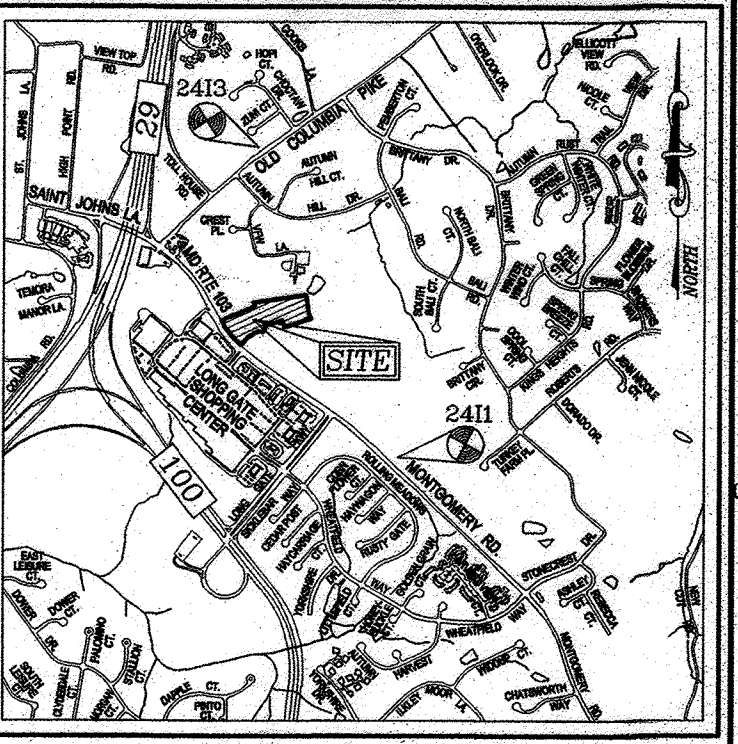


GENERAL NOTES

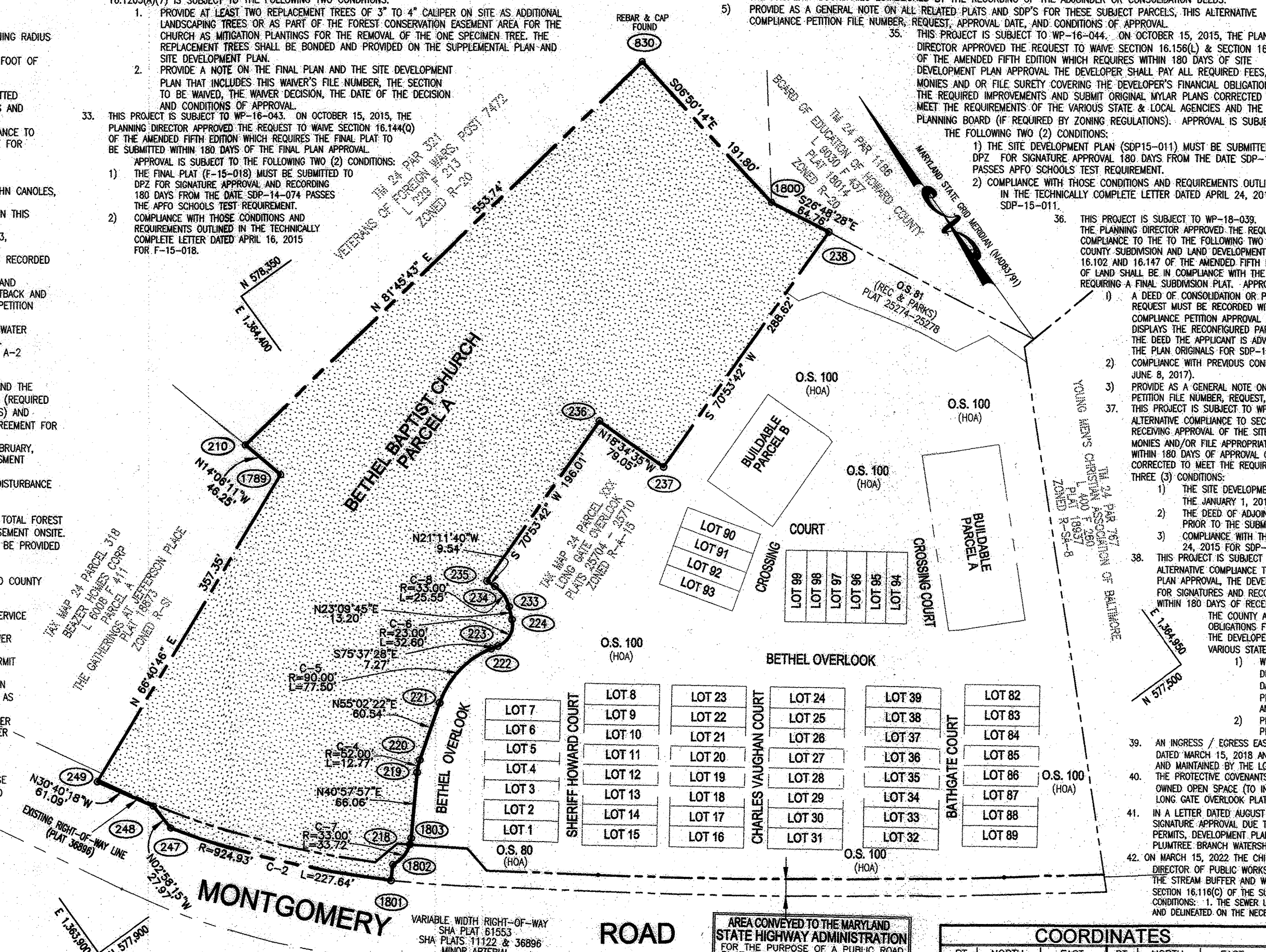
- 1. COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS NO. 2411 AND 2413.
2. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 29, 2013.
3. BRL DENOTES BUILDING RESTRICTION LINE.
4. DENOTES REBAR WITH CAP MARKED 'PROP MARK 21204' SET
DENOTES IRON PIPE OR IRON BAR FOUND.
DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
DENOTES STONE OR MONUMENT FOUND.
5. AREAS SHOWN HEREON ARE MORE OR LESS.
6. THE SUBJECT PROPERTY IS ZONED 'R-A-15' AND 'R-SI' IN ACCORDANCE WITH THE 10/06/13 COMPREHENSIVE ZONING PLAN.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
8. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
9. PER SECTION 16.116(C)(1)(I) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE DISTURBANCE TO THE 50 STREAM BUFFER AND THE 25 FOOT WETLAND BUFFER IS CONSIDERED A NECESSARY DISTURBANCE FOR THE CONSTRUCTION OF A LEVEL SPREADER TO PROVIDE STORMWATER MANAGEMENT FOR THIS PROJECT.
10. THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
11. NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
12. WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC; C/O MR. JOHN CANOLES, DATED FEBRUARY, 2014.
13. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
14. DPZ FILE REFERENCES: AA-15-001, ECP-14-066, F-15-018, SDP 14-074, SDP-15-011, WP-15-103, WP-16-043, WP-16-044, WP-17-120, WP-18-039, WP-18-058 AND F-21-008.
15. ON NOVEMBER 21, 2017 A CONFIRMATORY DEED TO CONSOLIDATE PARCELS 322, 323, 326 AND 588 WAS RECORDED WITH THE LAND RECORDS OF HOWARD COUNTY MARYLAND AS L17949 F. 205.
16. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY 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 APPLICATIONS.
17. THE DEVELOPMENT SHOWN ON THIS PLAN IS LOCATED WITHIN THE RED HILL BRANCH WATERSHED. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE A M-6 MICRO-BIOTENTION FACILITY. ALTERNATIVE SURFACES INCLUDE A-2 PERMEABLE PAVEMENTS.
18. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
19. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$ 7,680 FOR THE PERIMETER LANDSCAPING (REQUIRED 14 SHADE TREES, 3 EVERGREENS, & 51 SHRUBS), PARKING LOT LANDSCAPING (REQUIRED 3 SHADE TREES) AND SPECIMEN TREE REPLACEMENT (REQUIRED 2 SHADE TREES), SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR SDP-15-011.
20. FOREST STAND DELINEATION PLAN HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC; DATED FEBRUARY, 2014 AND VERIFIED BY MYRA BROSIUS - ISA CERTIFIED ARBORIST, CERT. ID. M45411A, TREE RISK ASSESSMENT QUALIFIED, MD DNR FCA QUALIFIED PROFESSIONAL.
21. THERE IS ONE SPECIMEN TREE DESIGNATED AS 'TO BE REMOVED' WITHIN THE PROJECT LIMIT OF DISTURBANCE (LOD). REFER TO NOTE 33.
22. THERE ARE NO CHAMPION TREES WITHIN THE LOD.
23. IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION, THE TOTAL FOREST CONSERVATION OBLIGATION OF 1.00 ACRE IS PROVIDED IN A 1.01 FOREST CONSERVATION (RETENTION) EASEMENT ONSITE. INGRESS AND EGRESS ROAD (MD ROUTE 103) IS RESTRICTED AS SHOWN. ACCESS WILL BE PROVIDED BY BETHEL OVERLOOK (SDP-14-074). REFER TO NOTE 40.
24. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
25. WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
26. WATER AND SEWER SERVICE FOR THIS PROJECT IS PUBLIC.
27. THIS SITE IS CURRENTLY SERVED BY PUBLIC WATER VIA CONTRACT NO. 12-W. EXISTING WATER SERVICE SHALL REMAIN UNCHANGED.
28. THIS SITE IS CURRENTLY SERVED BY PUBLIC SEWER VIA CONTRACT NO. 20-1081-D. EXISTING SEWER SERVICE SHALL REMAIN UNCHANGED.
29. PUBLIC WATER & SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
30. 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 THE PARCEL, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
31. THIS PROJECT IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
32. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
33. TRASH AND RECYCLING COLLECTION WILL BE PROVIDED BY A PRIVATE REFUSE CONTRACTOR.
34. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
35. AN ENVIRONMENTAL CONCEPT PLAN (ECP-14-066) WAS APPROVED ON JUNE 5, 2014.

