

LEGEND

- EXISTING PRIVATE ACCESS EASEMENT PLAT NO. 19496-19503
- EXISTING STORM WATER MANAGEMENT EASEMENT LIBER 10975, FOLIO 121
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION) LIBER 10975, FOLIO 093
- EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION) LIBER 10975, FOLIO 093
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 10975, FOLIO 121
- EXISTING PUBLIC SIGHT DISTANCE EASEMENT LIBER 10975, FOLIO 121
- EXISTING WETLANDS LIBER 10975, FOLIO 121
- PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LIBER 10975, FOLIO 121
- EXISTING PUBLIC SEWER EASEMENT LIBER 10975, FOLIO 121
- EXISTING RECREATION OPEN SPACE PLAT NO. 19496-19503
- EXISTING NON-CREDITED OPEN SPACE PLAT NO. 19496-19503
- PRIVATE WALL MAINTENANCE EASEMENT

FOREST CONSERVATION EASEMENT TABULATION

FOREST CONSERVATION EASEMENT 1 REFORESTATION 0.29 AC TOTAL 0.29 AC	FOREST CONSERVATION EASEMENT 7 REFORESTATION 0.79 AC TOTAL 0.79 AC
FOREST CONSERVATION EASEMENT 2 REFORESTATION 0.31 AC RETENTION 2.55 AC TOTAL 2.86 AC	FOREST CONSERVATION EASEMENT 8 REFORESTATION 0.10 AC RETENTION 0.30 AC TOTAL 0.40 AC
FOREST CONSERVATION EASEMENT 3 REFORESTATION 0.08 AC RETENTION 0.27 AC TOTAL 0.35 AC	FOREST CONSERVATION EASEMENT 9 REFORESTATION 0.04 AC RETENTION 1.12 AC TOTAL 1.16 AC
FOREST CONSERVATION EASEMENT 4 REFORESTATION 0.02 AC RETENTION 0.25 AC TOTAL 0.27 AC	FOREST CONSERVATION EASEMENT 10 REFORESTATION 0.08 AC RETENTION 0.47 AC TOTAL 0.55 AC
FOREST CONSERVATION EASEMENT 5 REFORESTATION 1.84 AC RETENTION 0.54 AC TOTAL 2.38 AC	TOTAL FOREST CONSERVATION EASEMENT TOTAL REFORESTATION 3.89 AC TOTAL RETENTION 5.50 AC TOTAL (FCE) 9.19 AC
FOREST CONSERVATION EASEMENT 6 REFORESTATION 0.33 AC TOTAL 0.33 AC	

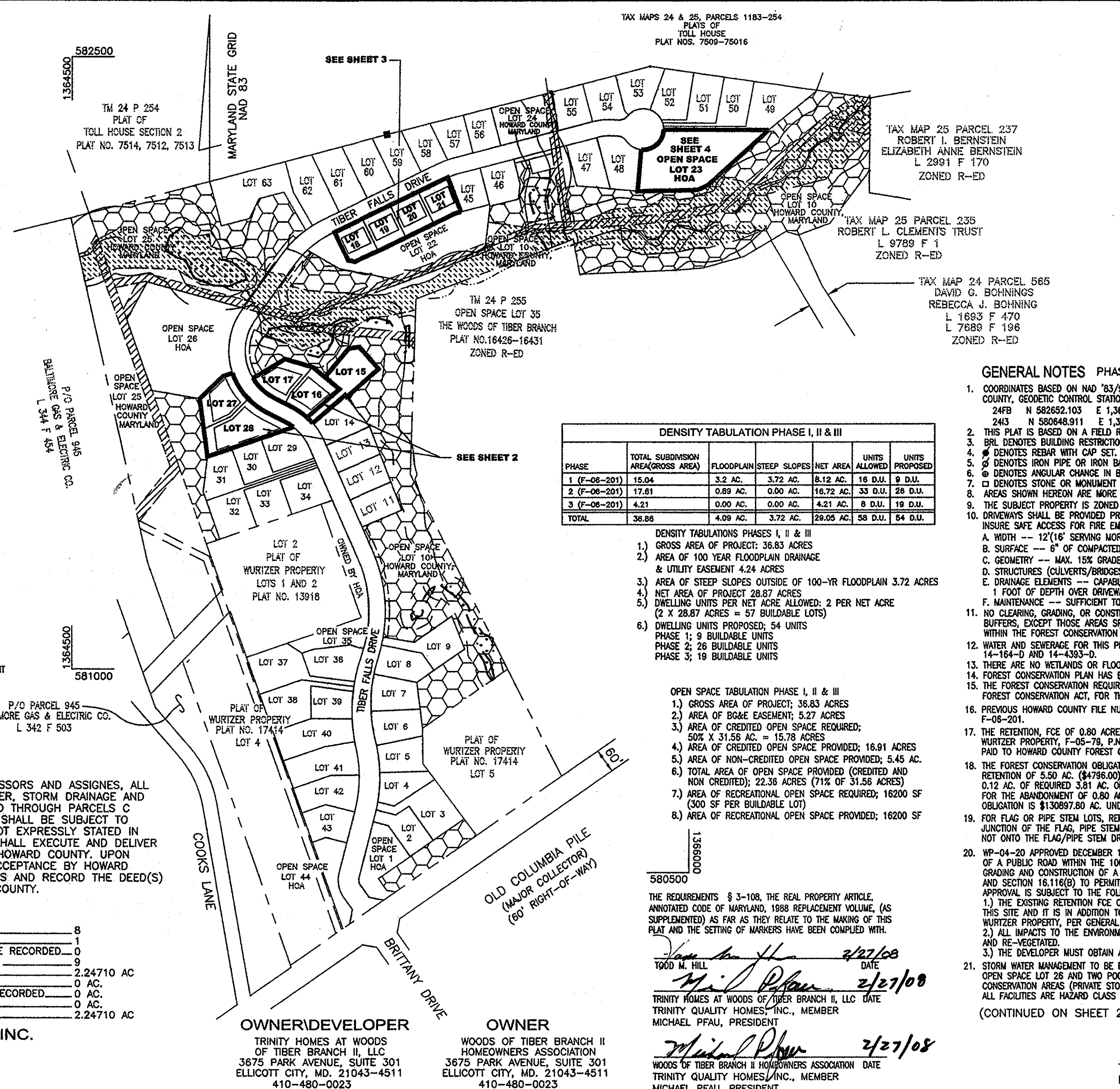
RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

