

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	1271852.553
424	599891.276	1271348.662
425	599199.987	1271928.529

NOTE: COORDINATES AND GRIDS 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

- PER SECTION 16.116(a)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE WETLAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A PERCOLATION CERTIFICATION PLAN ESTABLISHING A 10,000 S.F. SEWAGE DISPOSAL AREA MUST BE APPROVED BY THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT APPROVAL OF A BUILDING PERMIT FOR PARCEL D.
- REQUIRED EASEMENT HOLDERS FOR THE PRESERVATION PARCEL ARE HOWARD COUNTY, MARYLAND AND HOWARD COUNTY CONSERVANCY.

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.)
DEO UNITS SENT (1:3)	5
RECEIVING PARCEL INFORMATION	WILLOWSHIRE (F-18-086) TAX MAP 27, GRID 18, PARCELS 34, 36, 98, 111 & 112
REMAINING ACREAGE	1 DEO OR 0 CEO (8.37 AC. -4.25 AC.)

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

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF 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.

Mary E. Lane 08/01/2019
GARY E. LANE, PROP. L.S. NO. 574 DATE

Donna Lynn Shapiro 8/7/19
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

Wendy for Maurea Rossman 6/16/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 6.24.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

For DIRECTOR 8/16/2020
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 ERCTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

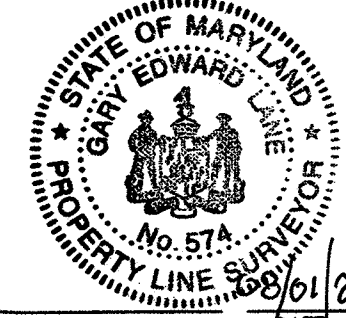
WITNESS MY HAND THIS 7 DAY OF August 2019.

