REVISION TO THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR F-10-028/CYPRESS SPRINGS SHALL BE REQUIRED PRIOR TO RECORDATION.

C) FROM SECTION 16.144(g) TO ALLOW A 180 DAY EXTENSION OF TIME FROM JUNE 2, 2013 BY WHICH TO SUBMIT THE FINAL PLAT ORIGINALS FOR SIGNIFURE PROCESSING AND RECORDATION, NEW DEADLINE NOVEMBER 29, 2013.

41. REFERENCE WAVER PETHON WP-14-05S APPROVED 12/17/13 IS SUBJECT TO THE FOLLOWING:

1. WAMER TO THE SUBJECTION WP-14-05S APPROVED 12/17/13 IS SUBJECT TO THE FOLLOWING:

1. WAMER TO THE SUBJECTION OF A PRELIMINARY EQUIVALENT SKEICH PLAN TO ADD ONE ADDITIONAL LOT BEYOND THE INITIAL 43 SINGLE FAILTY LOTS AS APPROVED BY THE PLANSARY BOARD APPLICATION, UNDER PB CASE NO. 374 (SP-05-006) IS GRAVIED. THE DEVELOPER SHALL SE REQUIRED TO SUBJECT A PLANSARY BOARD APPLICATION FOR PLANSARY BOARD APPROVAL TO RE-SUBDIMOE.

LOT 47 INTO TWO LOTS (LOTS 48 & 49) AS SHOWN ON A FINAL PLAT.

2. IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL FOR WP-13-167/CYPRESS SPRINGS, PHUSE 3, LOTS 37 TO 47 (F-13-037), LOT 47 SHALL NOT BE FURTHER SUBDIVIDED WHICH THE FINAL PLAT FOR F-13-037 WHICH SHOWS THE UNMITTIGATED IS SEED UPON THE EXHBIT FOR THIS WAVER REQUIST AND THE FINAL PLAT FOR F-13-037 WHICH SHOWS THE UNMITTIGATED IS SEED UPON THE EXHBIT FOR THIS WAVER REQUIST AND THE FINAL PLAT FOR F-13-037 WHICH SHOWS THE UNMITTIGATED IS SEED UPON THE EXHBIT FOR THIS WAVER REQUIST AND THE FINAL PLAT FOR F-13-037 WHICH SHOWS THE UNMITTIGATED IS SEED LOCATED WITHIN THE REAR YARD OF LOT 49.

OF LOT 49.

3. DEVELOPMENT ENCINEERING DATISON REQUIREMENT OF THE CONSTRUCTION OF A 16' WIDE USE-IN-COMMON DRIVEWAY AND PROVIDING A TURN-AROUND AREA AT THE END OF THE USE-IN-COMMON DRIVEWAY FOR LOT 44 TO 49.

42. REFERENCE WAVER PETITION WP-15-105, APPROVED 02/24/15, TO ALLOW THE NOSE WALL ON LOT 48, SUBJECT TO THE FOLLOWING:

1. APPROVAL OF PLANNING BOARD CASE PB-405 FOR THE RESUBBINISION OF LOT 47.

2. COMPLIANCE WITH DED 2/18/15 COMMENTS RELATINE TO RELOCATION NOSE WALL TO OUTSIDE EX. 20' PUBLIC SEWER EASEMENT.

2. COMPLIANCE WITH DED 2/18/15 COMMENTS RELATIVE TO RELOCATING NOISE WALL TO OUTSIDE EX. 20° PUBLIC SEMER EASEMENT.

3. NOSE WALL DEFIALS SHALL SE SHOWN AND CONSTRUCTED UNDER SOP FOR LOT 49.

4. NOISE WALL TO BE CONSTRUCTED ON LOT 49 A MARKMUM OF 5' FROM PROPERTY UNE.

5. A NOTE SHALL BE ADDED TO THE PLAT INDICATING THAT MAINTENANCE OF NOISE WALL WILL BE THE RESPONSIBILITY OF THE HOMEOWNER OF LOT 49.