AREA TABULATION CHART PHASE II

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,247.10 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	2,247.10 AC

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



DENSITY TABULATION PHASE I, II & III

PHASE	TOTAL SUBDIVISION AREA (GROSS AREA)	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS ALLOWED	UNITS PROPOSED
1 (F-06-201)	15.04	3.2 AC.	3.72 AC.	8.12 AC.	16 D.U.	9 D.U.
2 (F-06-201)	17.61	0.89 AC.	0.00 AC.	16.72 AC.	33 D.U.	28 D.U.
3 (F-06-201)	4.21	0.00 AC.	0.00 AC.	4.21 AC.	8 D.U.	19 D.U.
TOTAL	36.86	4.09 AC.	3.72 AC.	28.05 AC.	58 D.U.	54 D.U.

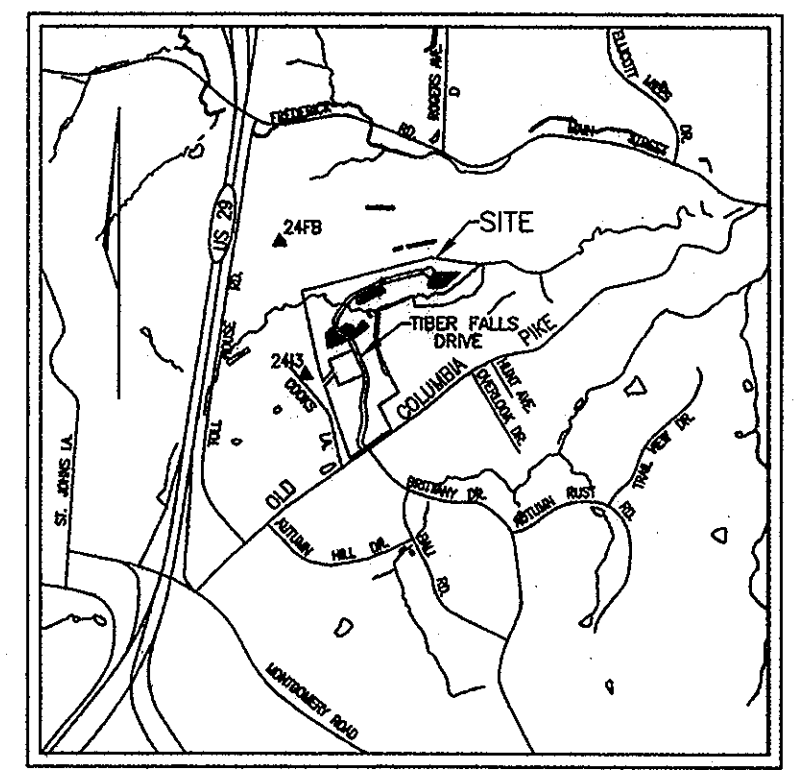
- DENSITY TABULATIONS PHASES I, II & III**
- GROSS AREA OF PROJECT: 36.83 ACRES
 - AREA OF 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT 4.24 ACRES
 - AREA OF STEEP SLOPES OUTSIDE OF 100-YR FLOODPLAIN 3.72 ACRES
 - NET AREA OF PROJECT 28.87 ACRES
 - DWELLING UNITS PER NET ACRE ALLOWED: 2 PER NET ACRE (2 X 28.87 ACRES = 57 BUILDABLE LOTS)
 - DWELLING UNITS PROPOSED: 54 UNITS
PHASE 1: 9 BUILDABLE UNITS
PHASE 2: 28 BUILDABLE UNITS
PHASE 3: 19 BUILDABLE UNITS

