

**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 09FA N 605,227.68 E 1,326,992.69 09CA N 609,059.60 E 1,325,501.33
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2012.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø 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.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON-SITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE IN ACCORDANCE WITH SECTION 16.1200 OF THE FOREST CONSERVATION MANUAL HAVE BEEN FULLY FILLED UNDER F-99-098 (PLAT 13805) BY THE PLACEMENT OF 1.81 ACRES OF RETENTION INTO A RETENTION EASEMENT LOCATED ON LOT 1 OF THE CHRISTIAN FAMILY OUTREACH CENTER SUBDIVISION.
- THIS PROJECT IS NOT LOCATED IN AN HISTORIC DISTRICT.
- 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 ONTO THE PIPESTEM DRIVEWAY.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 5-8 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- NON-BUILDABLE PRESERVATION PARCELS A & B ARE TO BE PRIVATELY OWNED WITH KEANE PROPERTY HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE REQUIRED TWO EASEMENT HOLDERS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: F-99-98, PLAT# 13804
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003.
- PERIMETER LANDSCAPING SCREENING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THE SUPPLEMENTAL PLANS. FINANCIAL SURETY IN THE AMOUNT OF \$600.00 FOR THE REQUIRED 2 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR THIS FINAL PLAN, F-13-006.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING RAIN GARDENS, NON-ROOF TOP DISCONNECTION AND ROOFTOP DISCONNECTION.
- TWO NON-BUILDABLE PRESERVATION PARCELS (A & B) HAVE BEEN CREATED TO FULFILL THE PREVIOUS OBLIGATION OF A REQUIRED MINIMUM 6.16 AC. PRESERVATION DEBT FOR LOTS 2 & 3 (2 x 4.25 - 2.34 AC = 6.16 AC).
- IF ROAD CONSTRUCTION DRAWINGS ARE NOT REQUIRED, SUPPLEMENTAL/LANDSCAPE PLAN ORIGINALS MUST BE SUBMITTED.
- SIGNED SUPPLEMENTAL AND LANDSCAPE PLAN ORIGINALS ARE ON FILE FOR THIS SUBDIVISION, F-13-006.
- THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON \_\_\_\_\_ (DATE) AS REFERENCE NUMBER \_\_\_\_\_
- THE FINALIZED AND FULLY EXECUTED DECLARATION OF COVENANTS FOR THE HOA MUST BE SUBMITTED WITH THE FINAL PLAT ORIGINALS FOR RECORDATION.
- THERE IS AN EXISTING DWELLING AND OTHER ACCESSORY STRUCTURES LOCATED ON LOT 5 TO REMAIN. NO NEW STRUCTURES OR BUILDING EXTENSIONS ARE PERMITTED WITHIN THE SETBACKS AS SHOWN ON THIS PLAT.

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS, STREAMS OR REQUIRED BUFFERS, FLOODPLAIN, OR FOREST CONSERVATION EASEMENTS.
- A PRE-SUBDIVISION COMMUNITY MEETING WAS HELD FOR THIS SUBDIVISION ON MAY 22, 2012.
- NON-BUILDABLE PRESERVATION PARCELS A AND B HAVE BEEN CREATED TO PROTECT EXISTING FORESTED AREAS.
 

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT.
- REFERENCE : WAIVER WP-13-033, APPROVED 9-13-2012, TO SECTION 16.120(b)(4)(ii)b PROHIBITING ENVIRONMENTAL FEATURES ON LOTS LESS THAN TEN ACRES IN SIZE TO ALLOW 100' STREAM BANK BUFFER ON PROPOSED LOTS 6 AND 7.
 

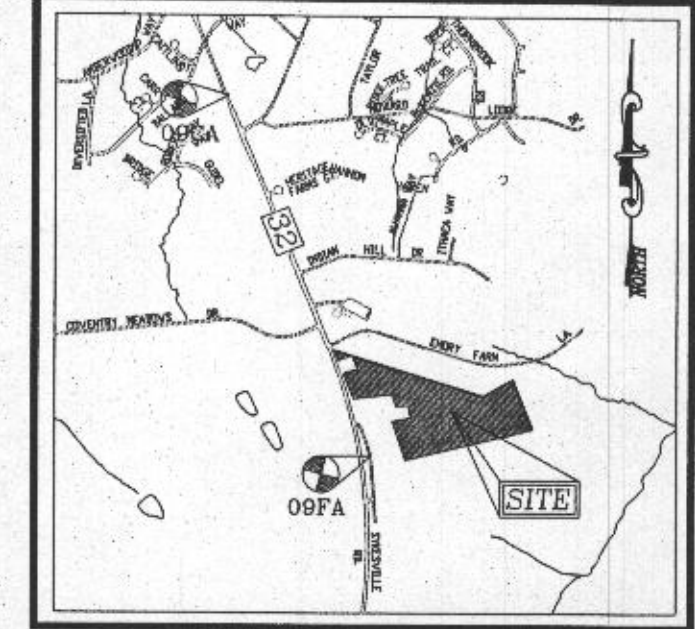
SUBJECT TO THE FOLLOWING:

  - PROVIDE 35' ENVIRONMENTAL BUILDING RESTRICTION LINE FROM 100' STREAM BUFFER ON LOTS 6 AND 7.
  - REFERENCE WAIVER PETITION ON ALL PLANS.
  - NO GRADING WITHIN 100' STREAM BUFFER.
- REFERENCE : WAIVER, APPROVED 9-11-2011, TO DESIGN MANUAL III, SECTION 2.6.A, WHICH PERMITS A MAXIMUM OF 6 LOTS TO SHARE A SINGLE USE-IN-COMMON DRIVEWAY.
 

