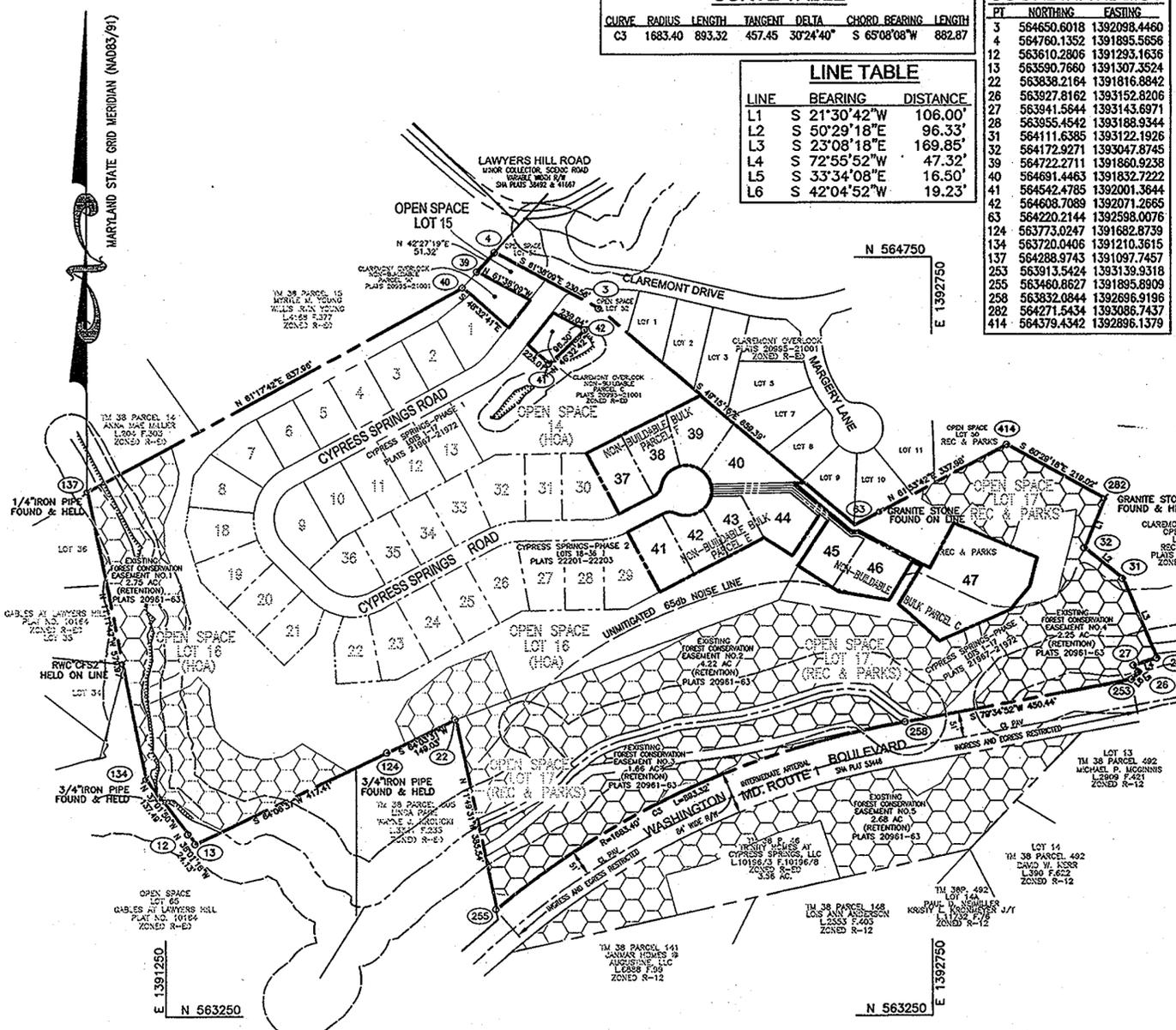


**GENERAL NOTES:**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 321A AND 388B.  
321A N 565,065.463 E 1,395,212.248 ELEV. 27.696' 388B N 564,007.646 E 1,393,619.975 ELEV. 27.696'
- THIS PLAN IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED APRIL 2004.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS, EFFECTIVE 07/28/2006.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-10-028, F-12-081, PB CASE 374, SDP-09-061, SP-05-06, WP-05-38, WP-10-175, AND WP-11-202.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);  
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);  
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;  
F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. WATER WILL BE PROVIDED THROUGH CONTRACT NO.14-3208. SEWER WILL BE PROVIDED THROUGH CONTRACT NO.10-3391. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- EXISTING STREAMS AND/OR WETLANDS SHOWN HEREON WERE DELINEATED BY ECO-SCIENCES SEPTEMBER 2004. A 25' WETLAND BUFFER HAS BEEN ESTABLISHED, PER SECTION 16.116(g)(1) OF THE SUBDIVISION REGULATIONS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE RETENTION OF 9.00 ACRES LOCATED IN OPEN SPACE LOTS 16 AND 17. FOREST OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER SDP-09-061FC AND RECORDED AS PLATS 20961-20963.
- PERIMETER AND STORM WATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE ROAD CONSTRUCTION DRAWINGS FOR F-10-28, "CYPRESS SPRINGS, PHASE 1".
- AN "OBVIOUSLY NOT CRITICAL" FLOODPLAIN STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JANUARY 2005.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY A MICROPOOL POND (P-1) AND A POCKET POND (P-5) TO PROVIDE THE REQUIRED WOV AND CPV AND A BIORETENTION FACILITY (F-6) TO PROVIDE WOV AND REY.
- THIS PROPERTY IS LOCATED WITHIN THE LAWYERS HILL NATIONAL REGISTER HISTORIC DISTRICT.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- A NOISE STUDY HAS BEEN PREPARED BY ROBERT H. VOGEL, DATED SEPTEMBER 2004, THE NOISE CONTOUR IS BASED ON THE PROJECTED 2020 TRAFFIC STUDY. THE 65dBA NOISE CONTOUR LINE SHOWN HEREON IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992.
- THE EXISTING STRUCTURE LOCATED ON NON-BUILDABLE BULK PARCEL C IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-449, THE OLD GRACE CHURCH RECTORY WHICH WAS TO REMAIN ON THE PROPERTY AND TO BE LOCATED ON NON-BUILDABLE BULK PARCEL C WAS RECENTLY DESTROYED BY FIRE. ALL OTHER EXISTING STRUCTURES ON SITE SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- LAWYERS HILL ROAD IS A SCENIC ROAD. AREAS ADJACENT TO AND PARALLEL TO LAWYERS HILL ROAD WILL REMAIN UNDEVELOPED AND MOSTLY UNIMPAIRED, MAINTAINING THE EXISTING CHARACTERISTICS OF THE SCENIC ROAD.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CG-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. ARTICLES OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS REFERENCE NUMBER D13366745 ON JANUARY 10, 2010.