- OPEN SPACE TABULATION PHASE I, II & III**
- GROSS AREA OF PROJECT: 36.83 ACRES
 - AREA OF BG&E EASEMENT: 5.27 ACRES
 - AREA OF CREDITED OPEN SPACE REQUIRED: 50% X 31.56 AC. = 15.78 ACRES
 - AREA OF CREDITED OPEN SPACE PROVIDED: 16.91 ACRES
 - AREA OF NON-CREDITED OPEN SPACE PROVIDED: 5.45 AC.
 - TOTAL AREA OF OPEN SPACE PROVIDED (CREDITED AND NON CREDITED): 22.36 ACRES (71% OF 31.56 ACRES)
 - AREA OF RECREATIONAL OPEN SPACE REQUIRED: 16200 SF (300 SF PER BUILDABLE LOT)
 - AREA OF RECREATIONAL OPEN SPACE PROVIDED: 16200 SF

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.

Michael Pfau 2/27/08
TODD M. HILL DATE
Michael Pfau 2/27/08
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT

Michael Pfau 2/27/08
WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT



- GENERAL NOTES PHASES I, II & III (CONTINUED ON SHEET 2)**
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 10A AND 10HA
24FB N 582652.103 E 1,364255.938
24IC N 580648.911 E 1,364974.459
 - THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. MARCH 2001.
 - 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 02/02/04 COMPREHENSIVE ZONING PLAN.
 - 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'(6" 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 CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100 YEAR FLOODPLAIN, WETLANDS, STREAMS OR THEIR BUFFERS, EXCEPT THOSE AREAS SPECIFIED IN WP-04-20. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS.
 - WATER AND SEWERAGE FOR THIS PROJECT WILL BE PUBLIC. WATER CONTRACT NO. 11-W, SEWER CONTRACT NO. 680-S, 14-164-D AND 14-4393-D.
 - THERE ARE NO WETLANDS OR FLOODPLANS ON THESE LOTS.
 - FOREST CONSERVATION PLAN HAS BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2004.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY SUBDIVISION PLAN/F-06-201.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS F-98-12, F-98-130, SP-04-14, PB 371, F-05-079, WP-04-20, WP-99-48, F-06-201.
 - THE RETENTION, FCE OF 0.80 ACRE ON FORMER LOT 3, WURTZLER PROPERTY, F-98-130, P.N. 13918, NOW LOT 4, WURTZLER PROPERTY, F-05-78, P.N. 17414, HAS BEEN ABANDONED BY F-06-201 WITH AN ABANDONMENT FEE OF \$34848.00 PAID TO HOWARD COUNTY FOREST CONSERVATION FUND.
 - THE FOREST CONSERVATION OBLIGATION FOR THIS ENTIRE 36.85682 AC. RESUBDIVISION/SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 5.50 AC. (\$4795.00), REFORESTATION OF 3.89 AC. (\$80368.20) AND FEE IN LIEU PAYMENT FOR THE REMAINING 0.12 AC. OF REQUIRED 3.81 AC. OF REFORESTATION, (\$2613.60) AND THE PAYMENT OF AN ABANDONMENT FEE OF \$34848.00 FOR THE ABANDONMENT OF 0.80 AC. RETENTION FOREST CONSERVATION EASEMENT PER F-06-201. TOTAL FINANCIAL SURETY OBLIGATION IS \$130897.80 AC. UNDER THE DEVELOPERS AGREEMENT FOR F-06-201.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPE STEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
 - WP-04-20 APPROVED DECEMBER 18, 2003 TO WAVE SECTION 16.115(C) TO PERMIT CLEARING, GRADING AND CONSTRUCTION OF A PUBLIC ROAD WITHIN THE 100 YEAR FLOODPLAIN, SECTIONS 16.116(A)(1) AND 16.116(C)(2) TO PERMIT CLEARING, GRADING AND CONSTRUCTION OF A PUBLIC ROAD WITHIN THE 25' WETLAND BUFFERS AND THE 50' AND 75' STREAM BUFFERS AND SECTION 16.116(B) TO PERMIT CLEARING, GRADING AND THE CONSTRUCTION OF A PUBLIC ROAD ON STEEP SLOPE AREAS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1.) THE EXISTING RETENTION FCE OF 0.80 ACRES ON LOT 3 MUST BE RELOCATED TO ANOTHER HIGH PRIORITY AREA ON THIS SITE AND IT IS IN ADDITION TO THE FOREST CONSERVATION OBLIGATION FOR THIS PROPOSED RESUBDIVISION OF LOT 3, WURTZLER PROPERTY, PER GENERAL NOTE 18 ON F-98-130.
2.) ALL IMPACTS TO THE ENVIRONMENTALLY SENSITIVE FEATURES MUST BE MINIMIZED. GRADING AREAS MUST BE RE-STABILIZED AND RE-VEGETATED.
3.) THE DEVELOPER MUST OBTAIN ANY REQUIRED PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.
 - STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY A MICROPOOL EXTENDED DETENTION FACILITY LOCATED IN OPEN SPACE LOT 26 AND TWO POCKET PONDS LOCATED IN OPEN SPACE LOT 22 AND OPEN SPACE LOT 23 AND NATURAL CONSERVATION AREAS (PRIVATE STORMWATER MANAGEMENT EASEMENTS 1-11). ALL FACILITIES ARE HAZARD CLASS "A" AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 30. (CONTINUED ON SHEET 2)

THE PURPOSE OF THIS PLAT IS TO CREATE VARIOUS PRIVATE WALL MAINTENANCE EASEMENTS AND TO CREATE A SIDEWALK EASEMENT.

