

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPT THIS RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOOD PLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF MY/OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, § 3-108, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING: ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIENHOLDERS, HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

THE OPEN SPACE SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS TO BE CONVEYED TO THE TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC BEFORE OR WITH THE RECORDATION OF THIS PLAT.

OWNER LIBER 28054 FOLIO(s) 429, 441, 446:
[Signature] (Seal)
DATE 12-4-16
WITNESS *[Signature]*
JOSEPH FORTINO, VICE PRESIDENT
U.S. HOME CORPORATION D/B/A LENNAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LARRY F. HACKMANN, JAY F. HACKMANN, CARL L. HACKMANN AND FRANCES M. FRIEL TO U.S. HOME CORPORATION, A DELAWARE CORPORATION D/B/A LENNAR BY DEED DATED 10 FEBRUARY 2015 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 28054 AT FOLIO 429, BEING ALL OF LOT 1, LOT 6 AND BEING PART OF LOT 9 AND THE PRIVATE RIGHT-OF-WAYS LEADING TO THE COUNTY ROAD; AND ALSO BEING ALL OF THE LANDS CONVEYED BY JEFFREY H. GRIFFITH AND LORI A. GRIFFITH TO U.S. HOME CORPORATION, A DELAWARE CORPORATION, D/B/A LENNAR BY DEED DATED 10 FEBRUARY 2015 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 28054 AT FOLIO 446, BEING ALL OF LOT 5; AND ALSO BEING ALL OF THE LANDS CONVEYED BY ERIC J. BELLARIN AND MEGHAN M. BELLARIN TO U.S. HOME CORPORATION, A DELAWARE CORPORATION D/B/A LENNAR BY DEED DATED 10 FEBRUARY 2015 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 28054 AT FOLIO 441, BEING ALL OF LOT 4; SAID LOTS BEING SHOWN ON A PLAT RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER JHH 689 AT FOLIO 074; AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE §3-108 OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

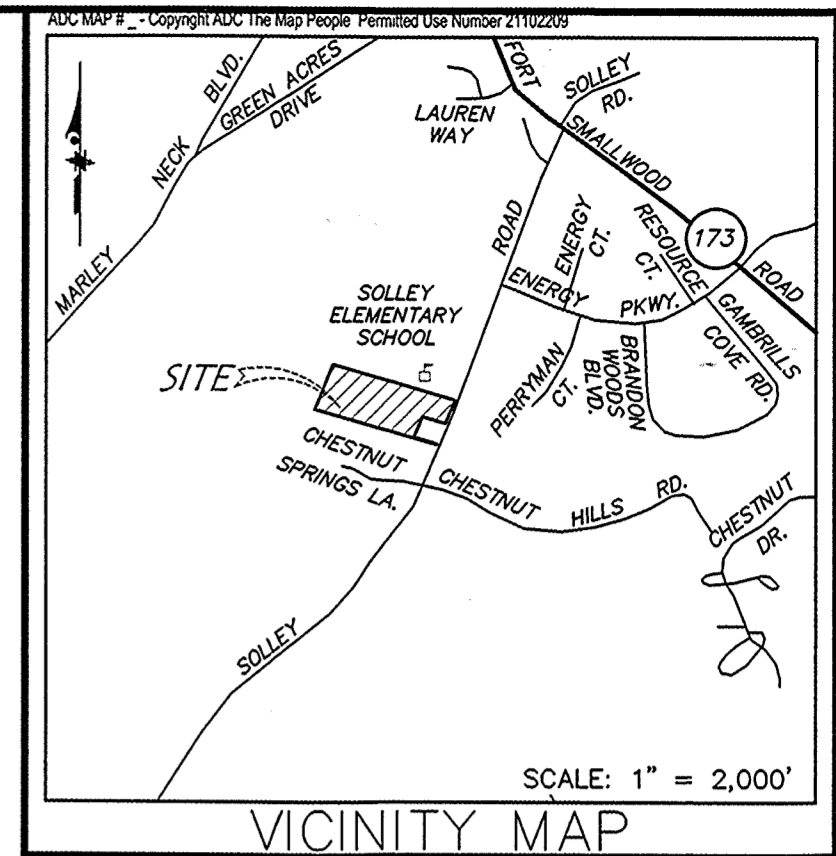
[Signature] DATE 3 DEC 2015
RAYMOND C. FOWLER, PROFESSIONAL LAND SURVEYOR, REG. NO. 21134 (EXP. 2 JUL 2016)
FOR DRUM LOYKA AND ASSOCIATES, 1410 FOREST DRIVE, SUITE 35, ANNAPOLIS, MD 21403

MODIFICATIONS:

- MODIFICATION #12276A WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON NOVEMBER 20, 2012, TO:
 1. ALLOW FOR A PRIVATE ROAD WITHIN THE PROPOSED SUBDIVISION (ARTICLE 17-2-103) AND UTILIZE A REDUCED PAVEMENT SECTION (MODIFICATION TO STANDARD DETAIL P-6).
 2. ALLOW FOR LOCATION OF PROPOSED DRIVEWAYS WITHIN 50 FEET OF THE POINT OF CURVATURE OF THE CURB FILLET OF AN INTERSECTION (ARTICLE 17-2-103) AND UTILIZE A REDUCED PAVEMENT SECTION.
 3. ALLOW ACTIVE RECREATION AREAS TO NOT BE EQUITABLY DISTRIBUTED INTO TWO AREAS ON SITES CONTAINING AT LEAST 50 RESIDENTIAL LOTS (ARTICLE 17-26-111(h)(5)).
 4. ALLOW NARROWER LANDSCAPE BUFFERS THAN REQUIRED (ARTICLE 17-17-6-202)).
 5. ALLOW REMOVAL OF SPECIMEN TREES (ARTICLE 17-17-6-303(5)).
 6. ALLOW CLEARING BELOW THE FOREST CONSERVATION THRESHOLD (ARTICLE 17-17-6-303(c)).
 7. ALLOW PLANTING OFFSITE OR PAY FEE-IN-LIEU TO SATISFY FOREST CONSERVATION REQUIREMENTS NOT BEING COMPLETELY MET ON SITE (ARTICLE 17-17-6-303(d)(3) AND 17-6-304(f)).

CONDITIONS:

- 1. PROVIDE DOCUMENTATION FROM THE COUNTY FORESTER THAT THE APPROPRIATE REFORESTATION ACREAGE, WITHIN A MITIGATION BANK AND /OR A FEE-IN-LIEU OF \$0.50 PER SQ. FT. HAS BEEN ADDRESSED.
 - 2. MITIGATION FOR THE REMOVAL OF THE SPECIMEN TREES SHALL BE PER THE FOLLOWING:
 - a) THE SPECIMEN TREE MAY BE REPLACED WITH NATIVE TREES IN A QUANTITY EQUAL TO THE VALUE OF THE TREE REMOVED AS DETERMINED BY A CERTIFIED MEMBER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - b) IN LIEU OF REFORESTATION ON-SITE, A FEE SHALL BE PAID TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF THE VALUE OF THE TREES AS DETERMINED IN a) ABOVE;
 - c) A COMBINATION OF a) AND b) THAT IS ACCEPTABLE TO ANNE ARUNDEL COUNTY.
 - 3. PROVIDE A LETTER OF AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR THE PROPOSED NON-TIDAL WETLAND AND BUFFER AREAS (NOTE: NOT APPLICABLE BECAUSE DEVELOPMENT DOES NOT IMPACT NON-TIDAL WETLANDS OR BUFFERS).
 - 4. IN AREAS WHERE LANDSCAPE BUFFERS CANNOT BE MET, PROVIDE ADEQUATE FENCING OR OTHERS MEANS TO ENHANCE SCREENING OF ADJACENT PROPERTIES TO BE APPROVED BY THE OFFICE OF PLANNING ZONING.
- MODIFICATION # 12115 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON FEBRUARY 01, 2012, TO:
ALLOW A LARGER SHEET SIZE (30" X 42" INSTEAD OF 24" X 36") THAN SPECIFIED IN THE CHECKLISTS.
 - MODIFICATION # 12575 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON NOVEMBER 15, 2012, TO:
WAIVE THE REQUIRED PRE-SUBMITTAL COMMUNITY MEETING (ARTICLE 17-2-107).
 - MODIFICATION # 13907 WAS GRANTED BY THE PLANNING AND ZONING OFFICER ON JANUARY 21, 2015, TO:
ALLOW AN ADDITIONAL YEAR TO COMPLETE THE SUBDIVISION. THE FINAL APPROVAL FOR THIS SUBDIVISION WILL BE EXTENDED TO MARCH 15, 2016.



***NOTE OF PURPOSE**

THE PURPOSE OF THIS PLAT IS TO REVISE THE SUBDIVISION NAME FROM "OAK POINTE" TO "THE POINTE AT TANYARD SPRINGS."

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON IS A SUBDIVISION OF LOTS 3, 4, 5, 6, PART OF LOT 9, A 20' R/W AND 12' R/W AS SHOWN ON THE HISTORICAL PLAT RECORDED IN LIBER JHH 689 AT FOLIO 074, FOR JOHN L. HACKMANN.
2. THE BEARINGS AND DISTANCES REFERRED HEREON ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM (NAD 83) AS ESTABLISHED BY NATIONAL GEODETIC MONUMENT "LOYF", AND G.P.S. STATIONS, AND ALSO A BOUNDARY SURVEY PREPARED BY DRUM LOYKA AND ASSOCIATES DATED 11 MAY 2012.
3. THIS PLAN IS SUBJECT TO ALL NOTES, MODIFICATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS AS SHOWN ON THE PREVIOUSLY RECORDED PLAT ENTITLED "OAK POINTE" AND RECORDED IN PLAT BOOK 337, AT PAGE 28, AS PLAT NO. 17404, WHICH ARE NOT SPECIFICALLY MODIFIED BY THE RECORDATION OF THIS PLAT.
4. STREET NAMES AND ADDRESSES NOTED ON THIS PLAT REPRESENT OFFICIAL ADDRESS DATA AT THE TIME OF PLAT APPROVAL AND THAT THE PLANNING & ZONING OFFICER MAY CHANGE STREET NAMES AND PROPERTY ADDRESSES TO ENSURE THE PUBLIC HEALTH, SAFETY, AND WELFARE

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CIRCUIT COURT, A.A. COUNTY
2016 JAN 22 A 10:49



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CIVIL ENGINEERS - LAND SURVEYORS
1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 • Fax: 410-280-1952
www.drumloyka.com

FOR PUBLIC WATER & SEWER
APPROVED: OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND
[Signature] DATE 1-13-16
LARRY R. TOM, PLANNING AND ZONING OFFICER,
OFFICE OF PLANNING & ZONING
THE PLANNING & ZONING OFFICER SHALL BE SIGNING FOR THE
"OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH."