- OPEN SPACE LOTS 14, 15, AND 16 ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT 17 WAS DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS PER F-10-28, "CYPRESS SPRINGS, PHASE 1".
- THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 374, WHICH WAS APPROVED ON MAY 11, 2006.
- THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE MARYLAND AVIATION ADMINISTRATION.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 44-47 AND OPEN SPACE LOT 17 WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. PRIOR TO THE RECORDING OF THIS PLAN. HOWARD COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE USE ACCESS EASEMENT OR SHARED DRIVEWAY. ROAD FRONTAGE TO O.S. LOT 17 SHALL BE THROUGH ADJOINING O.S. LOTS OWNED BY HOWARD COUNTY, MD.
- REFERENCE : DESIGN MANUAL W/AVER TO VOLUME IV, DETAIL R-1.02, TO ALLOW A 40' RIGHT-OF-WAY INSTEAD OF THE REQUIRED 50' RIGHT-OF-WAY, WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JANUARY 4, 2010.
- REFERENCE : W/AVER WP-13-167 APPROVED MAY 28, 2013
- FROM SECTION 16.120(b)(5)(i) TO ALLOW THE 65 dBA NOISE LINE TO BE LOCATED ALONG THE SOUTHWESTERN PORTION OF LOT 47 WITHOUT NOISE MITIGATION, SUBJECT TO THE FOLLOWING CONDITIONS:  
LOT 47 SHALL NOT BE FURTHER SUBDIVIDED AT ANY TIME IN THE FUTURE WITHOUT MEETING REQUIRED NOISE MITIGATION AS APPLICABLE. THE PROPOSED HOUSE LOCATED ON LOT 47 SHALL BE CONSTRUCTED AS SHOWN ON SDP-13-042 AND CANNOT BE RELOCATED WITHIN THE 65 dBA UNMITIGATED NOISE LINE.
- FROM SECTION 16.120(b)(5)(ii) TO ALLOW THE PLACEMENT OF A NOISE WALL/FENCE ALONG THE EASTERN SIDE AND SOUTHERN REAR PROPERTY LINES OF LOT 46 AS SHOWN ON SDP-13-042 RATHER THAN ON AN OPEN SPACE LOT AND TO ALLOW THE RECORDED OF F-13-037 WITHOUT THE SHOWING OF A NOISE WALL/FENCE MAINTENANCE EASEMENT ON LOT 46, SUBJECT TO THE FOLLOWING CONDITIONS:  
THE NOISE WALL ON LOT 46 SHALL BE CONSTRUCTED TO ACCEPTABLE DED DESIGN MANUAL STANDARDS AND A RED-LINE REVISION TO THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR F-10-028/CYPRESS SPRINGS SHALL BE REQUIRED PRIOR TO RECORDATION.
- FROM SECTION 16.144(q) TO ALLOW A 180 DAY EXTENSION OF TIME FROM JUNE 2, 2013 BY WHICH TO SUBMIT THE FINAL PLAT ORIGINALS FOR SIGNATURE PROCESSING AND RECORDATION. NEW DEADLINE NOVEMBER 29, 2013.



