

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	49,951	3,781	46,170
7	50,956	5,037	45,919
8	51,785	1,931	49,854
9	51,952	2,753	49,199
10	53,085	3,510	49,575
11	51,463	3,173	48,290
12	44,505	634	43,871

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	95.00	72.33	43°37'28"	38.02	N52°45'07"W	70.60
C2	275.00	179.21	37°20'19"	92.92	S49°36'33"E	176.06
C3	25.00	24.86	56°58'28"	13.57	N83°14'04"E	23.85
C4	25.00	20.50	46°59'22"	10.87	N46°27'07"W	19.93
C5	325.00	221.26	39°00'24"	115.11	S50°26'36"E	217.01
C6	45.00	34.26	43°37'28"	18.01	N52°45'07"W	33.44
C7	392.39	130.33	19°01'51"	65.77	N09°49'15"W	129.73
C8	402.39	140.07	19°56'39"	70.75	N10°16'39"W	139.36
C9	12,253.43	276.12	01°17'28"	138.07	S15°13'58"W	276.12
C10	12,268.43	205.34	00°57'32"	102.67	S15°04'01"W	205.34
C11	665.02	14.31	01°35'58"	7.15	S16°29'41"W	14.31
C12	55.00	270.98	28°21'44"	---	---	---
C13	690.02	28.35	02°23'18"	14.18	S17°04'21"W	28.35

LEGEND

- DENOTES WETLANDS
- PROPOSED PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
- DENOTES PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- DENOTES PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- DENOTES PUBLIC 10' TREE MAINTENANCE EASEMENT
- DENOTES PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- DENOTES PRIVATE ENTRANCE SIGN EASEMENT

OWNER

CHELSEA KNOLLS, L.C.
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(410) 720-3021
ATTN: JASON VAN KIRK

DEVELOPER

CHELSEA RIDGE, L.C.
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(410) 720-3021
ATTN: JASON VAN KIRK

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.

Gary E. Lane
GARY E. LANE, PROP. L.S. 574

06/12/12
DATE

Russell Dickens
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C.