PLAT 1 OF 7
AMENDED PLAT
TOWNHOUSE DEVELOPMENT
**THE POINTE AT
TANYARD SPRINGS**
PREVIOUSLY RECORDED IN PLAT BK. 337, PAGE 28, PLAT NO. 17404
SUBDIVISION NO. 1982-192 PROJECT NO. 2015-0102-00-NF
TAX MAPS 0010 & 0011 GRIDS 0007 & 0012
PARCELS 13, 14, 31, 32 & 33
SCALE: 1" = 40' DATE: SEPT. 2015
MARYLAND NAD 83 ZIP CODE: 21060
DISTRICT: 3RD ANNE ARUNDEL COUNTY, MD

RECORDED IN BOOK ___ PAGE ___ PLAT NO. ___

Pa3957

MSA 51235-10147-1

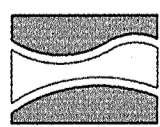
SITE TABULATION

- PROPERTY: TAX MAP 0010 & 0011, PARCELS 13, 14, 31, 32, & 33
GROSS AREA OF SITE : 605,439 S.F. (13.90 Ac.)
DEDUCTIONS FOR NET AREA:
100 YEAR FLOODPLAIN=23,130 S.F. (0.53 Ac.)
NON-TIDAL WETLANDS=2,045 S.F. (0.05 Ac.) WETLANDS ARE LOCATED WITHIN FLOODPLAIN AREA
STEEP SLOPES (>25%)=0 S.F.
TOTAL DEDUCTIONS=23,130 S.F. (0.53 Ac.)
NET AREA OF SITE: 605,439 S.F. - 23,130 S.F.=582,309 S.F. (13.37 Ac.)
ZONING: R10 (ENTIRE SITE)
SITE NOT IN THE CRITICAL AREA
PUBLIC WATER & SEWER
NET DENSITY ALLOWED: 13.37 Ac. x 10 DU PER ACRE=133.70 OR 133 DU MAX. ALLOWED
PROPOSED DEVELOPMENT:
TOWNHOUSE DU*= 108 DU
TOTAL DU= 108 DU
(*CONDITIONAL USE)
NOTE: BULK PARCEL "A" WILL ULTIMATELY BE SUBDIVIDED INTO FIVE (5) ADDITIONAL LOTS FOR A TOTAL OF 113 DU. NOTE THAT SITE TABULATIONS ACCOUNT FOR ULTIMATE 113 DU DEVELOPMENT.
AREA CALCULATIONS (SEE ALSO SHEET 5 FOR EXHIBIT):
AREA IN TOWNHOUSE LOTS=195,366 S.F. (4.49 Ac.)
BULK PARCEL "A"=9,090 S.F. (0.21 Ac.)
BULK PARCEL "B"=2,870 S.F. (0.07 Ac.)
OPEN SPACE PARCEL "A"=15,825 S.F. (0.36 Ac.)
OPEN SPACE PARCEL "B"=250,366 S.F. (5.75 Ac.)
OPEN SPACE PARCEL "C"=2,921 S.F. (0.07 Ac.)
100 YR. FLOOD PLAIN DEDICATION (FEE SIMPLE)=23,130 S.F. (0.53 Ac.)
PUBLIC RIGHT-OF-WAY DEDICATION (SOLLEY ROAD)=2,338 S.F. (0.05 Ac.)
PARCEL C (WARBLERS PERCH WAY, WILLOW VIEW LA., GOLDFINCH CT. & KINGLETS ROOST LA. PRIVATE (R-O-W & PUBLIC UTILITY EASEMENT)=103,533 S.F. (2.38 Ac.)
TOTAL SITE AREA =605,439 S.F. (13.90 Ac.)
OPEN SPACE CALCULATION (SEE ALSO SHEET 5 FOR EXHIBIT):
OPEN SPACE AREA REQUIRED=30% x 605,439 S.F.=181,632 S.F. (4.17 Ac.)
OPEN SPACE PROVIDED=292,242 S.F. (INCLUDES RECREATION AREA, STORMWATER MANAGEMENT AREAS, AND FOREST CONSERVATION AREAS)=48.7% PROVIDED
OPEN SPACE PARCEL "A"=15,825 S.F. (0.36 Ac.)
OPEN SPACE PARCEL "B"=250,366 S.F. (5.75 Ac.)
OPEN SPACE PARCEL "C"=2,921 S.F. (0.07 Ac.)
100 YR. FLOOD PLAIN DEDICATION (FEE SIMPLE)=23,130 S.F. (0.53 Ac.)
TOTAL OPEN SPACE=292,242 S.F. (6.71 Ac.)
RECREATION AREA TABULATION (SEE ALSO SHEET 5 FOR EXHIBIT):
RECREATION AREA REQUIRED=113 DU x 1,000 S.F. PER DU=113,000 S.F.
ACTIVE GROUND RECREATION AREA REQUIRED=50% x 113,000 S.F.=56,500 S.F.
RECREATION AREA PROVIDED=176,496 S.F.
RECREATION AREA NO. 1=15,383 S.F. (0.35 Ac.)
RECREATION AREA NO. 2=49,208 S.F. (1.13 Ac.)
RECREATION AREA NO. 3=4,734 S.F. (0.11 Ac.)
RECREATION AREA NO. 4=100,511 S.F. (2.31 Ac.)
RECREATION AREA NO. 5=6,660 S.F. (0.15 Ac.)
TOTAL RECREATION AREA=176,496 S.F. (4.05 Ac.)
ACTIVE GROUND AREA PROVIDED=56,739 S.F.
ACTIVE AREA "A"=45,345 S.F. (1.04 Ac.)
ACTIVE AREA "B"=4,734 S.F. (0.11 Ac.)
ACTIVE AREA "C"=6,660 S.F. (0.15 Ac.)
TOTAL ACTIVE AREA=56,739 S.F. (1.30 Ac.)
FOREST AREA TABULATION:
EXISTING WOODED AREA=282,859 S.F. (6.49 Ac.) OF WHICH 0.53 AC. IN FLOOD PLAIN
PROP. WOODED AREA REMAINING=124,262 S.F. (2.85 Ac.) OF WHICH 0.53 AC. IN FLOOD PLAIN
PROP. REFORESTATION AREA=26,667 S.F. (0.61 Ac.)
PROP. WOODED AREA REMAINING IN F.C. EASEMENT=99,045 S.F. (2.27 Ac.)
PROP. FOREST CONSERVATION EASEMENT AREA=125,712 S.F.
F.C. EASEMENT "A"=13,449 S.F. (0.31 Ac.)
F.C. EASEMENT "B"=31,352 S.F. (0.72 Ac.)
F.C. EASEMENT "C"=2,921 S.F. (0.07 Ac.)
F.C. EASEMENT "D"=64,772 S.F. (1.49 Ac.)
F.C. EASEMENT "E"=13,218 S.F. (0.30 Ac.)
TOTAL F.C. EASEMENT AREA=125,712 S.F. (2.89 Ac.)

STANDARD RIGHT TO DISCHARGE:

THE OWNERS OF OPEN SPACE AREA "B" FOR THEMSELVES AND THEIR HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS (PRIVATE) AND (PUBLIC) RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

OWNER LIBER 28054 FOLIO(S) 429, 441, 446:
WITNESS
DATE 12-4-15
JOSEPH FORTINO, VICE PRESIDENT
U.S. HOME CORPORATION D/B/A LENNAR



Drum, Loyka & Associates, LLC
CIVIL ENGINEERS - LAND SURVEYORS

1410 Forest Drive, Suite 35
Annapolis, Maryland 21403
Phone: 410-280-3122 Fax: 410-280-1952
www.drumloyka.com

STORMWATER MANAGEMENT NOTE

THIS PLAT WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, SECTION 4 AND THE FINAL PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING. ESD TO THE MEP WAS ACHIEVED THROUGH:

MAPPING OF EXISTING FEATURES WAS COMPLETED TO DETERMINE THE ENVIRONMENTAL FEATURES TO BE SAVED. A FOREST STAND DELINEATION WAS DONE TO MAP THE LIMITS OF EXISTING FOREST AND IDENTIFY SPECIMEN TREES. A WETLAND DELINEATION WAS DONE TO MAP THE EXTENT OF NON-TIDAL WETLANDS AND STREAMS AND THEIR ASSOCIATED BUFFERS. A FLOODPLAIN STUDY WAS PREPARED TO MAP THE LIMITS OF THE 100-YEAR FLOODPLAIN. THE SOILS TYPES AND ASSOCIATED HYDROLOGIC SOIL GROUPS WERE MAPPED.

THE PROPOSED LAYOUT WAS DEVELOPED TO MINIMIZE THE IMPACT TO THE AREAS OF TYPE A SOILS, SAVE THE NICEST SPECIMEN TREES, PRESERVE A CONTIGUOUS SECTION OF EXISTING FOREST, AND PRESERVE AREAS WITHIN THE 100-YEAR FLOODPLAIN AND WITH THE WETLANDS AND STREAM BUFFERS.