**CURVE TABLE**

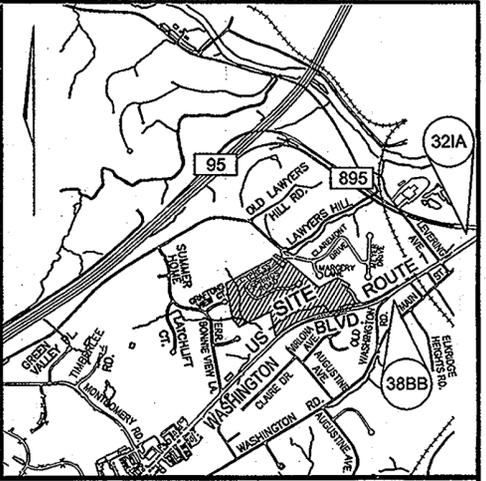
CURVE	RADIUS	LENGTH	TANGENT DELTA	CHORD BEARING	LENGTH
C3	1683.40	893.32	457.45	30°24'40"	S 65°08'08"W 882.87

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 21°30'42"W	106.00'
L2	S 50°29'18"E	96.33'
L3	S 23°08'18"E	169.85'
L4	S 72°55'52"W	47.32'
L5	S 33°34'08"E	16.50'
L6	S 42°04'52"W	19.23'

**COORDINATE LIST**

PT	NORTHING	EASTING
3	564650.6018	1392098.4460
4	564760.1352	1391895.5856
12	563610.2806	1391293.1636
13	563590.7660	1391307.3524
22	563838.2164	1391816.8842
26	563927.8162	1393152.8206
27	563941.5844	1393143.6971
28	563955.4542	1393188.9344
31	564111.6385	1393122.1926
32	564172.9271	1393047.8745
39	564722.2711	1391860.9238
40	564691.4463	1391832.7222
41	564542.4785	1392001.3644
42	564608.7089	1392071.2665
63	564220.2144	1392588.0076
124	563773.0247	1391682.8739
134	563720.0406	1391210.3615
137	564288.9743	1391097.7457
253	563913.5424	1391395.9318
255	563460.8627	1391895.8909
258	563832.0844	1392696.9196
282	564271.5434	1393088.7437
414	564379.4342	1392896.1379



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 4937 : E6 & F6

**EXISTING FOREST CONSERVATION EASEMENT AREA TABULATION CHART**

FCE DESIGNATION	FCE TYPE	FCE AREA
1	RETENTION	2.75 AC.
2	RETENTION	4.22 AC.
3	RETENTION	1.66 AC.
4	RETENTION	2.25 AC.
<b>TOTAL RETENTION</b>		<b>10.88 AC.</b>

**OPEN SPACE AREA TABULATION CHART**

AREA OF OPEN SPACE REQUIRED: 50% X 33.10 AC = 16.55 AC  
 AREA OF OPEN SPACE PROVIDED (F-10-28): 60% = 19.83 AC  
 AREA OF REC. OPEN SPACE REQUIRED: 3005F X 43 LOTS = 12,900 SF  
 AREA OF RECREATIONAL OPEN SPACE PROVIDED: 13,298 SF (ACTIVE)

