

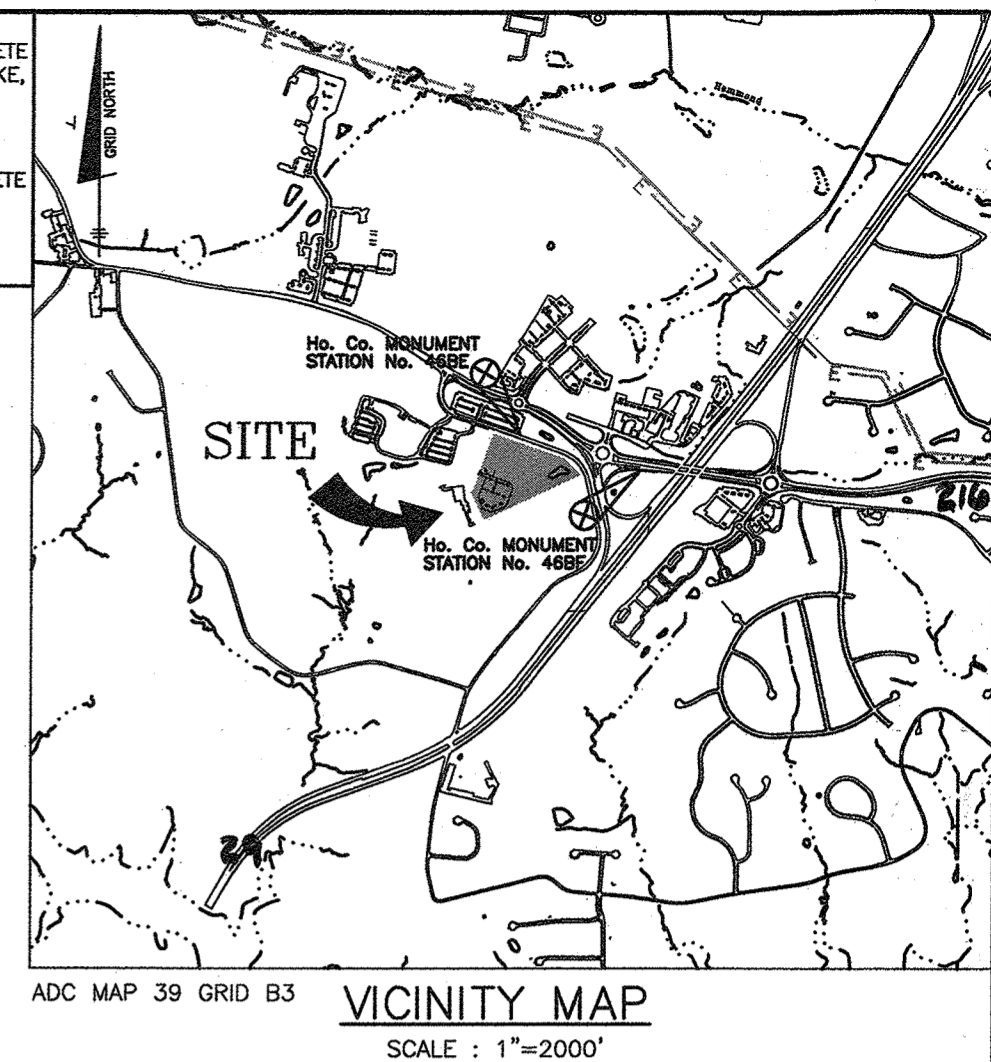
BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1001	538735.3305	1338705.9085
1002	538590.7143	1339120.9978
1003	538416.8500	1339296.3990
1004	537949.0410	1338291.4690
1005	538221.7560	1338164.3790
1006	538236.0180	1338152.0720
1007	538311.2380	1338202.6500
1008	538848.2655	1338387.6205

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	195.00'	102.59'	30°08'41"	52.51'	S33°58'47"W	101.42'

PUBLIC UTILITY AND ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
PUE1	S19°00'20"W	567.90'
PUE2	S71°11'27"E	10.00'
PUE3	N24°59'11"W	1.21'

HO. CO. #46BE (NAD '83) ELEV. 443.349
 3" STAMPED ALUMINUM DISC SET ON A CONCRETE COLUMN ON NORTH SIDE OF OLD COLUMBIA PIKE, EAST OF THE SCAGGSVILLE PARK AND RIDE.
 E 1,338,643.612' N 538,853.801'

HO. CO. #46BF (NAD '83) ELEV. 446.607
 3" STAMPED ALUMINUM DISC SET ON A CONCRETE COLUMN ON THE SOUTH SIDE OF MD 216, AT THE INTERSECTION OF MD-216 EB AND US-29 SB RAMP.
 E 1,340,010.492' N 538,448.152'



LEGEND

- IRON PIPE OR BAR FOUND
- ▬ WETLANDS DELINEATION
- ▨ SEPTIC FIELD
- ▧ PUBLIC DRAINAGE AND TREE MAINTENANCE EASEMENT
- ▩ EXISTING DRAINAGE AND UTILITY EASEMENT
- ▤ EXISTING PUBLIC UTILITY EASEMENT

GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO AS PER COMPREHENSIVE ZONING PLAN EFFECTIVE 10/6/13.
- PREVIOUS DPZ FILE REFERENCE NO. F91-172, BA90-57E, BA95-12E, PERC APPLICATION A49922 WATER APPROPRIATION #HC95G009(01), WP96-109, BA07-039C, SDP96-93, WP92-67, WP91-109, SPD-09-003, F-12-061, F-15-072.
- SEPTIC AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE THIS AREA IS 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 AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENTS RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- A MAINTENANCE AGREEMENT FOR THE USE IN COMMON DRIVEWAY TO SERVICE LOTS 1 AND 2 HAD BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2347 AT FOLIO 210.
- PLAN SUBJECT TO CONDITION OF BA-90-57E, WHICH PETITION THE BOARD TO ALLOW THE CONSTRUCTION OF A CHURCH FACILITY ON LOT 1, WHICH IS A SPECIAL USE IN AN (R) ZONE, DATED FEBRUARY 1991, AS WELL AS BA-95-12E AND BA-07-059C FOR SAME.
- PLAN SUBJECT TO WP-91-109 WHICH REQUESTS A WAIVER TO SKETCH AND PRELIMINARY PLAN SUBMITTAL APPROVED MARCH 12, 1991.
- 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:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR 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 LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOTS AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
- AREAS SHOWN ARE MORE OR LESS.
- PLAN SUBJECT TO WP-92-67 FOR THE 50 FOOT WIDE ACCESS POINT ONTO MD ROUTE 216, A MINOR ARTERIAL HIGHWAY IN ACCORDANCE WITH SECTIONS 16.113(f)(7) AND 16.115(c)(4) OF THE SUBDIVISION REGULATIONS, APPROVED ON NOVEMBER 29, 1991.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 PER SECTION 16.1202(b)(1)(VII) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A PLAT OF REVISION.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
- THIS PLAT IS BASED ON PREVIOUSLY RECORDED PLAT No. 21865 AND BOUNDARY LOCATION PERFORMED BY BENCHMARK ENGINEERING INC. ON MAY, 2016.
- 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 LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) 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 EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE EXISTING WELL (TAG HO-95-009) SHALL BE PROPERLY ABANDONED WHEN THE CHURCH IS CONNECTED TO PUBLIC SEWER, AND DOCUMENTATION SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT.

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.

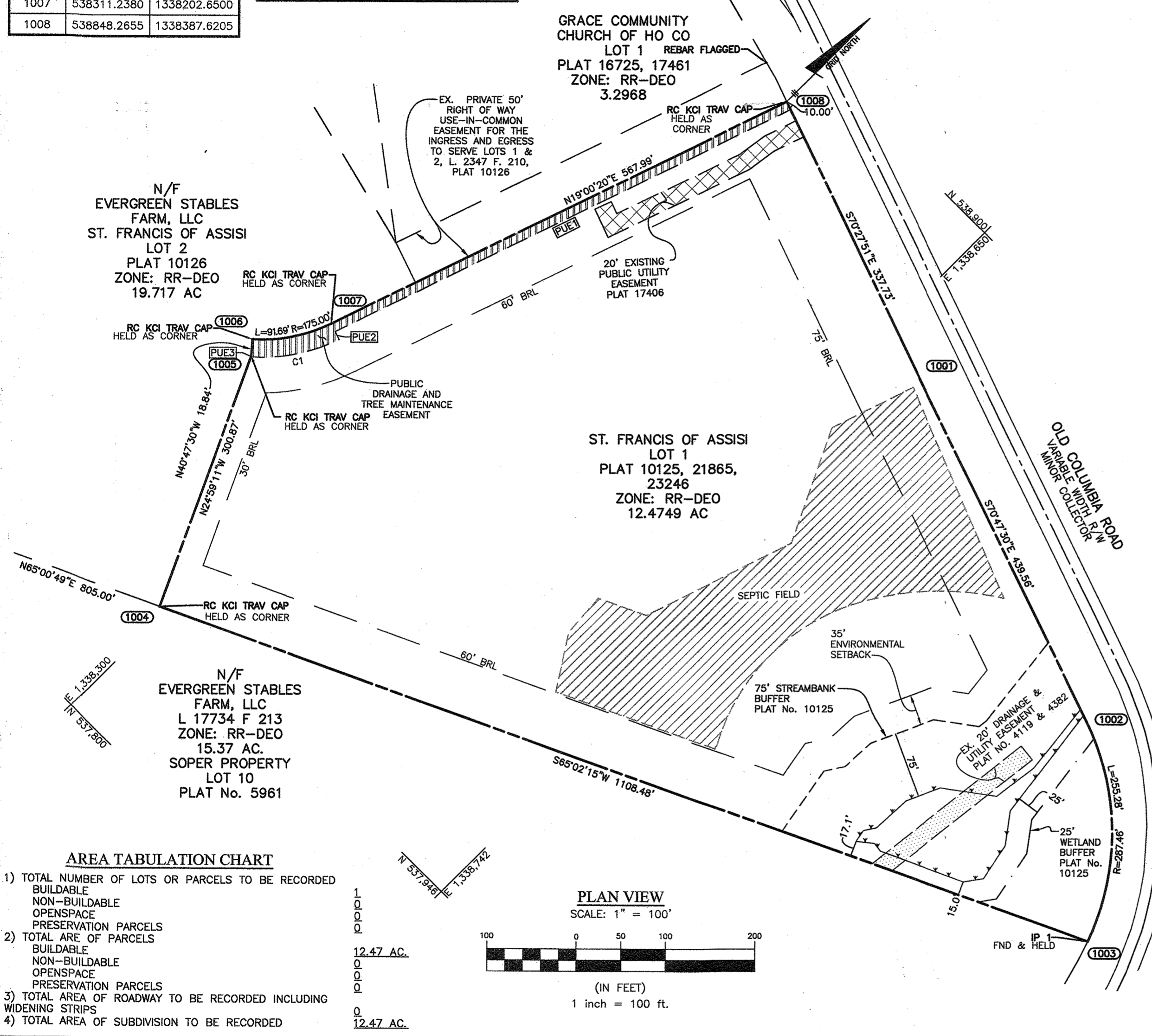
Donald A. Mason 8/13/18
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