- 31. THIS PROJECT IS SUBJECT TO AA-CASE NO. 15-1001. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SIGNED THE DECISION AND ORDER ON MARCH 23, 2015 APPROVING AN ADMINISTRATIVE ADJUSTMENT, SUBJECT TO CONDITIONS, FROM:
- SECTION 113.2.D.2.B. TO REDUCE THE 20 FOOT USE SETBACK FROM MD RT 103 AND ADJOINING PROPERTY TO 16' FOR PARKING USES
- SECTION 112.0.D.4.C.2.C. TO REDUCE THE 20 FOOT USE SETBACK FROM A PROJECT BOUNDARY TO 16' FOR A PLAYGROUND USE.
SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
2. THE GRANTED ADMINISTRATIVE ADJUSTMENTS SHALL APPLY SOLELY TO THE PROPOSED PARKING USES AND PLAYGROUND AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
3. THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS' PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
32. THIS PROJECT IS SUBJECT TO WP-15-103. ON FEBRUARY 24, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.1205(A)(7) TO REMOVE 1 SPECIMEN TREE (A 34" RED MAPLE). APPROVAL OF THE WAIVER TO SECTION 16.1205(A)(7) IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
1. PROVIDE AT LEAST TWO REPLACEMENT TREES OF 3" TO 4" CALIPER ON SITE AS ADDITIONAL LANDSCAPING TREES OR AS PART OF THE FOREST CONSERVATION EASEMENT AREA FOR THE CHURCH AS MITIGATION PLANTINGS FOR THE REMOVAL OF THE ONE SPECIMEN TREE. THE REPLACEMENT TREES SHALL BE BONDED AND PROVIDED ON THE SUPPLEMENTAL PLAN AND SITE DEVELOPMENT PLAN.
2. PROVIDE A NOTE ON THE FINAL PLAN AND THE SITE DEVELOPMENT PLAN THAT INCLUDES THIS WAIVER'S FILE NUMBER, THE SECTION TO BE WAIVED, THE WAIVER DECISION, THE DATE OF THE DECISION AND CONDITIONS OF APPROVAL.
33. THIS PROJECT IS SUBJECT TO WP-16-043. ON OCTOBER 15, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.144(O) OF THE AMENDED FIFTH EDITION WHICH REQUIRES THE FINAL PLAT TO BE SUBMITTED WITHIN 180 DAYS OF THE FINAL PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
1) THE FINAL PLAT (F-15-018) MUST BE SUBMITTED TO DPZ FOR SIGNATURE APPROVAL AND RECORDING 180 DAYS FROM THE DATE SDP-14-074 PASSES THE APPO SCHOOLS TEST REQUIREMENT.
2) COMPLIANCE WITH THOSE CONDITIONS AND REQUIREMENTS OUTLINED IN THE TECHNICALLY COMPLETE LETTER DATED APRIL 16, 2015 FOR F-15-018.

