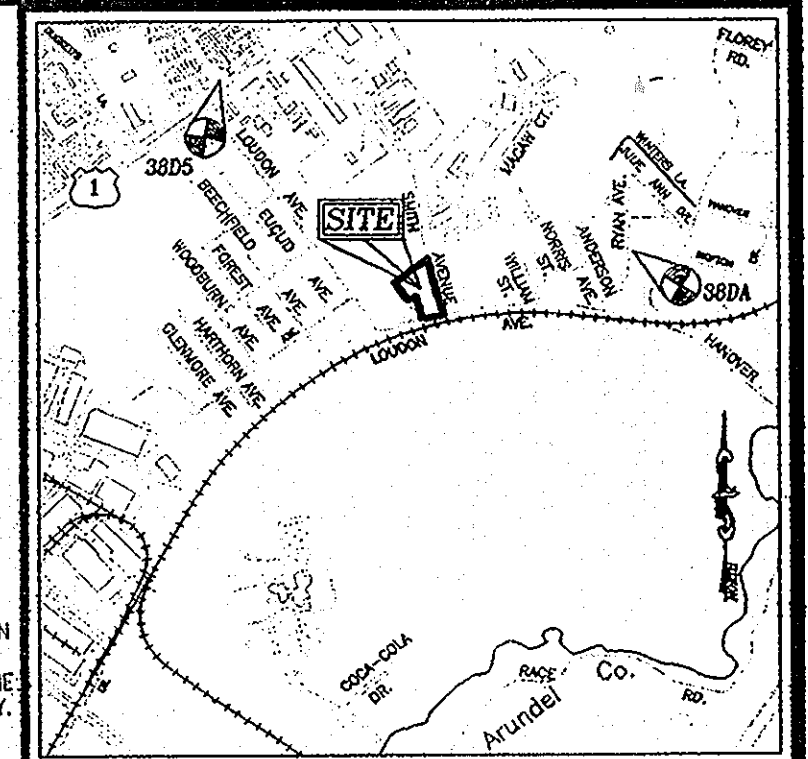


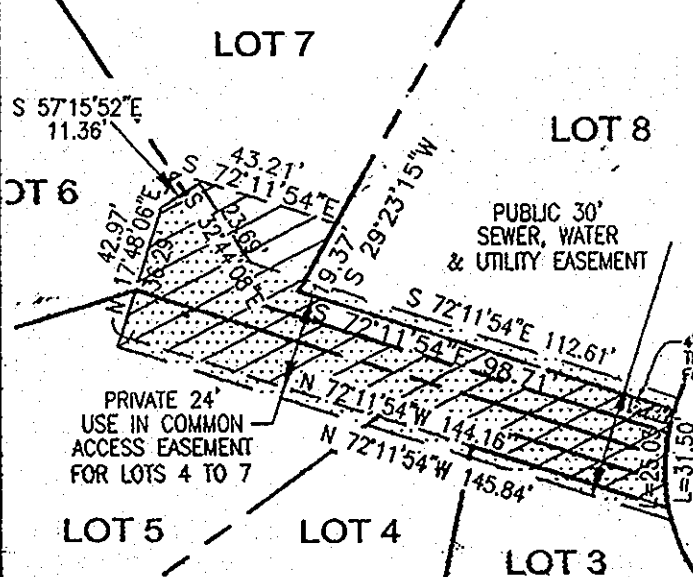
COORDINATE TABLE		
POINT	NORTH	EAST
107	555852.25983	1388157.65527
110	556050.55223	1388093.45122
111	556030.15750	1388007.11370
114	556197.76046	1387887.45207
116	556439.99824	1388208.45019
300	555876.98880	1388362.76996

