



DATE: 9-23-14
E. M. KOSOR
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NUMBER 008
53 OLD SOLDIERS ISLAND ROAD SUITE D
ANNAPOLIS, MARYLAND 21401
EXPIRATION DATE: 4-23-19

DEDICATION BY OWNERS
THE UNDERSIGNED BEING THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THESE RECORD PLATS...

THE OPEN SPACE AND RECREATION AREAS SHOWN ON THESE PLATS IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO THE HOMEOWNERS ASSOCIATION INC. BEFORE OR WITH THE RECREATION OF THESE PLATS.

U.S. HOME CORPORATION (D.B.A. LEHMAN)
DATE: 9/23/14
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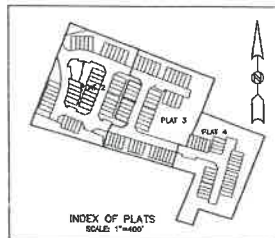
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE RECORD PLATS CORRECTLY SHOW THAT THEY ARE A SUBDIVISION OF ALL OF THE LANDS COVERED BY TANYARD SPRINGS LIMITED PARTNERSHIP...



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EXPIRATION DATE: 4-23-19

SETBACKS: SETBACKS WILL BE IN ACCORDANCE WITH ANNE ARUNDEL COUNTY REGULATIONS AT THE TIME OF BUILDING PERMIT.



COMMON AREA TABULATION

Table with 2 columns: Area Name and Area Size. Includes rows for OPEN SPACE/RECREATION AREA A (0.27 ACRES), B (0.36 ACRES), C (0.04 ACRES), D (0.31 ACRES), E (6.19 ACRES), and TOTAL OPEN SPACE/RECREATION AREA (7.16 ACRES).

GROSS LOT AREA TABULATION. Table with 2 columns: LOT and GROSS AREA. Lists lots 1 through 63 and their corresponding gross areas in square feet.

SITE ANALYSIS

EXISTING ZONE R10 17.75 AC.
GROSS TRACT AREA = 77,462.52 SF OR 17.75 AC.
NET TRACT AREA = 74,922.52 SF OR 17.20 AC.

DENSITY CALCULATIONS
DENSITY CALCULATIONS FOR R10 ZONED AREA EXCLUSIVE OF STEEP SLOPES & NON-TIDAL WETLANDS...

SUBDIVISION AREA TABULATION

Table with 2 columns: Area Name and Area Size. Includes rows for PUBLIC ROAD R/W (12,694 SF), PRIVATE ROAD R/W (175,484 SF), OPEN SPACE/RECREATION AREA (312,823 SF), BULK PARCEL ONE (25,227 SF), ACTIVE REE AREA (6,304 SF), and TOTAL SUBDIVISION (774,625 SF).

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED (COS% OF GROSS TRACT AREA) 30% x 17.20 = 5.16 AC.
OPEN SPACE PROVIDED = 7.16 x 0.18 = 1.29 AC.

RECREATION AREA CALCULATIONS

RECREATION AREA REQUIRED: 126 UNITS x 1,000 SF PER UNIT = 2.80 AC.
PARKING RECREATION AREA REQUIRED = 7.16 AC.

PARKING CALCULATIONS

PARKING REQUIREMENTS FOR COMMERCIAL UNITS (2.0) SPACES PER UNIT
PARKING PROVIDED = TWO CAR GARAGE UNITS

(2) TWO CAR GARAGE UNITS - (4) SPACES PER UNIT PROVIDED ON LOTS
(2) WITH GARAGE AND (2) SPACES FOR GARAGE (200 SPACES PROVIDED)

PARKING PROVIDED = ONE CAR GARAGE UNITS
(1) ONE CAR GARAGE UNITS - (2) SPACES PER UNIT PROVIDED ON LOTS

(1) WITH GARAGE AND (1) SPACE FOR GARAGE (102 SPACES PROVIDED)
PARKING BAY SPACES REQUIRED = 23 SPACES
PARKING BAY SPACES PROVIDED = 46 SPACES

MODIFICATIONS

- 1. MODIFICATION #23220 WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON JANUARY 2, 2013 TO THE FOLLOWING SECTIONS OF THE ANNE ARUNDEL COUNTY CODE...
2. MODIFICATION #23235 WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON SEPTEMBER 25, 2013 TO THE FOLLOWING SECTION OF THE ANNE ARUNDEL COUNTY CODE...

