



1-8-15
DATE:
E. Meade Keiser
E. MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NUMBER 608
53 OLD SOLOMON'S ISLAND ROAD SUITE 0
ANNAPOLIS, MARYLAND 21401
EXPIRATION DATE: 4-23-15

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THESE RECORD PLATS, WITH THE EXCEPTION OF LIEN HOLDERS, ADOPTS THESE RECORD PLATS; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATES ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, 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 THESE PLATS.

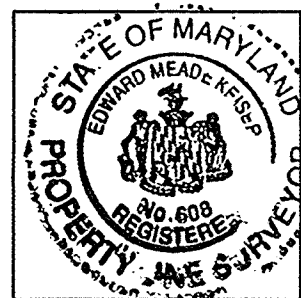
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, ARTICLE 3-108, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THOSE SHOWN. ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF LIEN HOLDERS, HAVE AFFIXED THEIR SIGNATURES AND SEALS 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 TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. BEFORE OR WITH THE RECORDATION OF THESE PLATS.

U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE: 1/20/15 BY: *Joseph Fortino*, EXECUTIVE VICE PRESIDENT WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE RECORD PLATS ARE CORRECT; THAT THEY ARE A SUBDIVISION OF A PART OF THE LANDS CONVEYED BY JANE PUMPHREY NIES TO U.S. HOME CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS LENNAR, BY A QUIT CLAIM DEED DATED DECEMBER 19, 2006, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 18,609 AT FOLIO 711; 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.



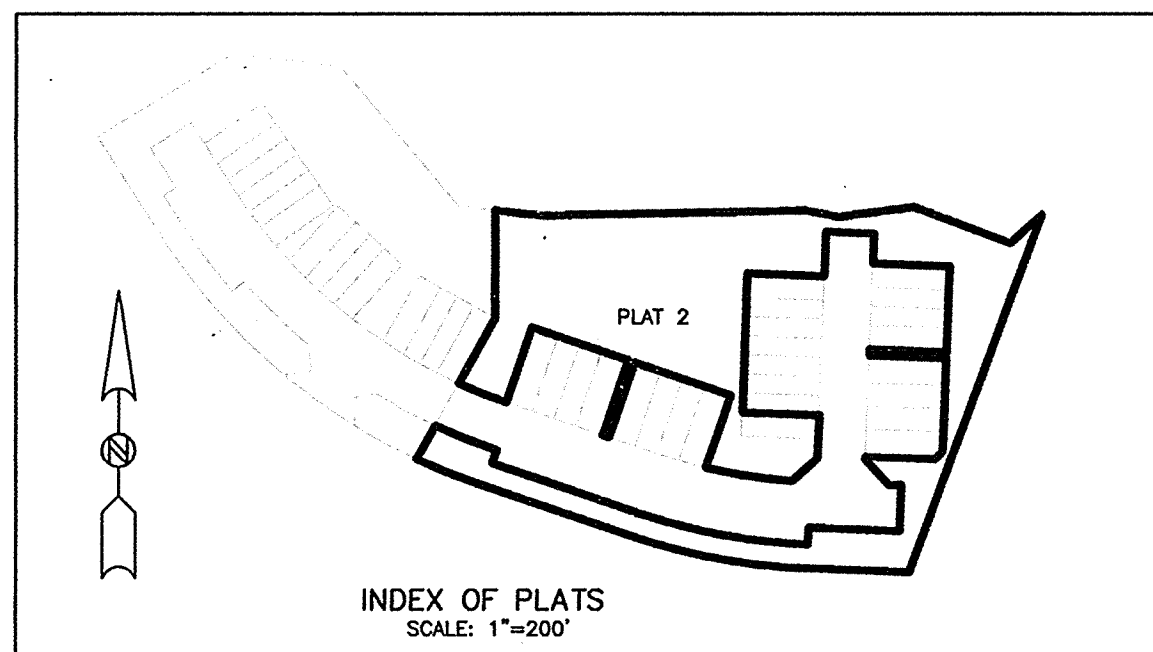
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PREVIOUSLY RECORDED PLAT NOTE

THE PROPERTY SHOWN ON THESE RECORD PLATS WAS PREVIOUSLY RECORDED ON A PLAT OF SUBDIVISION ENTITLED "PLAT 3 OF 3, TANYARD SPRINGS LOT 1", RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 329 AT PAGE 32 AS PLAT NUMBER 17008.