William E. Louie 11/28/18
 WILLIAM E. LOUIE
 SAINT FRANCIS OF ASSISI, HOWARD COUNTY, MARYLAND
 ROMAN CATHOLIC CONGREGATION, INC.

OWNER/DEVELOPER:
 ST. FRANCIS OF ASSISI, HOWARD COUNTY
 ROMAN CATHOLIC CONGREGATION, INC.
 8300 OLD COLUMBIA ROAD.
 FULTON, MD 20759-220
 410-792-0470

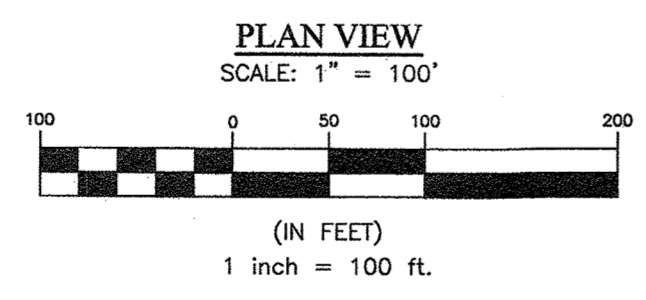
THE PURPOSE OF THIS PLAT IS TO ADD A VARIABLE WIDTH DRAINAGE, TREE MAINTENANCE, AND UTILITY EASEMENT.

RECORDED AS PLAT NO. 24886 ON 11/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



AREA TABULATION CHART

1) TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED BUILDABLE	1
NON-BUILDABLE	0
OPENSOURCE	0
PRESERVATION PARCELS	0
2) TOTAL ARE OF PARCELS BUILDABLE	12.47 AC.
NON-BUILDABLE	0
OPENSOURCE	0
PRESERVATION PARCELS	0
3) TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
4) TOTAL AREA OF SUBDIVISION TO BE RECORDED	12.47 AC.



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

Division for Maria Roseman 12/20/18
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Elchert 12-28-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ventura 1-07-19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF LOT 1, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "ST. FRANCIS OF ASSISI SUBDIVISION" AS RECORDED AMONG THE LAND RECORDS 10125 AND BEING ALL OF THE LANDS CONVEYED BY THE MOST REVEREND EDWIN F. O'BRIEN, ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE TO ST. FRANCIS OF ASSISI, HOWARD COUNTY, ROMAN CATHOLIC CONGREGATION, INC. BY DEED DATED DECEMBER 1, 2009 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN DEED LIBER 12249 AT FOLIO 160 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 8/13/18
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MD NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S DEDICATION

"SAINT FRANCIS OF ASSISI, HOWARD COUNTY, ROMAN CATHOLIC CONGREGATION, INC. OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 AND 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, WITNESS OUR HANDS THIS DAY OF AUGUST, 2018."

William E. Louie 11/28/18
 SAINT FRANCIS OF ASSISI, HOWARD COUNTY, ROMAN CATHOLIC CONGREGATION, INC. DATE

William E. Louie 11/28/18
 WITNESS DATE

PROJECT: PLAT OF REVISION

ST. FRANCIS OF ASSISI SUBDIVISION
 LOT 1
 PREVIOUSLY RECORDED AS PLAT NO. 10125-10126, 21865 & 23246

LOCATION: TAX MAP: 46 - GRID: 03 - PARCEL: 337
 ZONED: RR-DEO
 ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MARYLAND

DATE: DECEMBER, 2017 PROJECT NO. 2761
 SCALE: AS SHOWN SHEET 1 OF 1