J. A. CHISHOLM, P. E., L.L.C.
LAND DEVELOPMENT CONSULTANTS
ENGINEERING-PLANNING-SURVEYING
53 OLD SOLDIERS ISLAND ROAD SUITE D
ANNAPOLIS, MARYLAND 21401
PHONE (410) 654-7020 FAX (410) 859-7020
HURSHOLM@LDC.COM

A) VERIZON NOTE
THESE PLATS HAVE BEEN APPROVED FOR RECREATION AND OPEN SPACE TO AN AGREEMENT WITH VERIZON MARYLAND INCORPORATED...

B) BCE NOTE
THESE PLATS HAVE BEEN APPROVED FOR RECREATION AND OPEN SPACE TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY...

C) DEVELOPMENT PLAN STATEMENT
DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE...

D) ALLOCATION NOTE
THESE SUBDIVISION PLATS ARE SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, SECTION 5-103 OF THE ANNE ARUNDEL COUNTY CODE...

E) RECREATION AREA/OPEN SPACE NOTE
OWNERSHIP AND MAINTENANCE OF THE RECREATION AREA/OPEN SPACE SHALL BE IN CONFORM AND THE RESPONSIBILITY OF THE PRE-ESTABLISHED TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.

F) PRIVATE ROAD STATEMENT
TANYARD ISLAND LANE, BRADY DRIVE, ELUTION DRIVE, CANTON WAY, DANIEL LAKE AND GASTON PLACE ARE PRIVATE ROADS...

G) STORMWATER MANAGEMENT STATEMENT
THIS PLAT WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PROCEDURES WILL BE PROVIDED FOR THIS SITE...

H) RIGHT TO DISCHARGE
WE, THE UNDERSIGNED, OUR LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT TO ANNE ARUNDEL COUNTY, MD (COUNTY) AND NEIGHBORLY LOT OWNERS (PRIVATE) THE IRREVOCABLE RIGHT TO DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES...

I) BULK PARCEL STATEMENT
THE BULK PARCELS SHOWN ON THESE RECORD PLATS ARE NON-DRAINABLE AND ARE SUBJECT TO ADEQUATE PUBLIC FACILITIES (APF) UPON FURTHER SUBDIVISION.

EXISTING ZONE R10 17.75 AC.
GROSS TRACT AREA = 77,462.52 SF OR 17.75 AC.
NET TRACT AREA = 74,922.52 SF OR 17.20 AC.

DENSITY CALCULATIONS
DENSITY CALCULATIONS FOR R10 ZONED AREA EXCLUSIVE OF STEEP SLOPES & NON-TIDAL WETLANDS...

SUBDIVISION AREA TABULATION

Table with 2 columns: Area Name and Area Size. Includes rows for PUBLIC ROAD R/W (12,694 SF), PRIVATE ROAD R/W (175,484 SF), OPEN SPACE/RECREATION AREA (312,823 SF), BULK PARCEL ONE (25,227 SF), ACTIVE REE AREA (6,304 SF), and TOTAL SUBDIVISION (774,625 SF).

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED (COS% OF GROSS TRACT AREA) 30% x 17.20 = 5.16 AC.
OPEN SPACE PROVIDED = 7.16 x 0.18 = 1.29 AC.

RECREATION AREA CALCULATIONS

RECREATION AREA REQUIRED: 126 UNITS x 1,000 SF PER UNIT = 2.80 AC.
PARKING RECREATION AREA REQUIRED = 7.16 AC.

