	COORDINATI	E LIST
POINT	NORTHING	EASTING
19	591273.289	1369171,441
100	590778.531	1368786.415
101	590965.754	1369037.660
103	591099.428	1368938.266
108	591567.093	1368614.653
111	591139.782	1368708.862

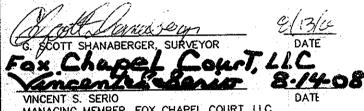
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83' AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

WET	LAND LI	NE TABLE	
LINE	LENGTH	BEARING	
WL1	20.59	S80'46'48"W	
WL2	15.93	N70°28'42"W	
WL3	78.67	N54*06'40"W	
WL4	33.65	S76'40'19"W	
WL5	20.73	S55'07'11"W	
WL6	62.98	S12*25'59"E	
WL7	16.87	N86*35'56"E	
WL8	104.70	S79*36'11"E	
WL9	27.57	S48'44'00"E	
WL10	19.36	N71'53'42"E	
WL11	22.02	N42*28'50"E	
WL12	24.33	S77'06'18"E	
WL13	38.87	S55'18'22"E	
WL14	25.95	S07*46'35"E	
WL15	21.29	S42'03'41"E	
WL16	23.31	N53°28'51"E	
WL17	30.37	N43*43'29"E	
WL18	171.54	N62'10'50"W	

		LL EASI LINE TA	
	LINE	LENGTH	BEARING
	W1	10.00	N36'42'32"W
	W2	131.80	S53'17'28"W
	W3 ·	10.00	N36'42'32"W
	W4	131.80	N5317'28"E
21	W5	10.00	S53'56'52"W
	W6	120.62	N36'03'08"W
	W7	263.87	S53*46'58"W
	W8	10.95	S12'06'59"E
4	W9	278.31	N53'46'58"E
	W10	130.59	N36*03'08"W

OWNER/DEVELOPER FOX CHAPEL COURT, LLC 2965 BROOKWOOD RD ELLICOTT CITY, MD 21042-2501 410-465-2512

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.



MANAGING MEMBER, FOX CHAPEL COURT, LLC
TOTAL AREA TABULATION
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 8
TOTAL NUMBER OF PARCELS
OTAL NUMBER ON OPEN SPACE LOTS TO BE RECORDED 2
OTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED 10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 2.49 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED
TOTAL AREA OF PARCELS O AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 2.00 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED 2.49 AC±
TOTAL AREA OF ROADWAY TO BE RECORDEDO AC
TOTAL AREA TO BE RECORDED 4.49 AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

1									-	ı
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ı	K	Nuhan_	W.	1200	C DSC	ياليلا	BON O	100	NA.	
	\sim	HOWARD CO	YTNU	HEALTH	OFFICER	15	DATE	20	A	ı
s						<u> </u>		4	1	1

APPROVED: HOWARD COUNTY DEPARTMENT OF UPLANNING AND ZONING

WATER, SEWER & UTILITY EASEMENTS LINE TABLE LINE LENGTH BEARING E1 43.05 \$62'10'49"E E2 84.25 \$40'32'33"E E3 230.15 \$17'36'48"E E4 22.34 \$06'21'48"E
LINE LENGTH BEARING E1 43.05 \$62'10'49"E E2 84.25 \$40'32'33"E E3 230.15 \$17'36'48"E
E1 43.05 S62"10'49"E E2 84.25 S40"32'33"E E3 230.15 S17"36'48"E
E2 84.25 \$40*32'33"E E3 230.15 \$17*36'48"E
E3 230.15 S17*36'48"E
E4 22.34 S06'21'48"E
E5 142.29 S27*44'18"E
E6 21.65 S15'15'42"W
E7 7.49 S58'05'48"W
E8 5.00 N32~11'26"W
E9 10.00 S58'05'48"W
E10 5.00 \$32*11'26"E
E11 108.99 S58'05'48"W
E12 21.25 S12'06'59"E
E13 54.24 N58*05'48"E
E14 10.00 S31'54'12"E
E15 111.50 N58°05'48"E
E16 47.45 N73'13'42"E
E17 16.90 N36°03'08"W
E18 11.61 N52°50'20"E
E19 45.83 S73'13'42"W
E20 197.59 N27*41'55"W
E21 59.07 N17*36'48"W
E22 5.00 N72*05'46"E
E23 10.00 N17*36'48"W
E24 5.00 S72*05'46"W
E25 152.02 N17'36'48"W
E26 92.13 N40*32'33"W
E27 63.81 N62*10'49"W
E28 26.21 S12'25'59"E