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 3805 AND 3806
3805 N 558,378.575 E 1,386,524.158
3806 N 557,155.459 E 1,384,992.262
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. JULY 2005.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH CAP MARKED "PROP. COR. 21204" 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-12 PER THE 02/02/2004 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'(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 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 FOREST CONSERVATION EASEMENT EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICES TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.128B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO WETLANDS, STREAMS OR 100 YEAR FLOOD PLAIN LOCATED ON-SITE.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED SEPTEMBER 2005.
- TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON-SITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL REQUIRING 0.48 ACRES OF AFFORESTATION SHALL BE MET BY PLACEMENT OF 0.35 ACRES OF AFFORESTATION EASEMENT ON SITE AND THE REMAINDER OF 0.13 ACRES PLACED IN TO AN OFF-SITE EASEMENT IDENTIFIED AS TRINITY HOMES AT CYPRESS SPRINGS FOREST CONSERVATION RETENTION BANK (SOP-09-61); MAP 38, BLOCK 3, PARCELS 42, 44, 45, AND 46. THE OFF-SITE 0.13 ACRES OF AFFORESTATION WILL BE MET AT A 2:1 RATIO REQUIRING 0.26 ACRES OF RETENTION. SURETY IN THE AMOUNT OF \$7,823.00 FOR 0.35 ACRES OF ON-SITE AFFORESTATION (15,246 SFx0.50) WILL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN, F-10-49.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 10, ANY CONVEYANCES OF THE AFORESAID LOTS 1 THROUGH 10 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 1 THROUGH 10. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY. LANDSCAPING FOR LOTS 1 THROUGH 10 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- OPEN SPACE CALCULATION:
OPEN SPACE REQUIRED: 3.22 X 30% = 0.97 AC
OPEN SPACE PROVIDED: 0.9764 AC
- OPEN SPACE LOT 10 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PERIMETER LANDSCAPING AND TRASH PAD SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. SURETY IN THE TOTAL AMOUNT OF \$1,950.00 FOR 6 SHADE TREES AND 5 SHRUBS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN, F-10-49.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WQV AND REV ARE PROVIDED BY A BIORETENTION FACILITY. THE BIORETENTION FACILITY IS LOCATED ON HOMEOWNERS ASSOCIATION OPEN SPACE LOT 10 AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JULY 2009. NOISE MITIGATION IS PROVIDED BY CONSTRUCTION OF TWO 6' HIGH NOISE WALLS.
- THIS SITE IS LOCATED WITHIN THE BVI FOUR MILE HEIGHT RESTRICTION ZONE REQUIRING APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION FOR NEW HOUSE CONSTRUCTION AND FOR STORMWATER MANAGEMENT DESIGN. AN APPROVAL LETTER FROM THE MARYLAND AVIATION ADMINISTRATION WILL BE PROVIDED WITH THE FINAL PLANS AND SITE DEVELOPMENT PLAN.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE FEBRUARY 2, 2004 ZONING REGULATIONS.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2/5/10 AS NUMBER 013421128.
- THE 6' HIGH NOISE WALL #1 LOCATED ACROSS LOTS 1 TO 4 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE 6' HIGH NOISE WALL #2 AND THE 6' HIGH WOODEN NOISE FENCE LOCATED ON OPEN SPACE LOT 10 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- WP-10-081, A WAIVER PETITION, WAS APPROVED JANUARY 21, 2010 TO WAIVE SECTION 16.120(b)(5)(ii) REQUIRING NOISE WALLS TO BE LOCATED ON AN OPEN SPACE LOT AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION WHEN OPEN SPACE IS BEING CREATED WITHIN A SUBDIVISION, SUBJECT TO THE FOLLOWING:
A MAINTENANCE AGREEMENT FOR THE NOISE WALL WHICH WILL BE CONSTRUCTED WITHIN THE 20' PRIVATE NOISE WALL MAINTENANCE DRAINAGE AND UTILITY EASEMENT LOCATED ALONG THE WESTERN PROPERTY BOUNDARY OF THIS SITE (LOTS 1 TO 4) SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THE FINAL PLAT, F-10-049/EAGLE VALLEY.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT IS RECORDED SIMULTANEOUSLY WITH THIS PLAT IN LAND RECORDS OFFICE OF HOWARD COUNTY.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: 17/F10