PARKING CALCULATIONS

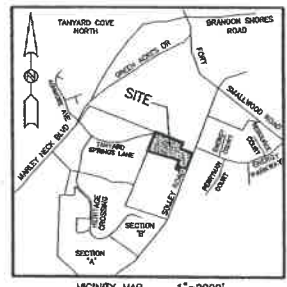
PARKING REQUIREMENTS FOR COMMERCIAL UNITS (2.0) SPACES PER UNIT
PARKING PROVIDED = TWO CAR GARAGE UNITS

(2) TWO CAR GARAGE UNITS - (4) SPACES PER UNIT PROVIDED ON LOTS
(2) WITH GARAGE AND (2) SPACES FOR GARAGE (200 SPACES PROVIDED)

PARKING PROVIDED = ONE CAR GARAGE UNITS
(1) ONE CAR GARAGE UNITS - (2) SPACES PER UNIT PROVIDED ON LOTS

(1) WITH GARAGE AND (1) SPACE FOR GARAGE (102 SPACES PROVIDED)
PARKING BAY SPACES REQUIRED = 23 SPACES
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APPROVED: (Public Systems)
DATE: 11-13-14
LARRY M. B. T.
PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
REC. PLAT BOOK 335 PAGE 20 PLAT #1296



GENERAL NOTES

- 1. COORDINATES ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM, HAD 83 DATUM. ELEVATIONS ARE NAVD 83.
2. NO WETLANDS OR THEIR 25 FT. AND/OR 100 FT. UNBUFFERED BUFFERS SHALL BE DISTURBED FOR ANY DEVELOPMENT ACTIVITY...

3. NO TREES SHALL BE PLANTED WITHIN THE PUBLIC UTILITY EASEMENTS.
4. A PRIVATE STORMWATER MANAGEMENT MAINTENANCE AGREEMENT IS REQUIRED AT GRADING PERMIT.

5. THE DEVELOPER SHALL PROVIDE MAILBOXES IN CONFORMANCE WITH THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE.
6. SUBJECT TO THE TERMS AND CONDITIONS OF A "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 504.

7. SUBJECT TO THE TERMS AND CONDITIONS OF A "SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 504.

8. SUBJECT TO THE TERMS AND CONDITIONS OF A "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 504.

9. ALL FOREST RETENTION/PROTECTION/CLEARING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING...

10. SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF EASEMENT RECORDED BY THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 504.

11. SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF EASEMENT RECORDED BY THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 504.

12. SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC WORKS AGREEMENT NUMBER PWA-14-0114.

13. SUBJECT TO THE TERMS AND CONDITIONS OF A "SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 504.

14. STREET NAMES AND ADDRESSES NOTED ON THE PLAT REPRESENT OFFICIAL ADDRESS DATA STREET NAMES AND ADDRESSES TO ENSURE THE PUBLIC HEALTH, SAFETY AND WELFARE.

FOREST CONSERVATION AREA TABULATION

Table with 2 columns: Area Name and Area Size. Includes rows for FOREST CONSERVATION EASEMENT AREA #1 (17800 SF = 0.40 ACRES), FOREST CONSERVATION EASEMENT AREA #2 (114874 SF = 2.63 ACRES), FOREST CONSERVATION EASEMENT AREA #3 (20169 SF = 0.46 ACRES), and TOTAL FOREST CONSERVATION EASEMENT (102370 SF = 2.30 ACRES).

FOREST CONSERVATION ACT COMPLIANCE

Table with 2 columns: Area Name and Area Size. Includes rows for TOTAL TRACT AREA (17,776 ACRES), CONSERVATION THRESHOLD (17,776 x 20%) (3,555 ACRES), EXISTING FOREST IN TRACT AREA (6.30 ACRES), EXISTING FOREST TO BE COULDED (13.41 ACRES), EXISTING FOREST RETAINED (3.88 ACRES), NET REFORESTATION REQUIRED (2.53 ACRES), ON-SITE REFORESTATION PROVIDED (0.46 ACRES), and OFF-SITE REFORESTATION PROVIDED (2.07 ACRES).