	L)RAINA(GE & UTII LINE T	LITY ABLE		ENT
ľ	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
ľ	SD1	26.50	S19"11'36"E	SD15	28.03	N06'05'50"E
Ì	SD2	55.26	N70'57'00"E	SD16	23.22	N53'21'43"W
-	SD3	26.50	N18'33'42"W	SD17	113.30	N78'37'26"E
	SD4	55.55	S70*57'00"W	SD18	50.26	S44"11'54"E
-	SD5	128.26	N12'06'59"W	SD19	31.64	S74*27'14"E
1	SD6	96.94	N12'06'59"W	SD20	78.21	N40'40'12"W
	SD7	20.75	S69*22'30"W	SD21	13.55	N36'56'57"W
	SD8	93.87	S12*25'59"E	SD22	8.98	S53'06'24"W
	SD9	135.45	S12'06'59"E	SD23	122.39	S78'37'26"W
	SD10	21.25	N58'05'48"E	SD24	20.84	S27*41'55"E
	SD11	41.16	S06'05'50"W			
	SD12	77.76	S52'24'33"W			
	SD13	20.27	S18'59'26"W	1		

SD14 110.06 N5317'28"E

		CL	IRVE TA	BLE		
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
C1	136.87	174.00	45*04'15"	72.20	N39'38'42"W	133.37
C2	134.51	171.00	45'04'15"	70.95	N39'38'42"W	131.07
C3	132.15	168.00	45*04'15"	69.71	N39'38'42"W	128.77
C4	129.79	165.00	45*04'15"	68.46	N39'38'42"W	126.47
C5	127.44	162.00	45'04'15"	67.22	N39'38'42"W	124.17
C6	125.08	159.00	45*04'15"	65.98	N39'38'42"W	121.88
C7	122.72	156.00	45*04'15"	64.73	N39'38'42"W	119.58
·C8	120.36	153.00	45*04'15"	63.49	N39'38'42"W	117.28
C9	118.00	150.00	45*04'15"	62.24	N39'38'42"W	114.98

FLOOD PLAIN

LINE LENGTH BEARING

FP1 78.36 S34*29'30"E

FP5 173.34 N6210'50"W

OWNER'S STATEMENT

WE, FOX CHAPEL COURT, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT

DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT

ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO

OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT

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

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

SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND

REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND

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

THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE

FP3

FP.4

59.85 \$3014'47"E

11.25 N90'00'00"E 76.25 N62*20'24"E

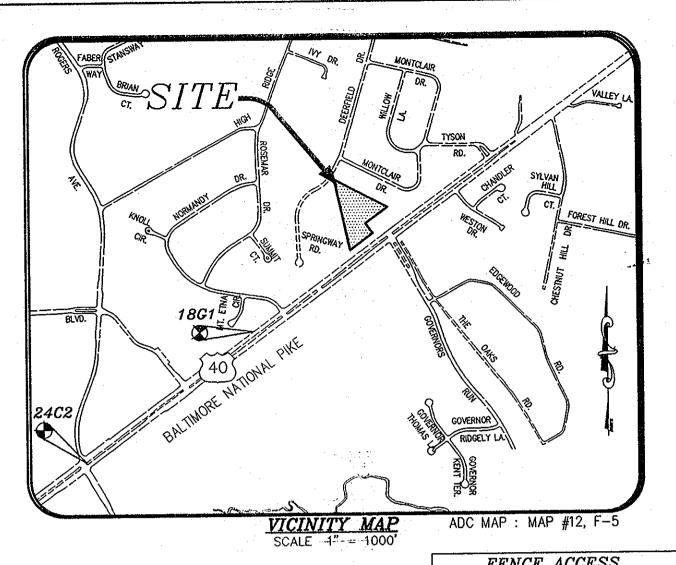
LINE TABLE

MI	NIMUM LO		
LOT	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	12,090 sq.ft.	757 sq.ft.	12,847 sq.ft.
2	12,032 sq.ft.	1,186 sq.ft.	13,218 sq.ft.
3	12,043 sq.ft.	1,440 sq.ft.	13,483 sq.ft.
4	12,003 sq.ft.	1,647 sq.ft.	13,650 sq.ft.
5	12,123 sq.ft.	1,744 sq.ft.	13,867 sq.ft.
6	12,922 sq.ft.	1,873 sq.ft.	14,795 sq.ft.
7	12,470 sq.ft.	1,329 sq.ft.	13,799 sq.ft.
8	12,000 sq.ft.	979 sq.ft.	12,979 sq.ft.