6/20/12
DATE

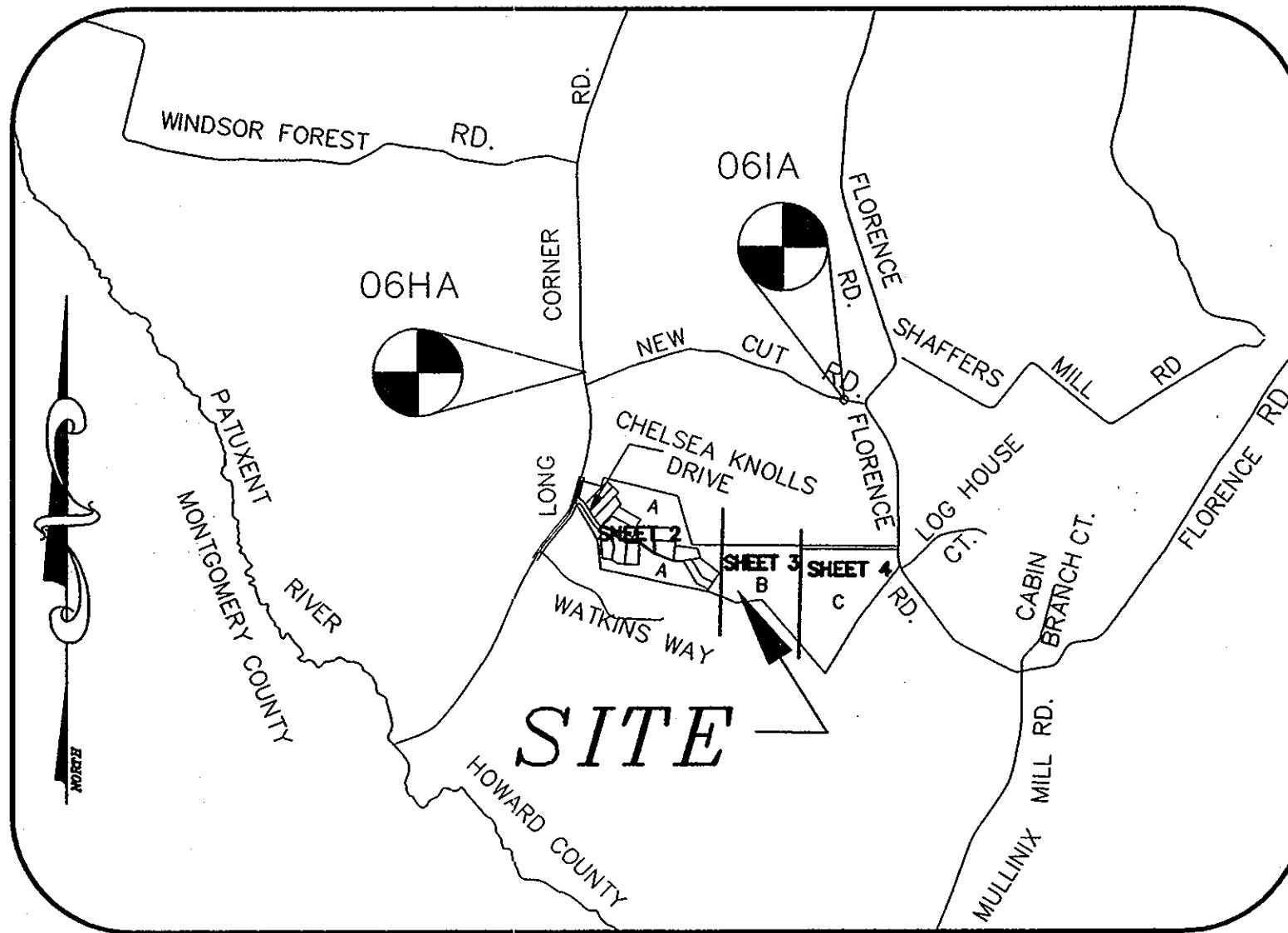
AREA TABULATION

NUMBER OF BUILDABLE LOTS	14
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	2
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	17
AREA OF BUILDABLE LOTS	15.59 AC. ±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	38.63 AC. ±
AREA OF BULK PARCELS	29.37 AC. ±
AREA OF RIGHT OF WAY	1.03 AC. ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	84.62 AC. ±

COORDINATE LIST

NO.	NORTHING	EASTING
20	601318.6901	1267860.2790
21	601284.9552	1267904.6469
22	601284.9552	1267904.6469
23	601095.2422	1268018.3669
24	600959.8446	1268198.4476
25	601012.4774	1268217.3462
26	601009.6680	1268193.6642
27	601123.7532	1268059.5714
28	601350.2943	1267923.7755
29	601393.0246	1267867.5781
30	601423.8315	1267849.8963
303	600814.3730	1269266.9640
308	601433.5280	1269091.6750
310	601561.8480	1268131.3090
311	601659.0260	1268158.1850
313	600511.2610	1268120.8470
314	600720.4020	1268492.6680
316	600087.9980	1269810.2420
320	600920.0750	1268059.7730
413	600802.8177	1268096.6421
418	600548.9644	1271859.8174
419	600676.7974	1271837.6893
420	600676.7441	1271827.6894
421	600539.6181	1271852.5535
422	600792.4661	1271837.0729
423	600792.5514	1271827.0723
424	599891.2768	1271348.6620
425	599199.9863	1270928.5296
426	601328.3243	1267822.3291
427	601345.8066	1267812.1611
428	601625.9420	1267888.7711
429	601622.1096	1267903.2734
430	601359.5247	1267816.2232
431	601355.4208	1267830.6509
801	600148.9800	1270134.0100

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.2808333.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: 4690 F-10

35. WAIVER PETITION WP-09-216 WAS REQUESTED TO WAIVE SECTION 16.144 (p) AND 16.144 (q), AND WAS APPROVED ON JUNE 16, 2009, GRANTING A SIX MONTH EXTENSION OF FINAL PLAN APPROVAL FOR F-07-072 TO COMPLETE THE DPW DEVELOPER'S AGREEMENT PROCESS AND TO SUBMIT THE FINAL PLAT ORIGINALS FOR FINAL SIGNATURES AND RECORDING.