SETBACKS:

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



PURPOSE NOTE:

THE PURPOSE OF THESE AMENDED PLATS IS TO WIDEN LOT 23 FROM 25.00 FEET WIDE TO 29.00 FEET WIDE, WHICH INCREASES THE LOT AREA BY 320 SQUARE FEET AND REDUCES PARCEL A OPEN SPACE AND PASSIVE RECREATION AREA BY 320 SQUARE FEET.

A) VERIZON NOTE
THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH VERIZON MARYLAND INCORPORATED, DATED APRIL 17, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5363 AT FOLIO 547.

B) BGE NOTE
THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY, DATED JUNE 3, 1991 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 5363 AT FOLIO 548.

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

D) ALLOCATION NOTE
THESE SUBDIVISION PLATS ARE SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, SECTION 5-403 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WASTEWATER AND WATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THESE SUBDIVISION PLATS TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

E) RECREATION AREA/OPEN SPACE NOTE
OWNERSHIP AND MAINTENANCE OF THE RECREATION AREA/OPEN SPACE SHALL BE IN COMMON AND THE RESPONSIBILITY OF THE PRE-ESTABLISHED TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC., A MARYLAND CORPORATION. SUBDIVISION OR RESUBDIVISION OF THE RECREATION AREA/OPEN SPACE DESIGNATED HEREON IS NOT PERMITTED, AND USE OF THE LAND IS LIMITED TO PARKS, CONSERVATION, RECREATION, GARDENING AND SIMILAR PURPOSES FOR THE RESIDENTS OF SAID SUBDIVISION.

F) PRIVATE ROAD STATEMENT
PULTNEY WAY, PULTNEY LANE AND DANNFIELD COURT ARE PRIVATE ROADWAYS AND ARE INTENDED TO PROVIDE ACCESS AND PARKING FOR LOTS 1 THROUGH 38. TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR MAINTENANCE OF THE DRIVEWAY PARKING AREAS, SIDEWALKS, STREET LIGHTS, SIGNS, STORM DRAINS AND RELATED APPURTENANCES WITHIN THE PRIVATE ROADWAYS. THESE FACILITIES ARE NOT ELIGIBLE FOR COUNTY MAINTENANCE OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.

G) STORMWATER MANAGEMENT STATEMENT
STORMWATER MANAGEMENT FOR THIS PROJECT SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 16, TITLE 4 OF THE ANNE ARUNDEL COUNTY CODE, AND THE APPROVED STORMWATER MANAGEMENT PLANS ON FILE IN THE OFFICE OF PLANNING AND ZONING.

FOREST CONSERVATION ACT COMPLIANCE

TOTAL TRACT AREA	6.49 ACRES
100 YEAR FLOODPLAIN	0.00 ACRES
TOTAL NET TRACT AREA	6.49 ACRES
CONSERVATION THRESHOLD (6.49 x 20%)	1.30 ACRES
EXISTING FOREST IN NET TRACT AREA	5.37 ACRES
BREAK EVEN POINT	2.11 ACRES
EXISTING FOREST TO BE CLEARED	3.80 ACRES
EXISTING FOREST RETAINED	1.57 ACRES
CLEARING BURDEN (25% x 3.80)	0.95 ACRES
FOREST CONSERVATION ESM'T REQUIRED (1.30 + 0.95)	2.25 ACRES
FOREST CONSERVATION ESM'T PROVIDED	1.57 ACRES
REFORESTATION REQUIRED	0.68 ACRES
REFORESTATION EASEMENT PROVIDED	0.27 ACRES