IMPERVIOUS AREA WAS REDUCED IN THE SITE DESIGN BY UTILIZING A NARROWER ROAD WIDTH. ALTHOUGH THE PROPOSED ROADWAYS ARE CLOSED SECTION (CURB AND GUTTER), SURFACE FLOW THROUGH SWALES IS PROMOTED THROUGHOUT THE SITE. THE STORM DRAIN SYSTEM PRIMARILY PROVIDES CONVEYANCE OF OFF-SITE RUNOFF THROUGH THE SITE AND OVERFLOW RELIEF TO THE STORMWATER MANAGEMENT DEVICES. SOME OF THE STORMWATER MANAGEMENT FACILITIES ARE SITUATED IN SERIES SO THAT THE OVERFLOW FROM ONE DEVICE FLOWS INTO THE NEXT DEVICE. SOME OF THE STORMWATER MANAGEMENT DEVICES DISCHARGE THE OVERFLOW ON EXISTING GRADE. THESE TECHNIQUES WERE UTILIZED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AS MUCH AS POSSIBLE. IT IS ONLY AFTER PASSING THROUGH STORMWATER MANAGEMENT FACILITIES THAT EXCESS RUNOFF WOULD OVERFLOW INTO THE CLOSED STORM DRAIN SYSTEM TO PREVENT LOCALIZED FLOODING.

AFTER UTILIZING ESD TECHNIQUES TO ESTABLISH THE LAYOUT, MICRO-PRACTICES WERE UTILIZED TO COMPLETE THE ESD DESIGN PROVIDING WATER QUALITY VOLUME (WQV), RECHARGE VOLUME (REV) REQUIREMENTS, AND CREDIT TOWARD THE CHANNEL PROTECTION VOLUME (CPV). ADDITIONALLY, STORMWATER MANAGEMENT STRUCTURAL PRACTICES ARE USED TO PROVIDE QUALITATIVE MANAGEMENT TO ADDRESS ENVIRONMENTAL SITE DESIGN VOLUME (ESDV) REQUIRED. OVERBANK PROTECTION STORAGE VOLUME (QP) AND EXTREME FLOOD CONTROL (QF) ARE NOT REQUIRED SINCE THE SITE HAS DIRECT DISCHARGE TO A 100-YEAR FLOODPLAIN AREA.

ALTERNATIVE SURFACES UTILIZED INCLUDE PERVIOUS PAVEMENTS TO RETAIN RUNOFF FROM THE PARKING SPACES. MICRO-SCALE PRACTICES UTILIZED INCLUDE SUBMERGED GRAVEL WETLANDS, DRYWELLS, MICRO-BIORETENTIONS, AND BIO-SWALES TO MANAGE RUNOFF FROM IMPERVIOUS AREAS. A GRASS SWALE IS UTILIZED FOR MANAGEMENT OF THE OFFSITE ROAD IMPROVEMENT. AS STORMWATER MANAGEMENT STRUCTURAL PRACTICE, A COMBINED SUBMERGED GRAVEL WETLAND WILL BE UTILIZED TO PROVIDE ACTUAL DEVICE STORAGE FOR REQUIRED MANAGEMENT.

PRIVATE STORM DRAIN EASEMENT NOTE:

THE PRIVATE STORM DRAIN EASEMENTS ON LOTES 78, 79, 84, 85, 96, AND 97 ARE FOR THE INSTALLATION OF STORM DRAIN SYSTEMS SUBJECT TO THE MAINTENANCE BY THE HOMEOWNERS ASSOCIATION. REFER TO THE DECLARATION OF ANNEXATION OF TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. RECITALS "E" AND "F", RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 28566 FOLIO 183.

FOREST CONSERVATION NOTE

THE FOREST CONSERVATION EASEMENT SHOWN IS SUBJECT TO A DEED OF EASEMENT AND AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 28566 FOLIO 215. NO CLEARING, CUTTING, TRIMMING, DUMPING, OR PLACEMENT OF MATERIAL OR STRUCTURES SHALL TAKE PLACE WITHIN THE FOREST CONSERVATION EASEMENT WITHOUT THE APPROVAL OF THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. ALL FOREST CLEARING/PROTECTION/RETENTION SHALL CONFORM TO THE APPROVED FOREST CONSERVATION PLAN AND FINAL PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. THE REFORESTATION AREAS HAVE BEEN PLACED UNDER PERPETUAL EASEMENT AS SHOWN ON THIS RECORD PLAT. REFORESTATION IS SUBJECT TO A REFORESTATION AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 28566 FOLIO 232. THE REMAINING 1.01 ACRES OF REFORESTATION HAVE BEEN ADDRESSED BY FEE-IN-LIEU IN THE AMOUNT OF \$21,998.00 PAID ON MARCH 27, 2015, CREDIT RECEIPT #7137102.

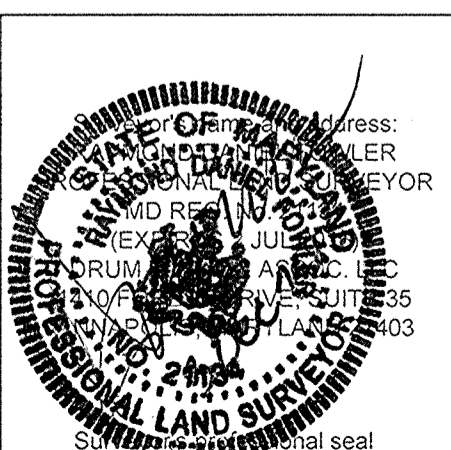
RECORDATION INFORMATION

UTILITY EASEMENTS ARE RECORDED IN LIBER 28566 FOLIO 201.

PUBLIC RIGHT-OF-WAY DEEDS AREA RECORDED IN LIBER 28566 FOLIO 195.

PRIVATE DRIVE & PUBLIC UTILITY EASEMENT NOTE:

THE VARIABLE WIDTH PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1 THROUGH 108 (INCLUSIVE) AND BULK PARCEL "A". THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROADWAYS, DRIVEWAYS, PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS AND RELATED APPURTENANCES AND FACILITIES WITHIN THE PRIVATE ROADWAYS. THESE FACILITIES ARE NOT ELIGIBLE TO RECEIVE COUNTY MAINTENANCE OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM. REFER TO DECLARATION OF RIGHT-OF-WAY AND MAINTENANCE AGREEMENT RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 28566 FOLIO 190. THE VARIABLE WIDTH PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT IS ALSO A PUBLIC UTILITY EASEMENT TO ALLOW THE COUNTY TO ACCESS AND MAINTAIN PUBLIC UTILITIES WITHIN THE EASEMENT. REFER TO THE DEED OF EASEMENT AND AGREEMENT FOR THE UTILITY EASEMENT RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 28566 FOLIO 201.



FOR PUBLIC WATER & SEWER
APPROVED: OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND
LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING & ZONING
DATE 1-13-16
THE PLANNING & ZONING OFFICER SHALL BE SIGNING FOR THE "OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH."

RECORDED IN BOOK PAGE PLAT NO.

213958

SEE PLAT ONE OF SEVEN FOR OWNER'S DEED OF ANNEXATION, HOMEOWNERS' CERTIFICATE OF SURVEYOR'S CERTIFICATION, AND OTHER NOTATIONS.
RAYMOND D. FOWLER, PROFESSIONAL LAND SURVEYOR, No. 21134 EXP. 2 JUL 2016 DATE FOR DRUM LOYKA AND ASSOCIATES, 1410 FOREST DRIVE, SUITE 35, ANNAPOLIS, MD 21403
WE ASSENT TO THIS PLAN OF SUBDIVISION.
WITNESS
DATE 12-4-15
JOSEPH FORTINO, VICE PRESIDENT U.S. HOME CORPORATION D/B/A LENNAR (Seal)

SPECIMEN TREE NOTE:

AS REQUIRED PER CONDITION OF APPROVAL OF MODIFICATION #12276A, IN LIEU OF REFORESTATION, MITIGATION FOR REMOVAL OF SPECIMEN TREES WAS ADDRESSED BY PAYMENT OF A FEE IN THE AMOUNT OF \$11,845.00 ON MARCH 27, 2015, CREDIT RECEIPT #7137106.

UNDERGROUND ELECTRIC AND TELEPHONE AGREEMENT:

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH VERIZON MARYLAND, INC., DATED APRIL 15, 2015, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 28265 AT FOLIO 301, AND WITH BALTIMORE GAS AND ELECTRIC COMPANY DATED APRIL 15, 2015, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 28269 AT FOLIO 205.

STANDARD APRON STATEMENT:

A STANDARD PAVED DRIVEWAY APRON SHALL BE PROVIDED FOR EACH LOT AS PART OF THE BUILDING PERMIT REQUIREMENTS. THE CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE APRON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY. THE APRON SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL PLATE NO. 1-6 OR 1-6A.

OPEN SPACE NOTE:

THE OPEN SPACE SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS INTENDED TO BE CONVEYED TO TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. PRIOR TO OR WITH THE RECORDATION OF THIS PLAT.

PRIVATE STORMWATER MANAGEMENT FACILITY STATEMENT:

THIS SUBDIVISION CONTAINS PRIVATE STORMWATER MANAGEMENT PRACTICES THAT ARE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 16 OF THE ANNE ARUNDEL COUNTY CODE, AN INSPECTION AND MAINTENANCE AGREEMENT SHALL BE EXECUTED WITH ANNE ARUNDEL COUNTY BEFORE A BUILDING PERMIT OR GRADING PERMIT MAY BE ISSUED BY THE COUNTY FOR THIS LOT. AN APPROVED STORMWATER MANAGEMENT PLAN IS ON FILE WITH WITH THE OFFICE OF PLANNING & ZONING.