36. WAIVER PETITION WP-12-067 WAS REQUESTED TO WAIVE SECTION 16.144 (p) AND 16.144 (q), AND WAS APPROVED ON NOVEMBER 2, 2011, GRANTING A ONE YEAR EXTENSION OF FINAL PLAN APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

A ONE YEAR EXTENSION OF TIME IS APPROVED FROM THE NOVEMBER 1, 2011 DEADLINE DATE BY WHICH TO PAY ALL FEES AND, IF SUBJECT TO A DEVELOPER'S AGREEMENT, POST ALL MONIES AND FILE APPROPRIATE SURETY FOR PUBLIC OR PRIVATE IMPROVEMENTS AS INDICATED IN THE REVISED TECHNICALLY COMPLETE LETTER OF OCTOBER 8, 2009, FOR F-07-072. THE NEW DEADLINE IS ON OR BEFORE NOVEMBER 1, 2012.

A ONE YEAR EXTENSION OF TIME IS APPROVED FROM THE NOVEMBER 1, 2011 DEADLINE DATE BY WHICH TO SUBMIT THE FINAL PLAT ORIGINALS AS INDICATED IN THE REVISED TECHNICALLY COMPLETE LETTER OF OCTOBER 8, 2009, FOR F-07-072. THE NEW DEADLINE DATE IS ON OR BEFORE NOVEMBER 1, 2012.

37. PER SECTION 104.F.1.c(2) OF THE ZONING REGULATIONS, ONE BONUS DENSITY UNIT ALLOWED FOR AT LEAST ONE PRESERVATION PARCEL LARGER THAN 25 ACRES (PRES. PAR. A), ONE BONUS DENSITY UNIT HAS BEEN ADDED.

25. ALL WELLS MUST BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT ORIGINALS SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY BY THE HEALTH DEPARTMENT IF THE WELLS ARE NOT DRILLED PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT ORIGINALS.

26. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

27. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 7-12 WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.

28. THE GROUND WATER APPROPRIATIONS PERMIT NO. H02007G005(01) RECEIVED MDE APPROVAL ON MAY 30, 2007.

29. THE GROUND WATER DISCHARGE PERMIT NO. 05-DP-3508 RECEIVED MDE APPROVAL ON OCTOBER 1, 2005.

30. NON-BUILDABLE PARCELS "A" AND "B" ARE PROPOSED AS NON-BUILDABLE PRESERVATION PARCELS THAT SHALL INCLUDE THE FOREST CONSERVATION EASEMENTS. PARCEL "A" WILL INCLUDE PUBLIC 10' TREE MAINTENANCE EASEMENTS, AND ENTRANCE SIGNAGE AS WELL AS PORTION OF USE-IN-COMMON UTILITY AND ACCESS EASEMENT. THIS PARCEL WILL BE PRIVATELY OWNED. THE TWO REQUIRED EASEMENT HOLDERS ARE THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.

31. WAIVER PETITION WP-04-34 WAS APPROVED ON FEBRUARY 5, 2004 ALLOWING THE WAIVER OF SECTION 16.147, WHICH ALLOWS THE RECONFIGURATION OF EXISTING DEEDED PARCELS BY DEED ADJOINER, INSTEAD OF RECORDATION OF A PLAT.

32. PREVIOUS PROJECT NUMBERS SP-02-01, RE-04-04, WP-04-34, RE-05-04, F-07-072.

33. **DENSITY TABULATION CHART**

TOTAL GROSS AREA	84.62 AC ±
100 YEAR FLOODPLAIN	1.26 AC ±
25% OR GREATER SLOPES (OUTSIDE FLOOD PLAIN)	1.58 AC ±
NON-BUILDABLE BULK PARCEL C AREA	29.37 AC ±
AREA OF THE SUBDIVISION DENSITY (AREA OF LOTS + ROW + PRES. PARCS.)	55.25 AC ±
NON-BUILDABLE PRESERVATION PARCELS "A" & "B"	38.63 AC ±
TOTAL NUMBER OF ALLOWED LOTS	5.25/4.25=13 LOTS
BONUS DENSITY LOTS	1 LOT
TOTAL NUMBER OF LOTS PROPOSED	14 LOTS