A FORESTATION AGREEMENT HAS BEEN FILED WITH THE OFFICE OF PLANNING AND ZONING FOR 11,830 SQUARE FEET OF REFORESTATION. A BOND HAS BEEN POSTED FOR THE AMOUNT OF \$6,100.00 AND AN INSPECTION FEE OF \$427.00 HAS BEEN PAID ON SEPTEMBER 16, 2013 (RECEIPT #5024090).

FEE IN LIEU OF 0.41 ACRES OF REFORESTATION WAS PAID ON SEPTEMBER 16, 2013 (RECEIPT #5024097) IN THE AMOUNT OF \$8,929.80.

SITE ANALYSIS

EXISTING ZONE R10 6.49 AC.
DENSITY CALCULATIONS
DENSITY CALCULATIONS FOR R10 ZONED AREA EXCLUSIVE OF STEEP SLOPES & NON-TIDAL WETLANDS
NON-TIDAL WETLANDS - 0.10 AC.
ALLOWABLE DENSITY R10 (TEN DWELLING UNITS PER AC.) 6.39 X 10 = 63 UNITS
TOTAL NUMBER OF LOTS PROPOSED = 38 TOWNHOUSE UNITS

AMENDED PLAT AREA TABULATION

LOT	2,320 SF	0.05 AC.
OPEN SPACE/PASSIVE REC AREA	91,191 SF	2.09 AC.
TOTAL PLAT	93,511 SF	2.15 AC.

ENTIRE SUBDIVISION AREA TABULATION (REVISED)

LOTS	70,891 SF	1.63 AC.
PRIVATE ROAD R/W	68,120 SF	1.56 AC.
OPEN SPACE/PASSIVE REC AREA	143,851 SF	3.30 AC.
TOTAL SUBDIVISION	282,862 SF	6.49 AC.

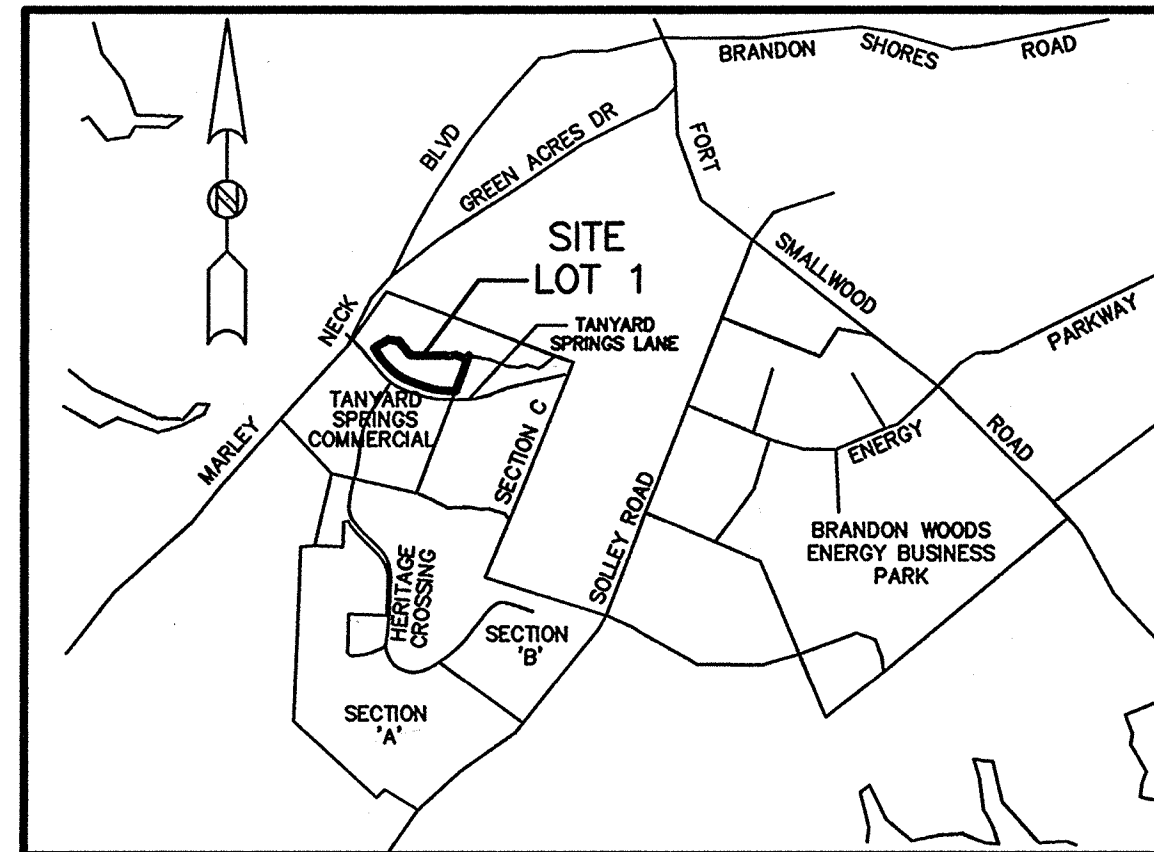
NOTE: WITH THE RECORDING OF THESE AMENDED PLATS THE TOTAL LOT AREA INCREASED BY 320 SQUARE FEET AND THE TOTAL OPEN SPACE/PASSIVE RECREATION AREA DECREASED BY 320 SQUARE FEET

OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED (30% OF GROSS TRACT AREA) 30% x 6.49 = 1.95 AC.
OPEN SPACE PROVIDED = 3.30 AC.

RECREATION AREA CALCULATIONS
RECREATION AREA REQUIRED 38 UNITS x 1,000 SF PER UNIT = 0.87 AC.
ACTIVE RECREATION AREA REQ. 50% OF TOTAL RECREATION AREA = 0.44 AC.
RECREATION AREA PROVIDED = 3.30 AC.
ACTIVE RECREATION AREA PROVIDED = ZERO
SEE MODIFICATION NUMBER 12221A

PARKING CALCULATIONS

PARKING REQUIREMENTS FOR TOWNHOUSE UNITS (2.5) SPACES PER UNIT
PARKING PROVIDED - TWO CAR GARAGE UNITS
(12) TWO CAR GARAGE UNITS - (2.5) SPACES PER UNIT PROVIDED ON LOTS
(2) WITHIN DRIVEWAY AND (0.5) SPACE FOR GARAGE
PARKING PROVIDED - ONE CAR GARAGE UNITS
(26) ONE CAR GARAGE UNITS - (1.5) SPACES PER UNIT PROVIDED ON LOTS
(1) WITHIN DRIVEWAY AND (0.5) SPACE FOR GARAGE
PARKING BAY SPACES REQUIRED = 26 SPACES
PARKING BAY SPACES PROVIDED = 41 SPACES



