

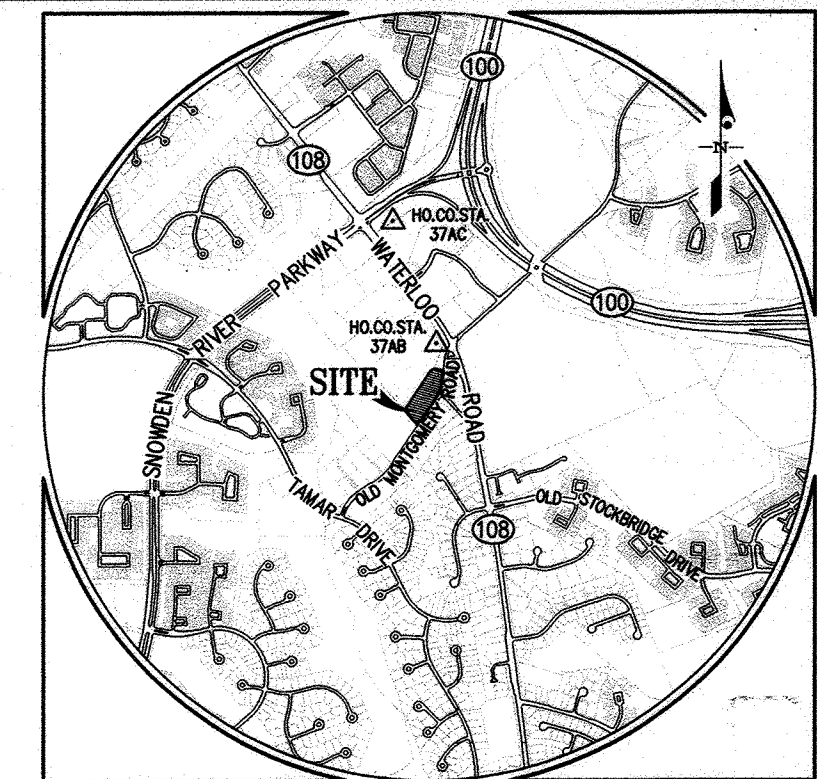
GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ONLINE INTERACTIVE MAP.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 37AB - N: 561137.35, E: 1369891.93 & 37AC - N: 562341.30, E: 1369141.42
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN OCTOBER 2022
- ALL AREAS ARE TO BE TAKEN AS MORE OR LESS.
- DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
- 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. STRUCTURE (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING). DRAINAGE ELEMENTS: -SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS AND ANY SETBACK REQUIRED FROM AN UNDERGROUND TRANSMISSION MAIN PER SECTION 16.120.B.(9)(I).
- CEMETERY LIMITS ARE SHOWN HEREON; NO BURIAL PLOTS ARE TO BE REMOVED FROM THE CEMETERY. THIS CEMETERY IS LISTED ON THE HOWARD COUNTY HISTORIC CEMETERY INVENTORY AS SITE 37-6, ST. JOHN'S EVANGELICAL LUTHERAN CEMETERY.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A SUBDIVISION IN CONNECTION WITH REAL ESTATE TRANSACTIONS TO PROVIDE A SECURITY, LEASEHOLD, OR OTHER LEGAL OR EQUITABLE INTEREST, INCLUDING A TRANSFER OF TITLE, OF A PORTION OF A LOT OR PARCEL THAT DOES NOT INVOLVE NEW DEVELOPMENT, IN ACCORDANCE WITH SECTION 16.1202(B)(2)(IV) OF THE HOWARD COUNTY CODE.
- THERE IS NO FOREST ON THIS SITE.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- LOT 1 IS LOCATED IN THE METROPOLITAN DISTRICT; NON-BUILDABLE PARCEL A IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- ANY FUTURE REDEVELOPMENT ON LOT 1 WILL BE SUBJECT TO THE 30 FOOT BUFFER/ SETBACK FROM THE CEMETERY BOUNDARY, PER SECTION 16.118(C) OF THE LAND DEVELOPMENT/ SUBDIVISION REGULATIONS.
- NO NEW IMPERVIOUS AREAS ARE PROPOSED BY THIS PLAT. HOWEVER SHOULD IMPERVIOUS AREA BE PROPOSED BY A FUTURE PLAN STORMWATER MANAGEMENT PRACTICES WILL BE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS.
- THE HOWARD COUNTY PLANNING BOARD, AT ITS REGULARLY SCHEDULED MEETING HELD SEPTEMBER 7, 2023, RECOMMENDED APPROVAL OF THE CEMETERY ACCOMMODATION PLAN ASSOCIATED WITH THIS PLAT OF SUBDIVISION, IN ACCORDANCE WITH SECTION 16.1304 UNDER SUBTITLE 13 OF HOWARD COUNTY CODE.