34. HOA DOCUMENTS HAVE BEEN RECORDED IN THE DEPARTMENT OF ASSESSMENT AND TAXATION AS RECORDING REFERENCE NUMBER 014-424105 ON 12-09-11. DECLARATION OF COVENANTS SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/02/04 COMPREHENSIVE ZONING PLAN, AND THE COMP. LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 06HA, 06IA.
- STA. 06HA N603004.896, E1267938.951 EL.786.421
STA. 06IA N602649.523, E1271163.330 EL.714.263
- BRL DENOTES A BUILDING RESTRICTION LINE
- DENOTES AN IRON PIN OR IRON PIPE FOUND
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- STEEP SLOPES EXIST ON THIS SITE.
- THE WETLAND STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES INC. IN JULY 2001 UNDER SP-02-01.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- NO STORMWATER MANAGEMENT FACILITIES EXIST ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS PLAN WAS SUBMITTED PRIOR TO NOVEMBER 15, 2001, THUS, GRANDFATHERING THIS PLAN INTO THE 4TH EDITION OF THE SUBDIVISION REGULATIONS.
- PERIMETER LANDSCAPING AND TRASH PAD SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (75 SHADE TREES, 5 EVERGREEN TREES AND 10 SHRUBS) SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$23,550.00.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION SHALL BE FULFILLED BY PROVIDING A TOTAL OF 9.93 ACRES (1.6 ACRES OF REFORESTATION AND 8.33 ACRES OF AFFORESTATION) WHICH SHALL BE FULFILLED BY PROVIDING 7.81 ACRES OF RETENTION AT A 2:1 RATIO FOR 2.3 ACRES OF AFFORESTATION AND 6.1 ACRES OF REFORESTATION WITH A REMAINING 6.03 ACRES OF AFFORESTATION PLANTING WITHIN PRESERVATION PARCEL "A". FOREST CONSERVATION SURETY FOR AFFORESTATION IN THE AMOUNT OF \$131,333.00 SHALL BE POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THIS PLAT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100 YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
- STORMWATER MANAGEMENT IS PROVIDED BY UTILIZING THE ROOFTOP DISCONNECTION AND NON-ROOFTOP DISCONNECTION CREDITS AS SHOWN IN SECTION 5 OF THE 2000 MARYLAND SWM DESIGN MANUAL.
- ALL AREAS ARE MORE OR LESS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, OVER AND THROUGH ALL LOTS OR PARCELS, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF FOREST CONSERVATION AREA. UPON THE COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S) UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO EXISTING STRUCTURES OR DWELLINGS ARE LOCATED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OR CONSTRUCTION ON THE SUBJECT LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATIONS.

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

Michael J. Jamin
FOR HOWARD COUNTY HEALTH OFFICER
DATE 7/10/12

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Jamin
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 7/24/12

Russell Dickens
DIRECTOR
DATE 7/31/12

OWNER'S STATEMENT

WE, CHELSEA KNOLLS L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 20th DAY OF June, 2012

Russell Dickens
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C.

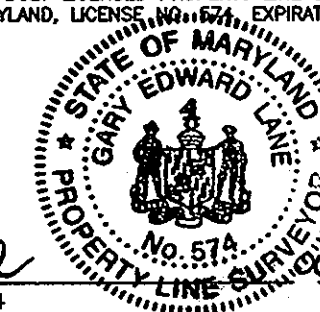
J. V. K.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DONNA LYNN SHAPIRO TO CHELSEA KNOLLS, L.C. BY DEED DATED SEPTEMBER 21, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08717, FOLIO 579, AND THAT ALL MONUMENTS ARE IN PLACE 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 574, EXPIRATION DATE: 03/21/13

Gary E. Lane
GARY E. LANE, PROP. L.S. 574



RECORDED AS PLAT 22016 ON 8/3/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CHELSEA KNOLLS
LOTS 1-14, NON-BUILDABLE PRESERVATION PARCELS "A" AND "B" AND NON-BUILDABLE BULK PARCEL "C"