	_		Cl	JRVE T	ABLE	ASEMEN'	
1	CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
1	FCC1	59:16	150.00	22 35 57"	29.97	N40'48'49"W	58.77

MITNESS MY HAND THIS 14 DAY OF AUgust, 2008

MANAGING MEMBER, FOX CHAPEL COURT, LLC



		ERVATION NE TABLE
LINE	LENGTH	BEARING
FC1	35.00	S77*34'01"W
FC2	279.60	S12'25'59"E
FC3	76.65	N69'22'30"E
FC4	37.33	N16'22'43"W
FC5	71.90	N15'31'51"W
FC6	36.33	N17'10'25"W
FC7	31.15	N17*41'21"W
FC8	6.58	S70*57'60"W
FC9	26.50	N19'11'36"W
FC10	17.63	N18'23'28"E
FC13	457.77	N62'10'50"W
FC14	34.96	S23'19'55"W
FC15	11.60	S18'33'42"E
FC16	11.51	S70'57'00"W
FC17	50.17	S19"10'57"E
FC18	159.33	S66*33'01"E
E010	23.30	K177"10"14"E

LINE	LENGTH	BEARING
AC1	10.75	S36'03'08"E
AC2	10.00	N53'56'52"E
AC3	10.86	N36'03'08"W
AC4	21.08	N5317'28"E
AC6	36.48	S5317'28"W
AC7	13.92	S73*13'42"W
AC8	67.23	N27'44'18"W
AC9	10,00	S61*57'22"W
AC10	75.43	S27*44'18"E
AC11	23.92	N7313'42"E
AC12	7.16	N5317'28"E

		ERVATION NE TABLE
LINE	LENGTH	BEARING
FC22	16.76	\$33 :3 1'30"E
FC23	15.12	S10'55'58"E
FC24	42.81	S0613'47"W
FC25	13.79	S17'37'04"W
FC26	32.59	S36*42'32"E
FC27	26.88	N63'24'54"E
FC28	132.60	N5317'28"E

THIS SUBDIVISION PLAT IS SUBJECT TO THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT. 38. THIS PROJECT IS SUBJECT TO DESIGN MANUAL VOLUME III WAIVER TO TABLE 2.01 WHICH LIMITS THE NUMBER OF LOTS UTILIZING A USE-IN-COMMON DRIVEWAY TO 6 LOTS, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 6, 2006 SUBJECT TO

-S60'02'11"E

THE FOLLOWING CONDITION. 1. SP-02-010 WAS SUBMITTED FOR REVIEW WITHIN THE REQUIRED WINDOW FOR GRANDFATHERING. THE PREVIOUSLY APPROVED PRIVATE ACCESS PLACE WITH A MAXIMUM OF 8 USERS IS ACCEPTABLE.

MAXIMUM OF 8 USERS IS ACCEPTABLE.

10-FOOT SOUND WALL MAINTENANCE IS RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

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 LOTS 1 THROUGH 10. ANY AND ALL CONVEYANCES OF AFORESAID 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 DEED. FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETETION 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 THE AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

GENERAL NOTES

1. TAX MAP: 18 , PARCEL: 59 , GRID: 19.
2. SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.

THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON FEBRUARY 4, 2002 AND IN MAY, 2008 BY MILDENBERG, BOENDER & ASSOCIATES, INC.

COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18G1, & 24C2.

STA. No. 18G1 N 589,984.951 E 1,367,750.255 ELEV. 408.491

STA. No. 24C2 N 588,648.312 E 1,366,038.195 ELEV. 354.760

5. DENOTES AN IRON PIN OR IRON PIPE FOUND.

DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.

BRL DENOTES A BUILDING RESTRICTION LINE.
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. ALL AREAS ARE MORE OR LESS.

ALL AREAS ARE MORE OF THE METROPOLITAN DISTRICT.
THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
NO BURIAL GROUNDS OR CEMETERIES EXIST ON—SITE.
NO STEEP SLOPES EXIST ON SITE.
WETLAND STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JAN. 2002 AND APPROVED

UNDER SP-02-010. FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON JUNE 2002,

APPROVED ON JAN. 17, 2003.
STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION. STORMWATER MANAGEMENT IS BEING PROVIDED BY SURFACE SAND FILTER, NON ROOFTOP DISCONNECTION CREDIT, SHEET FLOW TO BUFFER, RAIN GARDENS AND NATURAL CONSERVATION AREA CREDIT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.

NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.

DENOTES WETLANDS 15.

21.

22.

24.

DENOTES FOREST CONSERVATION EASEMENT

DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.

17. DENOTES PUBLIC 100 YEAR FLOODPLAIN AND UTILITY EASEMENT

DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT

DENOTES PRIVATE ACCESS PLACE EASEMENT 20.

DENOTES EXISTING PUBLIC SEWER AND UTILITY EASEMENT

DENOTES EXISTING 24' PRIVATE UIC ACCESS EASEMENT

DENOTES PRIVATE 10' SOUND WALL MAINTENANCE EASEMENT 23.

DENOTES PRIVATE ACCESS EASEMENT FOR 10' SOUND WALL

DENOTES PRIVATE DRAINAGE AND UTILITY EASEMENT.