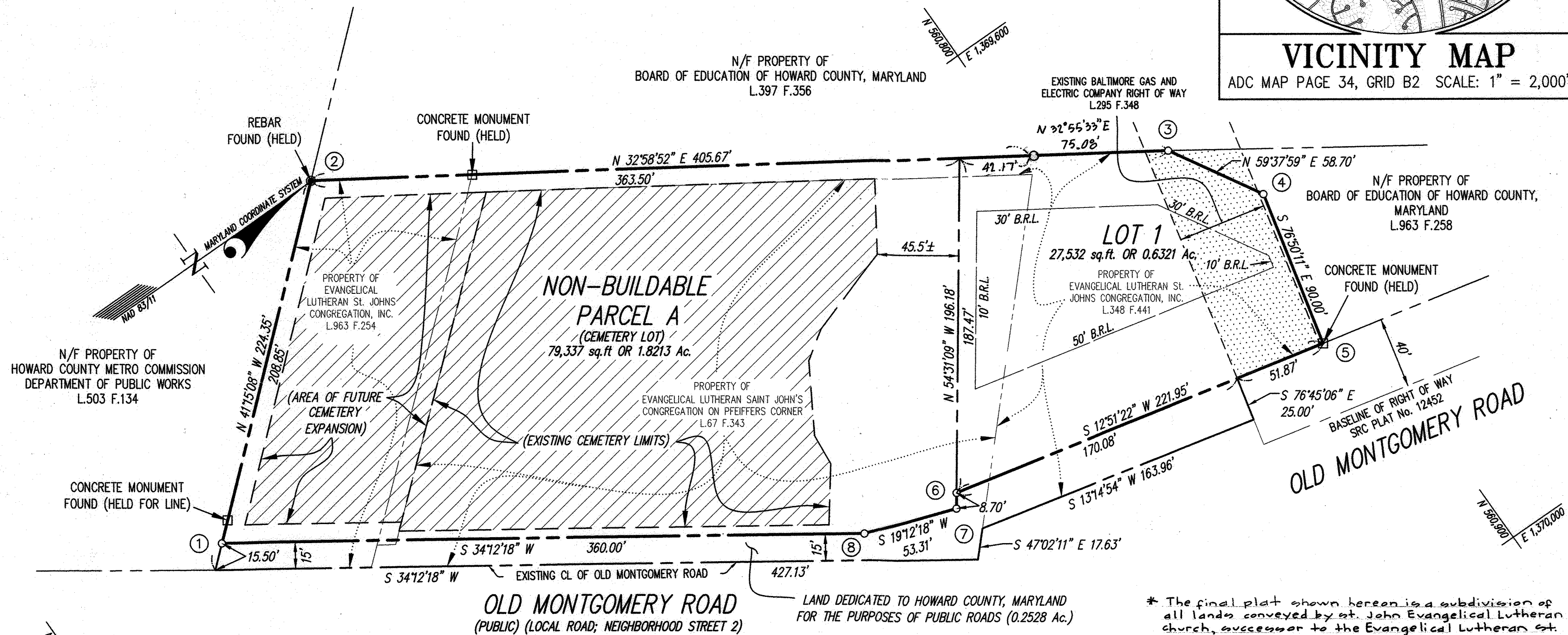
LEGEND

- CONCRETE MONUMENT FOUND
- REBAR FOUND
- EXISTING BALTIMORE GAS AND ELECTRIC COMPANY RIGHT OF WAY
- PROPERTY LINE
- CEMETERY AREA

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	560,305.87	1,369,587.48
2	560,462.89	1,369,449.77
3	560,866.21	1,369,711.41
4	560,895.88	1,369,762.06
5	560,875.39	1,369,849.69
6	560,659.00	1,369,800.31
7	560,653.95	1,369,807.39
8	560,603.60	1,369,789.86



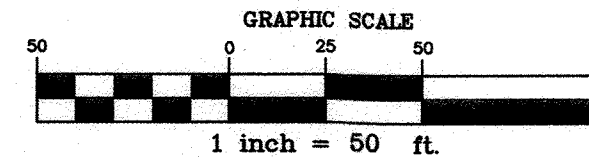
VICINITY MAP
ADC MAP PAGE 34, GRID B2 SCALE: 1" = 2,000'



AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	1
• NON-BUILDABLE	1
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	0.6321 AC.
• NON-BUILDABLE	1.8213 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.2528 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	2.7062 AC.