SHEET 1 OF 4

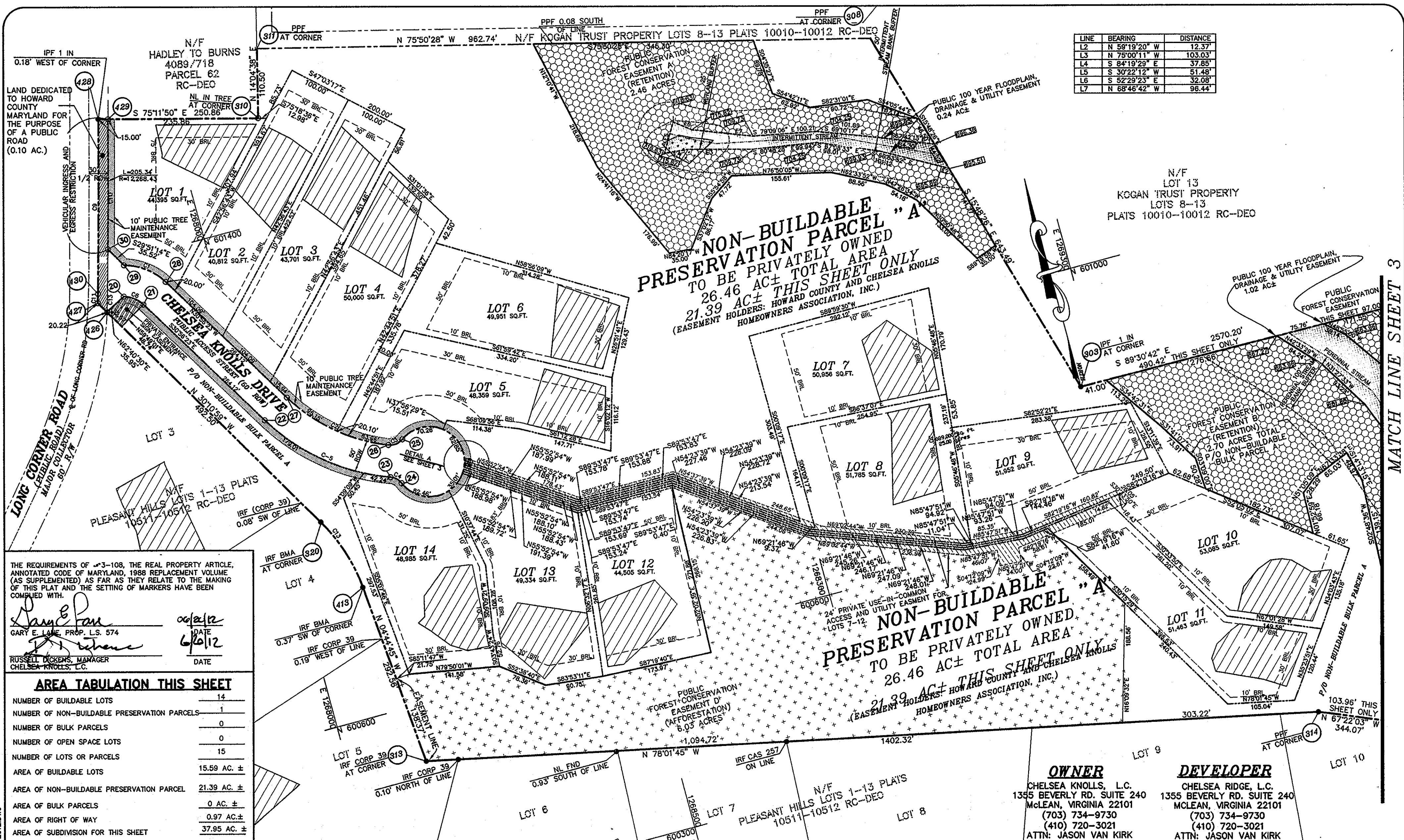
TAX MAP 6 GRID 22
TAX MAP 12 GRID 5
PARCEL 78

4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO

SCALE: 1"=100'
DATE: APRIL 2012
DPZ FILES: SP-02-001
WP-04-034, WP-09-216,
WP-12-067

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deep Path Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Ball. (410) 997-0298 Fax.

LINE	BEARING	DISTANCE
L2	N 59°19'20" W	12.37'
L3	N 75°00'11" W	103.03'
L4	S 84°19'29" E	37.85'
L5	S 30°22'12" W	51.48'
L6	S 52°29'23" E	32.08'
L7	N 68°46'42" W	96.44'



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.

Gary E. Lane
GARY E. LANE, PROP. L.S. 574
DATE 6/20/12

Russell Dickens
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C.
DATE 6/20/12

AREA TABULATION THIS SHEET

NUMBER OF BUILDABLE LOTS	14
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	15
AREA OF BUILDABLE LOTS	15.59 AC. ±
AREA OF NON-BUILDABLE PRESERVATION PARCEL	21.39 AC. ±
AREA OF BULK PARCELS	0 AC. ±
AREA OF RIGHT OF WAY	0.97 AC. ±
AREA OF SUBDIVISION FOR THIS SHEET	37.95 AC. ±

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

Michael J. Davis 7/18/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert J. Williams 7/24/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert J. Williams 7/31/12
DIRECTOR DATE

OWNER'S STATEMENT

WE, CHELSEA KNOLLS L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 20 DAY OF June 2012.