- 34. THIS PROJECT IS SUBJECT TO WP-17-120. ON JUNE 8, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.102 AND 16.147 OF THE AMENDED FIFTH EDITION - ALL DIVISIONS OF LAND SHALL BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS REQUIRING A FINAL SUBDIVISION PLAT. THIS ALTERNATIVE COMPLIANCE REQUEST IS TO RECONFIGURE/COMBINE 8 CONTIGUOUS PARCELS BY DEED IN LIEU OF A SUBDIVISION PLAT TO CREATE TWO PARCELS. APPROVAL IS SUBJECT TO THE FOLLOWING FIVE (5) CONDITIONS:
1) A DEED OF CONSOLIDATION OR PARCEL RECONFIGURATION FOR THE 12.68 ACRES BETWEEN THE AFFECTED 8 PARCELS STATED IN THIS REQUEST MUST BE RECORDED WITH THE HOWARD COUNTY LAND RECORDS WITHIN 120 DAYS OF THE DATE OF THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL (ON OR BEFORE OCTOBER 6, 2017).
2) APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION IS FOR THE STATED 8 PARCELS INCLUDED IN THIS PETITION; NO NEW LOTS OF PARCELS ARE TO BE CREATED OR ENDORSED UNDER THIS REQUEST.
3) THE NEW DEEDS OF ADJOINER OR CONSOLIDATION SHALL MAKE REFERENCE TO THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER (WP-17-120).
4) THE APPLICANT SHALL ENSURE THAT SDP-14-074, SDP-15-011, F-15-018 AND F-16-048 ARE CONSISTENT WITH THE PROPERTY BOUNDARIES ESTABLISHED BY THE RECORDING OF THE ADJOINER OR CONSOLIDATION DEEDS.
5) PROVIDE AS A GENERAL NOTE ON ALL RELATED PLATS AND SDP'S FOR THESE SUBJECT PARCELS, THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
35. THIS PROJECT IS SUBJECT TO WP-16-044. ON OCTOBER 15, 2015, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.156(L) & SECTION 16.156(M) OF THE AMENDED FIFTH EDITION WHICH REQUIRES WITHIN 180 DAYS OF SITE DEVELOPMENT PLAN APPROVAL THE DEVELOPER SHALL PAY ALL REQUIRED FEES, POST MONIES AND OR FILE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED IMPROVEMENTS AND SUBMIT ORIGINAL MYLAR PLANS CORRECTED TO MEET THE REQUIREMENTS OF THE VARIOUS STATE & COUNTY AGENCIES. APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
1) THE SITE DEVELOPMENT PLAN (SDP15-011) MUST BE SUBMITTED TO DPZ FOR SIGNATURE APPROVAL 180 DAYS FROM THE DATE SDP-14-074 PASSES APPO SCHOOLS TEST REQUIREMENT.
2) COMPLIANCE WITH THOSE CONDITIONS AND REQUIREMENTS OUTLINED IN THE TECHNICALLY COMPLETE LETTER DATED APRIL 24, 2015 FOR SDP-15-011.
36. THIS PROJECT IS SUBJECT TO WP-18-039. ON OCTOBER 6, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO THE FOLLOWING TWO SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTIONS 16.102 AND 16.147 OF THE AMENDED FIFTH EDITION - ALL DIVISIONS OF LAND SHALL BE IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS REQUIRING A FINAL SUBDIVISION PLAT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) A DEED OF CONSOLIDATION OR PARCEL RECONFIGURATION FOR THE 12.68 ACRES BETWEEN THE AFFECTED 8 PARCELS STATED IN THIS REQUEST MUST BE RECORDED WITHIN 120 DAYS OF THE DATE OF THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL (ON OR BEFORE FEBRUARY 3, 2018). A COPY OF THE RECORDED DEED WITH AN EXHIBIT THAT DISPLAYS THE RECONFIGURED PARCELS MUST BE SUBMITTED TO THE DIVISION OF LAND RECORDS WITHIN 30 DAYS OF RECORDING THE DEED. THE APPLICANT IS ADVISED THAT THE ADJOINER OR CONSOLIDATION DEEDS MUST BE RECORDED PRIOR TO SUBMISSION OF THE FINAL SUBDIVISION PLAT. APPROVAL OF THE SDP-14-074, SDP-15-011, F-15-018 OR F-16-048.
2) COMPLIANCE WITH PREVIOUS CONDITIONS OF APPROVAL NUMBERS 2-4 AS REQUIRED UNDER WP-17-120 (APPROVAL LETTER OF JUNE 8, 2017).
3) PROVIDE AS A GENERAL NOTE ON ALL RELATED PLATS AND SDP'S FOR THESE SUBJECT PARCELS, THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
37. THIS PROJECT IS SUBJECT TO WP-18-058. ON DECEMBER 4, 2017, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.156(L) AND (M) OF THE AMENDED FIFTH EDITION WHICH REQUIRES - WITHIN 180 DAYS OF RECEIVING APPROVAL OF THE SITE DEVELOPMENT PLAN THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY AND POST ALL MONIES AND/OR FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED IMPROVEMENTS. WITHIN 180 DAYS OF APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER SHALL SUBMIT THE ORIGINAL MYLAR PLANS CORRECTED TO MEET THE REQUIREMENTS OF THE VARIOUS STATE AND COUNTY AGENCIES. APPROVAL IS SUBJECT TO THE FOLLOWING THREE (3) CONDITIONS:
