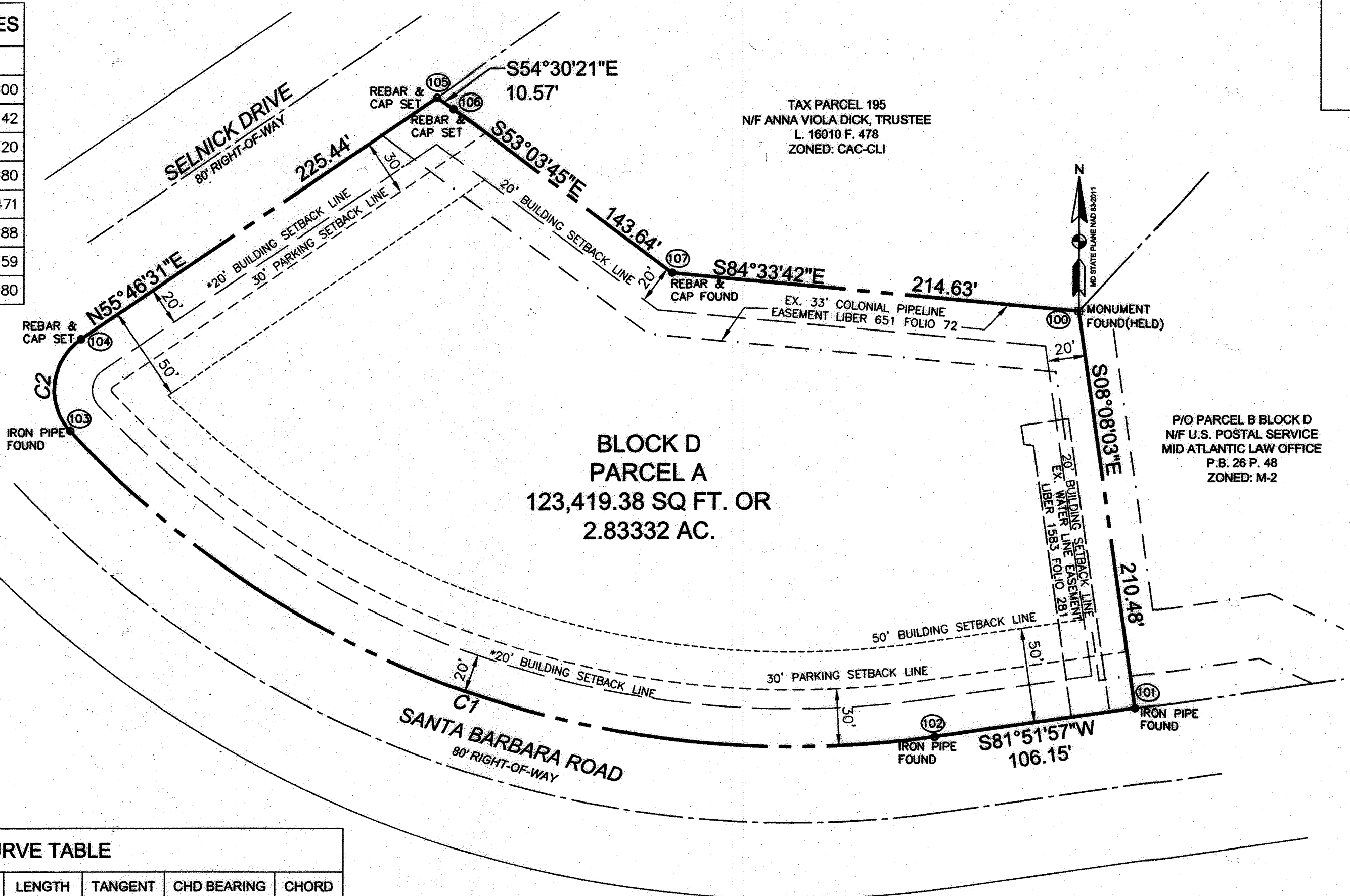
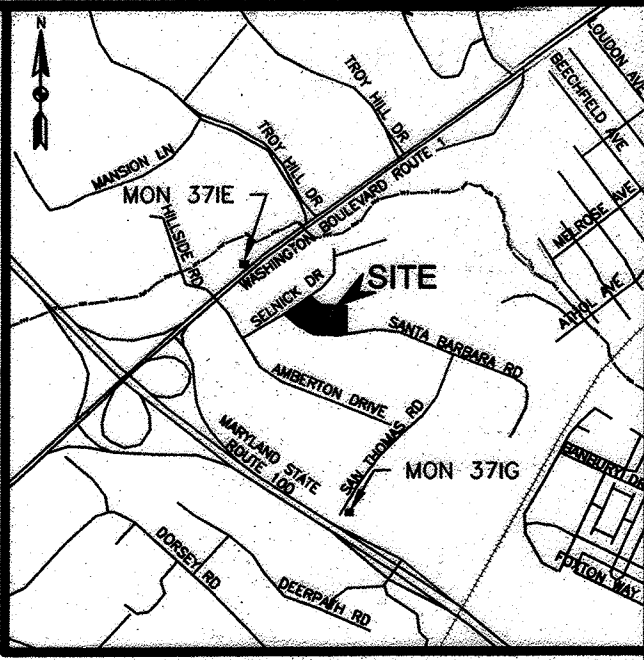