GENERAL NOTES

- COORDINATES ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM, NAD 83 DATUM PROJECTED BY THE DEPARTMENT OF PUBLIC WORKS OF ANNE ARUNDEL COUNTY, MARYLAND. ELEVATIONS ARE NGVD 1929.
COUNTY CONTROL STATIONS - TRAVERSE/BENCHMARK
STATION 1422 - NORTH 550,943.189 EAST 1,435,729.172 ELEVATION 26.90
STATION 1423 - NORTH 549,537.156 EAST 1,434,457.256 ELEVATION 38.25
STATION 1424 - NORTH 548,524.093 EAST 1,433,558.426 ELEVATION 55.01
- NO WETLAND AREAS OR THEIR 25 FT./AND/OR 100 FT. UNDISTURBED BUFFERS SHALL BE DISTURBED FOR ANY DEVELOPMENT ACTIVITY, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING, AND AS APPROVED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT AND ARMY CORP OF ENGINEERS.
- NO TREES SHALL BE PLANTED WITHIN THE PUBLIC UTILITY EASEMENTS.
- A PRIVATE STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE AGREEMENT HAS BEEN EXECUTED AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 26757 AT FOLIO 155.
- SUBJECT TO ALL MATTERS SHOWN ON THE PLATS OF TANYARD SPRINGS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN PLAT BOOK 274 AT PAGES 26 THROUGH 33, PLAT NUMBERS 14252 THROUGH 14259.
- SUBJECT TO THE TERMS AND CONDITIONS OF "ADEQUATE PUBLIC FACILITIES AGREEMENT FOR WATER, WASTEWATER AND ROADS" DATED NOVEMBER 13, 1998 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 8811 AT FOLIO 596.
- SUBJECT TO THE TERMS AND CONDITIONS OF A RIGHT OF WAY AGREEMENT BETWEEN U.S. HOME CORPORATION AND BALTIMORE GAS AND ELECTRIC COMPANY, DATED AUGUST 7, 2007 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 19563 AT FOLIO 282.
- THE DEVELOPER SHALL PROVIDE MAILBOXES IN CONFORMANCE WITH THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE.
- THE PLANNING AND ZONING OFFICER MAY CHANGE STREET NAMES AND PROPERTY ADDRESSES TO ENSURE THE PUBLIC HEALTH, SAFETY AND WELFARE.
- THE UPDATED TRAFFIC IMPACT STUDY FOR TANYARD SPRINGS DATED OCTOBER, 2005 WAS REVIEWED AND ACCEPTED FOR 1059 TOWNHOUSE UNITS AND 44 SINGLE FAMILY UNITS. AN UPDATED LETTER FROM TRAFFIC CONCEPTS, INC., DATED JULY 1, 2013 WAS REVIEWED AND ACCEPTED TO UPDATE THE STUDY FOR THE APPROVED UNITS FOR SECTION B, C AND REVISE THE UNIT COUNT FOR SECTION A TO 260 TOWNHOUSE UNITS AND 120 SINGLE FAMILY DETACHED UNITS. THE COMMERCIAL FOR THE RETAIL HAS BEEN REDUCED FROM 152,730 GROSS SQUARE FEET TO 128,228 GROSS SQUARE FEET. AN AMENDED RECORD PLAT FOR THE COMMERCIAL PROPERTY WILL BE REQUIRED WITH APPROVAL OF 38 TOWNHOUSE UNITS FOR LOT 1.
- 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 19221 AT FOLIO 034.
- 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 447.
- 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. THIS SITE IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 451.
- SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF EASEMENT RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 27181 AT FOLIO 461.
- SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC WORKS AGREEMENT NUMBER PWA #14-019.

J. A. CHISHOLM, P. E., L.L.C.
LAND DEVELOPMENT CONSULTANTS
ENGINEERING-PLANNING-SURVEYING
53 OLD SOLOMON'S ISLAND ROAD
SUITE 0
ANNAPOLIS, MARYLAND 21401
PHONE (410) 958-7020
FAX (410) 958-7026
HushDL@aol.com

APPROVED: (PUBLIC SYSTEMS)
Larry R. Tom 3-4-15
LARRY R. TOM DATE
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.