A FORESTATION AGREEMENT HAS BEEN FILED WITH THE OFFICE OF PLANNING AND ZONING FOR 20,159 SQUARE FEET OF REFORESTATION. A BOND HAS BEEN POSTED FOR THE AMOUNT OF \$10,500 AND AN INSPECTION FEE OF \$1,000. HAS BEEN PAID ON OCTOBER 8, 2014. (RECEIPT #14000004)

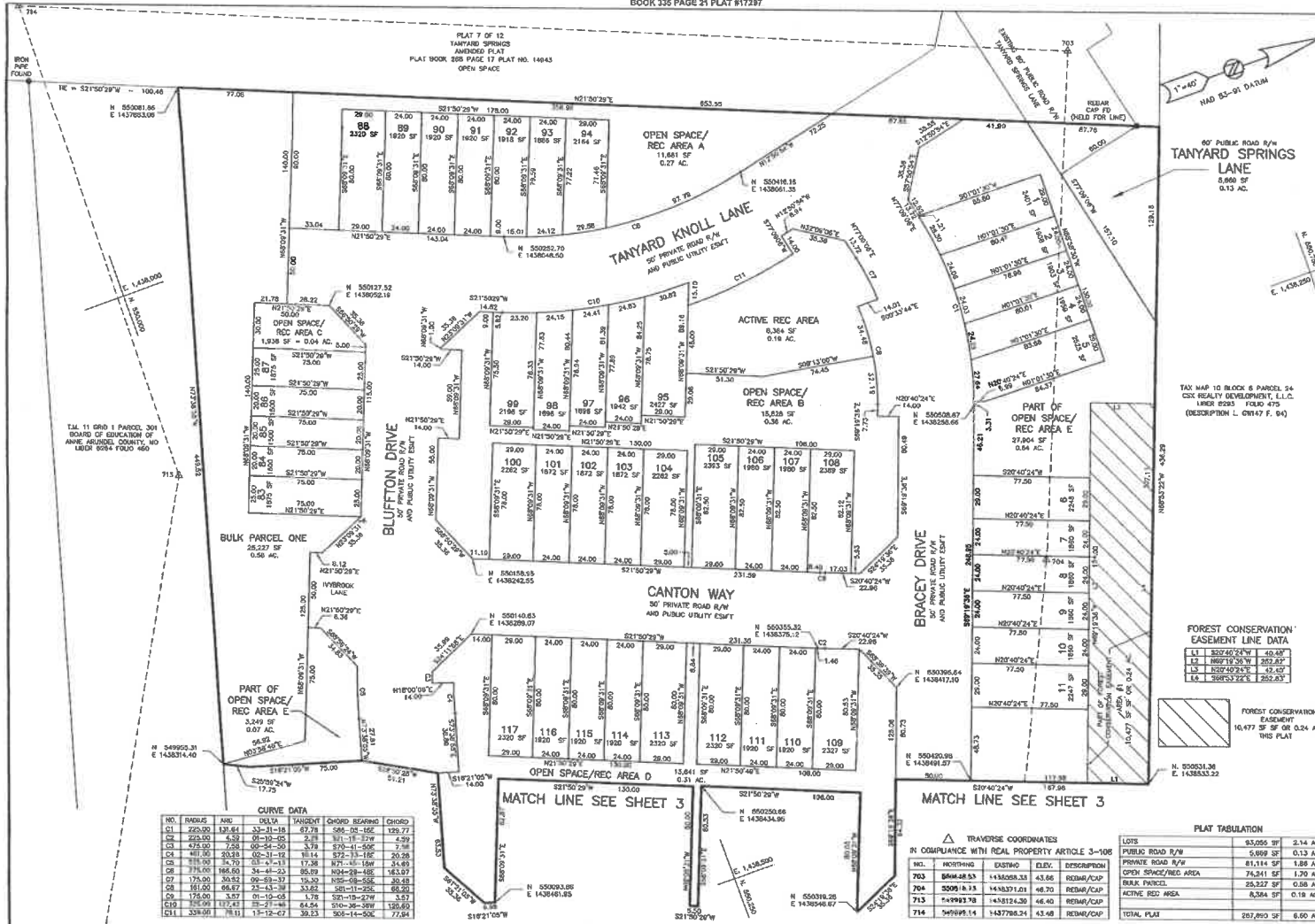
OFF-SITE AREA OF 2.54 ACRES OF REFORESTATION WAS PAID ON APR 15, 2006 TO LAND PRESERVE LLC FOR OFF-SITE REFORESTATION CREDITS.