TEMPORARY CONSTRUCTION EASEMENT:

A TEMPORARY CONSTRUCTION EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE PRIVATE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PROPOSED CONSTRUCTION OF THE ROADS AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT OR UTILITY AGREEMENT. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THESE AGREEMENTS SHALL BE PERFORMED WITHIN THE EXISTING EASEMENTS AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND THE RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY.

FIRE SPRINKLER NOTE

ALL PROPOSED DWELLINGS MUST HAVE APPROVED FIRE SPRINKLER SYSTEM AT THE TIME OF BUILDING PERMIT.

FLOODPLAIN DEDICATION NOTE

100 YEAR PUBLIC FLOODPLAIN DEDICATION (FEE SIMPLE) = 23,130 SF OR 0.53 AC, SEE LIBER 28566, FOLIO 208.

DEVELOPMENT PLAN NOTE:

DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE AT THE OFFICE OF PLANNING AND ZONING.

ALLOCATION NOTE:

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, SUBTITLE 5 OF ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF PUBLIC WATER & WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS SUBDIVISION PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS NOTE:

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. PER DECLARATION OF ANNEXATION FOR TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC., DATED MAY 14, 2015, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 28566 FOLIO 183. THIS SUBDIVISION IS ALSO SUBJECT TO A SUPPLEMENTARY DECLARATION OF ANNEXATION FOR TANYARD SPRINGS HOMEOWNERS ASSOCIATION, DATED JUNE 10, 2014, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27672 FOLIO 288. CONVERTING A GARAGE TO ANY OTHER USE IS NOT PERMITTED AND SHALL CONFORM TO REGULATIONS OUTLINED IN THE HOMEOWNERS ASSOCIATION (HOA) DOCUMENTS AS NOTED IN RECITAL NO. 2 OF THE AFOREMENTIONED DOCUMENT.

BULK PARCEL NOTE:

THE BULK PARCEL SHOWN HEREON MAY NOT BE SUBDIVIDED OR OTHERWISE DEVELOPED WITHOUT FIRST PASSING THE TEST FOR ADEQUACY OF PUBLIC FACILITIES. (NOTE: BULK PARCEL "A" WILL ULTIMATELY BE SUBDIVIDED INTO FIVE (5) ADDITIONAL LOTS FOR A TOTAL OF 113 DU. NOTE THAT SITE TABULATIONS ACCOUNT FOR ULTIMATE 113 DU DEVELOPMENT); OPEN SPACE, RECREATION, FOREST CONSERVATION, LANDSCAPING, AND STORMWATER MANAGEMENT ARE ADDRESSED FOR THE BULK PARCEL.

PLAT 2 OF 7
AMENDED PLAT
TOWNHOUSE DEVELOPMENT
THE POINTE AT
TANYARD SPRINGS
PREVIOUSLY RECORDED IN PLAT BK. 337, PAGE 28, PLAT NO. 17404
SUBDIVISION NO. 1982-192 PROJECT NO. 2015-0102-00-NF
TAX MAPS 0010 & 0011 GRIDS 0007 & 0012
PARCELS 13, 14, 31, 32 & 33
SCALE: 1" = 40' DATE: SEPT. 2015
MARYLAND NAD 83 ZIP CODE: 21060
DISTRICT: 3RD ANNE ARUNDEL COUNTY, MD

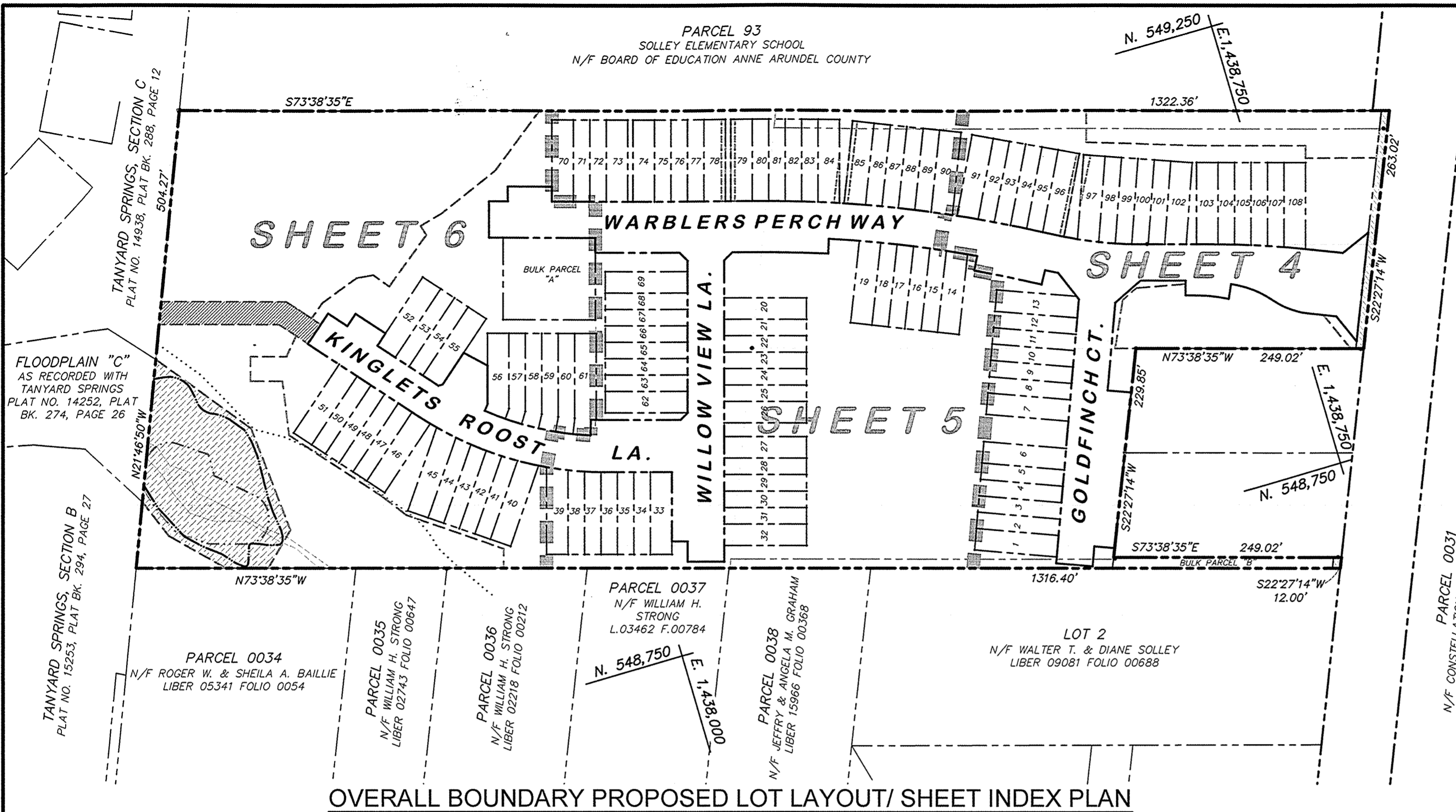
MSA 51235-10147-2

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CIRCUIT COURT A.A. COUNTY
2015 JUN 22 A 10:51



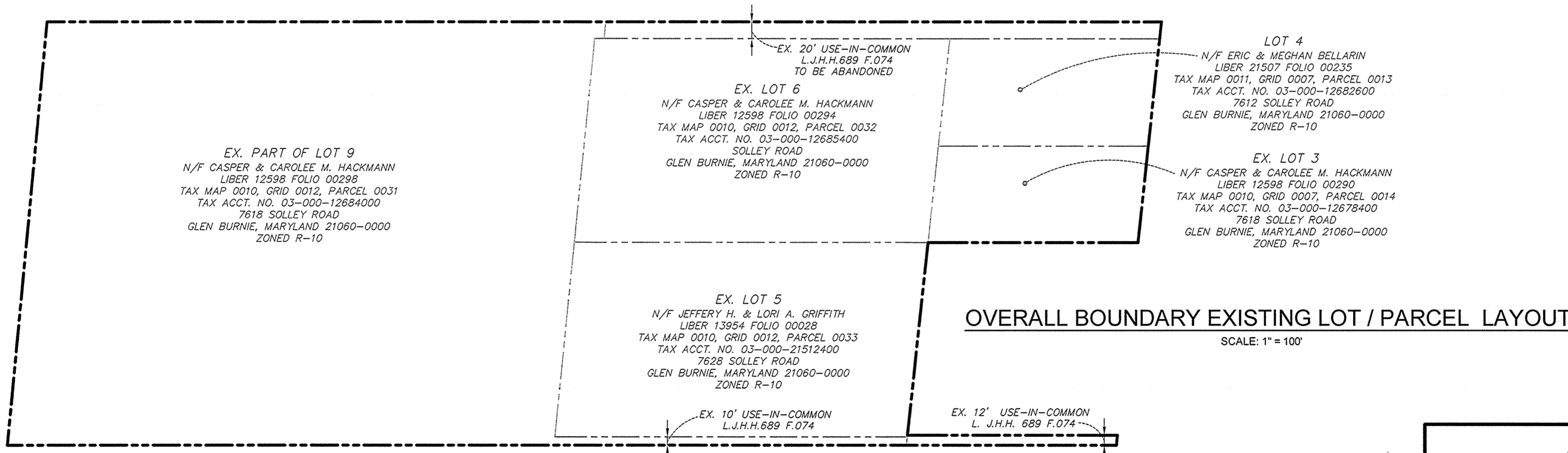
10/6/15

PARCEL 93
SOLLEY ELEMENTARY SCHOOL
N/F BOARD OF EDUCATION ANNE ARUNDEL COUNTY



OVERALL BOUNDARY PROPOSED LOT LAYOUT/ SHEET INDEX PLAN

SCALE: 1" = 100'



OVERALL BOUNDARY EXISTING LOT / PARCEL LAYOUT

SCALE: 1" = 100'

SEE PLAT ONE OF SEVEN FOR OWNER'S DECLARATION, OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATION, AND OTHER NOTATIONS.