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

B. Wilson for Peter Bilansky 5/13/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfau 4/23/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael Pfau 5/23/08
DIRECTOR DATE

OWNER'S CERTIFICATE

WE TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY MICHAEL PFAU, MEMBER AND THE WOODS AT TIBER BRANCH II HOMEOWNERS ASSOCIATION BY TRINITY QUALITY HOMES, INC., MEMBER BY MICHAEL PFAU, PRESIDENT, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 27TH DAY OF FEBRUARY, 2008

Michael Pfau
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT

Joseph Keane
WITNESS

Michael Pfau
WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAU, PRESIDENT

Joseph Keane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDWARD F. MCGINTY AND ELIZABETH A. MCGINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY A DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AND PART THE LANDS CONVEYED BY MARY WURTZLER OULLIBER, AUGUSTUS STEPHEN WURTZLER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC TO THE WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION, INC., BY DEEDS DATED JUNE 15, 2007 AND RECORDED IN LIBER 10947 AT FOLIO 463, LIBER 10947 AT FOLIO 467, LIBER 10947 AT FOLIO 471, LIBER 10947 AT FOLIO 475, LIBER 10947 AT FOLIO 479 AND LIBER 10947 AT FOLIO 483 ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT 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 ANNOTATED CODE OF MARYLAND, AS AMENDED AND THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Todd M. Hill 2/27/08
TODD M. HILL, PROFESSIONAL LAND SURVEYOR DATE

RECORDED AS PLAT No. 19944 ON 5/30/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
THE WOODS OF TIBER BRANCH II
PHASE II**

LOTS 15-21, OPEN SPACE LOT 23 AND LOTS 27 AND 28
AS SHOWN ON A PLAT ENTITLED
THE WOODS OF TIBER BRANCH II PHASES I, II AND III
RECORDED AS PLAT NOS. 19496-19503

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-ED

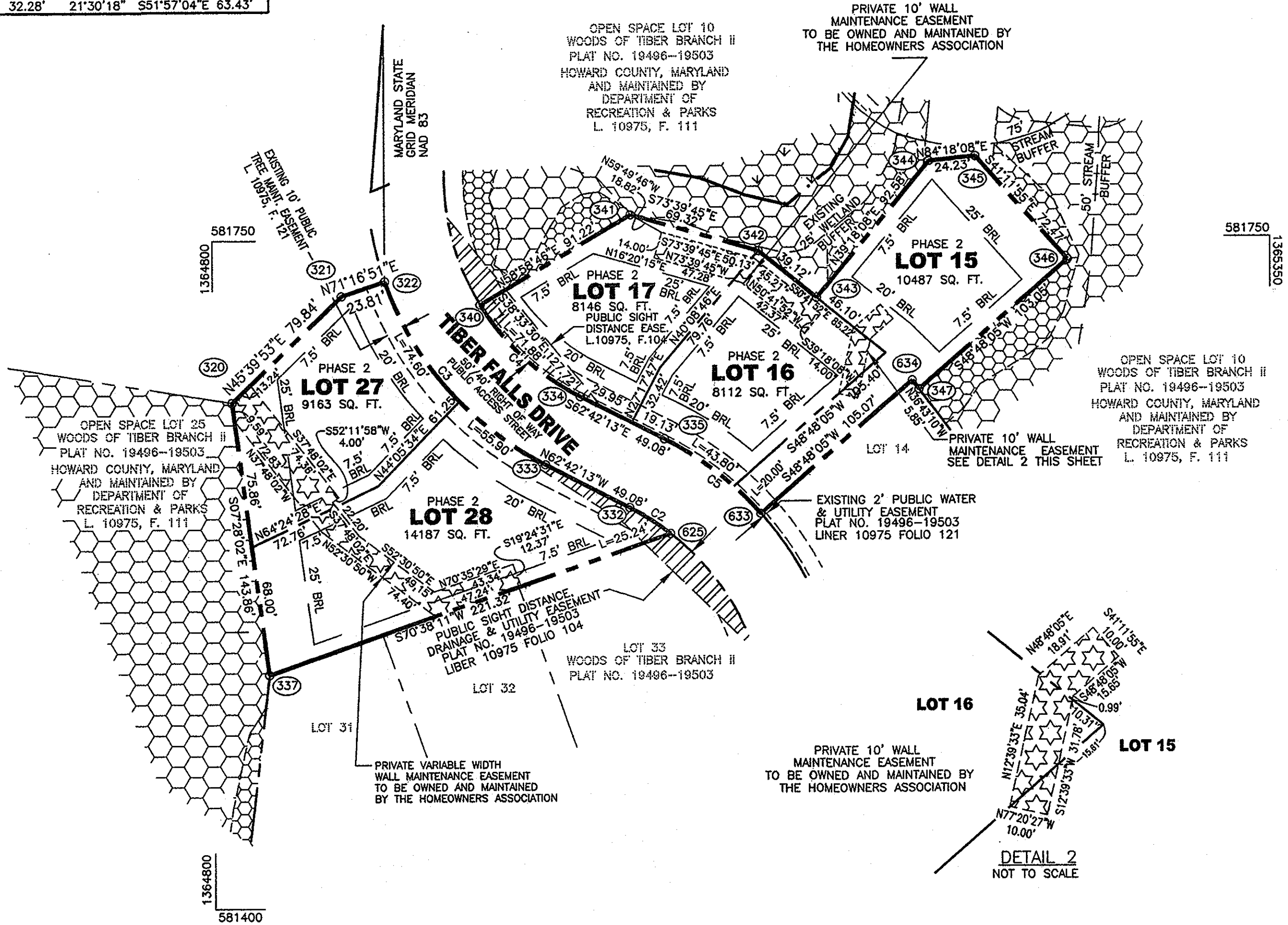
DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
F-05-079, WP-04-020, PB 371, F-06-201, F-08-012, F-08-017
PLAT NOS. 19496-19503 & 19561-19563