**DENSITY TABULATION & APFO PHASING CHART**

GROSS AREA OF PROJECT: 33.10 AC  
 AREA OF 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT: 0.73 AC (WITHIN STEEP SLOPES)  
 AREA OF STEEP SLOPES OUTSIDE THE FLOOD PLAIN: 10.85 AC  
 NET AREA OF PROJECT: 21.52 AC  
 DWELLING UNITS PER NET ACRE ALLOWED: 2 X 21.52 AC = 43 UNITS  
 DWELLING UNITS PROPOSED: 13 (PHASE 1 ALLOCATION YEAR 2012) = 9 ALLOCATIONS + 4 EXISTING UNITS  
 DWELLING UNITS PROPOSED: 19 (PHASE 2 ALLOCATION YEAR 2013)  
 DWELLING UNITS PROPOSED: 11 (PHASE 3 ALLOCATION YEAR 2014)

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	11
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF BUILDABLE LOTS TO BE RECORDED	3,3360 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF ROADWAY TO BE RECORDED	0
AREA TO BE RECORDED	3,3360 AC

**OWNER**  
TRINITY HOMES AT CYPRESS SPRINGS, LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
410-480-0023

**DEVELOPER**  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MARYLAND 21043-4511  
410-480-0023

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666



THE REQUIREMENTS OF 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.

*Thomas M. Hoffman, Jr.* 10.22.13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

*Michael Pfafl* 10/20/13  
TRINITY HOMES AT CYPRESS SPRINGS, LLC DATE  
BY TRINITY QUALITY HOMES, INC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson for Maureen Roganman* 12/18/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edmund* 12.2.13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

*Kathleen Doolittle* 11/22/14  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

TRINITY HOMES AT CYPRESS SPRINGS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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 LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MULTIPLE UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MARYLAND TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 30TH DAY OF OCTOBER, 2013

*Michael Pfafl*  
TRINITY HOMES AT CYPRESS SPRINGS, LLC  
TRINITY QUALITY HOMES INC., MEMBER  
MICHAEL PFAFL, PRESIDENT

*Thomas M. Hoffman, Jr.*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) ALL THE LAND CONVEYED BY WILLIAM M. CARUSO, JR TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED APRIL 2, 2004 AND RECORDED IN LIBER 8232 AT FOLIO 574, 2) ALL THE LAND CONVEYED BY JOYCE E. ADCOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. POLARO TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED MAY 13, 2004 AND RECORDED IN LIBER 8344 AT FOLIO 670, 3) ALL THE LAND CONVEYED BY IRENE B. WILSON TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED DECEMBER 13, 2005 AND RECORDED IN LIBER 9706 AT FOLIO 446, AND ALL THE LAND CONVEYED BY JAMES C. IRBY AND JANE IRBY ALLEN TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY TWO DEEDS DATED AUGUST 3, 2006 AND RECORDED IN 4) LIBER 10196 AT FOLIO 003 AND IN 5) LIBER 10196 AT FOLIO 008 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE NOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

*Thomas M. Hoffman, Jr.* 10.22.13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. *02012* ON *01/10/14*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
CYPRESS SPRINGS - PHASE 3  
LOTS 37 - 47**

A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, "CYPRESS SPRINGS, PHASE 1", PLATS 21967-21972 AND NON-BUILDABLE BULK PARCELS E & F, "CYPRESS SPRINGS, PHASE 2", PLATS 22201-22203

ZONED R-ED

TAX MAP 38, BLK: 3, PARCELS 42, 44, 45 & 46  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