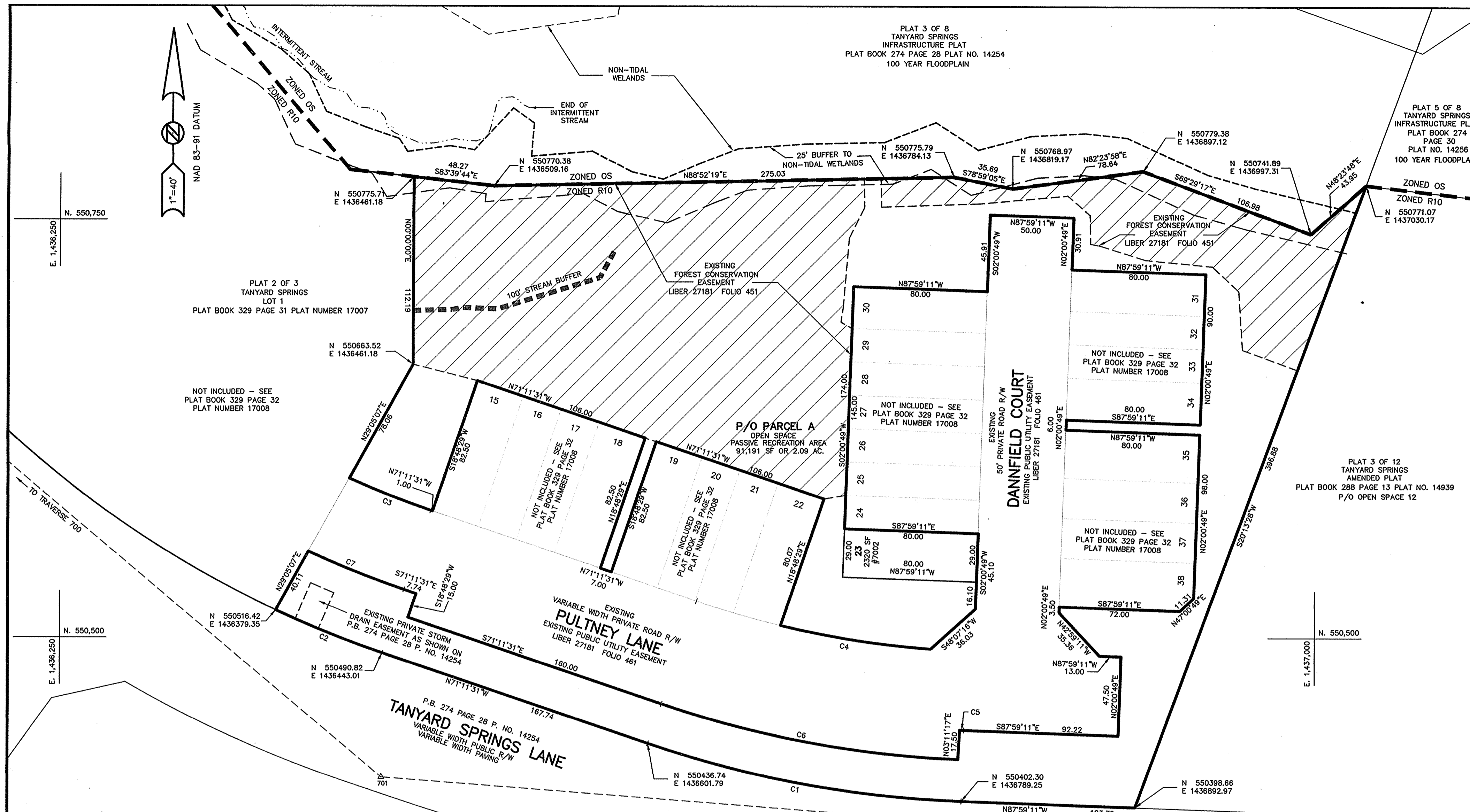
AMENDED PLAT 1 OF 2
TANYARD SPRINGS
LOT 1
A SINGLE FAMILY TOWNHOUSE SUBDIVISION
PREVIOUSLY RECORDED AS TANYARD SPRINGS LOT 1
PREVIOUSLY RECORDED IN PLAT BOOK 329 PAGE 32 PLAT NUMBER 17008
SUBDIVISION # 1982-192 MARYLAND NAD 83 DATUM PROJECT # 2014-0116-00-NF
TAX MAP 10 - GRID 6 - P/O PARCEL 174
SCALE: AS SHOWN SITE ZIP CODE 21060 DECEMBER, 2014
THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