1) THE SITE DEVELOPMENT PLAN (SDP-15-011) MUST BE SUBMITTED TO DPZ FOR SIGNATURE APPROVAL 120 DAYS FROM THE JANUARY 1, 2018 DUE DATE (ON OR BEFORE MAY 1, 2018).
2) THE DEED OF ADJOINER TO RECONFIGURE/CONSOLIDATE PARCELS THAT AFFECT THIS PROPERTY MUST BE RECORDED PRIOR TO THE SUBMITTAL OF THE SDP-18-058.
3) COMPLIANCE WITH THOSE CONDITIONS AND REQUIREMENTS OUTLINED IN THE TECHNICALLY COMPLETE LETTER DATED APRIL 24, 2015 FOR SDP-15-011.
38. THIS PROJECT IS SUBJECT TO WP-18-081. ON MARCH 12, 2018, THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.144(O) OF THE AMENDED FIFTH EDITION WHICH REQUIRES - WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURE APPROVAL AND RECORDING 180 DAYS FROM THE DATE SDP-14-074 PASSES THE APPO SCHOOLS TEST REQUIREMENT. WITHIN 180 DAYS OF RECEIVING APPROVAL OF THE SITE DEVELOPMENT PLAN THE DEVELOPER SHALL PAY ALL REQUIRED FEES TO THE COUNTY AND POST ALL MONIES AND/OR FILE APPROPRIATE SURETY COVERING THE DEVELOPER'S FINANCIAL OBLIGATIONS FOR THE REQUIRED IMPROVEMENTS. WITHIN 180 DAYS OF APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER SHALL SUBMIT THE ORIGINAL MYLAR PLANS CORRECTED TO MEET THE REQUIREMENTS OF THE VARIOUS STATE AND COUNTY AGENCIES. APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:
1) WITHIN 90 DAYS FROM THE APRIL 28, 2018 DEADLINE DATE (ON OR BEFORE JUNE 27, 2018), THE DEVELOPER/PROPERTY OWNER SHALL SUBMIT THE FINAL PLAT ORIGINAL MYLAR TO DPZ WITHIN 90 DAYS FROM THE MAY 1, 2018 DEADLINE DATE (ON OR BEFORE JUNE 30, 2018), THE DEVELOPER/PROPERTY OWNER SHALL COMPLETE THE DEVELOPER'S AGREEMENT PROCESS, PAY REQUIRED SURETIES AND SUBMIT THE SDP ORIGINAL MYLARS TO DPZ.
2) PROVIDE AS A GENERAL NOTE ON THE FINAL PLAT AND THE SDP THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, APPROVAL DATE, AND CONDITIONS OF APPROVAL.
39. AN INGRESS / EGRESS EASEMENT HAS BEEN CONVEYED TO BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC. IN A DEED DATED MARCH 15, 2018 AND RECORDED AT LIBER 18121, PAGE 293. BETHEL OVERLOOK (PRIVATE ROAD) SHALL BE OWNED AND MAINTAINED BY THE LONG GATE OVERLOOK PROJECT HOA.
40. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF THE LONG GATE OVERLOOK COMMUNITY OWNED OPEN SPACE (TO INCLUDE PRIVATE ROADWAYS) SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THE LONG GATE OVERLOOK PLAT F-21-008.
41. IN A LETTER DATED AUGUST 10, 2018, HOWARD COUNTY NOTIFIED THE OWNER THAT F-15-018 & SDP-15-011 CANNOT RECEIVE SIGNATURE APPROVAL DUE TO COUNCIL BILL 56-2018 ADOPTED JULY 27, 2018, WHICH TEMPORARILY PROHIBITS ISSUING CERTAIN PERMITS, DEVELOPMENT PLAN APPROVALS AND ZONING CHANGES FOR PROPERTIES LOCATED WITHIN THE TIBER BRANCH AND PUMPKIN BRANCH WATERSHEDS.
42. ON MARCH 15, 2022 THE CHIEF OF THE DIVISION OF LAND DEVELOPMENT (AFTER CONSULTATION WITH THE DIRECTOR OF PLANNING, DIRECTOR OF PUBLIC WORKS, AND THE ADMINISTRATOR OF THE OFFICE OF SUSTAINABILITY) APPROVED THE REQUEST TO ALLOW THE STREAM BUFFER AND WETLAND BUFFER DISTURBANCES AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE SEWER LINE INSTALLATION SHALL ONLY DISTURB THOSE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND DELINEATED ON THE NECESSARY DISTURBANCE PLAN EXHIBIT; ANY DISTURBANCES TO ENVIRONMENTALLY REGULATED FEATURES BEYOND WHAT'S BEEN APPROVED ARE NOT PERMITTED UNLESS THE DEVELOPER SUBMITS A FORMAL REQUEST TO DPZ FOR SUCH DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(C).
2. COMPLIANCE WITH APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS FOR THE DEVELOPER/PROPERTY OWNER PRIOR TO INITIATING DISTURBANCES.
3. THE DEVELOPMENT ENGINEERING DIVISION REQUIRE THAT CLEANOUTS BE PROVIDED FOR THE UNDERDRAIN SYSTEM AT ITS ENDS OR AT EVERY 75 FEET. THESE CLEANOUTS MUST BE SHOWN ON THE SDP.
4. COMPLIANCE WITH STAFF REVIEW COMMENTS TO SDP-15-011.
5. THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED, MULCH AND EROSION CONTROL MATTING AND BE SHOWN ON SDP-15-011.



