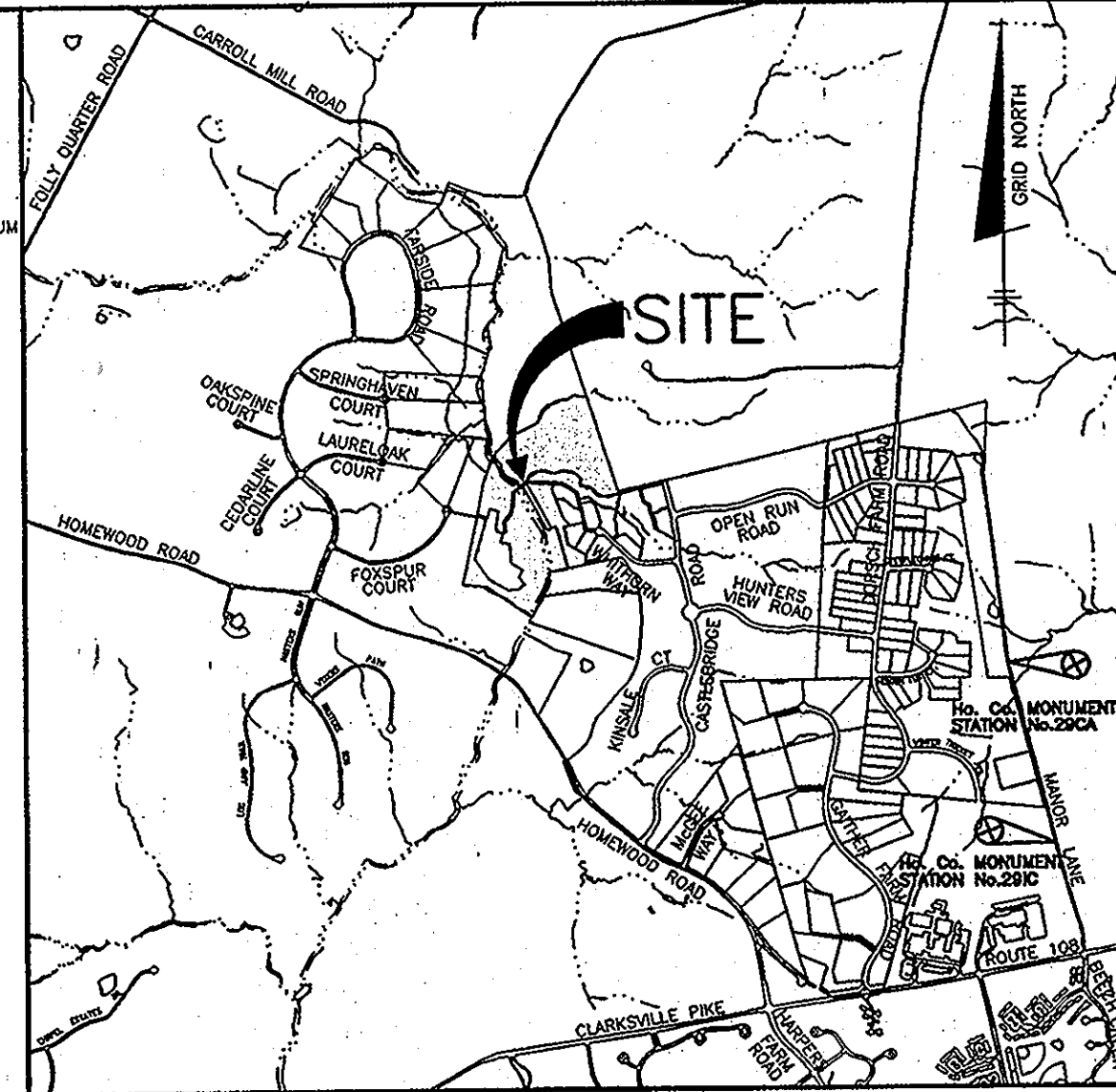
GENERAL NOTES:

1. APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: S-02-009, P-03-010, F-04-009, WP-02-064, F-04-82, WP-05-98, RE-06-06, F-06-134 F-06-047
2. 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.
3. THIS PLAN IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED NOVEMBER, 2003.
4. SUBJECT PROPERTY IS ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS EFFECTIVE 7-28-2008.
5. THERE ARE NO EXISTING BUILDINGS LOCATED ON THIS SITE.
6. 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 CROSSINGS AND AS PER WP-02-64.
8. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
9. BRL INDICATES BUILDING RESTRICTION LINE.
10. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
11. 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.
12. 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 DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATION.
13. WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2001 AND APPROVED UNDER RIVERWOOD, PHASE 1, F-04-82.
14. WP-02-64 WAS APPROVED ON 2-28-02 BY THE PLANNING DIRECTOR. WP-02-64 WAS A REQUEST TO WAIVE THE FOLLOWING:
SECTION 16.116(c) - 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 FOR PROPOSED CASTLEBRIDGE ROAD (FORMERLY ROAD 'A') IN THE VICINITY OF WITHORN WAY (FORMERLY ROAD 'B')
SECTION 16.120(c)(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)(1)(ii) - WHICH REQUIRES THAT NON-PRIVATE LOTS (FUTURE PHASE 2 BULK PARCEL FF) (BULK PARCEL F UNDER S-02-09) WHICH HAVE SUBDIVISION POTENTIAL UNDER CURRENT ZONING TO HAVE SUFFICIENT PUBLIC ROAD FRONTAGE TO MEET THE PUBLIC ROAD RIGHTS-OF-WAY REQUIREMENTS THE DESIGN MANUAL.
SECTION 16.120(c)(2)(i) - WHICH REQUIRES THAT 20 FEET OF PUBLIC ROAD FRONTAGE BE PROVIDED FOR PRESERVATION PARCELS (BUILDABLE PRESERVATION PARCEL Q) (PRES. PARCEL Q UNDER S-02-09).
15. 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 AND PLAT # 19724-19725.
16. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN 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 DEED(S) HERETO REFERRED TO 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.
17. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 10/03/2004, DEPARTMENT ID #: D10262624.
18. WP-05-98 WAS APPROVED BY THE PLANNING DIRECTOR ON JUNE 29, 2005. WP-05-98 WAVES THE REQUIREMENTS OF:
SECTION 16.116(c) - 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 WITHORN 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. WAIVING THIS SECTION WILL ALLOW THE SEWER LINE SERVING LOTS IN PHASE TWO IS TO BE DIRECTIONALLY BORED UNDER THE MIDDLE PATUXENT RIVER.
19. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
20. THE LANDSCAPING OBLIGATION WAS SATISFIED UNDER F-04-082 AND F-05-134.
21. THE FOREST CONSERVATION OBLIGATION FOR RIVERWOOD HAS BEEN SATISFIED UNDER F-04-082 AND F-05-134. UNDER THIS PLAN OF REVISION FOREST CONSERVATION EASEMENTS #17B-2 AND 17B-1 HAVE BEEN MODIFIED DUE TO RELOCATION OF A PUBLIC SEWER AND UTILITY EASEMENT. AN EQUAL EXCHANGE IN FOREST RETENTION AREA HAS BEEN TRANSFERRED TO CREATE FOREST CONSERVATION EASEMENTS #17A-2A AND #17B-A2