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ANNE ARUNDEL COUNTY PLAT BOOK
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RECORDED FOR RECORD
ANN ARUNDEL COUNTY



TRAVERSE COORDINATES
IN COMPLIANCE WITH REAL PROPERTY ARTICLE 3-10B

NO.	NORTHING	EASTING	ELEVATION
700	550978.55	1435775.67	27.91
701	550416.43	1436442.56	28.95
702	550360.84	1437157.77	36.96

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	652.56	191.28	16-47-41	96.33	N79-35-22W	190.60
C2	635.00	68.64	06-11-36	34.35	N68-05-43W	68.61
C3	545.00	52.48	05-31-03	26.26	S68-26-00W	52.46
C4	562.56	90.81	09-14-57	45.51	N81-08-49W	90.72
C5	610.06	2.51	00-14-07	1.25	S87-52-08E	2.51
C6	627.56	181.09	16-31-59	91.18	S79-27-31E	180.46
C7	595.00	61.46	05-55-06	30.76	S66-13-58E	61.43

PLAT 4 OF 8
TANYARD SPRINGS
INFRASTRUCTURE PLAT
PLAT BOOK 274 PAGE 29 PLAT NO. 14255
LOT 8

- LEGEND
- EX. INTERMITTENT STREAM
 - 100' STREAM BUFFER
 - EX. NON-TIDAL WETLANDS
 - 25' BUFFER TO EX. NON-TIDAL WETLANDS
 - INDICATES FOREST CONSERVATION EASEMENT

PLAT TABULATION

LOT	SQ. FT.	AC.
OPEN SPACE/PASSIVE REC AREA	2,320 SF	0.05 AC.
TOTAL PLAT	93,511 SF	2.15 AC.

PLATS 1-12
TANYARD SPRINGS
AMENDED PLAT
PLAT BOOK 288 PAGES 11-22
PLAT NUMBERS 14937-14948

SEE PLAT ONE FOR SURVEYORS CERTIFICATE, OWNERS' DEDICATION AND OTHER NOTATIONS.
J. A. CHISHOLM, P. E., L.L.C.
LAND DEVELOPMENT CONSULTANTS
ENGINEERING-PLANNING-SURVEYING
53 OLD SOLOMON'S ISLAND ROAD
SUITE 0
ANNAPOLIS, MARYLAND 21401
PHONE (410) 956-7020
FAX (410) 956-7026
HurchDL@aol.com

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EDWARD MEADE KEISER
REGISTERED PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 608
EXPIRATION DATE: 4-23-15



OWNER'S DEDICATION
U.S. HOME CORPORATION (D.B.A. LENNAR)
DATE 1/20/15
Joseph Fortino
BY JOSEPH FORTINO, EXECUTIVE VICE PRESIDENT
WITNESS: *[Signature]*

APPROVED: (PUBLIC SYSTEMS)
[Signature] 3-4-15
DATE
LARRY R. TOM
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.

AMENDED PLAT 2 OF 2
TANYARD SPRINGS
LOT 1
A SINGLE FAMILY TOWNHOUSE SUBDIVISION
PREVIOUSLY RECORDED AS TANYARD SPRINGS LOT 1
PREVIOUSLY RECORDED IN PLAT BOOK 329 PAGE 32 PLAT NUMBER 17008
SUBDIVISION # 1982-192 MARYLAND NAD 83 DATUM PROJECT # 2014-0116-00-NF
TAX MAP 10 - GRID 6 - P/O PARCEL 174
SCALE: 1"=40'
THIRD ASSESSMENT DISTRICT SITE ZIP CODE 21060 DECEMBER, 2014
ANNE ARUNDEL COUNTY, MARYLAND