VICINITY MAP SCALE: 1"=2000' ADC MAP : 4815 K10



AREA TABULATION table with columns for lot types and counts. Includes rows for buildable lots, open space lots, N.B. bulk parcels, and areas to be recorded.

THE REQUIREMENTS § 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.
OWNER: BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC. 4261 MONTGOMERY ROAD, ELLICOTT CITY, MD 211043. MR. JEFF WARREN (410) 465-5690

LOCATION MAP and CURVE TABLE. The location map shows the project area relative to Montgomery Road. The curve table lists curve data including curve number, radius, length, tangent, delta, and chord.

COORDINATES table with columns for PT., NORTH, EAST, and coordinates for various points on the site.

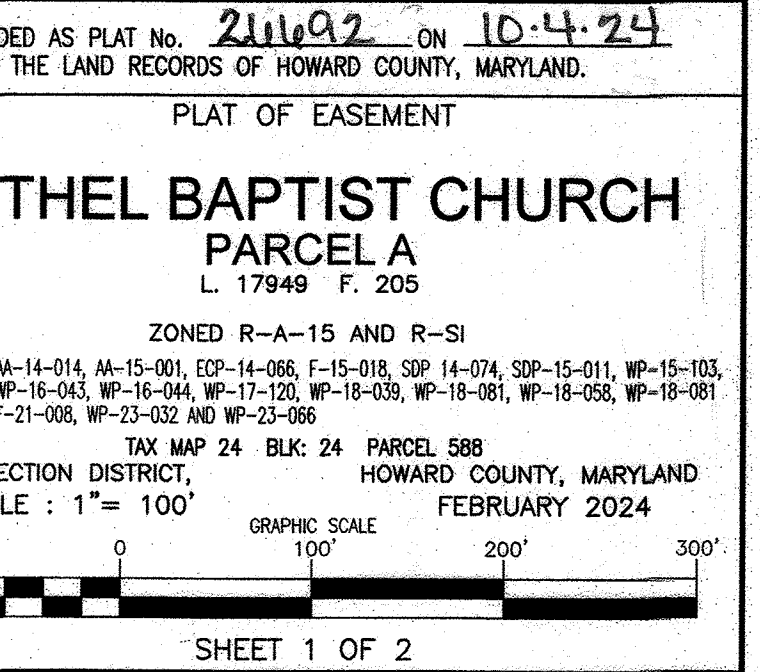
PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS DEDICATE 0.0971 ACRES OF LAND AS RIGHT-OF-WAY TO MARYLAND STATE HIGHWAY ADMINISTRATION, CREATE A PUBLIC WATER & UTILITY EASEMENT, PUBLIC DRAINAGE & UTILITY EASEMENT, PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT, PUBLIC FOREST CONSERVATION EASEMENT AND IDENTIFY WETLANDS ON TM 24 PARCEL 'A'.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
HOWARD COUNTY HEALTH OFFICER: [Signature] DATE: 2/1/24
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 2/14/24
DIRECTOR: [Signature] DATE: 2/17/24

OWNER'S CERTIFICATE
WE, BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF EASEMENT, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON.
2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLANS, 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;
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.
WITNESS OUR HANDS THIS 13th DAY OF MARCH, 2024.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SURVEY HEREON IS CORRECT; THAT IT DEFINES MD 103 RIGHT-OF-WAY DEDICATION, A PUBLIC WATER & UTILITY EASEMENT, PUBLIC DRAINAGE & UTILITY EASEMENT, PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT AND A PUBLIC FOREST CONSERVATION EASEMENT ON THE LAND DESCRIBED IN THE CONFIRMATORY DEED CONVEYED BY AND BETWEEN BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC. BY DEED DATED NOVEMBER 21, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17949, FOLIO 205.
I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21639, EXPIRATION DATE JANUARY 03, 2026.
ERIC DAVID SALMI DATE: 3/13/2024 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 21602 ON 10-4-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF EASEMENT
BETHEL BAPTIST CHURCH PARCEL A L. 17949 F. 205
ZONED R-A-15 AND R-SI
DPZ REF'S: AA-14-014, AA-15-001, ECP-14-066, F-15-018, SDP 14-074, SDP-15-011, WP-15-103, WP-16-043, WP-16-044, WP-17-120, WP-18-039, WP-18-041, WP-18-058, WP-18-081, F-21-008, WP-23-032 AND WP-23-066
TAX MAP 24 BLK 24 PARCEL 588 HOWARD COUNTY, MARYLAND
2ND ELECTION DISTRICT, SCALE: 1"= 100' GRAPHIC SCALE FEBRUARY 2024