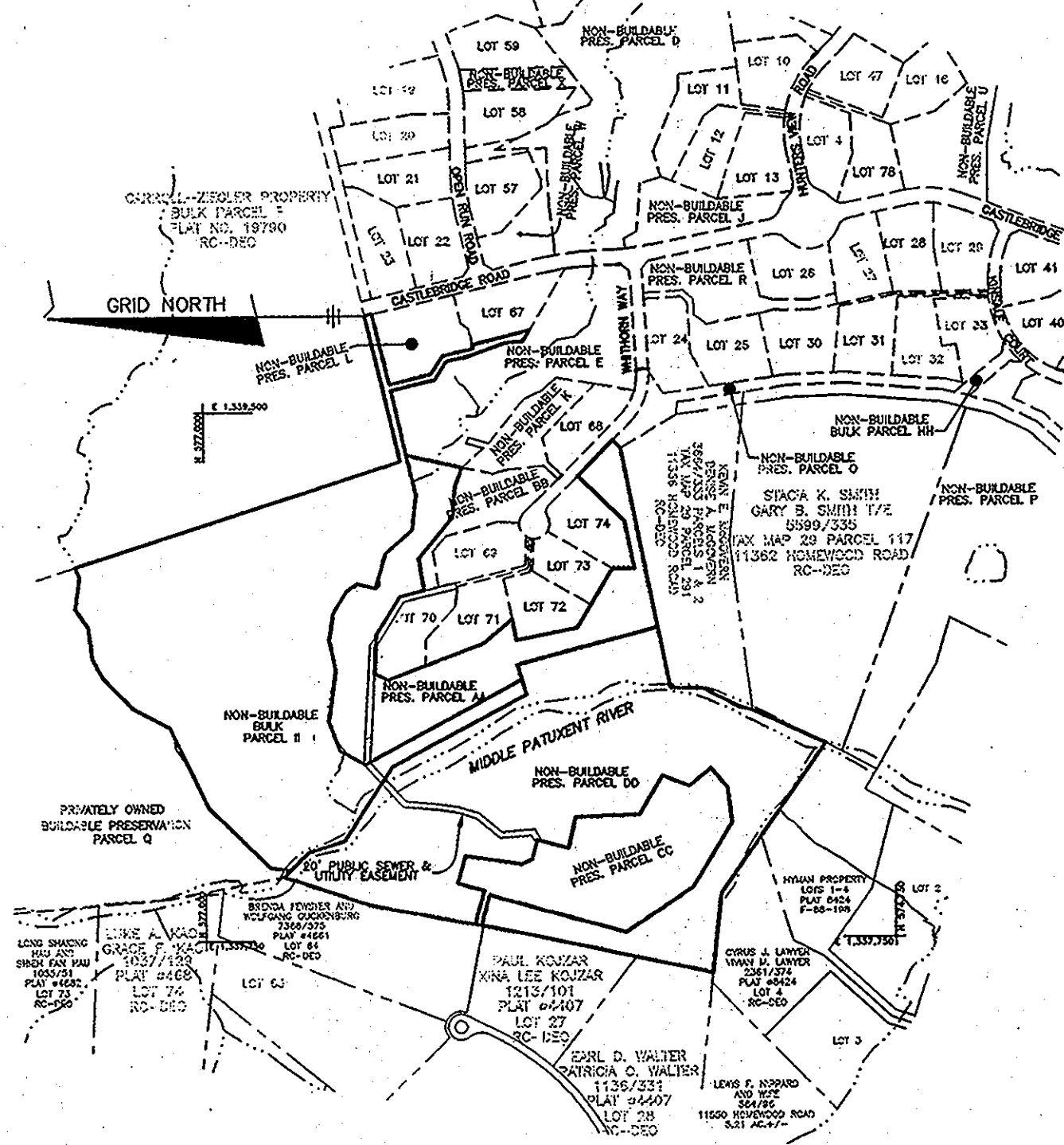
22. THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
PRESERVATION PARCELS U, V, W, X, & Y ARE PROPOSED AS NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS AND TO BUFFER LOTS FROM ADJACENT PROPERTIES VIA EXISTING VEGETATION, REFORESTATION AND GREENERY. THEY WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND. THEY ARE ENCUMBERED 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.
PRESERVATION PARCELS T, Z, AA & DD ARE PROPOSED AS A PRIVATELY OWNED NON-BUILDABLE PARCELS TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCELS BB' AND CC' ARE TO SOLELY SERVE AS THE SHARED SEPTIC RESERVE AREA. THEY SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. THEY ARE ENCUMBERED BY EASEMENT AGREEMENTS WITH HOWARD COUNTY. THESE AGREEMENTS PROHIBIT FURTHER SUBDIVISION OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THEIR OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTIES.
BULK PARCEL 'II' IS PROPOSED AS A NON-BUILDABLE BULK PARCEL FOR POSSIBLE FUTURE DEVELOPMENT. IT SHALL BE PRIVATELY OWNED.
PRESERVATION PARCEL 'E' IS EXISTING AS A NON-BUILDABLE PARCEL TO PROTECT STEEP SLOPES AND STREAM BUFFER AREAS WHICH ARE CONSIDERED PRIORITY AREAS. IT WILL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. IT IS ENCUMBERED 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.
PRESERVATION PARCEL 'R' IS EXISTING AS NON-BUILDABLE PARCELS TO BUFFER FROM ADJACENT PROPERTIES VIA EXISTING VEGETATION, REFORESTATION AND OTHER GREENERY. IT WILL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. IT IS ENCUMBERED 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.