Russell Dickens
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C.

Gary E. Lane
GARY E. LANE, PROP. L.S. 574

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DONNA LYNN SHAPIRO TO CHELSEA KNOLLS, L.C. BY DEED DATED SEPTEMBER 21, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08717, FOLIO 579, AND THAT ALL MONUMENTS ARE IN PLACE 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 19744, EXPIRATION DATE: 03/21/13

Gary E. Lane
GARY E. LANE, PROP. L.S. 574
DATE 6/20/12

RECORDED AS PLAT 22017 ON 8/3/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CHELSEA KNOLLS
LOTS 1-14, NON-BUILDABLE PRESERVATION PARCELS "A" AND "B" AND NON-BUILDABLE BULK PARCEL "C"

SHEET 2 OF 4

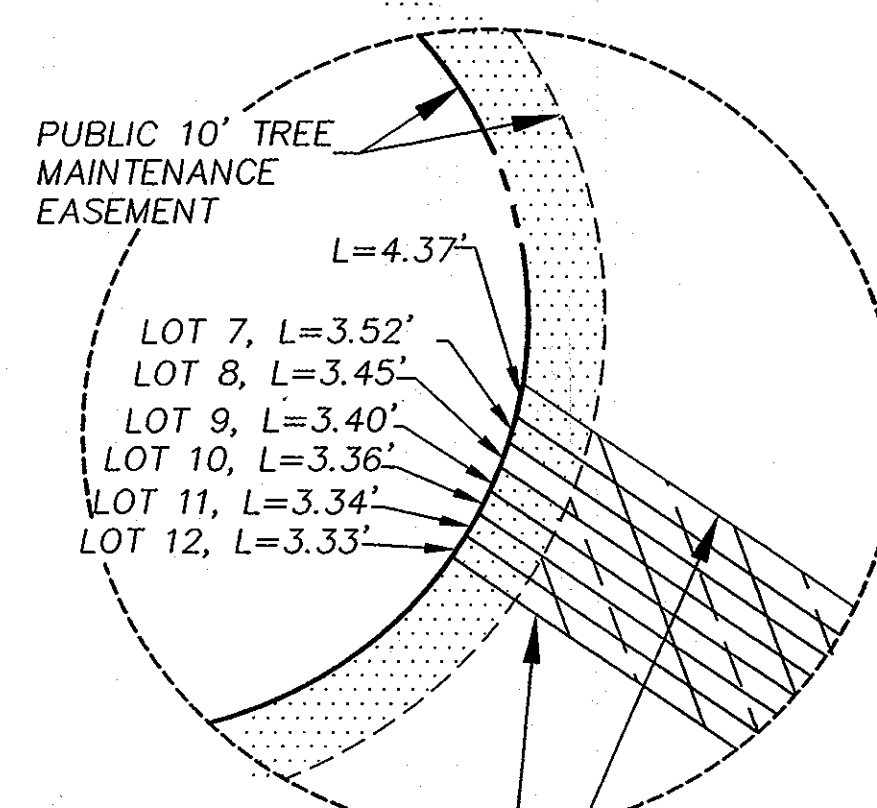
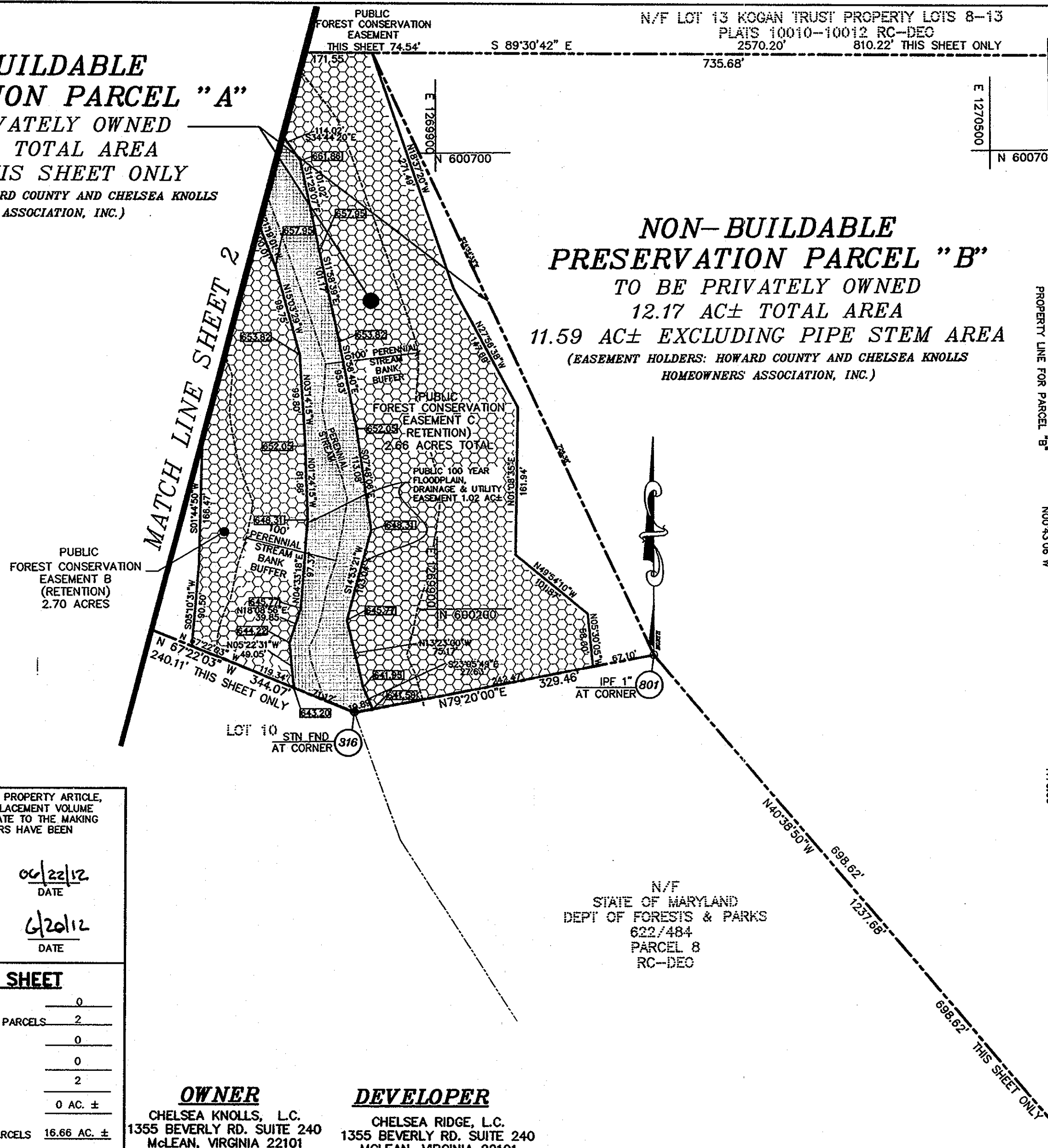
TAX MAP 6 GRID 22 TAX MAP 12 GRID 5 PARCEL 78	4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RC-DEO	SCALE: 1"=100' DATE: APRIL 2012 DPZ FILES: SP-02-001 WP-04-034, WP-09-216, WP-12-067
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MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Balt. (410) 997-0298 Fax