COORDINATES					
PT.	NORTH	EAST	PT.	NORTH	EAST
210	578226.3435	1364316.0482	238	578057.4496	1364916.1150
217	577813.5892	1364206.0983	239	578040.8923	1364001.1813
218	577805.4125	1364263.9231	247	577958.5482	1364031.7788
219	577859.7456	1364263.9231	248	577987.4763	1364030.3294
220	577868.2704	1364273.3918	249	578040.0229	1363999.1645
221	577902.9624	1364323.0099	274	577811.4430	1364176.7549
222	577916.3894	1364396.9255	830	578305.6861	1364864.0744
223	577914.5846	1364403.9631	1788	578181.4875	1364327.3177
224	577927.8176	1364436.0106	1800	578115.2501	1364886.9080
233	577939.9511	1364436.0106	1801	577787.1717	1364179.5766
234	577964.8619	1364436.0106	1802	577798.9485	1364190.2433
235	577973.7578	1364432.9890	1803	577809.8605	1364220.6111
236	578037.9135	1364618.2069			
237	577962.9830	1364643.3895			

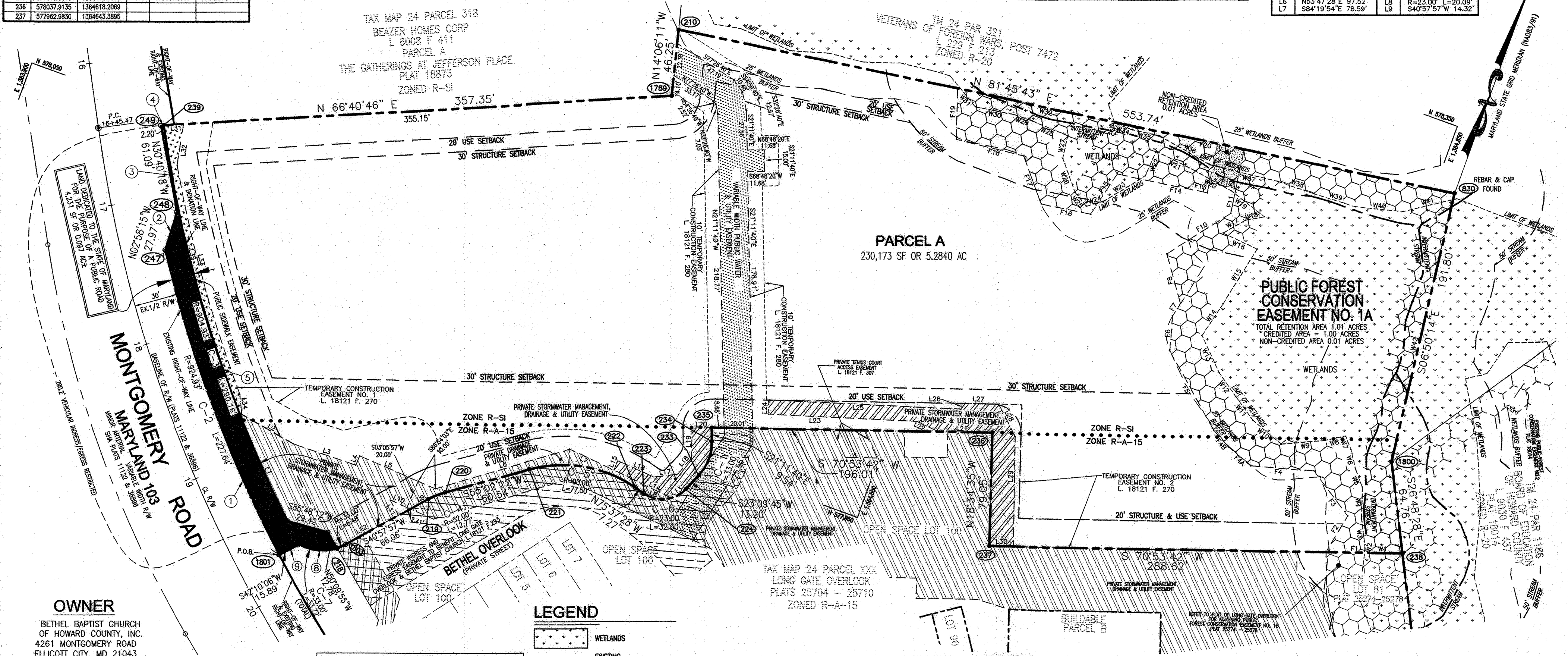
WETLANDS LINE TABLE					
LINE	COURSE	LINE	COURSE	LINE	COURSE
W1	S70°53'42"W 26.73'	W15	N11°47'46"E 45.09'	W29	S86°42'25"W 13.17'
W2	N13°20'07"W 3.33'	W16	N85°10'15"W 26.17'	W30	S81°04'11"W 27.30'
W3	N26°53'48"W 20.83'	W17	N39°47'33"E 17.97'	W31	N59°41'00"W 16.08'
W4	N18°34'30"W 22.03'	W18	N59°22'34"E 15.53'	W32	N81°45'43"E 109.44'
W5	N41°13'49"W 13.40'	W19	N72°31'11"W 29.40'	W33	S38°32'08"E 0.87'
W6	N33°01'08"W 14.17'	W20	N81°15'44"W 28.84'	W34	N89°43'56"E 12.89'
W7	N42°14'17"W 9.76'	W21	N82°56'47"W 30.49'	W35	N82°29'47"E 19.08'
W8	S68°07'24"W 14.50'	W22	S03°44'02"W 18.79'	W36	S80°11'13"E 41.03'
W9	S65°22'36"W 30.83'	W23	S38°24'42"W 33.64'	W37	N83°27'32"E 48.92'
W10	N89°57'12"W 26.17'	W24	S53°41'47"W 13.03'	W38	N88°57'13"E 26.68'
W11	N56°07'22"W 20.02'	W25	N59°14'10"W 12.56'	W39	N87°20'19"E 30.25'
W12	N4°50'46"W 20.25'	W26	N40°00'47"W 25.00'	W40	N75°25'47"E 33.89'
W13	N44°46'56"W 28.63'	W27	N07°34'40"W 16.14'	W41	N56°45'01"E 35.59'
W14	N13°30'28"E 26.57'	W28	N87°11'37"W 26.91'	W42	S06°50'14"E 187.36'

