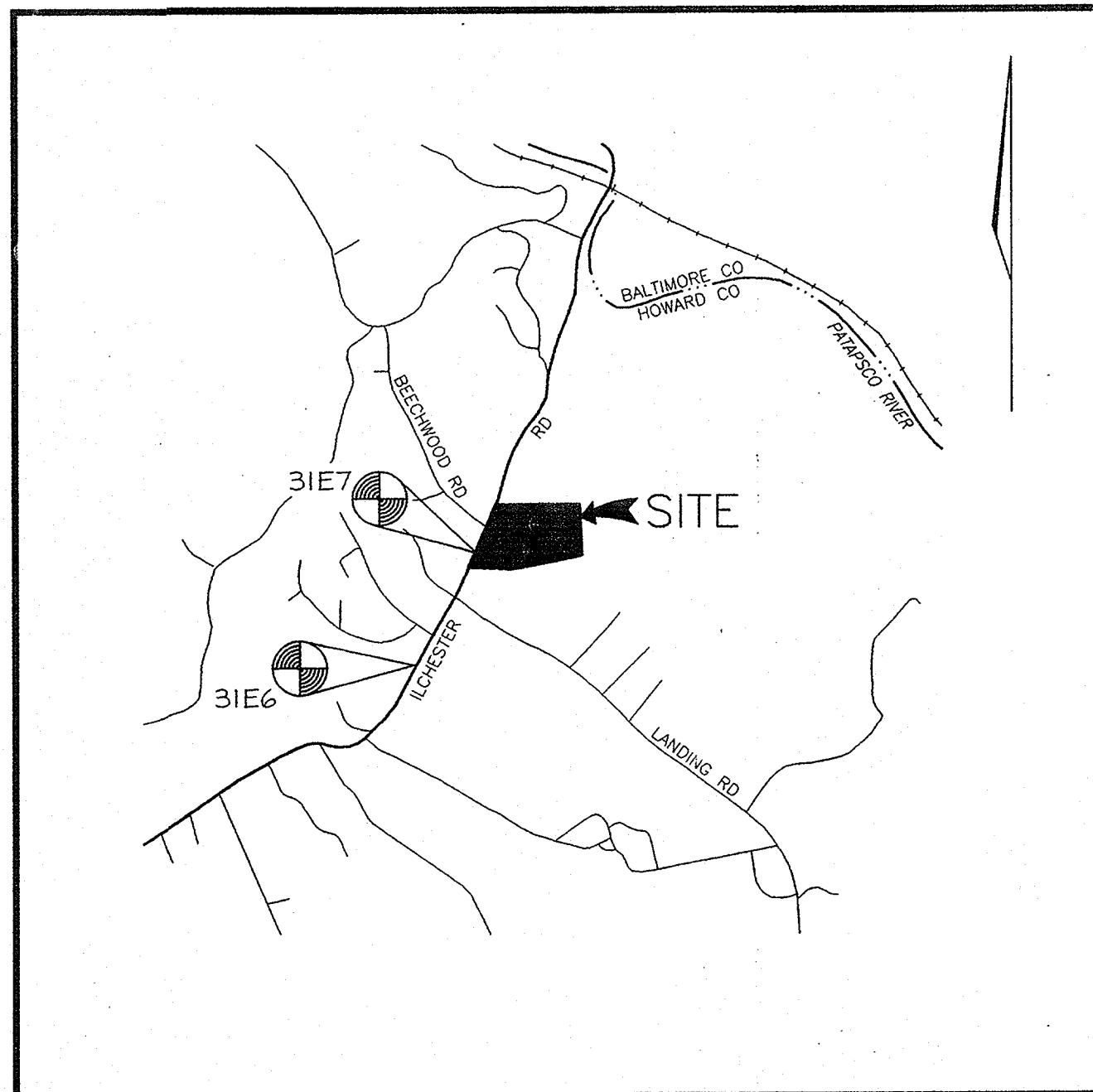


# OUR LADY OF PERPETUAL HELP PARCEL A AND NON-BUILDABLE PARCEL B AND NON-BUILDABLE BULK PARCEL C

## GENERAL NOTES:

1. COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 31E6 AND 31E7.
2. THIS PLAT IS BASED ON A FIELD RUN SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" DATED MARCH 2000 BY CENTURY ENGINEERING INC.
3. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
4. THE SUBJECT PROPERTY IS ZONED R-ED, PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
5. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - (a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
  - (b) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
  - (c) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
  - (d) STRUCTURES (CULVERTS/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;
  - (f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
6. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREAS.
7. FOR PRIVATE ACCESS, 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 AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
8. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF.
9. THERE ARE NO CEMETERIES WITHIN THE LIMITS OF THESE PLATS.
10. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION AREA; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
11. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), 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 DEED(S) CONVEYING SAID LOT/PARCELS.  
DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
12. MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND THE PRIVATE ACCESS PLACE TO BE IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
13. REBAR AND CAPS MARKED THUS  $\circ$  AND CONCRETE MONUMENTS MARKED THUS  $\square$  WILL BE SET IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.139 (C).
14. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS FULLFILLED ONSITE UNDER SDP-05-017 AND PLATS 17426/17427.
15.  $\square$  DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.  
 $\circ$  DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
 $\blacksquare$  DENOTES STONE FOUND.  
 $\circ$  DENOTES IRON PIPE FOUND.
16. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS.
17. WP-06-07 HAS BEEN SUBMITTED REQUESTING THE FRONTAGE REQUIREMENT FOR PARCEL B BE WAIVED. WP-06-07 WAS APPROVED ON NOVEMBER 15, 2005.
18. THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
19. LANDSCAPING OBLIGATION WAS FULLFILLED UNDER SDP-05-017.
20. WP-06-054 REQUESTING TO WAIVE SECTION 16.120(C)(2) - FRONTAGE REQUIREMENT FOR BULK PARCEL C AND SECTION 16.121(A) - 50% OPEN SPACE REQUIREMENT FOR BULK PARCELS A AND B APPROVED ON JANUARY 19, 2006.