BENCHMARKS NAD'83
HO. CO. #29CA
3/4" REBAR
WITH IAP
N 5744526.138'
E 134353.820'
ELEV.=423.53

HO. CO. #29IC
STAMPED ALUMINUM
DISK SET ON
3/4" IRON ROD
N 572323.559'
E 1344112.295'
ELEV.=466.79



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP: 4814 GRID E10



PLAN VIEW
SCALE: 1" = 500'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 9-5-13
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

OWNER:
BULK PARCEL II
ELIOAK, L.L.C.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4244

OWNER/DEVELOPER:
NON-BUILDABLE PRESERVATION PARCELS AA AND DD
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MARYLAND 20817
301-803-4800

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8844
75 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
301-710-5688
WWW.BEI-CIVILENGINEERING.COM

AREA TABULATION CHART (TOTAL)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	26.95± AC.
NON-BUILDABLE BULK PARCELS	20.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	46.95± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

William M. Moore 11/14/13
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 11-12-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kathleen... 11-15-13
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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; THAT 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 WINCHESTER HOMES INC., AND WINCHESTER HOMES INC., NOMINEE FOR ELIOAK LLC, TO ELIOAK LLC BY DEED DATED APRIL 10, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9935 AT FOLIO 561; AND PART OF THE LAND CONVEYED BY ELIOAK LLC, TO WINCHESTER HOMES INC., BY DEED DATED OCTOBER 1, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11373 AT FOLIO 478; AND THAT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11373 AT FOLIO 478; 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 9-5-13
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351



OWNER'S CERTIFICATE

WE, ELIOAK LLC, AND WINCHESTER HOMES INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 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 5th and 10th days of September, 2013.

Alan Shapiro 9/10/13
ALAN SHAPIRO, PRESIDENT
FOR WINCHESTER HOMES, INC.

Steven K. Breeden 9/5/13
STEVEN K. BREEDEN, MEMBER OF ELIOAK, L.L.C.

Margo J. Zell 9/10/13
WITNESS

John M. Coy 9/5/13
WITNESS

THE SOLE AND ONLY PURPOSES OF THIS PLAN IS TO REVISED THE LOCATION OF THE EXISTING 20" PUBLIC SEWER & UTILITY EASEMENT ACROSS NON-BUILDABLE PRESERVATION PARCELS 'AA' & 'DD' AND NON-BUILDABLE BULK PARCEL 'II' AND TO REVISED PUBLIC FOREST CONSERVATION EASEMENTS #17B-1 AND 17B-2 TO CREATE FOREST CONSERVATION EASEMENTS #17A-2A AND 17B-2A.

RECORDED AS PLAT 22588
ON 11/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

RIVERWOOD - PHASE 2
A REVISION OF NON-BUILDABLE PRESERVATION PARCELS 'AA' & 'DD' AND NON-BUILDABLE BULK PARCEL 'II' PLAT NUMBERS 19724 AND 19725

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 SCALE: 1" = 100'
GRID: 3 & 4 DATE: JULY, 2013
PARCEL: 20 SHEET: 1 OF 3
ZONED: RC-DEO

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.