PUBLIC FOREST CONSERVATION EASEMENT NO. 1A					
LINE	COURSE	LINE	COURSE	LINE	COURSE
F1	S70°53'42"W 53.55'	F11	N08°14'17"W 17.73'	F21	S81°04'11"W 27.30'
F2	N10°53'10"E 29.55'	F12	S81°45'43"W 18.88'	F22	N59°41'00"W 16.08'
F3	N56°47'24"W 39.21'	F13	S08°14'17"E 7.11'	F23	N81°45'43"E 109.44'
F4	S74°43'34"W 44.65'	F14	S81°45'43"W 64.42'	F24	S38°32'08"E 0.87'
F4A	S70°00'53"E 20.21'	F15	S13°32'58"W 35.59'	F25	N89°43'56"E 12.89'
F4B	S61°14'23"E 15.58'	F16	S81°45'43"W 35.24'	F26	N82°29'47"E 19.08'
F5	N49°09'27"W 63.51'	F17	N40°00'47"W 48.34'	F27	S80°11'13"E 41.03'
F6	N18°38'14"W 24.55'	F18	S83°23'31"W 48.34'	F28	N83°27'32"E 48.92'
F7	N12°50'41"E 10.32'	F19	N81°38'33"W 35.54'	F29	N88°57'13"E 26.68'
F8	S35°29'39"E 35.97'	F20	N81°45'43"E 354.57'	F30	N87°20'19"E 30.25'
F10	S37°58'07"W 52.77'				

PUBLIC SIDEWALK EASEMENT LINE TABLE	
LINE	COURSE
L31	N66°40'46"E 14.00'
L32	S11°13'41"E 29.00'
L33	R=899.93' L=165.73' CH=S35°21'19"E 165.49'
L34	S25°59'01"E 19.03'
L35	R=904.93' L=214.16' CH=N55°01'02"W 213.66'

PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE					
LINE	COURSE	LINE	COURSE	LINE	COURSE
L1	R=904.93' L=82.13'	L18	N21°17'43"E 14.95'	L25	N72°38'15"E 104.01'
L2	S80°26'13"E 43.12'	L19	N19°06'18"W 20.71'	L26	N72°38'15"E 104.01'
L3	N88°39'00"E 46.29'	L20	N68°48'20"E 13.72'	L27	N72°38'15"E 104.01'
L4	N03°05'57"E 7.03'	L21	S70°53'42"W 37.84'	L28	N72°38'15"E 104.01'
L5	S86°54'03"E 44.39'	L22	N84°12'30"W 16.53'	L29	N72°38'15"E 104.01'
L6	N68°54'03"W 12.98'	L23	S72°38'15"W 10.00'	L30	N72°38'15"E 104.01'
L7	S49°39'22"E 12.14'	L24	N17°21'45"W 3.99'	L31	N72°38'15"E 104.01'
L8	S40°57'57"W 12.51'	L25	N72°38'15"E 135.00'	L32	N72°38'15"E 104.01'
L9	R=23.00' L=42.51'	L26	N17°21'45"W 3.99'	L33	N72°38'15"E 104.01'
L10	N84°19'54"W 44.60'	L27	N70°53'42"E 25.56'	L34	N72°38'15"E 104.01'
L11	N02°31'30"E 7.06'	L28	S47°03'50"E 25.26'	L35	N72°38'15"E 104.01'
L12	S81°04'54"E 27.64'	L29	S18°06'18"E 76.73'	L36	N72°38'15"E 104.01'
L13	N63°13'18"E 16.76'	L30	S70°53'42"W 16.71'	L37	N72°38'15"E 104.01'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C-1	33.00'	25.55'	13.45'	44°21'25"	S00°59'03"W 24.91'
C-2	924.93'	227.64'	114.40'	14°06'05"	N40°36'37"W 227.06'
C-3	904.93'	290.16'	146.34'	18°22'17"	S37°25'23"E 288.92'
C-4	52.00'	12.77'	6.42'	14°04'26"	S48°00'09"W 12.74'
C-5	90.00'	77.30'	41.33'	49°20'10"	S79°42'18"W 75.13'
C-6	23.00'	32.80'	19.72'	81°12'47"	S63°46'09"W 29.94'
C-7	33.00'	33.72'	18.50'	58°32'21"	S70°14'07"W 32.27'



**OWNER**  
 BETHEL BAPTIST CHURCH  
 OF HOWARD COUNTY, INC.  
 4261 MONTGOMERY ROAD  
 ELLICOTT CITY, MD 21043  
 MR. JEFF WARREN (410) 465-5690