DENOTES NON-CREDITED OPEN SPACE

27. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE OF OCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT). SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.

C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF

45-FOOT TURNING RADIUS. STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE

THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

F) STRUCTURE CLEARANCES - MINIMUM 12 FEET

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 TO THE PIPESTEM LOT DRIVEWAY.

LANDSCAPING FOR LOTS 1 THROUGH 10 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124

OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE

REQUIRED LANDSCAPING (17 - SHADE TREES, 7 EVERGREEN TREES AND 7 SHRUBS
\$6,360.00) HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT. 16 STREET

TREES ARE REQUIRED AND PROVIDED.

TREES ARE REQUIRED AND PROVIDED.

30. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.8 OF THE HOWARD COUNTY CODE.

31. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

32. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.

CONSERVATION EASEMENT ARE ALLOWED.

33. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PROVIDING 1.05 ACRES OF RETENTION AND PAYMENT OF FEE—IN—LIEU FOR 0.59 ACRES (25,700 S.F.x0.75) OF REQUIRED REFORESTATION TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$19,275.30. FINANCIAL SURETY FOR THE RETENTION OF 1.05 AC. OF FOREST (45,738 S.F.x0.2) IN THE AMOUNT OF \$9,147.60 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.

THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION IN L. AT F. ON , 200_.

H.O.A. NAME: SERIO ESTATES HOME OWNERS ASSOCIATION, INC.

MINIMUM LOT SIZE: 12,000 SQ.FT.

OPEN SPACE REQUIRED: 40% OF THE AREA = 1.80 AC.

OPEN SPACE PROVIDED: 2.0 AC.
MARYLAND DEPARTMENT OF THE ENVIRONMENT TRACKING NUMBER - 03-NT-0047/200362099. 36. THIS PLAN IS SUBJECT TO WP-03-062 APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING ON JANUARY 17, 2003 WHICH WAIVES THE REQUIREMENT OF OPEN SPACE LOTS HAVING 40' OF FRONTAGE ON A PUBLIC ROAD, LOTS OR PARCELS HAVING SUFFICIENT FRONTAGE ON A PUBLIC ROAD, PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND ALL NEW CONSTRUCTION WITHIN 25 FEET OF WETLANDS AND PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND ALL NEW CONSTRUCTION WITHIN 50 FEET OF AN INTERMITTENT STREAM. THIS PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. DEVELOPER SHALL MODIFY THE EXISTING 24 FOOT WIDE ACCESS EASEMENT TO

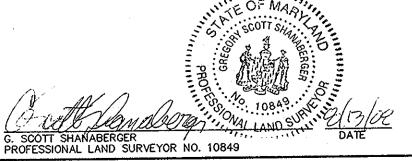
ACCOMMODATE A PRIVATE ACCESS EASEMENT DESIGNED TO PROVIDE ACCESS TO THE 8 PROPOSED RESIDENTIAL LOTS AND THE TWO OPEN SPACE LOTS. BEYOND THE TERMINUS OF THIS PRIVATE ACCESS PLACE, A USE-IN-COMMON DRIVEWAY SHALL BE CONSTRUCTED WITHIN A 24 FOOT WIDE EASEMENT TO PROVIDE ACCESS TO LOTS 3 - 6. A DEVELOPER'S AGREEMENT FOR THE PRIVATE ACCESS PLACE AND MAINTENANCE AGREEMENTS FOR BOTH THE PRIVATE ACCESS PLACE AND USE-IN-COMMON DRIVEWAY WILL BE REQUIRED IN

THE PRIVATE ACCESS PLACE AND USE-IN-COMMON DRIVEWAY WILL BE REQUIRED IN CONJUNCTION WITH THE FINAL PLAN.

2. DISTURBANCE TO THE WETLANDS, WETLAND BUFFERS AND STREAMBANK BUFFER NEEDED FOR THE INSTALLATION OF THE PRIVATE ACCESS PLACE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE RE-ESTABLISHED. ANY REQUIRED PERMITS ASSOCIATED WITH THIS DISTURBANCE MUST BE OBTAINED FROM THE STATE / COE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY VINCENT S. SERIO TO FOX CHAPEL COURT, LLC, BY DEED DATED APRIL 22, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 11182 AT FOLIO 619, 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.



RECORDED AS PLAT 20203 ON 9119108 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SERIO ESTATES LOTS 1-8 & OPEN SPACE LOTS 9 & 10

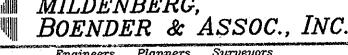
SHEET 1 OF 2

TAX MAP 18 PARCEL 59 BLOCK 19

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EXISTING ZONING R-20

SCALE : AS SHOWN DATE: JULY 2008 DPZ FILE NOS. SP-02-10 WP-03-062





Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (419) 207-0296 Balt. (410) 997-0298 Fax.

