GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 IN ACCORDANCE WITH THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP, LITE ZONING REGULATIONS EFFECTIVE 7-28-06, AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- BEARINGS ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE REFERRED TO HOWARD COUNTY GEODETIC CONTROL MONUMENTS 38R2 AND 38R3, AS PUBLISHED. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL **DATUM OF 1988** STATION 38R2 STATION 38R3

GRID NORTH: 557,500.663 GRID EAST: 1,391,227.052

GRID NORTH: 557,417,823 GRID EAST: 1,391,983.177

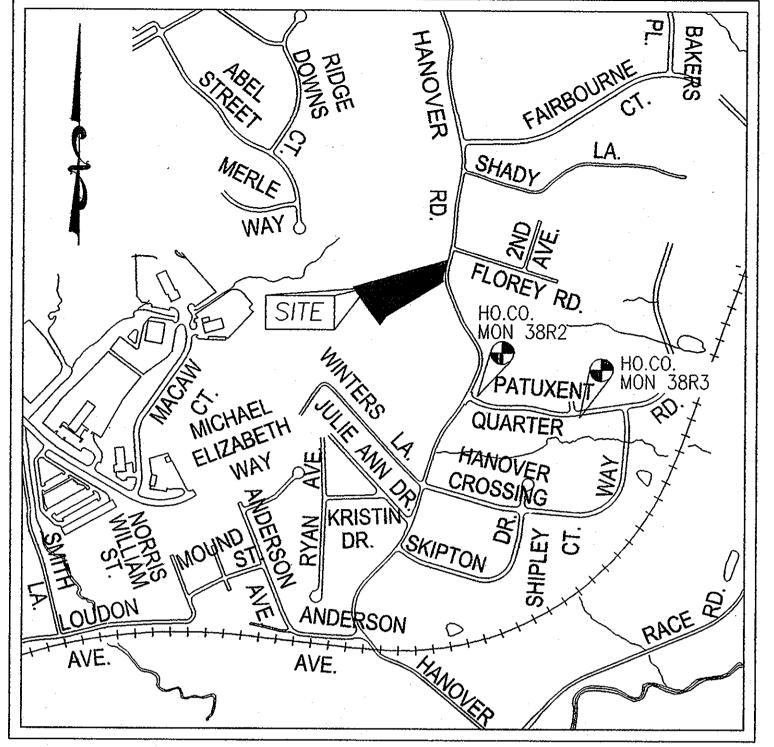
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATED NOVEMBER, 2002.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

MDTH-14' (16' IF SERVING MORE THAN ONE RESIDENCE);

SURFACE-6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING $(1-1/2^{\circ}MIN.)$

- GEOMETRY-MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS; STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS
- DRAINAGE EASEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- MAINTENANCE-SUFFICIENT TO ENSURE ALL WEATHER USE.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP SET.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 10.

 DENOTES STONE OR MONUMENT FOUND
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS:
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD 0.7593 ACRES.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND PUBLIC SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ONSITE.
- FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2003. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN MET BY THE RETENTION OF 2.10 ACRES OF FOREST AT THE CYPRESS SPRINGS, LLC FOREST BANK, SDP 09-061.
- APFO TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON JUNE 11, 2004, AND WAS APPROVED BY HOWARD COUNTY DEVELOPMENT ENGINEERING DIVISION ON JULY, 2005.



VICINITY MAP

SCALE $1"=1000'\pm$

ADC COORDINATE: 17 H9 4937 E9

OPEN SPACE TABULATION

OPEN SPACE CALCULATION . 20% OF GROSS AREA 37,748 SF. (0.8666 AC.) OPEN SPACE REQUIRED TOTAL AREA OF OPEN SPACE PROVIDED (LOTS 4 & 5) 40,064 SF. (0.9197 AC.) 21%

DATE '

RECREATIONAL OPEN SPACE = 200SF. X 12 (DWELLING UNITS) RECREATIONAL OPEN SPACE REQUIRED = 2400 SF. RECREATIONAL OPEN SPACE PROVIDED = 2,486 SF. (OPEN SPACE LOT 5)

MILESTONE CHART

THE DEPARTMENT OF PLANNING AND ZONING'S SP-05-13 LETTER DATED 07/10/09 GRANTED TENTATIVE ALLOCATIONS FOR THIS SUBDIVISION IN ACCORDANCE WITH THE FOLLOWING ALLOCATION

PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR
PHASE I	1	2012
PHASE II	9	2013

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED ... TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED. TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED... 2 TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED. 0.6674 AC TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED. 0.9197 AC 1.9865 AC 3.5736 AC TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED... TOTAL AREA OF LOTS & PARCELS TO BE RECORDED. TOTAL AREA OF ROADWAY TO BE RECORDED.. 0.7593 AC

TOTAL AREA TO BE RECORDED...