SCALE 1"= 200' FEBRUARY 27, 2008
SHEET 1 OF 4

COORDINATE LIST		
POINT	NORTHING	EASTING
320	581664.97309	1364809.96302
321	581720.76920	1364867.06888
322	581728.41160	1364889.62269
332	581609.39200	1365016.28352
333	581631.89954	1364972.68930
334	581667.44537	1364991.01307
335	581644.93783	1365034.62729
337	581522.33546	1364828.65857
340	581715.97439	1364939.22260
341	581762.98655	1365017.40042
342	581743.48814	1365083.91785
343	581718.70989	1365114.18859
344	581790.35328	1365172.83261
345	581792.75886	1365196.94277
346	581738.23178	1365244.67506
347	581670.35849	1365167.13988
625	581595.71593	1365037.45617
633	581605.84186	1365084.57978
634	581675.05032	1365163.64021

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C2	25.24'	130.00'	12.66'	11°07'35"	N57°08'25"W 25.21'
C3	130.50'	170.00'	68.65'	43°59'04"	N40°42'41"W 127.32'
C4	71.89'	130.00'	36.89'	31°40'59"	S46°51'43"E 70.87'
C5	63.81'	170.00'	32.28'	21°30'18"	S51°57'04"E 63.45'

LEGEND	
	EXISTING FOREST CONSERVATION EASEMENT (RETENTION) LIBER 10975, FOLIO 121
	EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION) LIBER 10975, FOLIO 093
	EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 10975, FOLIO 093
	EXISTING PUBLIC SIGHT DISTANCE EASEMENT LIBER 10975, FOLIO 104
	EXISTING WETLANDS PLAT No. 19496-19503
	PRIVATE RETAINING WALL MAINT. EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION



AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	14
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0+P/O LOTS 10 & 25
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	14+P/O LOTS 10 & 25
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.98452 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED	3.12969 AC.
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.37506 AC.
TOTAL AREA TO BE RECORDED	6.48927 AC.

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

OWNER/DEVELOPER
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD. 21043-4511
 410-480-0023

OWNER
 WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD. 21043-4511
 410-480-0023

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.

Todd M. Hill 2/27/08
 TODD M. HILL DATE

Michael Pfauf 2/27/08
 MICHAEL PFAUF DATE

WOODS OF TIBER BRANCH II, HOMEOWNERS ASSOCIATION
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT

Michael Pfauf 2/27/08
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
15	8391	2096	10487 SQ. FT.

THE PURPOSE OF THIS PLAT IS TO CREATE VARIOUS PRIVATE WALL MAINTENANCE EASEMENTS AND TO CREATE A SIDEWALK EASEMENT.

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

B. Wilson for Peter Bilowson 5/13/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfauf 4/29/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael Pfauf 5/27/08
 DIRECTOR DATE

OWNER'S CERTIFICATE

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Michael Pfauf
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT

Michael Pfauf
 WOODS OF TIBER BRANCH II, HOMEOWNERS ASSOCIATION
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT

Jonathan J. Keane
 WITNESS

Jonathan J. Keane
 WITNESS

SURVEYOR'S CERTIFICATE

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Todd M. Hill 2/27/08
 TODD M. HILL, PROFESSIONAL LAND SURVEYOR, No. 21351 DATE

RECORDED AS PLAT No. 19945 ON 5/30/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE WOODS OF TIBER BRANCH II PHASES II
 LOTS 15-21, OPEN SPACE 23 AND LOTS 27 AND 28

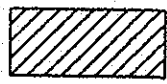
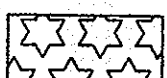
AS SHOWN ON A PLAT ENTITLED THE WOODS OF TIBER BRANCH II, PHASES I, II AND III RECORDED AS PLAT NO. 19496-19503

TAX MAP NO. 24 BLOCK 18, PARCEL NOS. 811 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZONED: R-ED

DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48, F-05-079, WP-04-020, PB 371, F-08-201, F-08-012, F-08-017 SCALE 1"= 50' FEBRUARY 27, 2008

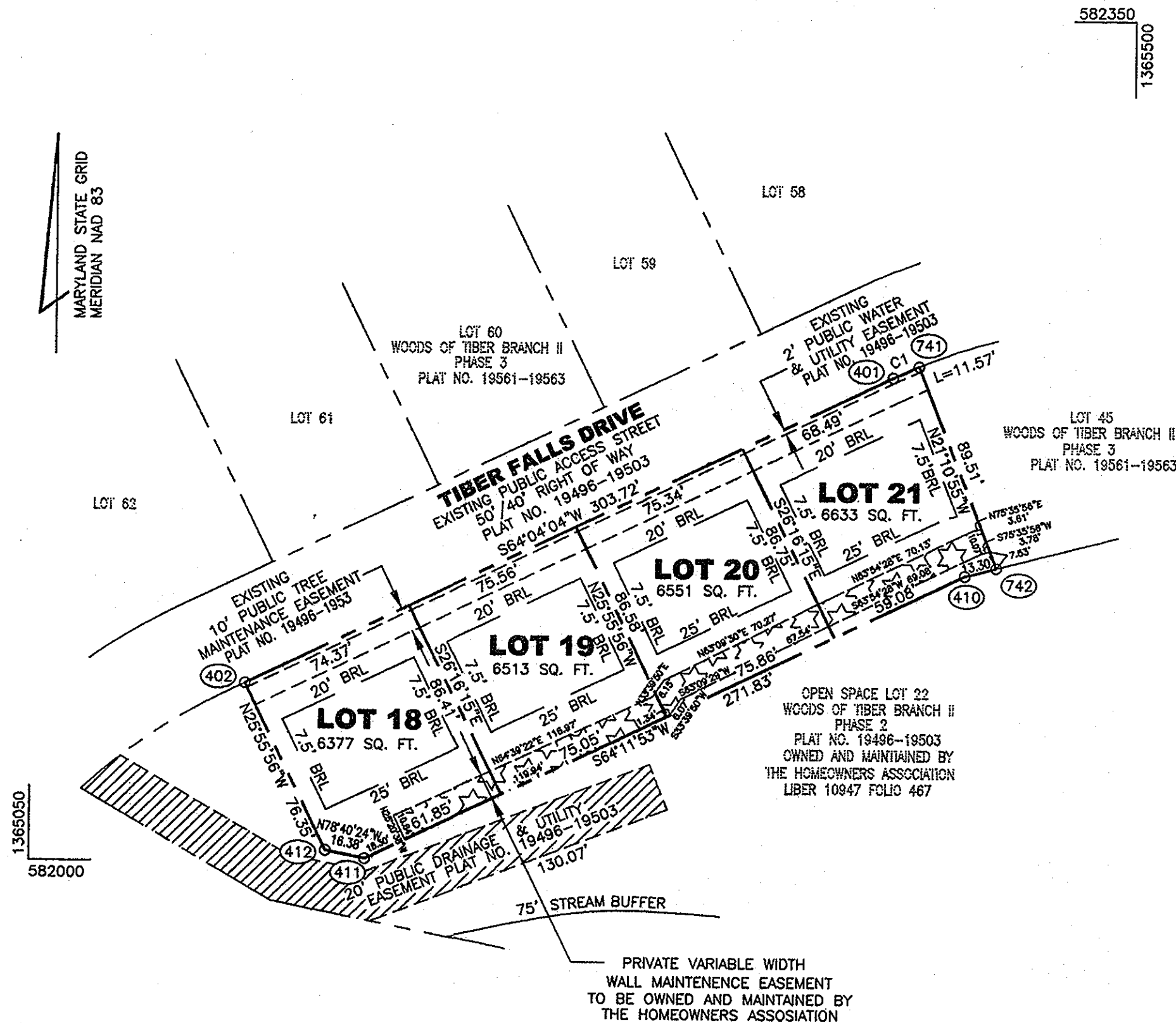
SHEET 2 OF 4

LEGEND

-  EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 10975 FOLIO 122
-  PRIVATE WALL MAINTENANCE EASEMENT

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C2	11.57'	230.00'	5.78'	2°52'53"	S65°30'31"W 11.56'

COORDINATE LIST		
POINT	NORTHING	EASTING
401	582202.516	1365401.918
402	582069.698	1365128.781
410	582120.489	1365431.915
411	582002.170	1365187.181
412	582005.386	1365171.124
741	582207.310	1365412.443
742	582123.844	1365444.788



582350
1365500

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.59858 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0.00000 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.00000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00000 AC
TOTAL AREA TO BE RECORDED	0.59858 AC

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

OWNER/DEVELOPER
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD. 21043-4511
410-480-0023

OWNER
WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MD. 21043-4511
410-480-0023

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.