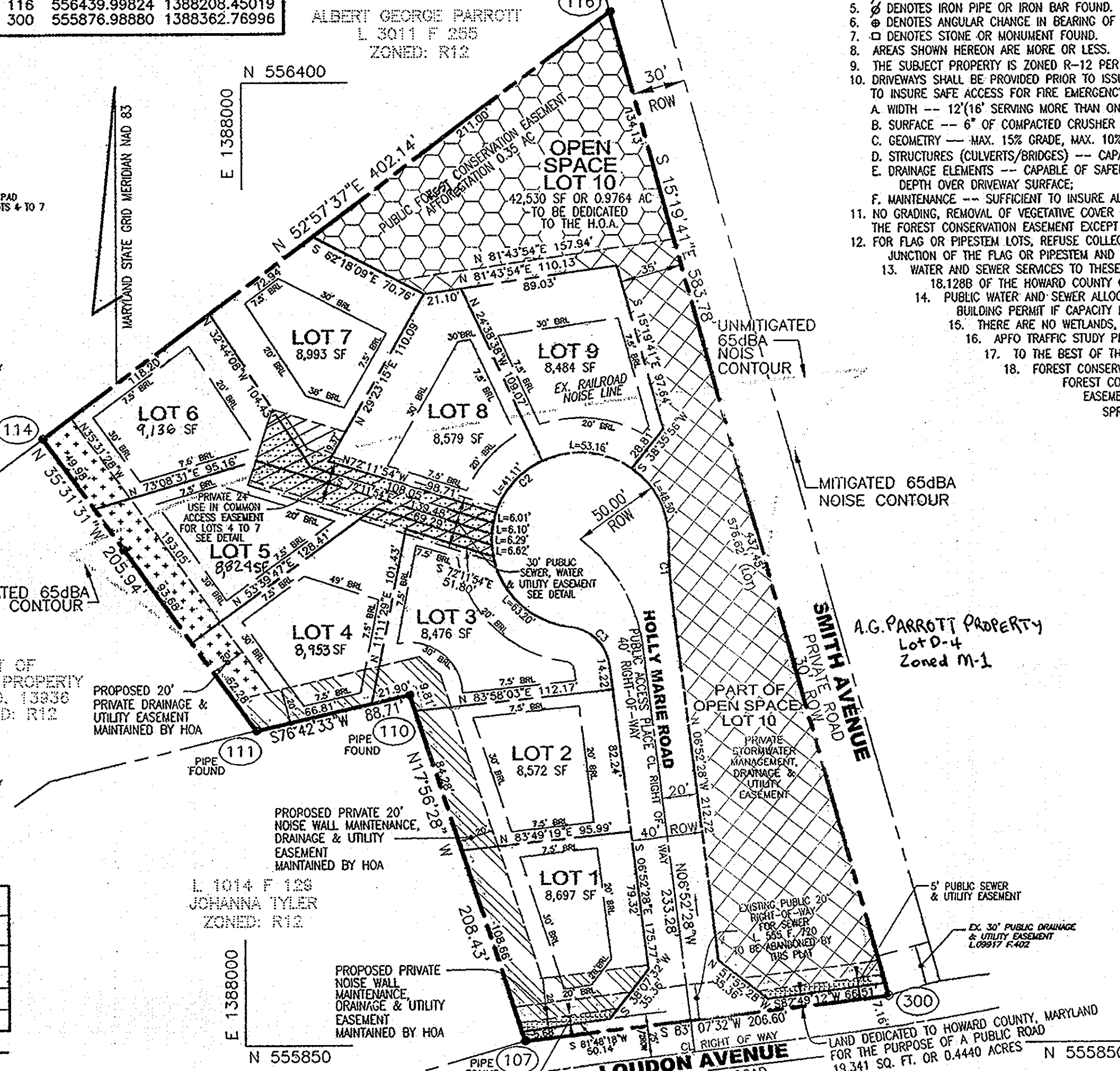
- LEGEND**
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 - EXISTING 20' SEWER RIGHT-OF-WAY LIBER 555 FOLIO 720 TO BE ABANDONED BY THIS PLAT
 - PRIVATE 20' NOISE WALL MAINTENANCE, DRAINAGE & UTILITY EASEMENT
 - PRIVATE 24' USE IN COMMON ACCESS EASEMENT FOR LOTS 4 TO 7
 - 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
 - PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
 - PROPOSED 20' PRIVATE DRAINAGE & UTILITY EASEMENT
 - 5' PUBLIC SEWER & UTILITY EASEMENT

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
4	8,953 SF	302 SF	8,651 SF
5	8,824 SF	409 SF	8,415 SF
6	9,136 SF	651 SF	8,485 SF
7	8,993 SF	593 SF	8,400 SF

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET, ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8991

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	9
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1,8070 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.9764 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2,7834 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.4440 AC
TOTAL AREA TO BE RECORDED.....	3.2274 AC



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

Thomas M. Hoffman, Jr. 5-10-10
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Michael L. Pfauf 5/10/10
MICHAEL L. PFAU
DATE

CURVE DATA TABLE

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	200.00'	28.86'	14.46'	8°16'08"	28.84'	N 02°44'24" W
C2	50.00'	230.99'	-	264°41'52"	73.91'	S 49°02'44" W
C3	25.00'	33.35'	19.68'	76°25'44"	30.93'	S 45°05'20" E

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
Robert Peter Brilewson 5/26/10
HOWARD COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Michael L. Pfauf 5/2/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Sheeha 6/2/10
DIRECTOR DATE

OWNER'S CERTIFICATE
I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 WAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR 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, 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 10TH DAY OF MAY 2010
Michael L. Pfauf
MICHAEL L. PFAU
Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL E. HOWE, SR. AND NANCY L. SIPES TO MICHAEL L. PFAU, BY DEED DATED JULY 20, 2005 AND RECORDED IN LIBER 9363 FOLIO 299 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 ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
Thomas M. Hoffman, Jr. 5-10-10
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

RECORDED AS PLAT No. 21173 ON 6/11/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT SUBDIVISION
EAGLE VALLEY
LOTS 1-9 AND OPEN SPACE LOT 10
ZONED R-12
TAX MAP 38, GRID 14, PARCELS 215
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DPZ REFERENCE: P-10-02, S-06-05, WP-10-81
SCALE 1"= 60'
MAY 7, 2010
GRAPHIC SCALE
60' 0' 60' 120' 180'
SHEET 1 OF 1
F-10-49