OWNER:
ST. JOHN EVANGELICAL LUTHERAN CHURCH
6004 WATERLOO ROAD
COLUMBIA, MD 21045
TEL: (410) 799-8888



* The final plat shown hereon is a subdivision of all lands conveyed by St. John Evangelical Lutheran Church, successor to the Evangelical Lutheran St. John's congregation of Pfeiffer's Corner, to St. John Evangelical Lutheran Church by confirmatory deed dated April 7, 2024, and recorded in Book 22929 at Page 141.

PURPOSE NOTE

THE SOLE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PROPERTIES OF THE EVANGELICAL LUTHERAN ST. JOHN'S CONGREGATION OF PFEIFFER'S CORNER PER L. JO 67 F.343, L.348 F.441, & L.963 F.254 INTO LOT 1 AND NON-BUILDABLE PARCEL A, AS SHOWN HEREON, & dedicate to Howard County, MD a strip of land for a public road.

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

[Signature] 10/17/23
COUNTY HEALTH OFFICE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 11.1.23
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 11/10/24
DIRECTOR

OWNER'S DEDICATION

ST. JOHN EVANGELICAL LUTHERAN CHURCH, 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 UPON 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.

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.

WITNESS OUR HANDS THIS 28 DAY OF SEPT. 2023

BY: *[Signature]*
DANIEL HETHERINGTON, LEAD PASTOR

BY: *[Signature]*
Allan Shad, CHURCH COUNCIL PRESIDENT

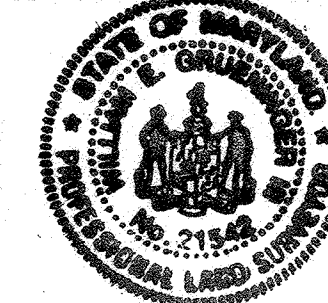
WITNESS: *[Signature]*
WITNESS: *[Signature]*

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 IN PART A SUBDIVISION OF ALL OF THE LAND CONVEYED FROM HENRY LOTZ, ET UX. TO THE EVANGELICAL LUTHERAN SAINT JOHN'S CONGREGATION OF PFEIFFER'S CORNER BY DEED DATED JULY 1897 AND RECORDED IN LIBER JHO 67 AT FOLIO 343; ALSO BEING IN PART A SUBDIVISION OF ALL OF THE LAND CONVEYED FROM WILLIAM M. ZELTMAN, ET UX. TO THE EVANGELICAL LUTHERAN ST. JOHN'S CONGREGATION OF PFEIFFER'S CORNER, A BODY CORPORATE OF THE STATE OF MARYLAND, BY DEED DATED FEBRUARY 26, 1960 AND RECORDED IN LIBER 348 AT FOLIO 441; AND ALSO BEING IN PART A SUBDIVISION OF ALL OF THE LAND CONVEYED FROM HOWARD COUNTY, MARYLAND, A MUNICIPAL CORPORATION, TO THE EVANGELICAL LUTHERAN ST. JOHN'S CONGREGATION OF PFEIFFER'S CORNER BY A DEED DATED AUGUST 16, 1979 AND RECORDED IN LIBER 963 AT FOLIO 254. ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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.

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.

[Signature] 09/19/2023
WILLIAM E. GRUENINGER III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2025)



RECORDED AS PLAT NUMBER 24660 ON 1-22-24, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF SUBDIVISION
ST. JOHN EVANGELICAL LUTHERAN CHURCH PROPERTY
LOT 1 & NON-BUILDABLE PARCEL A

(A SUBDIVISION OF THE PROPERTIES OF THE EVANGELICAL LUTHERAN ST. JOHN'S CONGREGATION OF PFEIFFER'S CORNER PER L. JO 67 F.343, L.348 F.441, & L.963 F.254)

ZONE: R-20 TM 37, P/O PARCEL 438
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50" SHEET 1 OF 1 SEPTEMBER 2023

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: *[Signature]*
CHECK BY: *[Signature]*