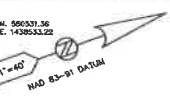
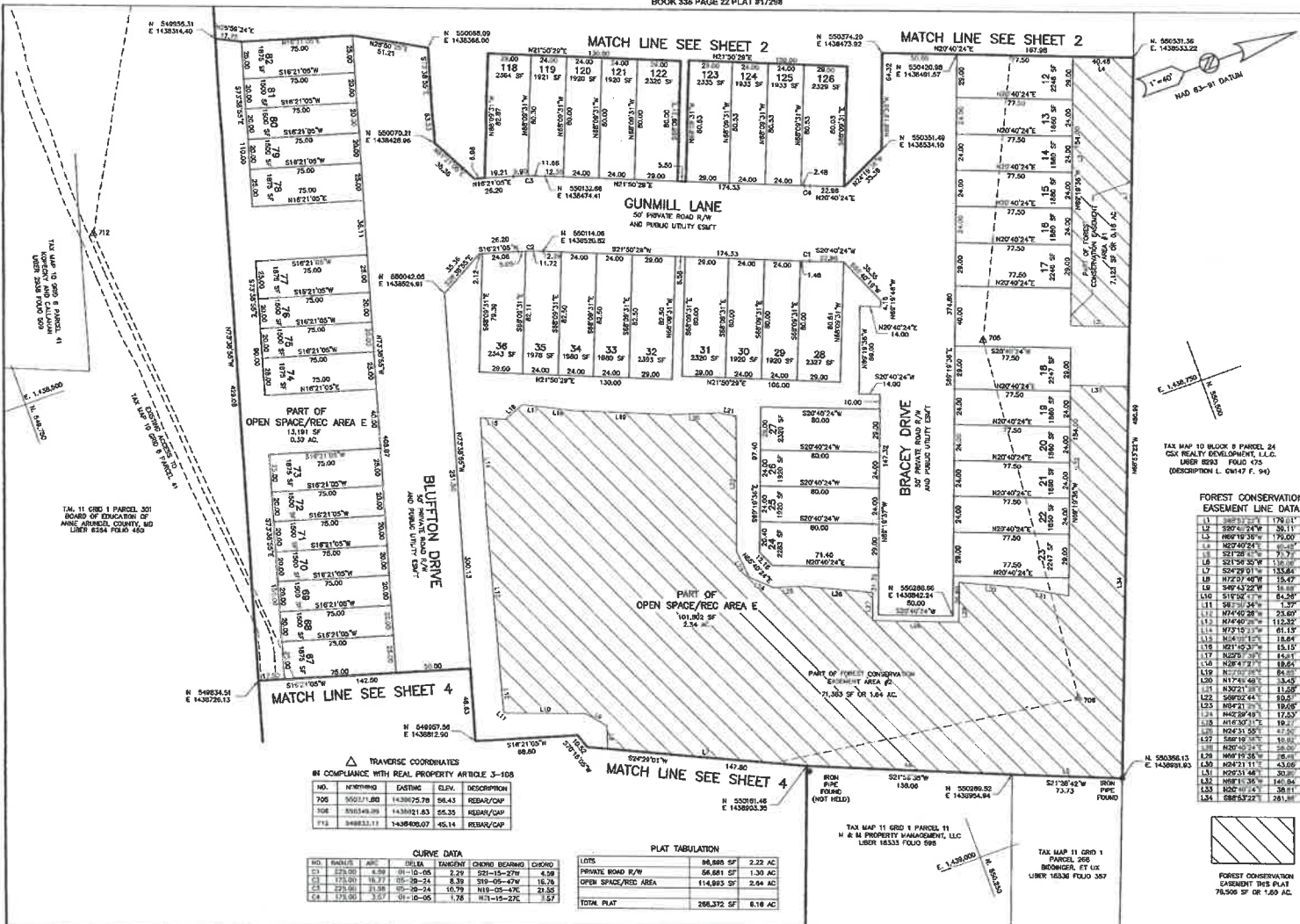
PLAT 1 OF 4 TANYARD SPRINGS SECTION D PARCEL 1