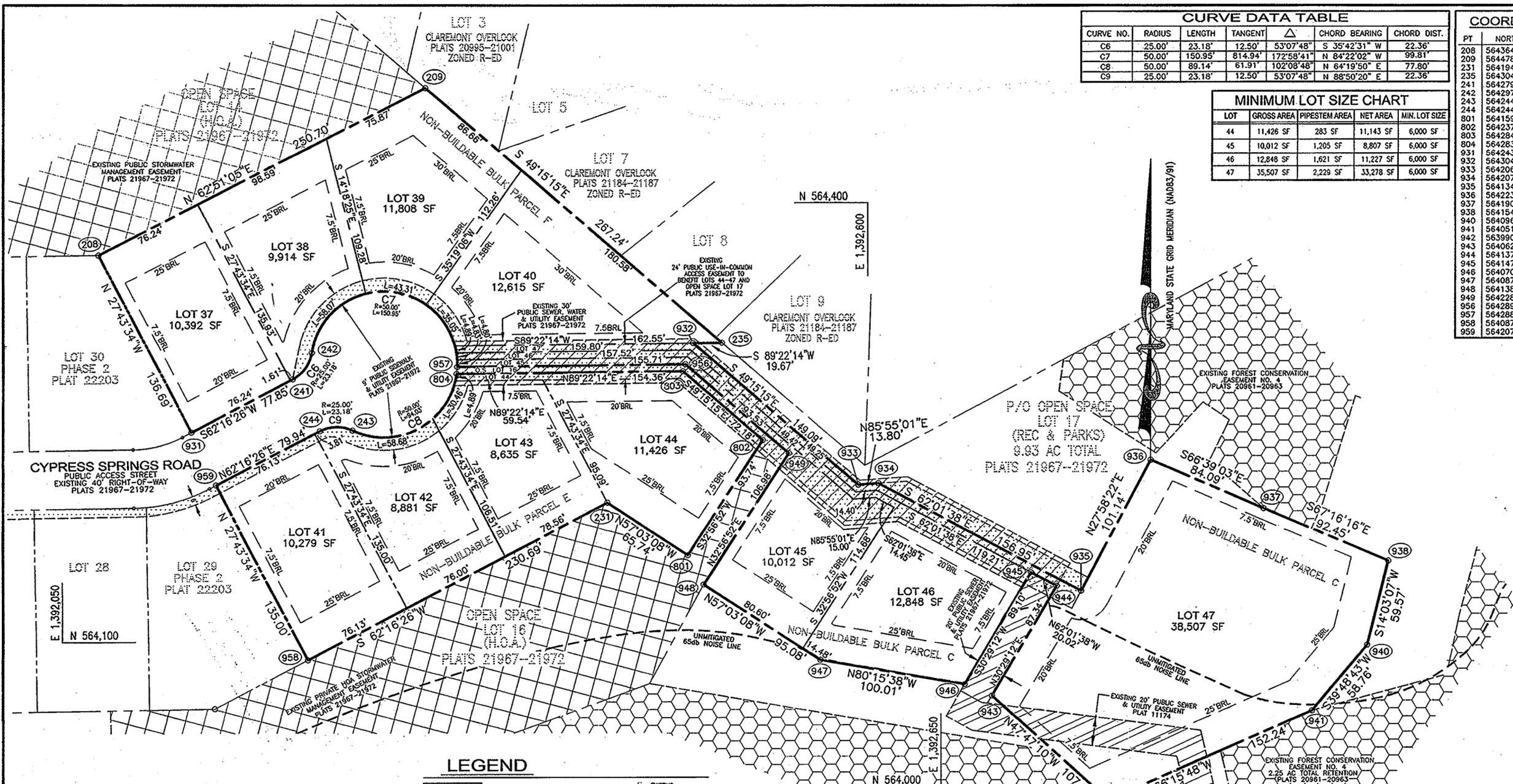
SCALE 1" = 200' GRAPHIC SCALE  
OCTOBER 22, 2013

SHEET 1 OF 2  
F-13-037

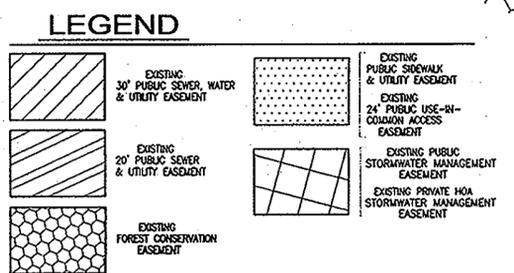
CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING	CHORD DIST.
C6	25.00'	23.18'	12.50'	53°07'48"	S 35°42'31" W	22.36'
C7	50.00'	150.95'	814.94'	172°58'41"	N 84°22'02" W	98.81'
C8	50.00'	89.14'	61.9'	102°08'48"	N 64°19'50" E	77.80'
C9	25.00'	23.18'	12.50'	53°07'48"	N 88°50'20" E	22.36'

