

COORDINATE LIST

NO.	NORTHING	EASTING
001	599613.311	1270582.484
002	600783.284	1270567.814
003	600772.549	1271827.179
420	600676.744	1271827.689
421	600539.618	1271852.555
424	599891.276	1271348.662
425	599199.987	1271928.529

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	402.39	140.07	19°56'39"	70.75	N10°16'39"W	139.36

DENSITY EXCHANGE TABULATION:

SENDING PARCEL INFORMATION	CHELSEA KNOLLS (F-14-056) L-14774, F-474 TAX MAP 12, PARCEL 78, NON-BUILDABLE BULK PARCEL "C"
TOTAL PARCEL COMPUTED ACREAGE	29.37 AC ±
PRESERVATION PARCEL ACREAGE	29.37 AC ±
DEO UNITS CREATED (1:3)	9 (29.37 / 3 = 9.79)
DEO UNITS SENT (1:3)	2
CEO UNITS CREATED (1:4.25)	6 (29.37 / 4.25 = 6.91)
CEO UNITS SENT (1:4.25)	0
RECEIVING PARCEL INFORMATION	FULTON MANOR VALLEY (F-14-043) TAX MAP 41, GRID 19, PARCEL 78
REMAINING ACREAGE	6 DEO OR 4 CEO (23.37 AC. - 4.25 AC.)

NOTE: ONE (1) DENSITY UNIT (4.25 AC.) RETAINED FOR DWELLING ON BUILDABLE BULK PARCEL "D".

17. THIS AREA DEDICATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

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.

[Signature] 8/12/2014
 TODD M. HILL
 PROFESSIONAL LAND SURVEYOR No. 21351
 DATE

[Signature] 8/20/2014
 DONNA LYNN SHAPIRO
 DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	1
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC. ±
AREA OF BULK PARCELS	29.37 AC. ±
AREA OF RIGHT OF WAY	0
TOTAL AREA TO BE RECORDED	29.37 AC. ±

APPROVED FOR PRIVATE WATER AND PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 12/9/2014
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11.5.14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 12.10.14
 DIRECTOR
 DATE

OWNER/DEVELOPER

DONNA LYNN SHAPIRO
 2082 FLORENCE ROAD
 MT AIRY, MARYLAND 21711
 240-409-0330

OWNER'S STATEMENT

I, DONNA LYNN SHAPIRO, OWNER 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 August, 2014.

[Signature]
 DONNA LYNN SHAPIRO

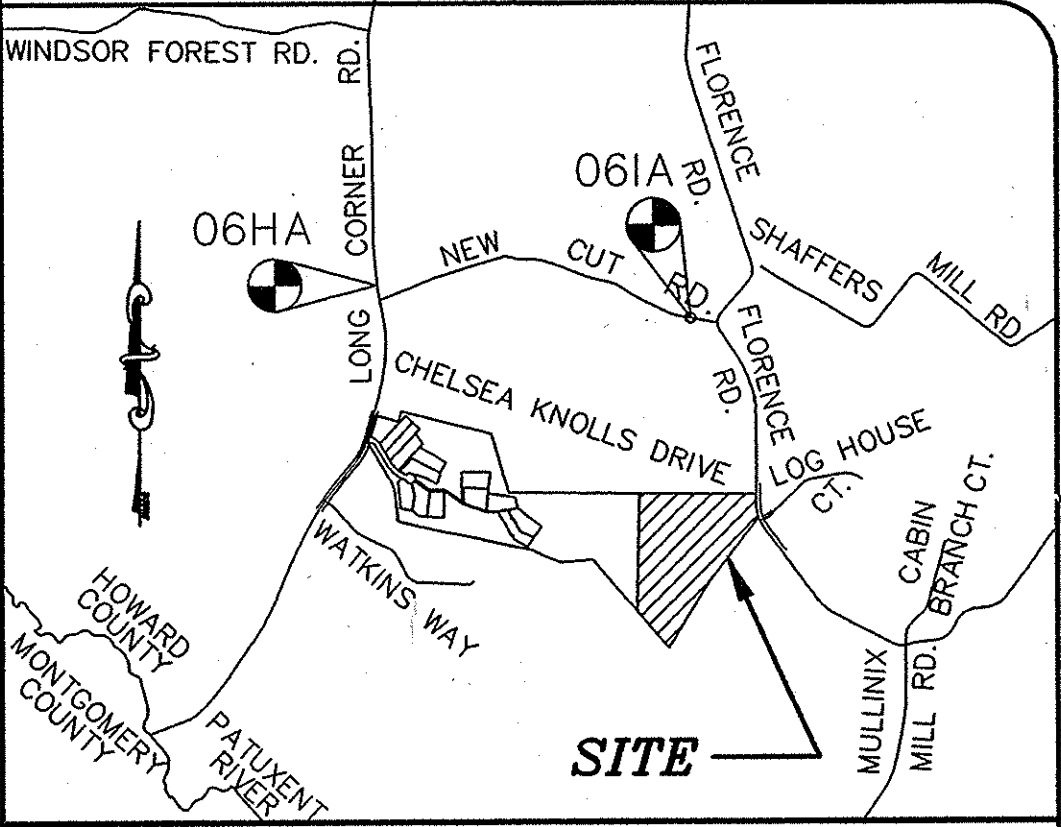
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21351, EXPIRATION DATE 07/15/2015; THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PORTION OF THE LAND CONVEYED BY CHELSEA KNOLLS, L.C. TO DONNA LYNN SHAPIRO ON JANUARY 10, 2013, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 14774 FOLIO 467, AND PLAT NO. 22016-22019 (BULK PARCEL C); 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.



[Signature] 8/12/2014
 TODD M. HILL
 PROFESSIONAL LAND SURVEYOR No. 21351
 DATE



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP: 7, GRID: D-8

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- 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 Nos. 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.
- ▨ DENOTES PRESERVATION EASEMENT AREA.
- ALL AREAS ARE MORE OR LESS.
- 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.
- 29.37 ACRES OF THIS PARCEL IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND THE HOWARD COUNTY CONSERVANCY. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITH A DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN PROVIDED UNDER F-07-072.
- 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, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS 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 THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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 EASEMENTS AND RECORD THE DEEDS OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR ITS REQUIRED BUFFER, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- NO CEMETERIES ARE LOCATED ON THE SITE.
- PER SECTION 16.1202(b)(v) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE FOREST STAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
- PER SECTION 16.115 (d) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE 100-YEAR FLOODPLAIN DELINEATION IS NOT REQUIRED FOR THIS PROJECT.

THE PURPOSE OF THIS PLAT IS TO CREATE A 29.37 ACRE BUILDABLE PRESERVATION EASEMENT WITH THE RIGHT TO SEND 8 DEO'S OR 5 CEO'S AND RESERVE 4.25 ACRES FOR BUILDABLE PRESERVATION PARCEL "D"

RECORDED AS PLAT 23138 ON 12/10/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT AND DENSITY SENDING PLAT
CHELSEA KNOLLS
 BUILDABLE PRESERVATION PARCEL "D"
 REVISION TO NON-BUILDABLE BULK PARCEL "C", PLAT # 22019

TAX MAP 12 GRID 5
 PARCEL 78

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

SCALE: 1"=200'
 DATE: AUG. 2014
 DPZ FILES: SP-02-001
 WP-04-034, WP-09-216,
 WP-12-067, F-07-072

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Cross Drive, Columbia, Maryland 21044
 (410) 997-0296 Tel. (410) 997-0298 Fax

SHEET 1 OF 1