RAYMOND D. BOWLER, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21134 (EXP. 2 JUL 2016) DATE FOR DRUM LOYKA AND ASSOCIATES, 10 FOREST DRIVE, SUITE 35, ANNAPOLIS, MD 21403

WE ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 3/24/2015

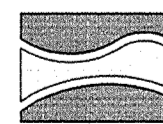
WITNESS: [Signature]

DATE: 12-4-15

JOSEPH FORTINO, VICE PRESIDENT (Seal)
U.S. HOME CORPORATION D/B/A LENNAR



RECEIVED FOR RECORD
CIRCUIT COURT A.A. COUNTY
2016 JUN 22 A 10:54



Drum, Loyka & Associates, LLC

CIVIL ENGINEERS - LAND SURVEYORS

1410 Forest Drive, Suite 35
Annapolis, Maryland 21403

Phone: 410-280-3122 • Fax: 410-280-1952

www.drumlloyka.com

APPROVED: OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND

[Signature]
LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING & ZONING

DATE: 1-13-16

THE PLANNING AND ZONING OFFICER SHALL BE SIGNING FOR THE "OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH."

RECORDED IN BOOK ___ PAGE ___ PLAT NO. ___

PLAT 3 OF 7
AMENDED PLAT
TOWNHOUSE DEVELOPMENT
**THE POINTE AT
TANYARD SPRINGS**

PREVIOUSLY RECORDED IN PLAT BK. 337, PAGE 28, PLAT NO. 17404
SUBDIVISION NO. 1982-192 PROJECT NO. 2015-0102-00-NF
TAX MAPS 0010 & 0011 GRIDS 0007 & 0012
PARCELS 13, 14, 31, 32 & 33
SCALE: 1" = 40' DATE: SEPT. 2015
MARYLAND NAD 83 ZIP CODE: 21060
DISTRICT: 3RD ANNE ARUNDEL COUNTY, MD

2013959

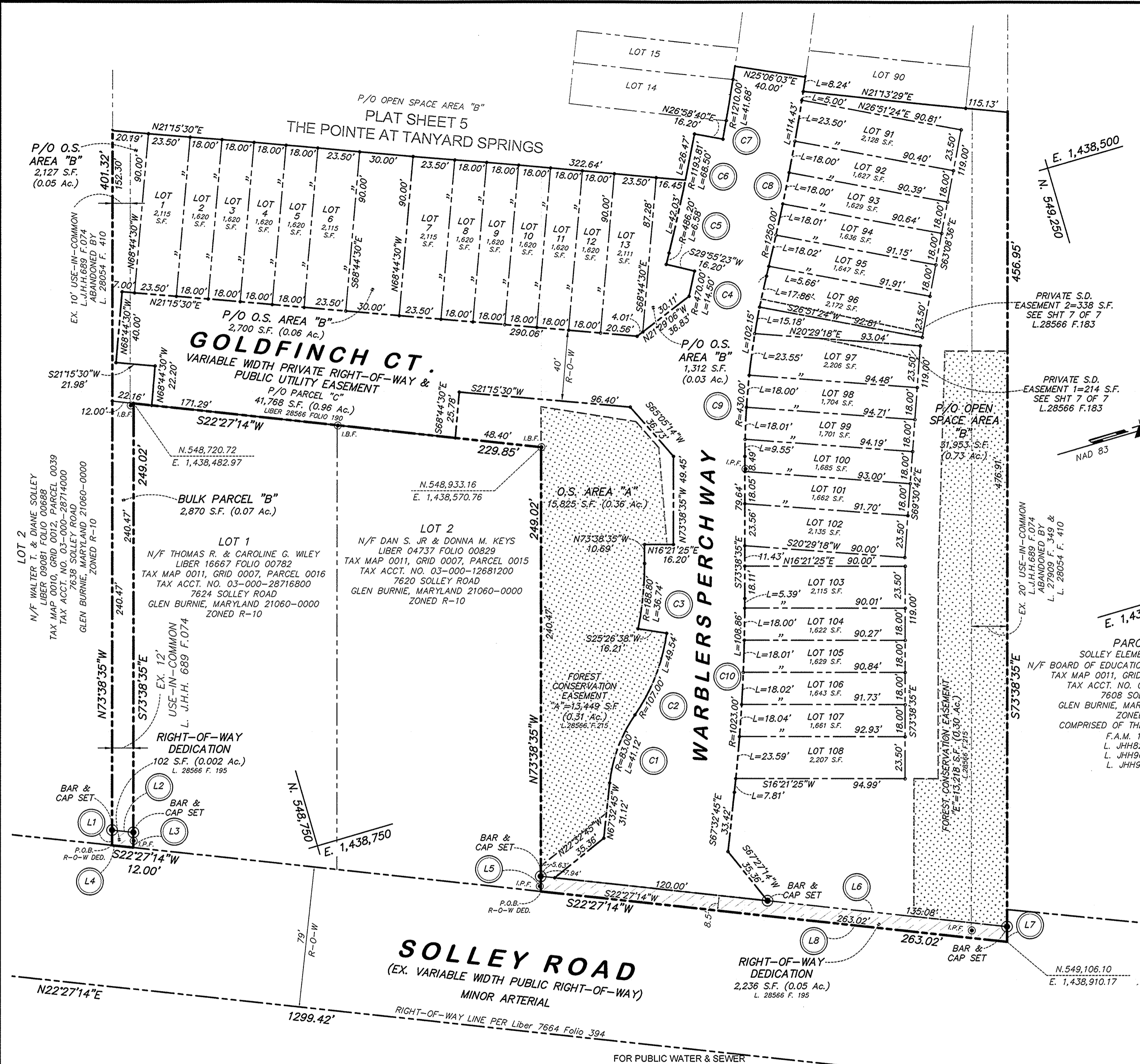
MSA 51235-10147-3

03/09/16

SEE PLAT ONE OF SEVEN FOR OWNER'S DEED, CONVEYANCE, EASEMENT, SURVEYOR'S CERTIFICATION, AND OTHER DATA.

RAYMOND D. FOWLER, PROFESSIONAL LAND SURVEYOR, REG. NO. 21134 (EXP. 2 JUL 2016) DATE FOR DRUM, LOYKA AND ASSOCIATES, 1410 FOREST DRIVE, SUITE 35, ANNAPOLIS, MD 21403

WITNESS DATE 12-15-15 JOSEPH FORTINO, VICE PRESIDENT (Seal) U.S. HOME CORPORATION D/B/A LENNAR

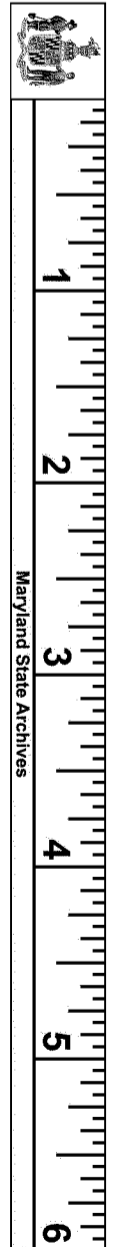


LEGEND table with symbols for Right-of-Way, Storm Drain, Open Space, Property Line, Forest Conservation Area, Proposed R-O-W Dedication, Iron Pipe Found, and Bar & Cap Set.

PUBLIC RIGHT-OF-WAY DEDICATION LINE TABLE with columns for Line, Bearing, Length, and Chord.

PRIVATE RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT CURVE TABLE with columns for Curve, Radius, Arc, Delta, Tan, Bearing, and Chord.

RECEIVED FOR RECORD CIRCUIT COURT A.A. COUNTY 2016 JUN 22 A 10:56



Drum, Loyka & Associates, LLC CIVIL ENGINEERS - LAND SURVEYORS 1410 Forest Drive, Suite 35 Annapolis, Maryland 21403

APPROVED OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND. LARRY R. TOM, PLANNING AND ZONING OFFICER, DATE 1-13-16

PARCEL 0031 N/F CONSTELLATION POWER SOURCE GEN. INC. TAX MAP 0011, GRID 0007, PARCEL 0031

PLAT 4 OF 7 AMENDED PLAT TOWNHOUSE DEVELOPMENT THE POINTE AT TANYARD SPRINGS PREVIOUSLY RECORDED IN PLAT BK. 337, PAGE 28, PLAT NO. 17404

RECORDED IN BOOK PAGE PLAT NO. P213960

MSA S1235-10147-4

SEE PLAT ONE OF SEVEN FOR OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATION, AND OTHER NOTATIONS.

RAYMOND P. FOWLER, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21134 (EXP. 2 JUL 2016) DATE FOR DRUM LOYKA AND ASSOCIATES, INC. 14 FOREST DRIVE, SUITE 300 ANNAPOLIS, MD 21403

WE ASSENT TO THIS PLAN OF SUBDIVISION FOR PARCEL 28054 FOLIO(S) 429, 441, 446:

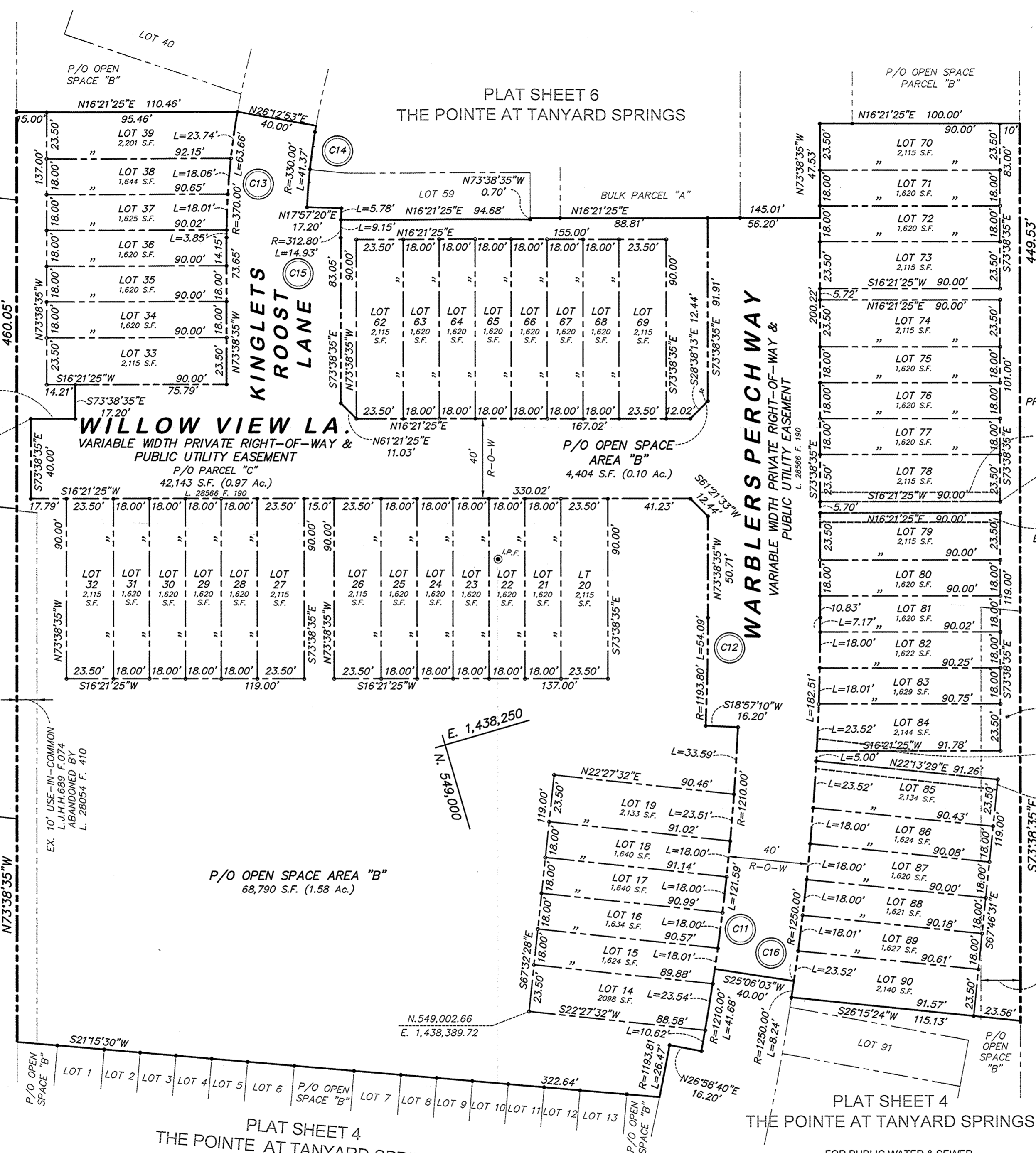
12-4-16 Joseph Fortino
 WITNESS DATE JOSEPH FORTINO, VICE PRESIDENT (Seal)
 U.S. HOME CORPORATION D/B/A LENNAR

PARCEL 0036
 N/F WILLIAM H. STRONG
 LIBER 02218 FOLIO 00212
 TAX MAP 0010, GRID 0012
 TAX ACCT. NO. 03-000-29518050
 668 CHESTNUT SPRINGS LANE
 GLEN BURNIE, MARYLAND 21060-0000
 ZONED R-10

PARCEL 0037
 N/F WILLIAM H. STRONG
 LIBER 03462 FOLIO 00784
 TAX MAP 0010, GRID 0012
 TAX ACCT. NO. 03-000-28708400
 674 CHESTNUT SPRINGS LANE
 GLEN BURNIE, MARYLAND 21060-0000
 ZONED R-10

PARCEL 0038
 N/F JEFFREY & ANGELA M. GRAHAM
 LIBER 15966 FOLIO 00368
 TAX MAP 0010, GRID 0012
 TAX ACCT. NO. 03-000-28709800
 678 CHESTNUT SPRINGS LANE
 GLEN BURNIE, MARYLAND 21060-0000
 ZONED R-10

LOT 2
 N/F WALTER T. & DIANE SOLLEY
 LIBER 09081 FOLIO 00688
 TAX MAP 0010, GRID 0012, PARCEL 0039
 TAX ACCT. NO. 03-000-28714000
 7638 SOLLEY ROAD
 GLEN BURNIE, MARYLAND 21060-0000
 ZONED R-10



CURVE	RADIUS	ARC	DELTA	TAN	BEARING	CHORD
C11	1210.00	121.59	05°45'27"	60.85	N68°10'06"W	121.54
C12	1193.80	54.09	02°35'46"	27.05	N72°20'42"W	54.09
C13	370.00	63.66	09°51'28"	31.91	N68°42'51"W	63.58
C14	330.00	41.37	07°10'57"	20.71	S67°22'36"E	41.34
C15	312.80	14.93	02°44'04"	7.47	S72°16'33"E	14.93
C16	1250.00	182.51	08°21'56"	91.42	S69°27'34"E	182.35

LEGEND
 R-O-W RIGHT-OF-WAY
 S.D. STORM DRAIN
 PROPERTY LINE
 I.P.F. IRON PIPE FOUND OR IRON BAR FOUND
 I.B.F.

Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-280-3122 • Fax: 410-280-1952
 www.drumloyka.com

APPROVED: OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND

Larry R. Tom 1-13-16
 LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING & ZONING DATE

THE PLANNING & ZONING OFFICER SHALL BE SIGNING FOR THE "OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH."

PLAT 5 OF 7
 AMENDED PLAT
 TOWNHOUSE DEVELOPMENT
THE POINTE AT TANYARD SPRINGS
 PREVIOUSLY RECORDED IN PLAT BK. 337, PAGE 28, PLAT NO. 17404
 SUBDIVISION NO. 1982-192 PROJECT NO. 2015-0102-00-NF
 TAX MAPS 0010 & 0011 GRIDS 0007 & 0012
 PARCELS 13, 14, 31, 32 & 33
 SCALE: 1" = 40' DATE: SEPT. 2015
 MARYLAND NAD 83 ZIP CODE: 21060
 DISTRICT: 3RD ANNE ARUNDEL COUNTY, MD

RECORDED IN BOOK PAGE PLAT NO.

PA23916J

MSA S1235-10147-5

RECEIVED FOR RECORD
 CIRCUIT COURT A.A. COUNTY
 2016 JUN 22 A 11:33



ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 17577-17583; Plat Book 341, pp. 1-7, MSA_S1235_10147. Date available 2016/01/22. Printed 04/06/2020.

TANYARD SPRINGS, SECTION B
TAX MAP 0010, GRID 0012, PARCEL 0046
PLAT NO. 15253, PLAT BK. 294, PAGE 27
ZONED R-10

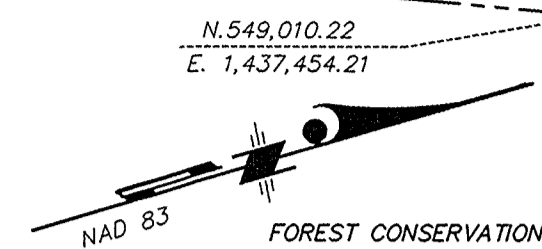
FLOODPLAIN "C"
AS RECORDED WITH TANYARD SPRINGS
TAX MAP 0010, GRID 0006, PARCEL 0053
PLAT NO. 14252, PLAT BK. 274, PAGE 26

TANYARD SPRINGS, SECTION C
TAX MAP 0010, GRID 0006, PARCEL 0053
PLAT NO. 14938, PLAT BK. 288, PAGE 12
ZONED R-10

SEE PLAT ONE OF SEVEN FOR OWNERS' CERTIFICATE, SURVEYOR'S CERTIFICATION, AND THE NOTATIONS.

RAYMOND D. FOWLER, PROFESSIONAL LAND SURVEYOR, REG. NO. 21134 (EXP. 2 JUL 2016) DATE FOR DRUM, LOYKA AND ASSOCIATES, 1410 FOREST DRIVE, SUITE 35, ANNAPOLIS, MD 21403
WE ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS DATE 12-14-15
JOSEPH FORNINO, VICE PRESIDENT (Seal)
U.S. HOME CORPORATION DBA/ LENNAR



FOREST CONSERVATION EASEMENT "C" = 2,921 S.F. (0.07 Ac.)
L. 28566 F. 215
100 YEAR FLOOD PLAIN = 23,130 S.F. (0.53 Ac.)
AREA ALSO INCLUDED AS OPEN SPACE
Liber 28566 Folio 208

LIMITS OF EX. INTERMITTENT STREAM AS FIELD LOCATED BY KLEBASCO ENVIRONMENTAL, LLC MAY, 2011 (SURVEYED BY DRUM, LOYKA & ASSOC., LLC JULY 2011)

PARCEL 0034
N/F ROGER W. & SHEILA A. BAILLIE
LIBER 05341 FOLIO 0054
TAX MAP 0010, GRID 0012
TAX ACCT. NO. 03-000-28697960
662 CHESTNUT SPRINGS LANE
GLEN BURNIE, MARYLAND 21060-0000
ZONED R-10

PARCEL 0035
N/F WILLIAM H. STRONG
LIBER 02743 FOLIO 00647
TAX MAP 0010, GRID 0012
TAX ACCT. NO. 03-000-29518100
664 CHESTNUT SPRINGS LANE
GLEN BURNIE, MARYLAND 21060-0000
ZONED R-10

PARCEL 0036
N/F WILLIAM H. STRONG
LIBER 2218 FOLIO 212
TAX MAP 0010, GRID 0012
TAX ACCT. NO. 03-000-29518050
668 CHESTNUT SPRINGS LANE
GLEN BURNIE, MARYLAND 21060-0000
ZONED R-10

LEGEND

- R-O-W RIGHT-OF-WAY
- PROPERTY LINE
- FOREST CONSERVATION AREA
- FLOODPLAIN DEDICATION AREA
- UTILITY EASEMENT
- NON-TIDAL WETLANDS
- LIMITS OF INTERMITTENT STREAM
- 100 YEAR FLOODPLAIN
- 100 WETLAND BUFFER
- 25' STREAM BUFFER
- RADIAL LINES
- (R) IRON PIPE FOUND OR IRON BAR FOUND
- I.P.F.
- I.B.F.

