#### GENERAL NOTES

- 1. IRON PINS SHOWN THUS:
- 2. CONCRETE MONUMENTS SHOWN THUS:
- 3. THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN AUGUST 2008.

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4. PROPERTY IS ZONED RR-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.

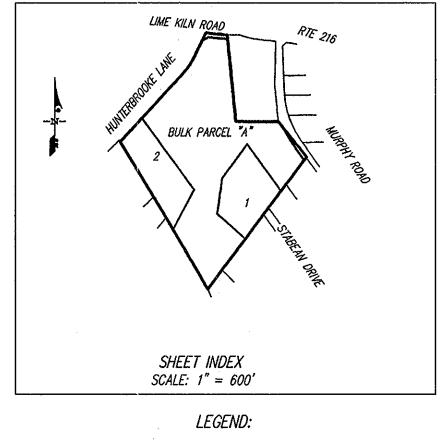
5. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: BA-10-011CV, WP-11-002, WP-11-094 & WP-12-059.

- 6. COORDINATES BASED ON NAD '83/07 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 41GD – N 541,496.6230 E 1,333,747.1870 AND No. 0079 – N 540,070.9730 E 1,327,702.7218.
- 7. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- 8. THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND IS PROVIDED BY INDIVIDUAL WELLS. PRIVATE SEWER IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEM.
- 9. NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
- 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 EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 11. DRIVEWAYS SHALL BE CONSTRUCTED 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 (1½" MIN.).
  - c) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TON (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.

12. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR PUBLIC TURN-AROUND & OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "PUBLIC FOREST CONSERVATION EASEMENT AREA #1)", 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 DEED(S) CONVEYING SAID LOTS/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE PUBLIC FOREST CONSERVATION EASEMENT AREA #1, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE PUBLIC 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 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.

#### (GENERAL NOTES CONTINUED)

- 13. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PUBLIC SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- 14. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 15. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- 16. LANDSCAPING FOR LOTS 1, 2 AND NON-BUILDABLE BULK PARCEL "A" IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- 17. THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON AUGUST 18, 2009 AT 8:00 P.M. AT ST. PAUL'S SANCTUARY.
- 18. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION.
- 19. STORMWATER MANAGEMENT FOR LOTS 1 AND 2 WILL BE PROVIDED ON EACH LOT AND SHOWN ON A FUTURE PLOT PLAN FOR EACH LOT. PRIOR TO BUILDING PERMIT APPROVAL, A DECLARATION OF COVENANT SHALL BE EXECUTED FOR THE STORMWATER MANAGEMENT FACILITY, AS DESIGNED FOR THAT LOT.



<i>S.S.L.</i>	STRUCTURE SETBACK LINE
RURRINGERN	FOREST CONSERVATION EASEMENT
SBB	STREAM BANK BUFFER

TABULATION OF FINAL PLAT - ALL SHEETS1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:4. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED:5. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED:6. TOTAL AREA OF ROADWAYS TO BE RECORDED:7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3 2 6.0007 AC. 1 13.8167 AC. 0.1686 AC. 19.9860 AC.	OWNER ST. PAUL'S LUTHERAN CHURCH OF FULTON, MARYLAND 11795 ROUTE 216 FULTON, MARYLAND 20759 PHONE: 301-725-0241
<u>APPROVED</u> : FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.	ST. PAUL'S LUTHERAN	OWNER'S DEDICATION CHURCH OF FULTON, MARYLAND, BY JERRY W. FRANKENFIELD, COUNCIL PRESIDENT, OWNER DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF

W. FRANKENFIELD, COUNCIL RESIDEN

	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
A Belenson 6/14/12	LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND
DATE	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
TY DEPARTMENT OF PLANNING	APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD
& ZONING	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
<b>/</b> .	OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
111111 10/2012	
DIVISION ( DATE	11M 5. 2010
4E	WITNESS OUR HANDS THIS 4 DAY OF June, 2012
	ST. PAUL'S LUTHERAN CHURCH OF FULTON, MARYLAND