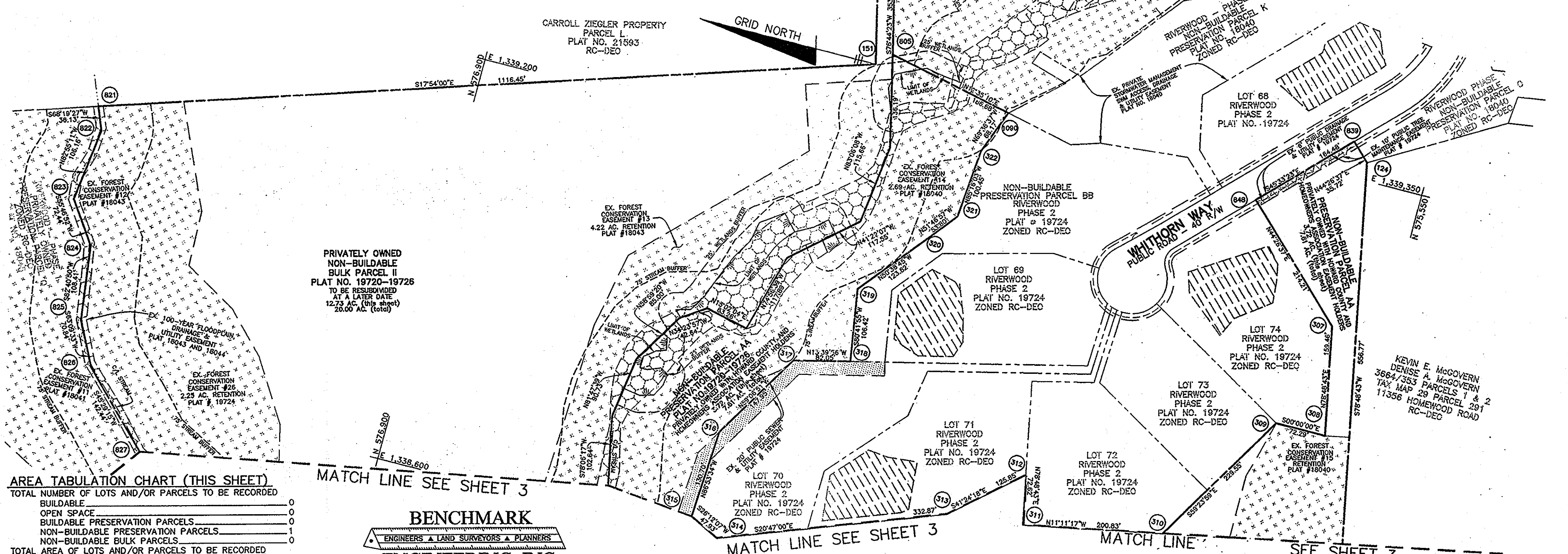
Donald Mason 9-5-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Winchester Homes, Inc. 7/10/13
 WINCHESTER HOMES, INC. DATE

Eloak LLC 9-5-13
 ELOAK LLC DATE

COORDINATE CHART (NAD '83)								
BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
124	575637.93	1339375.73	307	575625.66	1339133.32	348	575349.62	1338311.79
151	576356.49	1339335.99	308	575594.72	1338976.89	349	575295.69	1338246.22
805	576356.51	1339355.82	309	575667.01	1338976.89	350	575281.56	1338132.60
806	576366.28	1339367.01	310	575783.87	1338740.30	351	575410.39	1337971.99
807	576241.36	1339361.53	311	575980.89	1338740.34	352	575629.42	1337771.33
808	576203.17	1339361.53	312	575994.97	1338811.57	353	576074.06	1337898.45
810	576011.94	1339271.86	313	576089.37	1338728.34	354	576094.82	1337825.87
811	575954.65	1339275.96	314	576400.59	1338610.22	355	576100.51	1337796.67
815	576115.20	1339202.81	315	576443.58	1338631.39	356	576118.64	1337714.41
816	576215.71	1339679.12	316	576436.50	1338761.89	357	575932.80	1337611.20
817	576390.86	1339586.48	317	576360.55	1338888.87	125	575480.20	1338578.25
818	576445.91	1339820.08	318	576280.82	1338908.25	126	575374.84	1338575.80
819	576469.27	1339814.57	319	576298.02	1339013.28	127	575260.53	1338515.64
821	577418.89	1338992.84	320	576219.63	1339108.86	128	575211.94	1338502.32
822	577405.55	1338959.26	321	576186.35	1339151.13	129	574975.42	1338391.71
823	577418.63	1338853.92	322	576178.06	1339251.24	130	575318.23	1337899.29
824	577377.90	1338794.02	323	576120.12	1337800.51	131	575346.80	1337635.77
825	577364.09	1338686.49	324	576114.28	1337830.54	132	575983.02	1337773.70
826	577332.10	1338623.28	325	576090.51	1337913.67	133	576461.59	1337867.27
827	577232.24	1338521.71	326	576151.49	1338027.79	134	576744.31	1337963.15
828	576469.27	1339814.57	327	575970.15	1338000.88	827	577232.24	1338521.71
829	576988.97	1338190.87	328	575934.28	1338015.06			
830	576788.33	1337994.29	329	575917.10	1338078.62			
831	576722.53	1337984.89	330	575815.83	1338051.28			
1077	576253.92	1339618.75	331	575791.73	1338152.53			
1090	576154.31	1339315.14	332	575583.23	1338159.86			
			333	575508.89	1338288.11			
			347	575420.55	1338253.45			

