

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED CE-CU PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PLAT AND COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED UPON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNETGPS AND THEIR VIRTUAL REFERENCE STATION SYSTEM (VRS), USING U.S.G.S. CORE STATIONS. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-22-049, F-21-054, SDP-23-037, WP-22-087
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS OTHERWISE APPROVED.
- WATER AND SEWER SERVICE TO THIS PARCEL 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.
- 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 UNLESS OTHERWISE APPROVED, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 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 LOTS/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, 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 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.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT INCREASE THE NUMBER OF LOTS.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY PER A STUDY BY AMERICAN LAND CONCEPTS ON JANUARY 13, 2021.
- TWO ALTERNATIVE COMPLIANCES UNDER WP-22-087 WERE APPROVED ON NOVEMBER 13, 2023 FOR:
 - SECTION 16.116(A)(2)(IV) FOR CLEARING AND DISTURBANCE IN A STREAM BUFFER
 - SECTION 1209(B)(1) TO REDUCE THE MINIMUM WIDTH OF A FOREST CONSERVATION EASEMENT TO LESS THAN 75-FT.
 UNDER THE FOLLOWING CONDITIONS:
 - DISTURBANCE TO THE STREAM BUFFER IS LIMITED TO WHAT IS PROPOSED ON THE ALTERNATIVE COMPLIANCE EXHIBIT SUBMITTED AND
 - ALL DISTURBED AREA WITHIN THE STREAM BUFFER SHALL BE STABILIZED AND SEEDED/PLANTED WITH NATIVE VEGETATION AND
 - THE APPLICANT OBTAINS ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM D.L.P., MDE, AND THE U.S. ARMY CORP OF ENG
- THE WIDTH OF THE STREAM BANK BUFFER IS LESS THAN THE REQUIRED WIDTH PER THE APPROVAL OF WP-22-087

LINE	BEARING	LENGTH
FP1	S 03°16'03" W	63.81'
FP2	S 15°35'15" W	24.24'
FP3	S 23°34'59" W	12.76'
FP4	S 40°21'31" W	23.73'
FP5	S 16°16'18" W	6.94'
FP6	S 34°27'43" W	21.20'
FP7	S 05°42'03" W	9.53'
FP8	S 40°04'32" W	15.21'
FP9	S 33°13'42" W	38.04'
FP10	S 38°05'28" W	41.61'
FP11	S 34°13'07" E	2.50'
FP12	S 65°32'14" W	6.39'
FP13	S 44°08'20" W	53.93'
FP14	S 35°56'17" W	18.63'
FP15	S 47°11'10" W	7.09'
FP16	S 14°08'56" W	5.81'
FP17	S 04°47'59" E	5.95'
FP18	S 07°10'19" E	30.38'
FP19	S 06°51'57" W	11.56'
FP20	N 31°36'54" E	29.77'
FP21	N 19°36'45" E	16.90'
FP22	N 00°16'54" W	21.35'
FP23	N 15°12'59" W	18.95'
FP24	N 01°16'46" W	16.08'
FP25	N 10°27'11" E	6.57'
FP26	N 31°30'06" W	11.82'
FP27	N 24°24'24" E	6.55'

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	1.4952 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	1.4952 AC.

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

Richard J. Davis 5/2/24
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Clark 5.14.24
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

Julie Sauer 7/10/24
DIRECTOR 457 DATE

OWNER'S DEDICATION

THE APOSTLES' CONTINUATION CHURCH INTERNATIONAL MARYLAND ASSEMBLY INC., 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 ERRECTED 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.

FOR: THE APOSTLES' CONTINUATION CHURCH INTERNATIONAL MARYLAND ASSEMBLY INC. WITNESS OUR HANDS THIS DAY OF

BY: *Samuel Twene* SAMUEL JONATHAN TWENE, PASTOR BY: *Patricia Nana Nwarko* PATRICIA NANA NWARKO, PASTOR
ATTEST: *[Signature]* ATTEST: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS REVISION PLAT IS CORRECT; THAT IT IS A REVISION TO PARCEL B-5, AS SHOWN ON A PLAT OR REVISION ENTITLED "MAIER INDUSTRIAL PARCEL, PARCEL B-5", AND RECORDED AS PLAT NO. 25763, ALSO BEING PART OF THE LAND CONVEYED BY DEBRA LEE MAIER AND CHERYL LYNN MAIER TO THE APOSTLES' CONTINUATION CHURCH INTERNATIONAL MARYLAND ASSEMBLY INC, BY A DEED DATED AUGUST 26, 2020 AND RECORDED IN BOOK 19714 AT PAGE 139 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.

William E. Grueninger III 04/09/2024
WILLIAM E. GRUENINGER III DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2025)

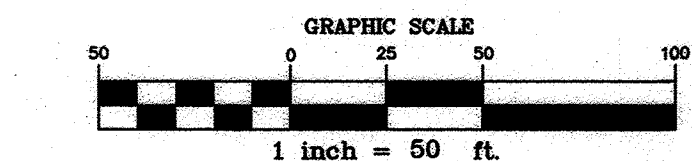


RECORDED AS PLAT NUMBER 26156 ON 7/15/24, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
MAIER INDUSTRIAL PARK
PARCEL B-5
(A REVISION TO PARCEL B-5, "MAIER INDUSTRIAL PARK" PLAT No. 25763)

ZONE: CE-CU TM 47, GRID 23, PARCEL 848
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 1 OF 1 APRIL 2024

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20886 301-421-4024 GLWPA.COM
DRAWN BY: MAB CHECK BY: JLG



POINT	NORTHING	EASTING
6	529,681.07	1,361,761.79
7	529,597.15	1,361,841.48
8	529,599.65	1,361,879.82
11	529,922.60	1,361,855.06
14	529,890.24	1,361,907.95
15	529,690.36	1,361,752.70
18	529,903.30	1,362,100.72
19	530,015.57	1,361,911.95

LINE	BEARING	LENGTH
F1	N 30°02'08" E	51.37'
F2	N 36°40'11" E	48.39'
F3	S 59°15'31" E	89.07'
F4	S 36°26'11" W	69.77'
F5	N 53°58'42" W	53.02'
F6	S 36°01'18" W	11.00'
F7	S 53°58'42" E	52.98'
F8	S 36°15'27" W	217.95'
F9	S 47°12'12" W	47.41'
F10	S 79°39'43" W	20.37'
F11	N 66°26'52" W	6.09'
F12	N 32°33'27" W	23.57'
F13	N 36°40'11" E	55.98'
F14	N 52°10'36" W	16.97'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
8 - 7	25.00'	43.83'	30.03'	38.43'	S 86°15'35" W	100°26'55"
6 - 15	420.00'	13.00'	6.50'	13.00'	N 44°24'10" W	01°46'24"

OWNERS:

THE APOSTLES' CONTINUATION CHURCH INTERNATIONAL MARYLAND ASSEMBLY INC.
12818 CLAXTON DRIVE
LAUREL, MD. 20708
PH: 301-675-0754
ATTN: SAMUEL TWENE
STWNE02@GMAIL.COM

PURPOSE NOTE: THE SOLE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PUBLIC FOREST CONSERVATION EASEMENT; ESTABLISH THE PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT; CORRECT THE EXISTING EASEMENT REFERENCES; AND PARTIALLY ABANDON THE EXISTING STORM DRAIN EASEMENT, PER PLAT BOOK 21, PLAT No. 41, THAT LIES ACROSS THE SUBJECT PARCEL, AS SHOWN HEREON.