HOWARD COUNTY HEALTH OFFICER

AND ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET ELLICOTT CITY, MARYLAND 21043-4897 410-461-7666

OWNER

MICHAEL L. PFAU 3675 PARK AVENUE ELLICOTT CITY, MARYLAND 21043-4511 410-480-0023

DEVELOPER

TRINITY QUALITY HOMES 3675 PARK AVENUE ELLICOTT CITY, MARYLAND 21043-4511

410-480-0023

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. **OWNER'S CERTIFICATE** HOWARD COUNTY HEALTH DEPARTMENT.

4.3329 AC

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED 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 AND STREET RIGHTS-OF-WAY 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND

S-OF-WAYS.
WITNESS OUR HANDS THIS 5th DAY OF APRIL , 2000.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: 1) FROM JAMES C. BERGOLIOS AND DONNA L. BERGOLIOS TO MICHAEL L. PFAU ACCORDING TO THE DEED DATED JULY 21, 2005 AND RECORDED IN LIBER 9383, FOLIO 158 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND 2) FROM YVONNE E. ZIMMERMAN TO MICHAEL L. PFAU ACCORDING TO THE DEED DATED MARCH 1, 2007 AND RECORDED IN LIBER 10575, FOLIO 243 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND,

AND 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION OF MAR.

IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

THOMAS M. HOFFMAN, JR.

PROPERTY LINE SURVEYOR, MD REG. NO. 267

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, SUBDIVISION PLAT OF

RECORDED AS PLAT No. 21105

GENERAL NOTES (CONTINUED)

19. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.

21. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.

OR HISTORIC SITES ON THE SUBJECT PROPERTY.

IN THE AMOUNT OF \$14,550.00.

24. RESERVATION OF PUBLIC UTILITY EASEMENTS:

IN THE LAND RECORDS OF HOWARD COUNTY.

25. NO WETLANDS OR STREAMS ARE LOCATED ONSITE.

26. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ONSITE.

WITH THE RECORDING OF THIS SUBDIVISION PLAT.

29. THERE ARE NO STEEP SLOPES ONSITE.

DEPT. 10#13311097 NOVEMBER 6, 2009.

18. TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, THERE ARE NO BURIAL SITES

20. PERIMETER AND SWM LANDSCAPING SCREENING IN ACCORDANCE WITH SECTION 16.124 OF

22. OPEN SPACE LOTS 4 AND 5 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING

REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS

LOCATED IN, ON, OVER OR THROUGH THE LOTS/PARCELS. ANY CONVEYANCES OF THE

TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY

27. REFERENCE DESIGN MANUAL VOLUME III TO UTILIZE THE 20' PAVING SECTION AND 40' RIGHT-

OPEN SPACE, AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS, AND THE MAINTENANCE OF STREET TREES, WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS SIMULTANEOUSLY

OF-WAY WIDTH FOR A PUBLIC ACCESS PLACE AS APPROVED IN CONJUNCTION WITH

28. PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED

30. STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY A POCKET POND LOCATED ON OPEN SPACE LOT 4 AND WILL BE PRIVATELY OWNED BY THE H.O.A. AND JOINTLY MAINTAINED BY THE H.O.A. AND HOWARD COUNTY. REV IS PROVIDED BY GRASSED SWALES. CPV AND WQV IS PROVIDED BY THE

31. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN

ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESMENTS AND TAXATION AS

THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT

SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OR OTHER PUBLIC UTILITIES

AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED

23. DPZ REFERENCE: S-05-01, SP05-013, WP-05-27, F-03-179, & F-09-87.

THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON

THE LANDSCAPE PLAN SHEET OF THE ROAD CONSTRUCTION DRAWINGS. THE SURETY SHALL

BE PROVIDED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN F-09-87 IN THE

PERIMETER AND SWM LANDSCAPING SCREENING IN ACCORDANCE WITH SECTION 16.124 OF

EAST POINT, PHASE 1

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE

ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME,

PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

THIS PLAT HAVE BEEN COMPLIED WITH.

AS SUPPLEMENTED, AS FAR AS THEY RELATE TO THE MAKING OF

4.05.10

4.5.10

ON 4/30/10

LOTS 1, 2, & 3, **OPEN SPACE LOTS 4 & 5** AND NON-BUILDABLE BULK PARCELS 'A' AND 'B'

ZONED R-12

TAX MAP 38 BLK: 15 PARCELS 237 & 238 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD

APRIL 5, 2010

SHEET 1 OF 2

F 09-87