- LEGEND**
- COORDINATE POINT
 - 20' PUBLIC EASEMENT TO REMAIN
 - 20' PUBLIC SEWER & UTILITY EASEMENT
 - EX. 20' PUBLIC SEWER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT
 - EX. 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT PLAT # 19724-19725
 - EXISTING 10' PUBLIC TREE EASEMENT
 - FOREST CONSERVATION RETENTION
 - EX. FOREST CONSERVATION RETENTION PLAT # 19724-19725
 - EX. LIMIT OF WETLANDS PLAT # 19724-19725
 - EX. FOREST CONSERVATION EASEMENT TO BE ABANDONED BY THIS PLAT



AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	3.72± AC.
NON-BUILDABLE BULK PARCELS	12.73± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.45± AC.

BENCHMARK ENGINEERING, INC.
 6480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6844
 75 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 301-710-5886
 WWW.BEI-CIVLENGINEERING.COM

OWNER:
 BULK PARCEL II
 ELOAK, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

OWNER/DEVELOPER:
 NON-BUILDABLE PRESERVATION PARCELS AA AND DD
 WINCHESTER HOMES, INC.
 6905 ROCKLEDGE DRIVE, SUITE 800
 BETHESDA, MARYLAND 20817
 301-803-4800

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO REVISE THE LOCATION OF THE EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT ACROSS NON-BUILDABLE PRESERVATION PARCELS 'AA' & 'DD' AND NON-BUILDABLE BULK PARCEL 'II' AND TO REVISED PUBLIC FOREST CONSERVATION EASEMENTS #17B-1 AND 17B-2 TO CREATE FOREST CONSERVATION EASEMENTS #17A-2A AND 17B-2A.

RECORDED AS PLAT NO. 22583
 ON 11/22/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT

William M. Rosen 11/8/2013
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Chisholm 11-12-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Rachel Anderson 11-15-13
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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; THAT 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 WINCHESTER HOMES INC., AND WINCHESTER HOMES INC. IS NOMINEE FOR ELOAK LLC, TO ELOAK LLC BY DEED DATED APRIL 10, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9935 AT FOLIO 561; AND PART OF THE LAND CONVEYED BY ELOAK LLC TO WINCHESTER HOMES INC., BY DEED DATED OCTOBER 1, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11373 AT FOLIO 478; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROAD BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 11-13
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S CERTIFICATE
 WE, ELOAK LLC AND WINCHESTER HOMES INC., 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THESE 5th and 10th days of September, 2013.