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NON-BUILDABLE PRESERVATION PARCEL "A"
 TO BE PRIVATELY OWNED
 26.46 AC± TOTAL AREA
 5.07 AC± THIS SHEET ONLY
 (EASEMENT HOLDERS: HOWARD COUNTY AND CHELSEA KNOLLS HOMEOWNERS ASSOCIATION, INC.)

NON-BUILDABLE PRESERVATION PARCEL "B"
 TO BE PRIVATELY OWNED
 12.17 AC± TOTAL AREA
 11.59 AC± EXCLUDING PIPE STEM AREA
 (EASEMENT HOLDERS: HOWARD COUNTY AND CHELSEA KNOLLS HOMEOWNERS ASSOCIATION, INC.)



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.

Gary E. Lane
 GARY E. LANE, PROP. L.S. 574
 06/22/12
 DATE

Russell Dickens
 RUSSELL DICKENS, MANAGER
 CHELSEA KNOLLS, L.C.
 6/20/12
 DATE

AREA TABULATION THIS SHEET

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0 AC. ±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	16.66 AC. ±
AREA OF BULK PARCELS	0 AC. ±
AREA OF RIGHT OF WAY	0 AC. ±
AREA THIS SHEET	16.66 AC. ±

OWNER
 CHELSEA KNOLLS, L.C.
 1355 BEVERLY RD. SUITE 240
 MCLEAN, VIRGINIA 22101
 (703) 734-9730
 (410) 720-3021
 ATTN: JASON VAN KIRK

DEVELOPER
 CHELSEA RIDGE, L.C.
 1355 BEVERLY RD. SUITE 240
 MCLEAN, VIRGINIA 22101
 (703) 734-9730
 (410) 720-3021
 ATTN: JASON VAN KIRK

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC AND SYSTEM.
 HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Davis
 HOWARD COUNTY HEALTH OFFICER
 7/18/12
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Richard Sheppard
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 7/24/12
 DATE
Richard Sheppard
 DIRECTOR
 7/31/12
 DATE

OWNER'S STATEMENT
 WE, CHELSEA KNOLLS L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.
 WITNESS MY HAND THIS 20 DAY OF June, 2012.

Russell Dickens
 RUSSELL DICKENS
 MANAGER, CHELSEA KNOLLS, L.C.

Jason Van Kirk
 WITNESS

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DONNA LYNN SHAPIRO TO CHELSEA KNOLLS, L.C. BY DEED DATED SEPTEMBER 21, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08717, FOLIO 579, AND THAT ALL MONUMENTS ARE IN PLACE 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 574, EXPIRATION DATE: 03/21/13

Gary E. Lane
 GARY E. LANE, PROP. L.S. 574
 06/22/12
 DATE

RECORDED AS PLAT 22018 ON 8/2/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CHELSEA KNOLLS
 LOTS 1-14, NON-BUILDABLE PRESERVATION PARCELS "A" AND "B" AND NON-BUILDABLE BULK PARCEL "C"

SHEET 3 OF 4

TAX MAP 6 GRID 22
 TAX MAP 12 GRID 5
 PARCEL 78

4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING RC-DEO

SCALE: 1"=100'
 DATE: APRIL 2012
 DPZ FILES: SP-02-001
 WP-04-034, WP-09-216,
 WP-12-067

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
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PROPERTY LINE FOR PARCEL "B"

N/F
STATE OF MARYLAND
DEPT OF FORESTS &
PARKS
622/484
PARCEL 8
RC-DEO

N/F
LOT 13
KOGAN TRUST
PROPERTY LOTS 8-13
PLATS 10010-10012
RC-DEO

NON-BUILDABLE BULK PARCEL "C"
TO BE PRIVATELY OWNED
29.37 AC± TOTAL

N/F
LOT 8
KOGAN TRUST
PROPERTY LOTS 8-13
PLATS 10010-10012
RC-DEO

N/F
LOT 9
KOGAN TRUST
PROPERTY LOTS 8-13
PLATS 10010-10012
RC-DEO

OWNER
CHELSEA KNOLLS, L.C.
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(410) 720-3021
ATTN: JASON VAN KIRK

DEVELOPER
CHELSEA RIDGE, L.C.
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(410) 720-3021
ATTN: JASON VAN KIRK

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.

Gary E. Lane 06/24/12
GARY E. LANE, PROP. L.S. 574 DATE

Russell Dickens 6/20/12
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C. DATE

AREA TABULATION THIS SHEET

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0 AC. ±
AREA OF NON-BUILDABLE PRESERVATION PARCEL	0.58 AC. ±
AREA OF BULK PARCELS	29.37 AC. ±
AREA OF RIGHT OF WAY	0.06 AC. ±
AREA THIS SHEET	30.01 AC. ±

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

William J. Davis 7/18/12
505 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 7/24/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Victor ... 7/31/12
DIRECTOR DATE

OWNER'S STATEMENT

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RUSSELL DICKENS
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Gary E. Lane 06/22/12
GARY E. LANE, PROP. L.S. 574 DATE

RECORDED AS PLAT 22019 ON 8/3/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

CHELSEA KNOLLS
LOTS 1-14, NON-BUILDABLE PRESERVATION PARCELS "A" AND "B" AND NON-BUILDABLE BULK PARCEL "C"

SHEET 4 OF 4

TAX MAP 6 GRID 22
TAX MAP 12 GRID 5
PARCEL 78

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