## HOWARD COUNTY, MARYLAND



COORDINATE CHART NAD '83/91'					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	572965.99	1377762.38	22	572753.12	1378707.11
2	573052.32	1378848.73	23	572795.80	1378768.42
3	572952.67	1378858.86	24	572815.19	1378776.97
4	572268.98	1378930.75	25	572844.86	1378803.99
5	572186.42	1378584.44	26	572866.01	1378833.05
6	572069.92	1378095.84	27	572965.52	1378822.63
7	572054.70	1377455.02	28	572986.34	1378798.69
8	572102.86	1377468.47	29	572985.70	1378775.16
9	572116.36	1377390.74	30	572983.89	1378750.13
10	572588.28	1377632.30	31	572978.81	1378711.32
11	572701.70	1378530.49	32	572974.60	1378691.09
12	572742.18	1378504.94	33	572971.97	1378683.27
13	572704.92	1378445.89	34	572964.10	1378666.16
14	572706.68	1378420.93	35	572954.01	1378653.33
15	572772.39	1378379.47	36	572940.55	1378641.13
16	572835.17	1378348.43	37	572905.47	1378621.39
17	572836.96	1378209.81	38	572896.26	1378613.11
18	573000.63	1378198.24	39	572885.42	1378606.45
19	572719.81	1378649.00	40	572881.25	1378604.19
20	572722.00	1378678.16	41	572859.73	1378584.48
21	572737.93	1378714.41	42	572834.67	1378576.63

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS F/R AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*RODNEY H. JOHNSON*  
RODNEY H. JOHNSON, L.S. #10876  
ROMAN CATHOLIC ARCHBISHOP  
OF BALTIMORE A CORPORATION  
SOLE

6/5/06  
DATE

OWNER

DATE

BY *WILLIAM H. KEELER*  
OWNER  
CARDINAL WILLIAM H. KEELER  
DEVELOPER

7/31/06  
DATE

SURVEY CONTROL

VICINITY MAP

SCALE: 1" = 1000'

SECURITY DEVELOPMENT LLC.  
8480 BALTIMORE NATIONAL PIKE, SUITE 415  
ELLCOTT CITY, 21043  
410-465-4244

31E6  
NORTHING: 570852.382 FT.  
EASTING: 1376700.675 FT.  
31E7  
NORTHING: 572335.321 FT.  
EASTING: 1377503.919 FT.

OWNER

THE ROMAN CATHOLIC  
ARCHBISHOP OF BALTIMORE  
320 CATHEDRAL STREET  
BALTIMORE, MD. 21201

21. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
22. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
23. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

### TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS TO BE RECORDED: 3
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 1
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 17.91± AC.  
TOTAL AREA OF NON-BUILDABLE PARCEL B: 1.01± AC.  
TOTAL AREA OF NON-BUILDABLE BULK PARCEL C: 7.21± AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0
6. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED: 0.22± AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 26.35± AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS  
IN CONFORMANCE WITH THE MASTER PLAN OF  
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*Roberts J. Walzer* 9/11/06  
COUNTY HEALTH OFFICER 480 0970 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
& ZONING

*David P. Logan* 9/12/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David P. Logan* 9/12/06  
DIRECTOR DATE

### OWNER'S DEDICATION

CARDINAL WILLIAM H. KEELER, ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE, OWNER OF THE PROPERTY, 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY.

ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE A CORPORATION SOLE  
BY: *William H. Keeler* ATTEST: *JK*  
CARDINAL WILLIAM H. KEELER ATTEST:

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY EMILY S. MACKLIN BY A DEED RECORDED 12 NOVEMBER 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 274 FOLIO 535 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



*Rodney H. Johnson*  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION No. 10876

6/5/06  
DATE

RECORDED AS PLAT NO. 18537 ON 9-13-06  
AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND.

OUR LADY OF PERPETUAL HELP  
4801 ILCHESTER ROAD

PARCEL A AND NON-BUILDABLE PARCEL B  
AND NON-BUILDABLE BULK PARCEL C

ELLCOTT CITY, MARYLAND 21043

SHEET 1 OF 2 TAX MAP 31, GRID 10, PARCEL 260  
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100 MAY, 2005

**CENTURY ENGINEERING, INC.**  
CONSULTING ENGINEERS, PLANNERS, SURVEYORS  
32 WEST ROAD  
TOWSON, MARYLAND 21204  
(410) 823-8070