Alan Shapiro 9/10/13
 ALAN SHAPIRO, PRESIDENT FOR WINCHESTER HOMES, INC. DATE

Mary Ball 9/10/13
 WITNESS DATE

Steven K. Breeden 9/10/13
 STEVEN K. BREEDEN, MEMBER OF ELOAK, L.L.C. DATE

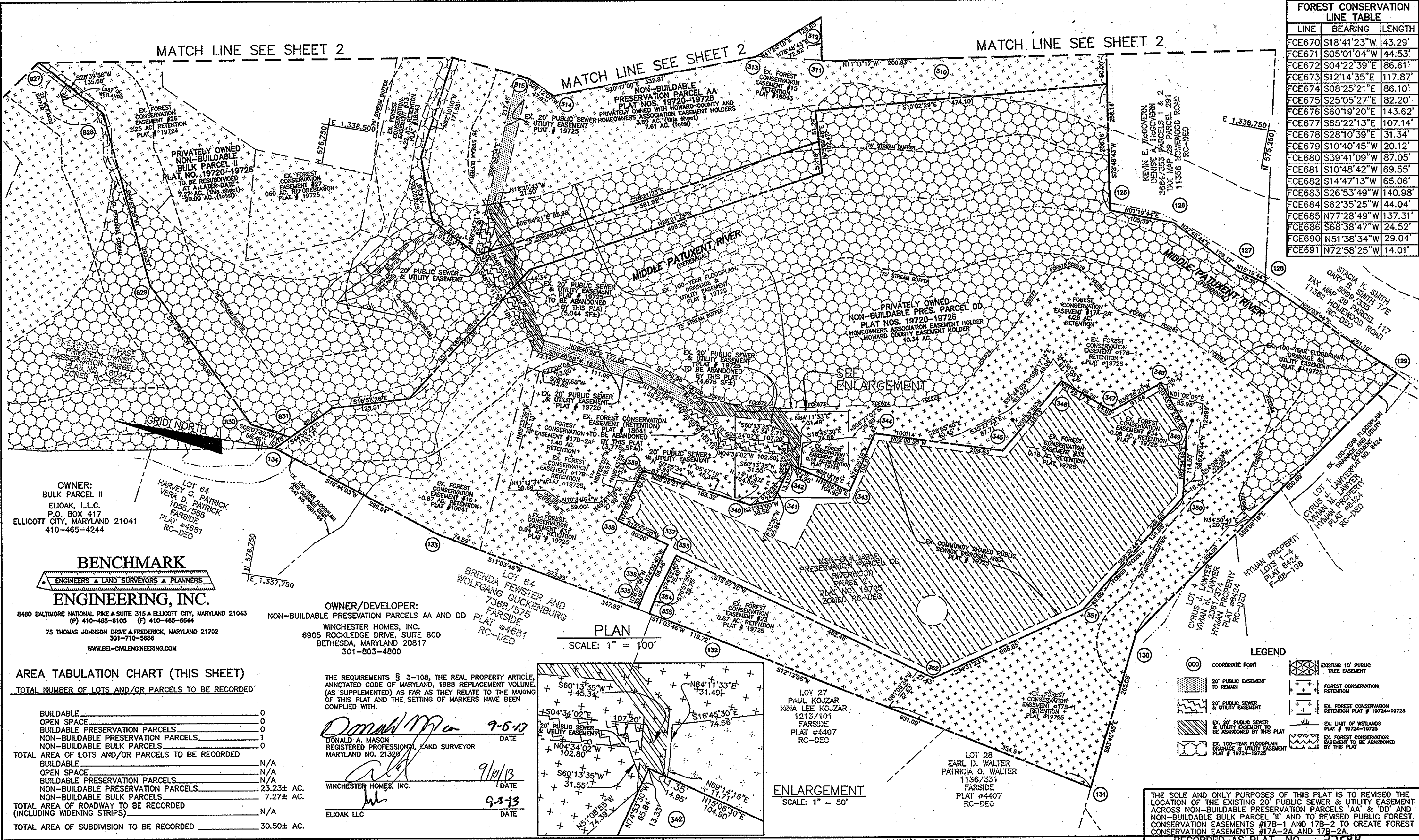
RIVERWOOD - PHASE 2
 A REVISION OF NON-BUILDABLE PRESERVATION PARCELS 'AA' & 'DD' AND NON-BUILDABLE BULK PARCEL 'II' PLAT NUMBERS 19724 AND 19725

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 SCALE: 1" = 100'
 GRID: 3 & 4 DATE: JULY, 2013
 PARCEL: 20 SHEET: 2 OF 3
 ZONED: RC-DEO

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2



FOREST CONSERVATION LINE TABLE		
LINE	BEARING	LENGTH
FCE670	S18°41'23"W	43.29'
FCE671	S05°01'04"W	44.53'
FCE672	S04°22'39"E	86.61'
FCE673	S12°14'35"E	117.87'
FCE674	S08°25'21"E	86.10'
FCE675	S25°05'27"E	82.20'
FCE676	S60°19'20"E	143.62'
FCE677	S65°22'13"E	107.14'
FCE678	S28°10'39"E	31.34'
FCE679	S10°40'45"W	20.12'
FCE680	S39°41'09"W	87.05'
FCE681	S10°48'42"W	69.55'
FCE682	S14°47'13"W	65.06'
FCE683	S26°53'49"W	140.98'
FCE684	S62°35'25"W	44.04'
FCE685	N77°28'49"W	137.31'
FCE686	S68°38'47"W	24.52'
FCE690	N51°38'34"W	29.04'
FCE691	N72°58'25"W	14.01'

OWNER:
BULK PARCEL II
ELOAK, L.L.C.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4244

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLCOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
75 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
301-710-5886
WWW.BEI-CIVILENGINEERING.COM