BOUNDARY COORDINATES		
NO	NORTHING	EASTING
100	555104.5950	1383557.5400
101	554896.2323	1383587.3242
102	554881.0390	1383482.4420
103	555042.5930	1383028.5080
104	555090.5911	1383034.0471
105	555217.3940	1383220.4588
106	555211.2559	1383229.0659
107	555125.0340	1383343.8580

**HOWARD COUNTY GEODETIC SURVEY CONTROL**  
 37E Northing: 169352.626  
 Easting: 421419.225  
 37G Northing: 168561.428  
 Easting: 421704.528



\*20' BUILDING SETBACK LINE PER BA-21-042 AND ONLY APPLIES TO THE PETITION AND VARIANCE SUBMITTED TO THE HEARING EXAMINER

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	517.98'	055°23'25"	500.753'	271.89'	N70°26'22"W	481.48'
C2	32.00'	098°30'58"	55.022'	37.15'	N06°30'50"E	48.49'

- NOTES**
- The subject property is in Zoning District M-2 (Manufacturing Heavy), filed pursuant to 130.0b.2 of the Howard County Zoning Regulations for a variance from 123.0.D.2.b.
  - No grading, removal of vegetation cover or 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.
  - There is an existing structure remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requirements.
  - This plat is exempt from the forest conservation requirements because it is a revision plat that does not create any new lots in accordance with Section 16.1202(b)(1)(vii) of the Howard County Code. Any forest conservation obligations generated by additional development will be addressed at the site development plan stage.
  - This plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a revision plat / plat of correction that does not create any new lots / parcel divisions. Any obligation created by future development or building expansion will be addressed at the site development plan stage.
  - Applicable previous Howard County File References: SDP-85-120
  - Petition for a variance to reduce minimum setback for structures and uses from any internal public street right-of-way, from 50 feet to 20 feet is subject to the following conditions:
    - The variance shall apply only to the use as described in the Petition and Variance Plan submitted and not to any other activities, uses, structures, or additions on the Property.
    - Petitioner shall obtain all necessary permits.
    - A Revision Plat will be required to revise the Structure and Use setback if the variance is approved, as well as to add a 30' parking setback to comply with current Zoning Regulations.
    - A red line revision to the Site Development Plan (SDP) will be required to show the addition and any other site structure.
    - The purpose of the expansion should be identified on the red line revision of the Site Development Plan (additional assembly area, offices, classrooms, etc.).
    - The modified setback must be identified on the revision plat and the red line SDP plan.
    - Update the road name on the northwest border to Selnick Drive on the revision plat and red line revision to the Site Development Plan.
    - Forest conservation may be required. The Petitioner may be able to net out previously impervious area approved on the existing Site Development Plan. Petitioner should review the Forest Conservation manual and consult with the Division of Land Development regarding any questions.
    - As a result of loss of parking area with the proposed building expansion, a revision parking chart will be required, and a parking needs analysis may be necessary to provide confirmation that adequate parking will exist on the site to accommodate the expanded building area.
    - Landscaping requirements will be reviewed with the red line submission.
    - Additional site design comments may arise with the review of the red line submission by the Division of Land Development or other Subdivision review Committee (SRC) agencies.

**AREA TABULATION CHART**

Total number of lots and/or parcels to be recorded

Buildable	1
Non-Buildable	0
Open Space	0
Preservation Parcels	0

Total area of lots and/or parcels

Buildable	2.04± AC.
Non-Buildable	0.79± AC.
Open Space	0
Preservation Parcels	0

Total area of roadway to be recorded including widening strips: 0

Total area of subdivision to be recorded: 2.83± AC.

Note: No new Lot is being created per this plat

**OWNER'S CERTIFICATE**

We, Agapé Mission Church, hereby adopted this plan of subdivision, 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: 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 shown hereon; The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my/our hands this 02 day of February, 2023

*[Signature]*  
Agapé Mission Church

**AMT**  
 A. MORTON THOMAS AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 700 KING FARM BOULEVARD, 3RD FLOOR  
 ROCKVILLE, MD 20850  
 PHONE (301) 881-2545 | FAX (301) 881-0814  
 EMAIL: AMT1@AMTENGINEERING.COM

**OWNERS**  
 Agapé Mission Church  
 6615 Santa Barbara Road  
 Elkridge, Maryland 21075

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By New Agapé Mission Church Holdings, LLC to Agapé Mission Church by deed dated November 30th, 2011 and recorded in the land records of Howard County in Liber 13621, Folio 531, and that all monuments are in place 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.

*[Signature]* 02/01/2023  
 ZACHARY M. MELLOTT DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD NO. 21890 EXP. 01-17-2024

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

*[Signature]* 2/23/23  
 HEALTH COUNTY OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 3.1.23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3/1/23  
 DIRECTOR DATE

RECORDED AS PLAT No. 26300 ON 3-13-23 IN \_\_\_\_\_  
 THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT**  
**ROUTE ONE HUNDRED BUSINESS PARK**  
 BLOCK D PARCEL A  
 2ND ELECTION DISTRICT  
 TAX MAP 37, GRID 24, PARCEL 583  
 HOWARD COUNTY, MARYLAND  
 DECEMBER, 2022  
 SCALE 1"=50' SHEET 1 OF 1

F-23-039