A RESIDENTIAL SINGLE FAMILY TOWNHOUSE DEVELOPMENT
SUBDIVISION # 2012-005 AND 83-01 DATUM PARCEL # 2012-0012-000-WF
TAX MAP 11 GRID D PARCEL 12
SCALE: AS SHOWN SITE #201008 ZONED R10
THIRD LAY DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

DATE: 11-13-14
P-208119
MSA 81286-10057-1

BR 28327P6154





TAX MAP 10 BLOCK 8 PARCEL 24
 C&K REALTY DEVELOPMENT, L.L.C.
 LIBER 8593 FOLIO 475
 (DESCRIPTION L. 06/17 F. 94)

FOREST CONSERVATION

LOT	AREA	ACRES
L1	178.11	4.04
L2	56.11	1.28
L3	179.00	4.06
L4	71.77	1.64
L5	113.32	2.60
L6	135.84	3.10
L7	16.47	0.37
L8	15.87	0.36
L9	14.21	0.32
L10	84.24	1.92
L11	1.37	0.03
L12	23.69	0.54
L13	112.32	2.57
L14	61.13	1.40
L15	18.84	0.43
L16	15.15	0.34
L17	14.21	0.32
L18	18.64	0.43
L19	84.24	1.92
L20	3.43	0.08
L21	11.55	0.26
L22	50.57	1.15
L23	19.27	0.44
L24	47.74	1.08
L25	10.14	0.23
L26	11.55	0.26
L27	10.14	0.23
L28	43.06	0.98
L29	140.84	3.22
L30	56.11	1.28
L31	281.17	6.44

FOREST CONSERVATION
 EASEMENT THIS PLAT
 78,908 SF OR 1.80 AC

TRANSVERSE COORDINATES
 IN COMPLIANCE WITH REAL PROPERTY ARTICLE 3-108

NO.	NORTHING	EASTING	CLIN.	DESCRIPTION
705	500217.00	143825.78	58.43	REBAR/CAP
706	500349.09	143821.83	55.35	REBAR/CAP
713	548833.11	1438400.07	45.14	REBAR/CAP

CURVE DATA

NO.	PIVOTAL	ARC	BEARING	CHORD BEARING	CHORD
C1	275.00	1.56	81-10-05	2.29	571-75-270
C2	175.00	16.77	05-28-24	8.39	519-05-67W
C3	275.00	71.88	05-28-24	16.79	N13-05-49E
C4	175.00	1.56	81-10-05	1.74	N1-15-29E

PLAT TABULATION

LOTS	AREA	ACRES
PRIVATE ROAD R/W	86,895 SF	2.22 AC
PRIVATE ROAD R/W	56,881 SF	1.30 AC
OPEN SPACE/REC AREA	114,893 SF	2.64 AC
TOTAL PLAT	268,572 SF	6.18 AC

SEE PLAT ONE FOR SURVEYOR'S CERTIFICATE, OWNER'S DEDICATION AND OTHER NOTICES.
J. A. CHISHOLM, P. E., L.L.C.
 LAND DEVELOPMENT CONSULTANTS
 ENGINEERING-PLANNING-SURVEYING
 83 OLD SODDERS QUARD ROAD SUITE B
 ANNAPOLIS, MARYLAND 21401
 PHONE (410) 858-7020 FAX (410) 858-7028
 WWW.JACHISHOLM.COM

SURVEYOR'S CERTIFICATE
 9-22-14
 DATE
 EDWARD MEADE KESSER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 808
 EXPIRATION DATE 4-23-15



OWNER'S DEDICATION
 U.S. HOME CORPORATION (S.A. LEHMAN)
 DATE
 BY: *[Signature]*
 PRESIDENT

APPROVED:
[Signature]
 LARRY R. JEN
 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
 REC. PLAT BOOK PAGE PLAT NO.