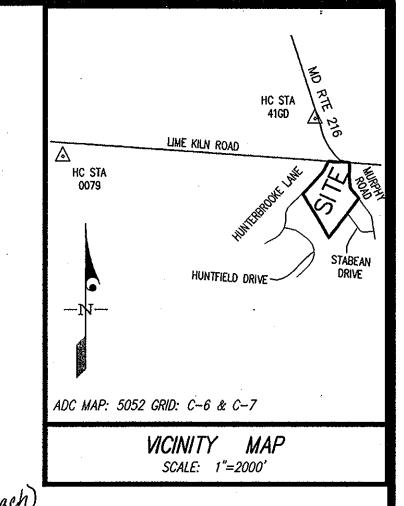
APPROVED: HOWARD COUN

### (GENERAL NOTES CONTINUED)

- 20. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED WITH ON SITE FOREST CONSERVATION. A TOTAL OF 5.95 ACRES OF ON-SITE FOREST CONSERVATION EASEMENT FOR 5.09 AC. OF CREDITED FOREST RETENTION AND 0.86 ACRES OF AFFORESTATION HAVE BEEN PROVIDED. A FOREST CONSERVATION SURETY IN THE AMOUNT OF \$18,730.80 HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT ASSOCIATED WITH THIS PLAT. SEE FOREST CONSERVATION PLAN FOR ADDITIONAL INFORMATION.
- 21. WP-11-002, WAIVER REQUEST FROM SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS:
  - A) 16.1202, APPLICABILITY; EXCEPTIONS AND DECLARATION OF INTENT, AND;
     B) 16.120(b)(4)(iii)b. -LOT DESIGN WHICH PROHIBITS FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES IN SIZE.

WAS APPROVED ON AUGUST 2, 2010. SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE LIMIT OF DISTURBANCE FOR THIS PROJECT IS RESTRICTED TO THE AREA SHOWN ON THE WAIVER PETITION PLAN.
- 2) FURTHER IMPROVEMENTS ON PARCEL 178 MUST SATISFY THE FOREST CONSERVATION REQUIREMENTS APPLICABLE AT THAT TIME.
- 22. LANDSCAPING SURETY WILL BE POSTED WITH BUILDER'S GRADING PERMIT. The landscaping bond for Lot 1 is 1500.00 (55 hade there & 300 pach).
  23. NON-BUILDABLE DESIGNATION FOR PARCEL "A" REFERS TO ANY USE REQUIRING A
- 23. NON-BUILDABLE DESIGNATION FOR PARCEL "A" REFERS TO ANY USE REQUIRING A GROWTH ALLOCATION AND/OR PROVISIONS FOR WATER AND SEWER SERVICE. USES CURRENTLY APPROVED UNDER DECISION AND ORDER FOR BA CASE NO. 10–011 C&V ARE PERMITTED.
- 24. WP-11-094; WAIVER REQUEST FROM SECTION 16.144(p) AND SECTION 16.144(q) WAS GRANTED ON DECEMBER 16, 2010.
- 25. WP-12-059; WAIVER REQUEST FROM SECTION 16.144(p) AND SECTION 16.144(q) WAS GRANTED ON OCTOBER 18, 2011.



THE REQUIREMENTS OF SECTION 3–108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

05.24.2012 THOMAS C. O'CONNOR, JR.

PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10954 (EXP. DATE: 07/03/2012)

ST. PAUL'S LUTHERAN CHURCH OF FULTON, MARYLAND

SOuchefuld FRANKENFIELD 6-4-12

<u>SURVEYOR'S CERTIFICATE</u> 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 ALL OF THE LAND CONVEYED BY ANNIE LORRAINE HARDISON TO ST. PAUL'S LUTHERAN CHURCH OF FULTON, MARYLAND, BY DEED DATED	RECORDED AS PLAT NUMBER 21965 ON 6122112, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
SEPTEMBER 15, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11360 AT FOLIO 592; 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 AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.	ST. PAUL'S LUTHERAN CHURCH PROPERTY
	LOTS 1 & 2 AND NON-BUILDABLE BULK PARCEL "A" <i>TM 46, GRID 2, PARCEL 105</i> 5TH ELECTION DISTRICT SCALE: AS SHOWN SHEET 1 OF 2 MAY 2012
THOMAS C. O'CONNOR, JR PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2012)	GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARVLAND 20886 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186 DRAWN BY: PWC CHECK BY:
	F-10-95