OWNER/DEVELOPER:
NON-BUILDABLE PRESERVATION PARCELS AA AND DD
WINCHESTER HOMES, INC.
6905 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MARYLAND 20817
301-803-4800

AREA TABULATION CHART (THIS SHEET)

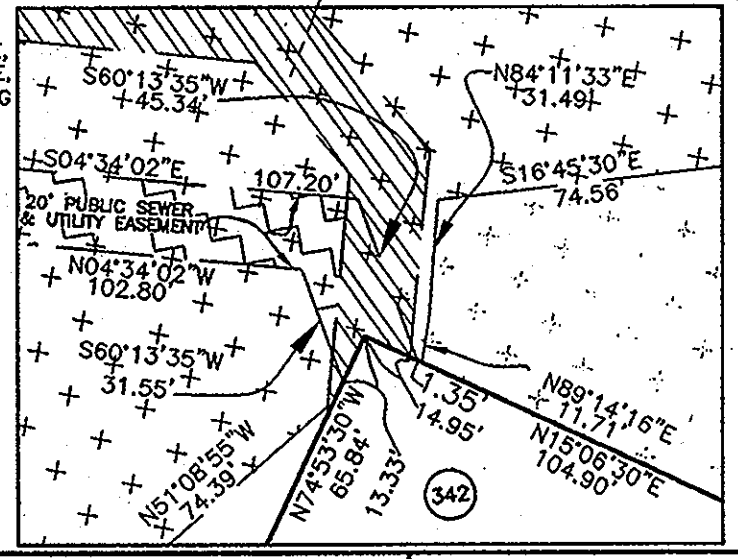
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	23.23± AC.
NON-BUILDABLE BULK PARCELS	7.27± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	30.50± AC.

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 A. Mason 9-5-13 DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Alan Shapiro 9/10/13 DATE
WINCHESTER HOMES, INC.

Steven K. Breeden 9-5-13 DATE
ELOAK LLC



ENLARGEMENT
SCALE: 1" = 50'

LEGEND

(000)	COORDINATE POINT	(---)	EXISTING 10' PUBLIC TREE EASEMENT
(---)	20' PUBLIC EASEMENT TO REAM	(---)	FOREST CONSERVATION RETENTION
(---)	20' PUBLIC SEWER & UTILITY EASEMENT	(---)	EX. FOREST CONSERVATION RETENTION PLAT # 19724-19725
(---)	EX. 20' PUBLIC SEWER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT	(---)	EX. LIMIT OF WETLANDS PLAT # 19724-19725
(---)	EX. 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT PLAT # 19724-19725	(---)	EX. FOREST CONSERVATION EASEMENT TO BE ABANDONED BY THIS PLAT

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

Halima M. Rossman 11/8/2013 DATE
Halima M. Rossman
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Robinson 11.12.13 DATE
Paul Robinson
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert DeLoach 11-15-13 DATE
Robert DeLoach
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS 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; THAT 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 WINCHESTER HOMES, INC., AND WINCHESTER HOMES, INC., NOMINEE FOR ELOAK LLC, TO ELOAK LLC BY DEED DATED APRIL 10, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9835 AT FOLIO 561; AND PART OF THE LAND CONVEYED BY ELOAK LLC, TO WINCHESTER HOMES, INC., BY DEED DATED OCTOBER 1, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11373 AT FOLIO 478; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADWAY BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 11-15-13 DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

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Alan Shapiro 9/10/13 DATE
ALAN SHAPIRO, PRESIDENT
FOR WINCHESTER HOMES, INC.

Mary N. Ball 9/10/13 DATE
WITNESS

Steven K. Breeden 9/5/13 DATE
STEVEN K. BREEDEN, MEMBER OF ELOAK, L.L.C.

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO REVISE THE LOCATION OF THE EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT ACROSS NON-BUILDABLE PRESERVATION PARCELS 'AA' & 'DD' AND NON-BUILDABLE BULK PARCEL 'II' AND TO REVISE PUBLIC FOREST CONSERVATION EASEMENTS #17A-1 AND 17B-2 TO CREATE FOREST CONSERVATION EASEMENTS #17A-2A AND 17B-2A.

RECORDED AS PLAT NO. 2254
ON 11/22/13 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERWOOD - PHASE 2
A REVISION OF NON-BUILDABLE PRESERVATION PARCELS
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