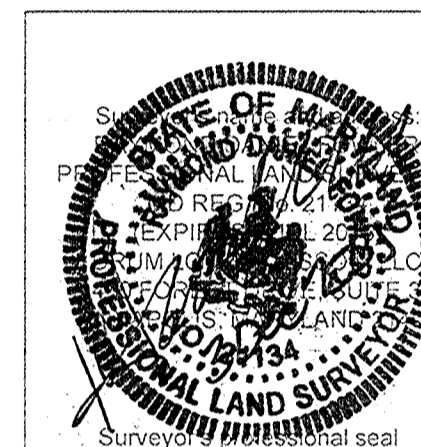
PLAT SHEET 5
THE POINTE AT
TANYARD SPRINGS

CURVE	RADIUS	ARC	DELTA	TAN	BEARING	CHORD
C17	370.00	152.23	23°34'25"	77.21	N51°59'55"W	151.16
C18	330.00	78.11	13°33'43"	39.24	S57°00'16"E	77.93

APPROVED OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND
Larry R. Tom
LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING & ZONING
DATE 1-13-16
THE PLANNING & ZONING OFFICER SHALL BE SIGNING FOR THE "OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH."

RECORDED IN BOOK ___ PAGE ___ PLAT NO. ___

213962



100-YEAR FLOOD PLAIN DEDICATION LINE TABLE

LINE	BEARING	LENGTH
L1b	N21°46'50"E	156.75'
L2b	S37°43'10"E	128.73'
L3b	S04°49'09"E	119.08'
L4b	S46°20'31"W	48.44'
L5b	N73°38'35"W	46.24'
L6b	S44°11'33"W	71.86'
L7b	N21°40'16"W	47.17'

25' UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1c	S73°40'02"E	136.72'
L2c	S40°11'46"E	45.09'
L3c	S49°47'18"W	25.00'
L4c	N40°11'46"W	37.58'
L5c	N73°40'02"E	131.59'
L6c	N21°46'50"E	25.11'

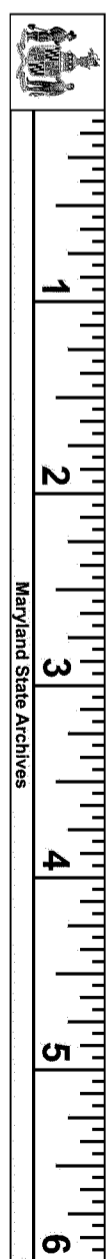
PARCEL 93
SOLLEY ELEMENTARY SCHOOL
N/F BOARD OF EDUCATION ANNE ARUNDEL COUNTY
TAX MAP 0011, GRID 0007, PARCEL 0093
TAX ACCT. NO. 03-000-00477201
7608 SOLLEY ROAD
GLEN BURNIE, MARYLAND 21060-0000
ZONED R-10
COMPRISED OF THE FOLLOWING DEEDS
F.A.M. 163 / 24
L. JHH826 F. 271
L. JHH902 F. 511
L. JHH924 F. 61

WARBLERS PERCH WAY
VARIABLE WIDTH PRIVATE RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT
P/O PARCEL "C"
5,444 S.F. (0.12 Ac.)
L. 28566 F. 190

PLAT SHEET 5
THE POINTE AT TANYARD SPRINGS
FOR PUBLIC WATER & SEWER

PLAT 6 OF 7
AMENDED PLAT
TOWNHOUSE DEVELOPMENT
THE POINTE AT
TANYARD SPRINGS
PREVIOUSLY RECORDED IN PLAT BK. 337, PAGE 28, PLAT NO. 17404
SUBDIVISION NO. 1982-192 PROJECT NO. 2015-0102-00-NF
TAX MAPS 0010 & 0011 GRIDS 0007 & 0012
PARCELS 13, 14, 31, 32 & 33
SCALE: 1" = 40' DATE: SEPT. 2015
MARYLAND NAD 83 ZIP CODE: 21060
DISTRICT: 3RD ANNE ARUNDEL COUNTY, MD

MSA 51235-10147-6



RECORDED FOR RECORD
CIRCUIT COURT A.A. COUNTY
2016 JAN 22 A 11: 34

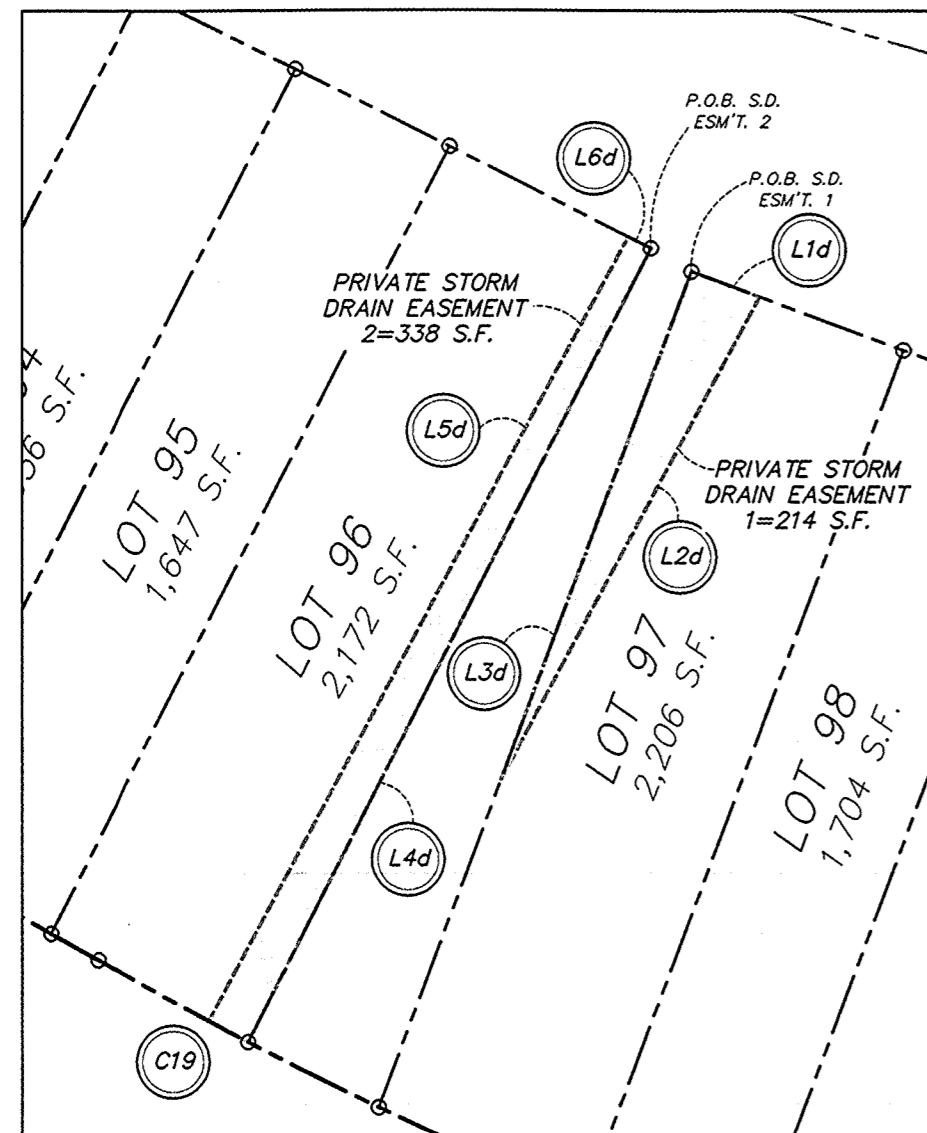
SEE PLAT ONE OF SEVEN FOR OWNER'S DECLARATION, OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATION, AND OTHER NOTATIONS.

RAYMOND D. BRAWLER, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21134 (EXP. 2 JUL 2016) DATE FOR DRUM LOYKA AND ASSOCIATES, LLC, 1410 FOREST DRIVE, SUITE 35 ANNAPOLIS, MD 21403