PLAT 3 OF 4
TANYARD SPRINGS
 SECTION D PARCEL 1
 A RESIDENTIAL SINGLE FAMILY TOWNHOUSE DEVELOPMENT
 SUBDIVISION # 2012-005 H&D 83-81 DATUM PROJECT # 2012-0012-00-07
 TAX MAP 11 GRID 1 PARCEL 12
 SCALE: 1"=40' SITE ZIP CODE 21060 ZONED R10 OCTOBER 2013
 THIRD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

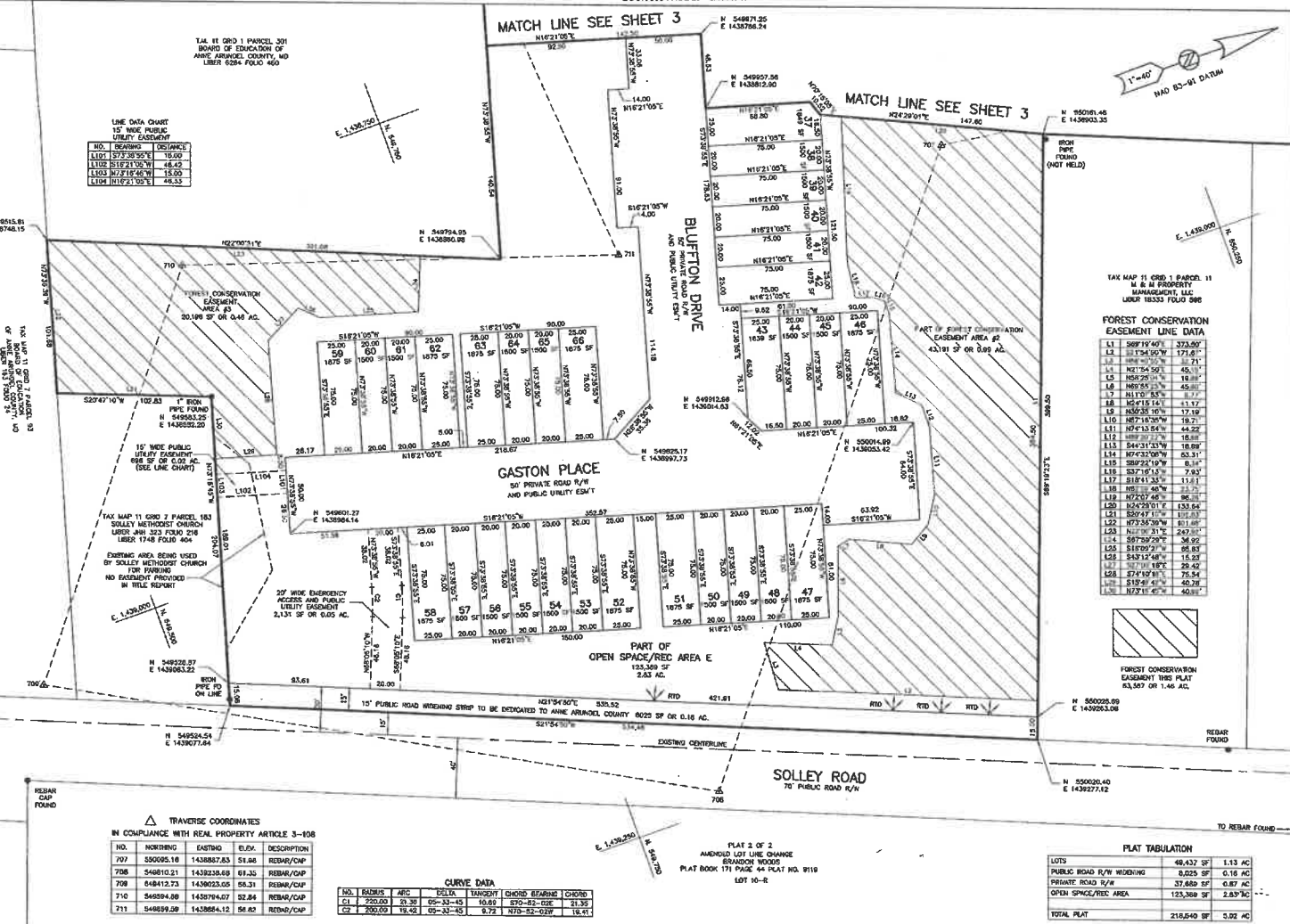
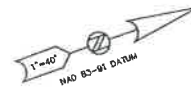
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LINE DATA CHART
15' WIDE PUBLIC UTILITY EASEMENT