Donna Lynn Shapiro
DONNA LYNN SHAPIRO

[Signature]
WITNESS

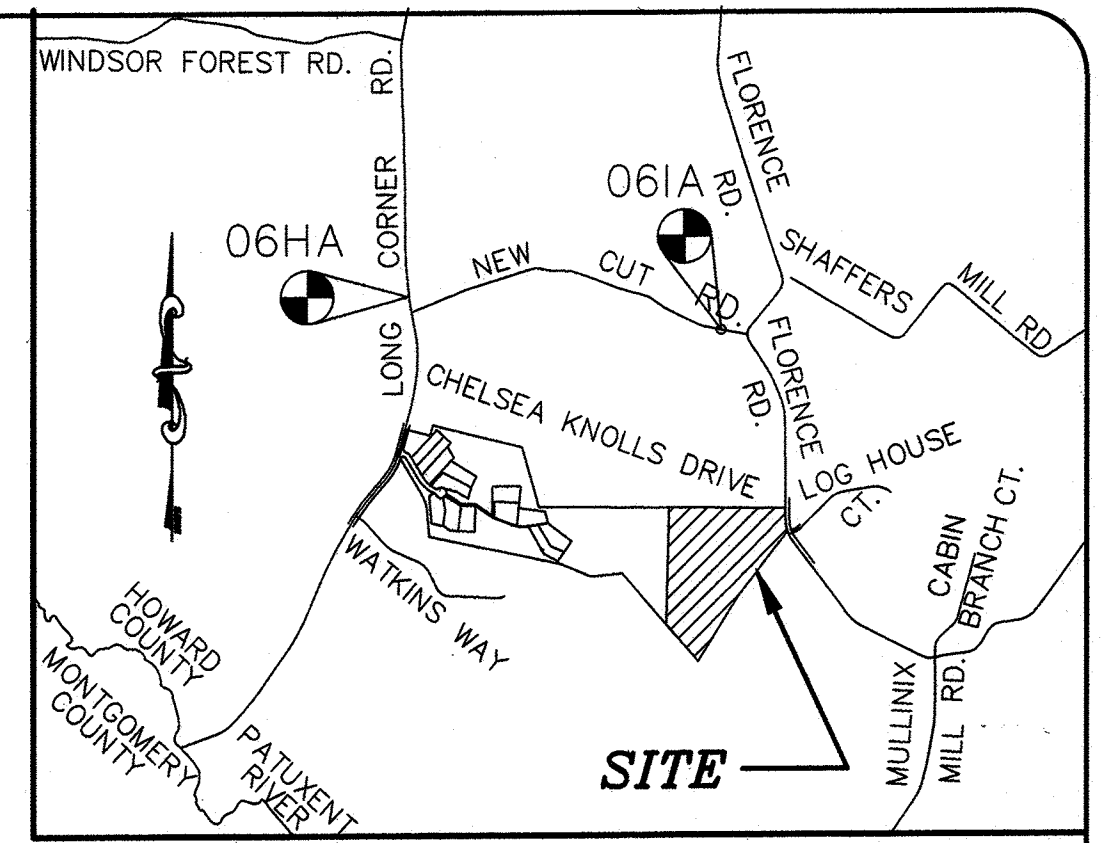
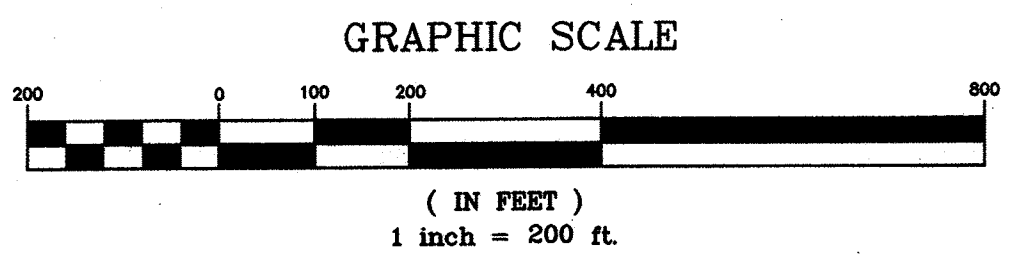
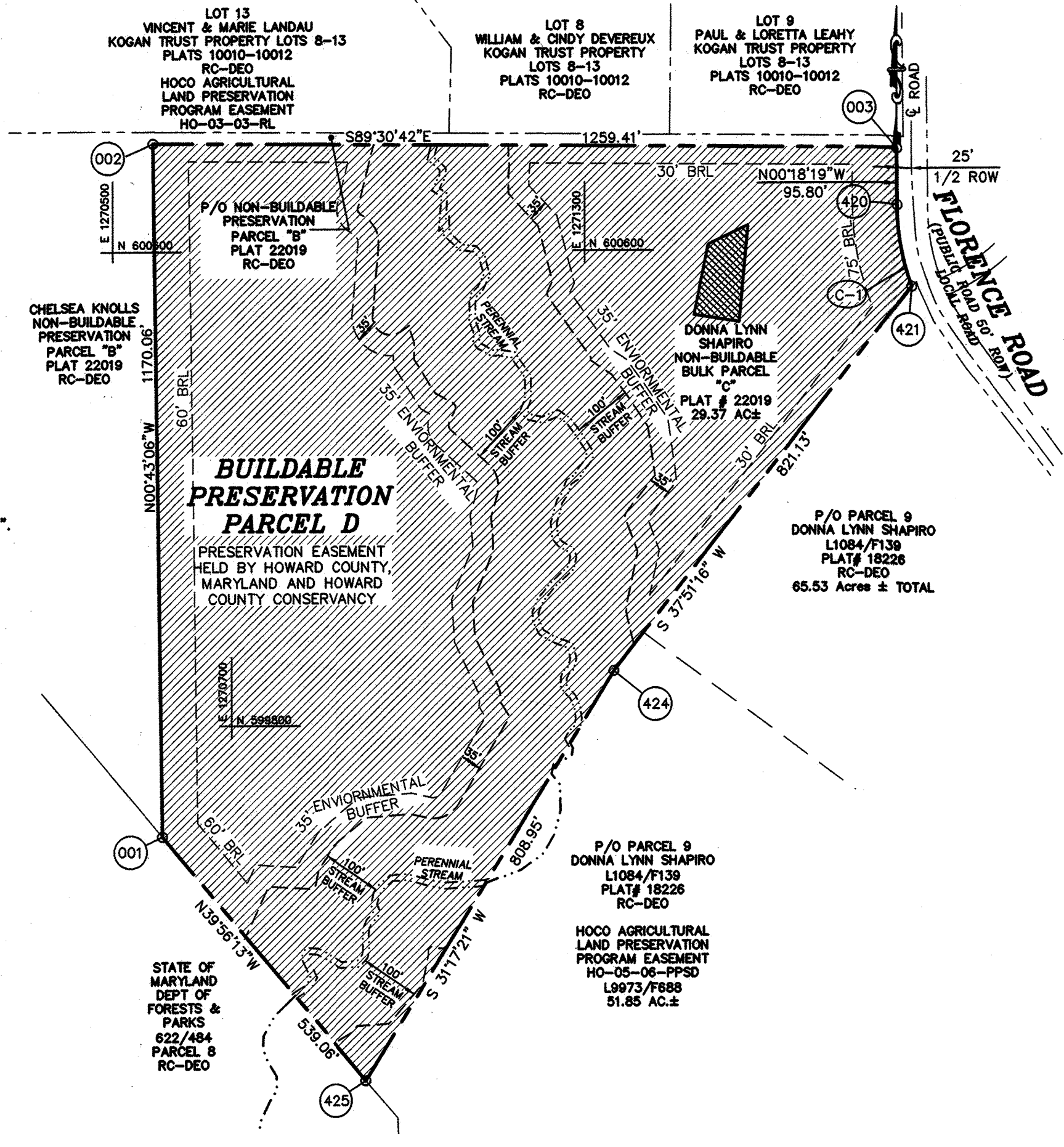
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 574, EXPIRATION DATE 03/21/21; 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 487, 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.



Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/21

DATE 8/6/2019



VICINITY MAP
SCALE: 1"=200'
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 WITH F-14-056, L15922, F254, 8/16/14.
- 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)(vi) 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 UPDATE THE DENSITY EXCHANGE TABULATION ON PLAT 23138

RECORDED AS PLAT 25513 ON 9/21/20 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 4TH ELECTION DISTRICT
PARCEL 78 HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO

SCALE: 1"=200'
DATE: AUG. 2019
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 Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.

SHEET 1 OF 1