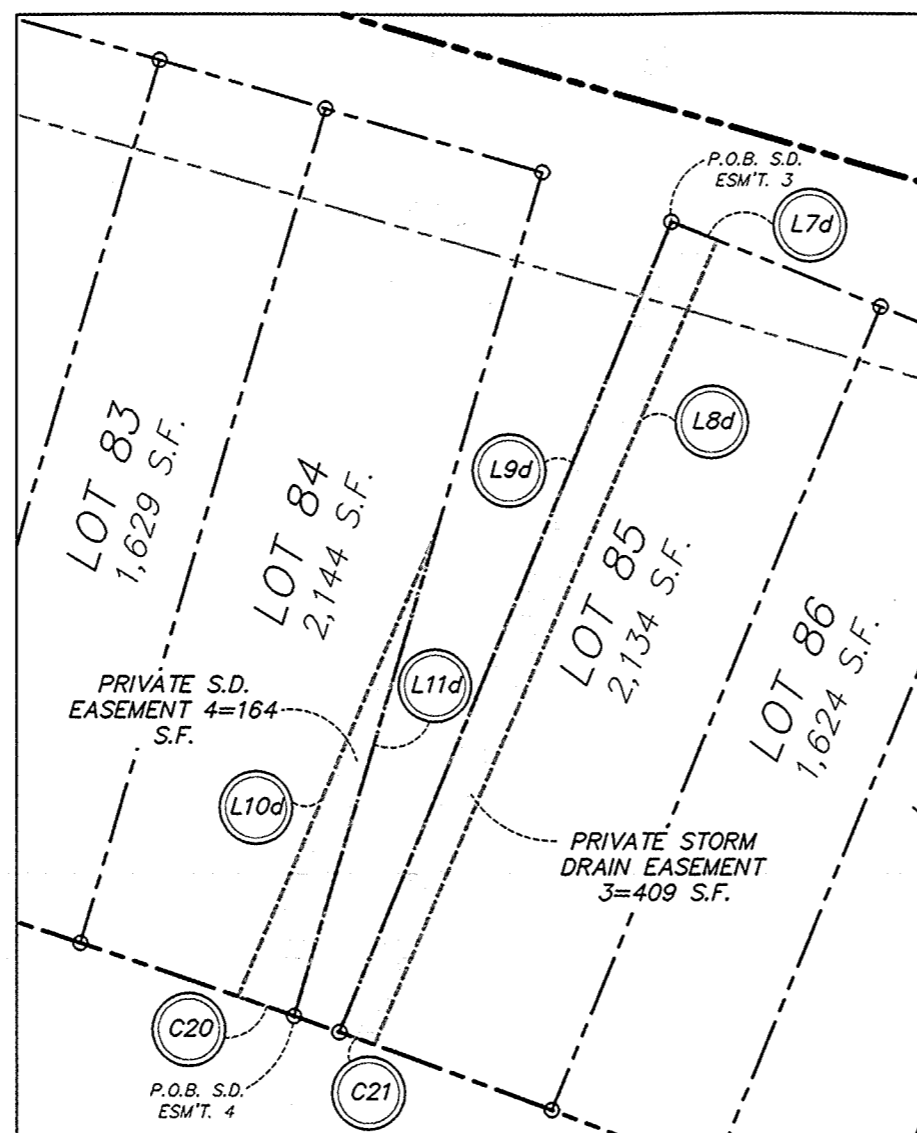
WE ASSENT TO THIS PLAN OF SUBDIVISION. DATE 12.4.15

WITNESS _____ DATE 12.4.15 JOSEPH FORTINO, VICE PRESIDENT (Seal) U.S. HOME CORPORATION DBA LENNAR

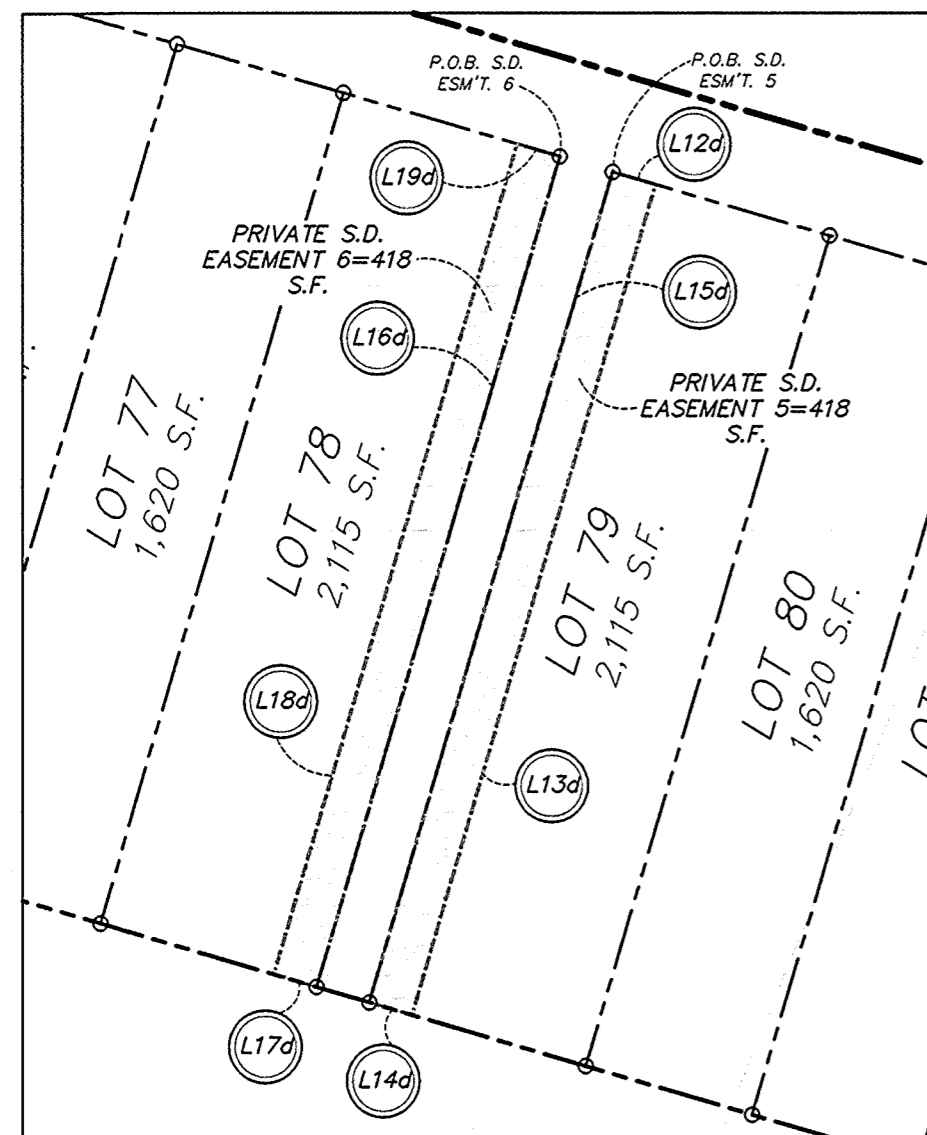
OWNER LIBER 28054 FOLIO(S) 429, 441, 446:



STORM DRAIN EASEMENTS 1 & 2
LIBER 28566 FOLIO 183
SCALE: 1" = 20'



STORM DRAIN EASEMENTS 3 & 4
LIBER 28566 FOLIO 183
SCALE: 1" = 20'



STORM DRAIN EASEMENTS 5 & 6
LIBER 28566 FOLIO 183
SCALE: 1" = 20'

PRIVATE STORM DRAIN EASEMENT CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TAN	BEARING	CHORD
C19	430.00	4.64	00°37'07"	2.32	N62°06'10"W	4.64
C20	1250.00	6.18	00°17'00"	3.09	N70°43'37"W	6.18
C21	1250.00	3.84	00°10'34"	1.92	N70°16'04"W	3.84

PRIVATE STORM DRAIN EASEMENT 1 LINE TABLE		
LINE	BEARING	LENGTH
L1d	S69°30'42"E	7.57'
L2d	S28°05'31"W	57.18'
L3d	N20°29'18"E	56.68'

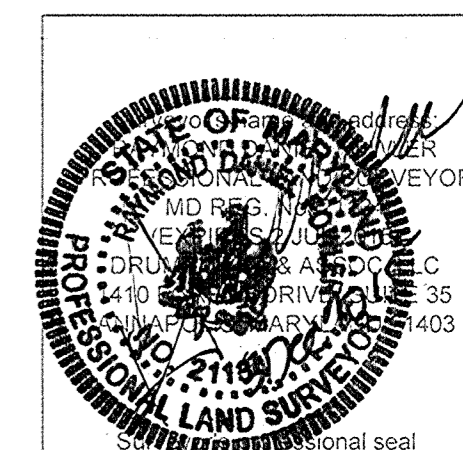
PRIVATE STORM DRAIN EASEMENT 2 LINE TABLE		
LINE	BEARING	LENGTH
L4d	S26°51'24"W	92.81'
L5d	N28°05'31"E	92.74'
L6d	S63°08'36"E	2.64'

PRIVATE STORM DRAIN EASEMENT 3 LINE TABLE		
LINE	BEARING	LENGTH
L7d	S67°46'31"E	5.14'
L8d	S23°02'40"W	91.11'
L9d	N22°13'29"E	91.26'

PRIVATE STORM DRAIN EASEMENT 4 LINE TABLE		
LINE	BEARING	LENGTH
L10d	N23°02'40"E	53.03'
L11d	S16°21'25"W	52.98'

PRIVATE STORM DRAIN EASEMENT 5 LINE TABLE		
LINE	BEARING	LENGTH
L12d	S73°38'35"E	4.64'
L13d	S16°21'25"W	90.00'
L14d	N73°38'35"W	4.64'
L15d	N16°21'25"E	90.00'

PRIVATE STORM DRAIN EASEMENT 6 LINE TABLE		
LINE	BEARING	LENGTH
L16d	S16°21'25"W	90.00'
L17d	N73°38'35"W	4.64'
L18d	N16°21'25"E	90.00'
L19d	S73°38'35"E	4.64'



RECEIVED FOR RECORD
 DECEMBER 11, 2015
 ANNE ARUNDEL COUNTY CLERK



Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-280-3122 • Fax: 410-280-1952
 www.drumloyka.com

FOR PUBLIC WATER & SEWER

APPROVED: OFFICE OF PLANNING AND ZONING, ANNE ARUNDEL COUNTY, MARYLAND

Larry R. Tom 1-13-16
 LARRY R. TOM, PLANNING AND ZONING OFFICER, OFFICE OF PLANNING & ZONING DATE

THE PLANNING & ZONING OFFICER SHALL BE SIGNING FOR THE "OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH."

PLAT 7 OF 7
 AMENDED PLAT
 TOWNHOUSE DEVELOPMENT
THE POINTE AT TANYARD SPRINGS
 PREVIOUSLY RECORDED IN PLAT BK. 337, PAGE 28, PLAT NO. 17404
 SUBDIVISION NO. 1982-192 PROJECT NO. 2015-0102-00-NF
 TAX MAPS 0010 & 0011 GRIDS 0007 & 0012
 PARCELS 13, 14, 31, 32 & 33
 SCALE: 1" = 40' DATE: SEPT. 2015
 MARYLAND NAD 83 ZIP CODE: 21060
 DISTRICT: 3RD ANNE ARUNDEL COUNTY, MD

RECORDED IN BOOK ___ PAGE ___ PLAT NO. ___

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