43. THE DEVELOPERS PROPOSAL FOR LOTS 48 AND 49 IS BEING DEVELOPED AS 'A RECEIVANG PARCEL UNDER THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION AT A LOX BONUS DENSITY IN ACCORDANCE WITH SECTION 107.0.H.2 OF THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 107.0.H.2 OF THE ZOWING REGULATIONS AND USING THE RECHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.K. OF THE ZOWING REGULATIONS, THE DEVELOPMENT REGISTS FOR 1 OF THE RESDENTIAL LOTS SHOWN HEREON HAVE BEEN TRANSFERRED FROM TRAINTY HOMES AT CYPRESS SPRING, LIC PROPERTIES, TAX MAP 38, PARCEL 46. SEE "DENSITY EXCHANGE TABULATION. (F-16-069)

44. WHU CALGRATION: 107 X 2 LOTS = 1 MARL REQUIRED FOR THIS SUBDIVISION."

45. MAINTENANCE OF NOISE WALL ON LOT 49 WALL BE THE RESPONSIBILITY OF THE HOMEOWNER OF LOT 49.

AREA TABULATION NUMBER OF BUILDABLE LOTS TO BE RECORDED NUMBER OF OPEN SPACE LOTS TO BE RECORDED AREA OF BUILDABLE LOTS TO BE RECORDED . 0.6281 AC AREA OF OPEN SPACE LOTS TO BE RECORDED 0.2559 AC

CYPRESS SPRINGS - OPEN SPACE TABULATION OPEN SPACI REQ. FINAL PHASE LOODPLAIN PLAN . 21.57 13 SFO 16.58 19.8558 33.1506 ACRES 0.73 ACRES 10.85 F10-028 PHASE 1 43 ACRES 21972 ACRES ACRES **ACRES** 22201-22203 6.5810(2) F12-081 19 SFD 19 PHASE 2 ACRES 22642-22643 3.3360(3 F13-037 PHASE 3 11 SFO ACRES 0.2559 ACRES 0.8840(4 PHASE 3 SF0(4) F14-127 **ACRES** 20.1117 ACRES 0.73 ACRES 10.85 ACRES 21.57 ACRES 16.58 ACRES 33.1506 43 44 (4) TOTAL ACRES

(1) 9 ALLOCATION + 4 EXISTING
(2) F12-081 - RESUB OF NON-BUILDABLE BULK PARCEL "A" AND PART OF NON-BUILDABLE BULK PARCEL "B" AND "O"
(3) F13-037 - RESUB OF NON-BUILDABLE BULK PARCEL "C", "E" AND "F" (4) F14-127 - RESUB OF LOT 47 - SEE NOTE 43

18

19

RECREATION OPEN SPACE CALCULATIONS

AREA OF REC. OPEN SPACE REQUIRED: 300 SF X 43 LOTS = 12,900 SF AREA OF REC. OPEN SPACE PROVIDED (PLAT 21967-72): 13,298 SF (ACTIVE)

OPEN SPACE

LOT 15

(39)

LAWYERS HILL ROAD

YPRESS SPRINGS-PIUSE PLATS 22201-22203

26

23

3/4"IRON PIPE

DEVELOPER

TRINITY QUALITY HOMES, INC.

3675 PARK AVE., SUITE 301

ELUCOTT CITY, MARYLAND 21043-4511 410-480-0023

CLAREMONT DRIVE

39

4

OPEN SPACE JUMMICATED 8549 NOISE LINE

30050 R-135

4.3

Car 5

cor 2

40

INTERVERINE APPERENT TO SHI PAIN SANS

500 F-16-669

N 563250

DENSITY EXCHANGE TABULATION SECTION 107.0.H.2 OF THE ZONING REGULATIONS AND SECTION 128.0.K OF THE ZONING REGULATIONS RECEIVING PARCEL INFORMATION T 14 38, GRID 3, PAR. 45 & 46 SP-05-006, F-14-127 TOTAL PARCEL ACREAGE 21.52 ACRES NET ACREAGE OF SUBDIVISION 21.52 ACRES MAXIMUM DENSITY 21.52 ACRES X 2 = 43 UNITS UNITS ALLOWED BONUS UNITS $43 \times 10\% = 4.3$ PROPOSED DENSITY UNITS 43 + 1 = 44NUMBER OF BONUS UNITS REQUIRED ALLOWED BY NEIGHBORHOOD PRESERVATION 1 UNIT REQUIRED F-14-127 DENSITY EXCHANGE OPTION 1 DEO UNITS FROM
CYPRESS SPRINGS
HOMEOWNERS ASSOCIATION, INC.
1 M 38 - PAR 1006
F-16-069: SENDING PARCEL INFORMATION