## **CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1101–1103	360.00'	101.58'	<i>51.13</i> ′	101.24'	N 3475'59" E	16'09'59"
1120-1122	575.00°	46.26'	23.14'	46.25'	S 86°03'13" E	4'36'34"
1126–1124	627.85 <b>'</b>	112.13'	56.22'	111.98'	S 29°31′58" E	1073'58"

PUBLIC TURN-AROUND & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E1	S 36°40'07" W	52.48'
E2	N 35*38'06" W	25.67'
E3	N 54*21'54" E	50.00'
E4	S 35*38'06" E	9.72'

# COORDINATE TABLE

	EASTING
1100 539,914.2688	1,333,489.1005
1101 540,347.9627	1,333,883.6291
1103 540,431.6304	1,333,940.6314
1104 540,599.7225	1,334,023.3998
1105 540,585.8307	1,334,150.2213
1106 540,585.9444	1,334,155.4825
1107 540,043.7506	1,334,208.5321
1108 540,041.6473	1,334,473.8040
1109 539,818.4037	1,334,649.9860
1118 540,552.4316	1,334,000.6062
1119 540,572.1379	1,334,036.5013
1120 540,564.8989	1,334,111.7169
1122 540,561.7161	1,334,157.8530
1123 539,798.5872	1,334,634.4878
1124 539,896.5976	1,334,566.7505
1126 539,993.0310	1,334,511.5515
1706 540,039.3254	1,334,325.4201
1714 539,439.7805	1,333,776.0051
1718 540,014.6897	1,333,580.8401
1730 538,992.2364	1,334,034.8864

TABULATION OF FINAL PLAT - THIS SHEET 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 4. TOTAL NUMBER OF NON-BUILDABLE PARCEL TO BE RECORDED: 5. TOTAL AREA OF NON-BUILDABLE PARCEL TO BE RECORDED: 6. TOTAL AREA OF ROADWAYS TO BE RECORDED: 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:

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

DENenon 614 COUNTY HEALTH OFFICER 9. 700 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING 6/20/12 DATE CHIEF

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FOREST CONSERVATION EASEMENT AREA # 1 AREAS		
LOCATION	RETENTION	AFFORESTATION
LOT 1	1.25 AC.	0
LOT 2	0.62 AC.	0
PARCEL A	3.22 AC.	0.86 AC.
TOTAL	5.09 AC.	0.86 AC.

ERVA) # 1	TION EASEMENT AREAS	
TION	AFFORESTATION	
4 <i>C</i> .	0	40
AC.	0	
AC.	0.86 AC.	
AC.	0.86 AC.	CASA NI
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		A C C C C C C C C C C C C C C C C C C C

539,150

7775 PUBLIC FOREST CONSERVATION EASEMENT AREA #1 5.95 ACRES (5.09 ACRES- RETENTION, 0.86 ACRES AFFORESTATION) 48'08'47" E 234.12' m < 137.8 ŝ 391.31 84.32'

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AL DO

REBAR & CAP "232" HELD FOR LINE

N 42'41'56" F

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105.04'

1030.00'

75' S.S.L.

LOT 2

130,704 S.F. OR 3.0006 AC.

S 36'40'07" W CENTERLINE PERENNIAL STREAM INTERLINE INTERMITTENT STREAM BEAN PROPERTY

PLAT BOOK 12 PLAT NO. 58

OWNER'S DEDICATION

ST. PAUL'S LUTHERAN CHURCH OF FULTON, MARYLAND, BY JERRY W. FRANKENFIELD, COUNCIL PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 SEWERS, 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.

ST. PAUL'S LUTHERAN CHURCH OF FULTON. MARYLAND

(1730

2

6.0007 AC.

13.8167 AC.

0.1686 AC.

19.9860 AC.

36" CHEPRY

TREE HELD

PARCEL A

BEAN PROPERTY

PLAT BOOK 12

PLAT NO. 58

JERRY J FRANKENFIELD, COUNCIL PRESIDENT

WITNESS OUR HANDS THIS 4 DAY OF June, 2012

© GLW 2012