AREA TABULATION		THIS SHEET
NUMBER OF BUILDABLE LOTS TO BE RECORDED	0	
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	
NUMBER OF N.B. BULK PARCELS TO BE RECORDED	0	
NUMBER OF PARCELS TO BE RECORDED	1	
NUMBER OF LOTS AND PARCELS TO BE RECORDED	1	
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC	
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC	
AREA OF N.B. BULK PARCELS TO BE RECORDED	0.0000 AC	
AREA OF PARCELS TO BE RECORDED	5.2840 AC	
AREA OF LOTS AND PARCELS TO BE RECORDED	5.2840 AC	
AREA OF ROADWAY TO BE RECORDED	0.0971 AC	
AREA TO BE RECORDED	5.3811 AC	

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION			
① R=924.93' L=227.64' CH=N40°36'37"W 227.06'	⑤ N85°48'12"E 29.42'	⑥ S50°09'55"E 12.78'	
② N02°58'15"W 27.97'	⑦ R=33.00' L=27.23' CH=N75°51'49"E 26.47'	⑧ S42°10'06"W 15.89'	
③ N30°40'18"W 61.09'			
④ N66°40'46"E 2.20'			

FEE SIMPLE AREA : 4,231 SQ.FT. OR 0.097 ACRES±  
 SHOWN THUS :

**LEGEND**

- WETLANDS
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-39, 82-89, BUILDABLE PARCELS A&B, AND BETHEL BAPTIST CHURCH - PARCEL A PLAT #25704-25710
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT NO. 1A (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT NO. 1A NON CREDIT RETENTION
- PUBLIC SIDEWALK EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 1 (RETENTION) - PLAT 18014
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 1B - RETENTION PLAT OF LONG GATE OVERLOOK PLAT #25274-25278
- VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT

**GENERAL NOTES CONTINUED**

43. THIS PROJECT IS SUBJECT TO WP-23-032. ON OCTOBER 14, 2022, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED AND APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1560(I) AND (M) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINE BY 90 DAYS TO COMPLETE THE DEVELOPER AGREEMENT PROCESS AND TO SUBMIT THE SITE DEVELOPMENT PLAN FOR SIGNATURE APPROVAL.

APPROVAL IS SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS:

- 1) THE APPLICANT/DEVELOPER MUST FULFILL THE DPW DEVELOPER AGREEMENT REQUIREMENTS AND SUBMIT THE SDP (ELECTRONICALLY) FOR SIGNATURES WITHIN 90 DAYS FROM THE DATE OF THIS ALTERNATIVE COMPLIANCE APPROVAL (ON OR BEFORE JANUARY 10, 2023).
- 2) PROVIDE A NOTE ON THE SITE DEVELOPMENT PLAN (SDP-15-011) THAT REFERENCES THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL.

44. THIS PROJECT IS SUBJECT TO WP-23-066. ON FEBRUARY 22, 2023, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING CONSIDERED AND APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO SECTION 16.1560(I) AND (M) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINE BY 6 MONTHS TO COMPLETE THE DEVELOPER AGREEMENT PROCESS AND TO SUBMIT THE SDP ORIGINALS (ELECTRONIC SUBMISSION) FOR SDP-15-011.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE APPLICANT/DEVELOPER MUST FULFILL THE DPW DEVELOPER AGREEMENT REQUIREMENTS AND SUBMIT THE SDP (ELECTRONICALLY) FOR SIGNATURES WITHIN 6 MONTHS FROM THE DATE OF THIS ALTERNATIVE COMPLIANCE APPROVAL (ON OR BEFORE AUGUST 16, 2023).
- 2) PROVIDE A NOTE ON THE SDP (SDP-15-011) THAT REFERENCES THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL.

THE REQUIREMENTS § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Eric David Salmi* 3/13/24  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Jeffrey W. Warren* 13 March 2024  
 AUTHORIZED PERSON DATE  
 BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC.

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

*Will J. Davis* 8/1/24  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief* 8-14-24  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 9/19/24  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF EASEMENT, 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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;
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 13<sup>th</sup> DAY OF MARCH, 2024.

*Jeffrey W. Warren*  
 BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC.

*Eric David Salmi*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT DEFINES MD 103 RIGHT-OF-WAY DEDICATION, A PUBLIC WATER & UTILITY EASEMENT, PUBLIC DRAINAGE & UTILITY EASEMENT, PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT AND A PUBLIC FOREST CONSERVATION EASEMENT ON THE LAND DESCRIBED IN THE CONFIRMATORY DEED CONVEYED BY AND BETWEEN BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC. TO BETHEL BAPTIST CHURCH OF HOWARD COUNTY, INC., BY DEED DATED NOVEMBER 21, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17949, FOLIO 205.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21639, EXPIRATION DATE JANUARY 03, 2026.

*Eric David Salmi* 3/13/24  
 ERIC DAVID SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043

RECORDED AS PLAT No. 26693 ON 10-4-24  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT

**BETHEL BAPTIST CHURCH**  
**PARCEL A**  
 L. 17949 F. 205

ZONED R-A-15 AND R-SI

DPZ REF'S: A4-14-014, A4-15-001, ECP-14-066, F-15-018, SDP 14-074, SDP-15-011, WP-15-103, WP-16-043, WP-16-044, WP-17-120, WP-18-039, WP-18-081, WP-18-088, WP-18-081, F-21-008, WP-23-032 AND WP-23-066

TAX MAP 24 BLK: 24 PARCEL 588

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE : 1" = 50'  
 FEBRUARY 2024

50' 0 50' 100' 150'  
 GRAPHIC SCALE

SHEET 2 OF 2