NO.	BEARING	DISTANCE
L101	S72°38'55"E	10.00
L102	S1°21'00"W	44.42
L103	N7°18'46"W	18.00
L104	N1°21'00"E	48.53



△ TRAVERSE COORDINATES
IN COMPLIANCE WITH REAL PROPERTY ARTICLE 3-108

NO.	NORTHING	EASTING	E.L.D.	DESCRIPTION
707	550095.16	1438887.83	51.88	REBAR/CAP
708	546810.21	1432238.69	61.25	REBAR/CAP
709	548412.73	1439023.05	58.31	REBAR/CAP
710	548894.08	143794.07	52.84	REBAR/CAP
711	548899.09	1438864.12	56.62	REBAR/CAP

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	220.00	31.30	09-33-45	10.66	870-82-02E	21.35	
C2	200.00	19.02	09-23-45	6.72	N70-52-02W	16.41	

PLAT TABULATION

LOTS	AREA	AC
PUBLIC ROAD R/W WIDENING	46,437 SF	1.13 AC
PUBLIC ROAD R/W	8,025 SF	0.18 AC
PRIVATE ROAD R/W	37,889 SF	0.87 AC
OPEN SPACE/REC AREA	123,369 SF	2.83 AC
TOTAL PLAT	216,640 SF	5.02 AC

SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNER'S CERTIFICATE AND OTHER NOTICES.
J. A. CHISHOLM, P. E., LLC.
 LAND DEVELOPMENT CONSULTANTS
 ENGINEERING-PLANNING-SURVEYING
 83 OLD SOLICITORS BEAUMONT ROAD SUITE D
 ANNAPOLIS, MARYLAND 21401
 PHONE (410) 896-7028 FAX (410) 896-7828
 WWW.JACHISHOLM.COM

SURVEYOR'S CERTIFICATE
 9-23-19
 DATE
E. Meade Keiser
 EDWARD MEADE KEISER
 REGISTERED PROPERTY LINE SURVEYOR
 MD REGISTRATION NO. 806
 EXPIRATION DATE 4-23-15



OWNER'S DEDICATION
 (I, A. LOHARD)
 DATE
September 23, 2019
 BY: *Joseph P. Keiser, Executive Vice President*

APPROVED:
Larry R. Com
 LARRY R. COM
 PLANNING AND ZONING OFFICER OF OFFICE OF PLANNING AND ZONING AND FOR THE HEALTH OFFICER, ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
 DATE
11-12-19
 DATE
 PLAT BOOK PAGE PLAT NO.

PLAT 4 OF 4
TANYARD SPRINGS
 SECTION D PARCEL 1
 A RESIDENTIAL SINGLE FAMILY TOWNHOUSE DEVELOPMENT
 SAVONSHOEN # 2012-005 NAD 83-91 DATUM PROJECT # 2012-0012-00-NF
 TAX MAP 11 GRD 1 PARCEL 12
 SCALE: 1"=40' SITE ZON CODE Z1000 ZONED R1D OCTOBER 2013
 THIRD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

BK 283276157

P. 208782 MSA 81235-10057-4