N 564600

48

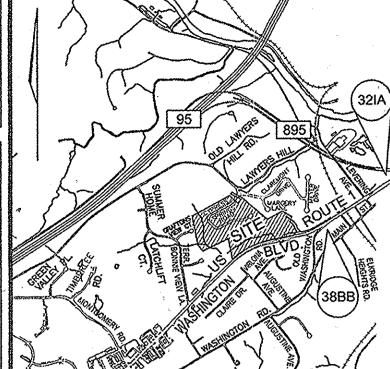
LINE TABLE BEARING DISTANCE 106.00 S 21°30'42"W S 50'29'18"E 96.33 L2 169.85 L3 S 23'08'18"E 47.32 S 72'55'52"W L4 16.50' L.5 S 33'34'08"E S 42'04'52"W 19.23' L6 PT KORTHING

COORDINATE LIST EASTING 564650.6018 1392098.4460 564760.1352 1391895.5656 563610.2806 1391293.1636 563590.7660 1391307.3524 22 563838.2164 1391816.8842 563927.8162 1393152.8206 563941.5644 1393143.6971 563955.4542 1393188.9344 564111.6385 1393122.1926 564172.9271 1393047.8745 564722.2711 1391860.9238 564691,4463 1391832,7222 564542.4785 1392001.3644 564608.7089 1392071.2665 564220,2144 1392598,0076 563773.0247 1391682.8739 124 563720.0406 1391210.3615 134 564288.9743 1391097.7457

563913.5424 1393139.9318

563460.8627 1391895.8909

258 563832.0844 1392696.9196 282 564271.5434 1393086.7437 414 564379.4342 1392896.1379



VICINITY MAP

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

CURVE TABLE

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

> FOREST CONSERVATION EASEMENT TABULATION CHART

FCE NO.	RETENTION	REFORESTATION
1 2 3 4	2.75 AC. 4.22 AC. 1.66 AC. 2.25 AC.	
2-A 4-A		0.03 AC. 0.22 AC.
TOTAL	10.88 AC. RETENTION	0.25 AC. REFORESTATION

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. 12.8.15 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

MIHU NOTE

PLEASE NOTE THAT ALL LOTS IN THIS SUBDIMSION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 47, CREATE LOTS 48-49 & OPEN SPACE LOT 50, AND CREATE FOREST CONSERVATION EASEMENTS 2-A & 4-A (PLANTINGS) WHICH WILL BE ADDED TO THE FOREST CONSERVATION BANK UNDER SDP-09-061(FC).

0

0.8840 AC

OWNER'S CERTIFICATE

N 563250

OWNER

NATTHEW PFAU

3675 PARK AVE., SUITE 301

ELUCOTT CITY, MARYLAND 21043-4511

I, MATTHEW PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS FINAL PLAN OF SUBDIMSION, 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 SEVERS, DRAINS, WATER PIPES AND OTHER MUNICIPLE 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 HOWARSD 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 ERECTED ON OR OVER THE SAID

1/4"IRON PIPE

t.C: 36

LOC 35

1459

134

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIMISION OF ALL THE LAND CONVEYED BY TRINITY HOMES AT CYPRESS SPRINGS, LLC TO MATTHEW PFAU BY DEED DATED APRIL 7, 2014 AND RECORDED IN LIBER 15553 AT FOLIO 443.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME

UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCES
PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF
PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF

MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

THOMAS M. HOFFMAN, JN.
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

ROBERT H. VOGEL ENGINEERING, INC. 8407 MAIN STREET

ELLICOTT CITY, MARYLAND 21043

410-461-7666

RECORDED AS PLAT No. 23748 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

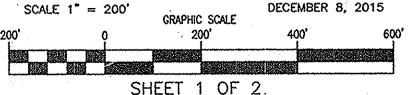
PLAT OF RESUBDIVISION AND FOREST CONSERVATION BANK EASEMENTS

CYPRESS SPRINGS - PHASE 3 LOTS 48-49 & OPEN SPACE LOT 50

A RESUBDIVISION OF LOT 47,

"CYPRESS SPRINGS, PHASE 3", PLATS 22642-22643 ZONED R-ED

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



F-14-127

2-29-16

JENT ENGINEERING DIVISION

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

AREA OF ROADWAY TO BE RECORDED

AND ZONING

AREA TO BE RECORDED