COORDINATE LIST		
PT	NORTHING	EASTING
208	564364.4806	1392074.6945
209	564478.8751	1392297.7735
231	564194.9313	1392422.0625
235	564304.4487	1392500.2347
241	564279.7030	1392207.2054
242	564297.8597	1392220.2565
243	564244.7489	1392248.1714
244	564244.2958	1392225.8153
801	564159.1745	1392477.2333
802	564237.8393	1392528.2187
803	564284.9541	1392473.5294
804	564283.2582	1392319.1762
931	564243.4819	1392138.2910
932	564304.2326	1392480.5684
933	564206.9237	1392593.5173
934	564207.9063	1392607.2816
935	564134.2887	1392745.8955
936	564223.6115	1392793.3347
937	564190.2838	1392870.5382
938	564154.5625	1392955.8119
940	564096.7721	1392941.3475
941	564051.6385	1392903.7278
942	563990.3588	1392764.3705
943	564062.4529	1392684.9005
944	564137.7153	1392729.2101
945	564147.1084	1392711.5297
946	564070.3243	1392663.3260
947	564087.2434	1392567.7528
948	564138.9562	1392487.9627
949	564228.7290	1392546.1454
956	564289.7737	1392475.2892
957	564288.0630	1392319.5889
958	564087.6017	1392177.8570
959	564207.1011	1392155.0486

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
44	11,426 SF	283 SF	11,143 SF	6,000 SF
45	10,012 SF	1,205 SF	8,807 SF	6,000 SF
46	12,848 SF	1,621 SF	11,227 SF	6,000 SF
47	35,507 SF	2,229 SF	33,278 SF	6,000 SF



AREA TABULATION	
NUMBER OF BUILDABLE LOTS TO BE RECORDED .....	11
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED .....	0
AREA OF BUILDABLE LOTS TO BE RECORDED .....	3.3360 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED .....	0
AREA OF ROADWAY TO BE RECORDED .....	0
AREA TO BE RECORDED .....	3.3360 AC



**OWNER**  
 TRINITY HOMES AT CYPRESS SPRINGS, L.L.C.  
 3675 PARK AVE., SUITE 301  
 ELLICOTT CITY, MARYLAND 21043-4511  
 410-480-0023

**DEVELOPER**  
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**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
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 410-461-7666

THE REQUIREMENTS OF §8108, 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.  
 Thomas M. Hoffman, Jr. 10.22.13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
 Michael Pfau 10/22/13  
 MICHAEL PFAU, MEMBER  
 TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. DATE  
 BY TRINITY QUALITY HOMES, INC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

**OWNER'S CERTIFICATE**

TRINITY HOMES AT CYPRESS SPRINGS, L.L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MARYLAND, TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 30th DAY OF OCTOBER, 2013

Michael Pfau  
 TRINITY HOMES AT CYPRESS SPRINGS, L.L.C.  
 TRINITY QUALITY HOMES INC., MEMBER  
 MICHAEL PFAU, PRESIDENT

Thomas M. Hoffman, Jr.  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) ALL THE LAND CONVEYED BY WILLIAM M. CARUSO, JR TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED APRIL 2, 2004 AND RECORDED IN LIBER 8232 AT FOLIO 574, 2) ALL THE LAND CONVEYED BY JOYCE E. ADCOCK, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET A. POLARD TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED MAY 13, 2004 AND RECORDED IN LIBER 8344 AT FOLIO 670, 3) ALL THE LAND CONVEYED BY IRENE B. WILSON TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY A DEED DATED DECEMBER 13, 2005 AND RECORDED IN LIBER 9706 AT FOLIO 446, AND ALL THE LAND CONVEYED BY JAMES C. IRBY AND JANE IRBY ALLEN TO TRINITY HOMES AT CYPRESS SPRINGS, LLC BY TWO DEEDS DATED AUGUST 3, 2006 AND RECORDED IN 4) LIBER 10196 AT FOLIO 003 AND IN 5) LIBER 10196 AT FOLIO 008 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE NOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10.22.13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22043 ON 01/18/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
 CYPRESS SPRINGS - PHASE 3  
 LOTS 37 - 47**

A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, "CYPRESS SPRINGS, PHASE 1", PLATS 21967-21972 AND NON-BUILDABLE BULK PARCELS E & F, "CYPRESS SPRINGS, PHASE 2", PLATS 22201-22203

ZONED R-ED  
 TAX MAP 38, BLK: 3, PARCELS 42, 44, 45 & 46  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE 1" = 50'  
 OCTOBER 22, 2013