Todd M. Hill 2/27/08
TODD M. HILL DATE

Michael Pfaul 2/27/08
DATE

WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUL, PRESIDENT

Michael Pfaul 2/27/08
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUL, PRESIDENT

THE PURPOSE OF THIS PLAT IS TO CREATE VARIOUS PRIVATE WALL MAINTENANCE EASEMENTS AND TO CREATE A SIDEWALK EASEMENT.

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

Bryan for Peter Beilenson 5/13/08
HOWARD COUNTY HEALTH OFFICER 50 DATE 170/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Dammann 4/26/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION 16 DATE

Frank de Wycle 5/22/08
DIRECTOR DATE

OWNER'S CERTIFICATE

WE TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY MICHAEL PFAUL, MEMBER AND THE WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION BY TRINITY QUALITY HOMES, LLC, MEMBER BY MICHAEL PFAUL, PRESIDENT, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 27 DAY OF FEBRUARY, 2008

Michael Pfaul
TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUL, PRESIDENT

Michael Pfaul
WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION
TRINITY QUALITY HOMES, INC., MEMBER
MICHAEL PFAUL, PRESIDENT

Jonathan L. Keane
WITNESS

Jonathan L. Keane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDWARD F. MCCINTY AND ELIZABETH A. MCCINTY TO TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC BY A DEED DATED FEBRUARY 28, 2006 RECORDED IN LIBER 9866 FOLIO 161 AND PART THE LANDS CONVEYED BY MARY WURTZER OULLIBER, AUGUSTUS STEPHEN WURTZER AND TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC TO THE WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION, INC., BY DEEDS DATED JUNE 15, 2007 AND RECORDED IN LIBER 10947 AT FOLIO 463, LIBER 10947 AT FOLIO 467, LIBER 10947 AT FOLIO 471, LIBER 10947 AT FOLIO 475, LIBER 10947 AT FOLIO 479 AND LIBER 10947 AT FOLIO 483 ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Todd M. Hill 2/27/08
TODD M. HILL, PROFESSIONAL LAND SURVEYOR 13521.951 DATE

RECORDED AS PLAT No. 19946 ON 5/20/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE WOODS OF TIBER BRANCH II PHASE II
LOTS 16-21, OPEN SPACE 23 AND LOTS 27 AND 28

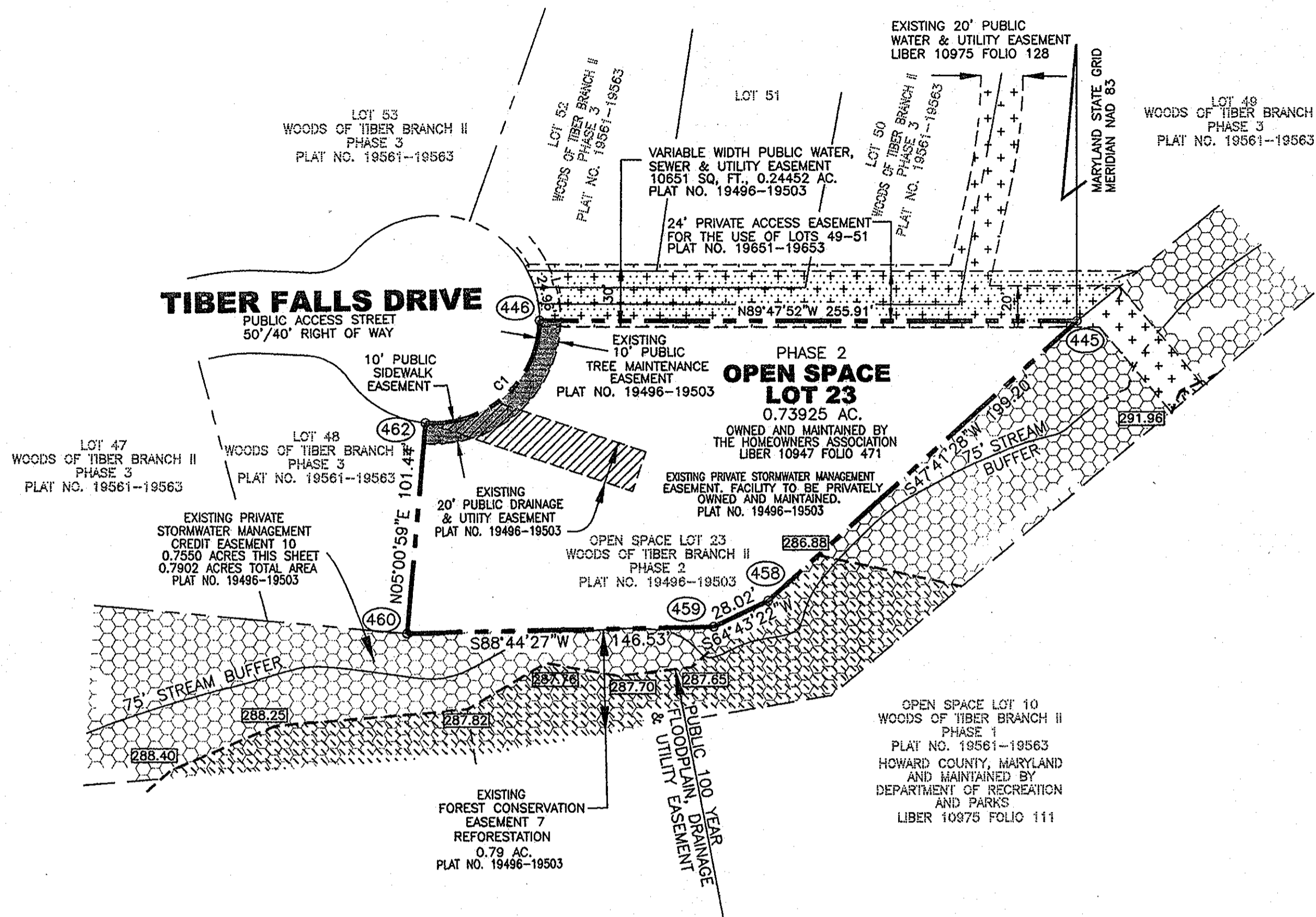
AS SHOWN ON A PLAT ENTITLED
THE WOODS OF TIBER BRANCH II, PHASES I, II AND III
RECORDED AS PLAT NO. 19496-19503

TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED: R-ED
DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48,
F-05-079, WP-04-020, PB 371, F-06-201, F-08-012, F-08-017
PLAT NOS. 19496-19503
SCALE 1" = 50' FEBRUARY 27, 2008
SHEET 3 OF 4

LEGEND	
	EXISTING FOREST CONSERVATION EASEMENT (RETENTION) LIBER 10975 FOLIO 093
	EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION) LIBER 10975 FOLIO 093
	EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 10955 FOLIO 540
	EXISTING WETLANDS PLAT NO. 19496-19503
	EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY LIBER 10975 FOLIO 121
	EXISTING PUBLIC SEWER EASEMENT LIBER 10975 FOLIO 121
	10' PUBLIC SIDEWALK EASEMENT
	EXISTING PUBLIC WATER & UTILITY LIBER 10975 FOLIO 121
	EXISTING PRIVATE ACCESS LIBER 10951 FOLIO 550

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	82.23'	50.00'	53.84'	94°14'01"	N47°53'57"E 73.27'

COORDINATE LIST		
Point	Northing	Easting
445	582323.10550	1366193.60078
446	582324.00933	1365937.69108
458	582189.01633	1366046.28442
459	582177.05233	1366020.94846
460	582173.83221	1365874.45401
462	582274.88373	1365883.32403



AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.00000 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0.73925 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.00000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00000 AC
TOTAL AREA TO BE RECORDED	0.73925 AC

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

OWNER/DEVELOPER
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD. 21043-4511
 410-480-0023

OWNER
 WOODS OF TIBER BRANCH II HOMEOWNERS ASSOCIATION
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MD. 21043-4511
 410-480-0023

THE REQUIREMENTS § 3-109, 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.

Todd M. Hill 2/27/08
 TODD M. HILL DATE
Michael Pfauf 2/27/08
 MICHAEL PFAUF DATE
 WOODS OF TIBER BRANCH II, HOMEOWNERS ASSOCIATION
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT
Michael Pfauf 2/27/08
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC DATE
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT

THE PURPOSE OF THIS PLAT IS TO CREATE VARIOUS PRIVATE WALL MAINTENANCE EASEMENTS AND TO CREATE A SIDEWALK EASEMENT.

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

B. Nylund for Peter Brillemson 5/3/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfauf 4/26/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert H. Vogel 5/22/08
 DIRECTOR DATE

OWNER'S CERTIFICATE

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Michael Pfauf
 TRINITY HOMES AT WOODS OF TIBER BRANCH II, LLC
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT

Michael Pfauf
 WOODS OF TIBER BRANCH II, HOMEOWNERS ASSOCIATION
 TRINITY QUALITY HOMES, INC., MEMBER
 MICHAEL PFAUF, PRESIDENT

Joanthy Keane
 WITNESS

Joanthy Keane
 WITNESS

SURVEYOR'S CERTIFICATE

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I ALSO CERTIFY THAT 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 ANNOTATED CODE OF MARYLAND, AS AMENDED AND THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Todd M. Hill 2/27/08
 TODD M. HILL, PROFESSIONAL LAND SURVEYOR DATE

RECORDED AS PLAT No. 19947 ON 5/30/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
THE WOODS OF TIBER BRANCH II PHASE II
 LOTS 15-21, OPEN SPACE LOT 23 AND LOTS 27 AND 28

AS SHOWN ON A PLAT ENTITLED THE WOODS OF TIBER BRANCH, PHASES I, II AND III RECORDED AS PLAT NO. 19496-19503
 TAX MAP NO. 24 BLOCK 18, PARCEL NO. 811
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 ZONED: R-ED
 DPZ FILE NO. F-78-12, F-98-130, SP-04-14, WP-99-48, F-05-079, WP-04-020, PB 371, F-06-201, F-08-012, F-08-017
 PLAT NO. 19496-19503 AND 19561-19563
 SCALE 1" = 50' FEBRUARY 27, 2008
 SHEET 4 OF 4