MORE THAN 6 USERS ALLOWED SUBJECT TO THE FOLLOWING:

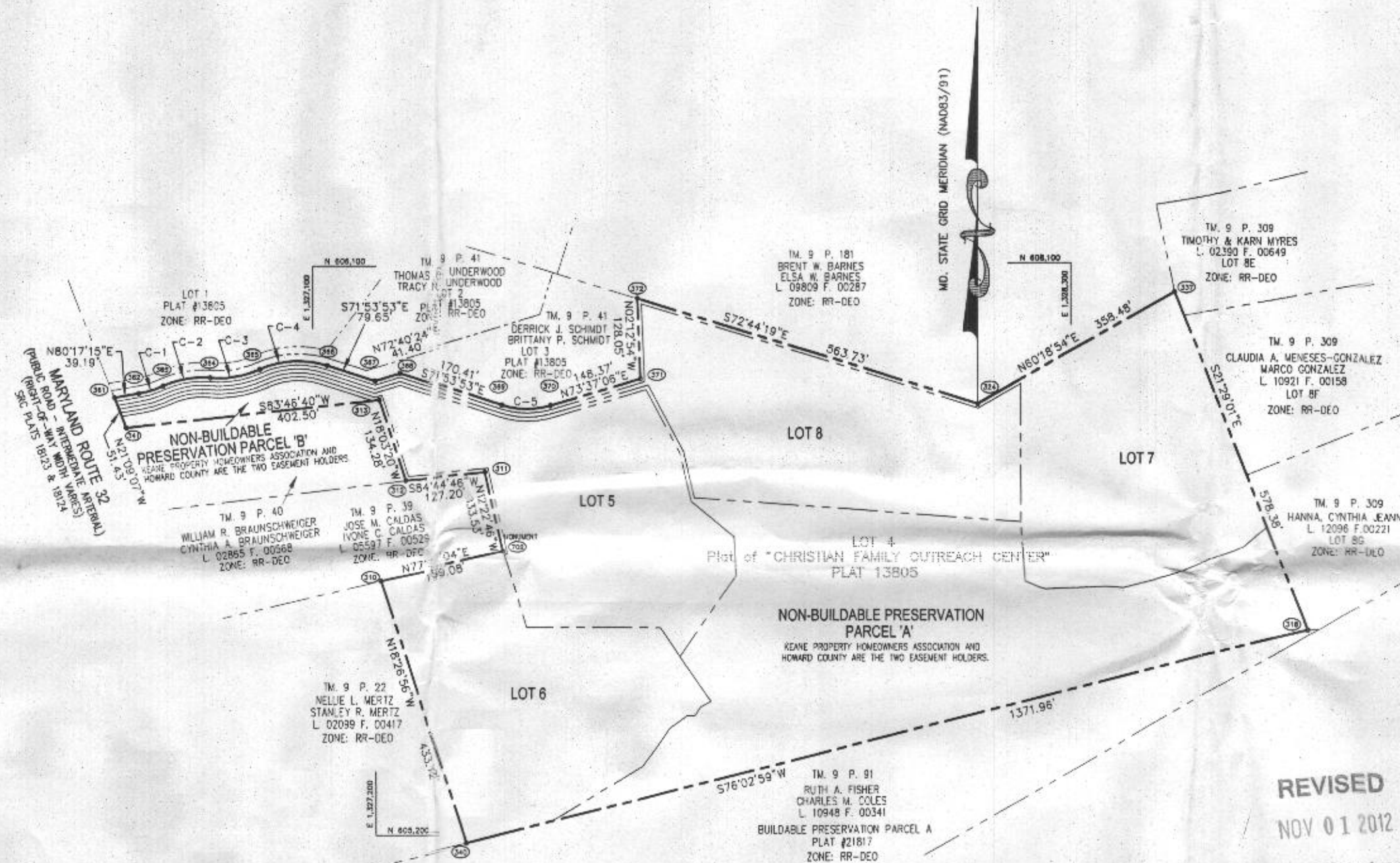
  - THE DRIVEWAY BEING BUILT TO H.C. STANDARD DETAIL R-1.101 (22' P-2 PAVING) FROM ROUTE 32 UP TO THE EXISTING DRIVEWAY ON LOT 2.
- THE HOMEOWNERS ASSOCIATION COVENANTS AND RESTRICTIONS ARE RECORDED SIMULTANEOUSLY WITH THIS PLAT, F-13-006.

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	154.00'	40.32'	20.27'	15'00'00"	N 72°47'15" E 40.20'
C2	146.00'	76.45'	39.12'	30'00'00"	N 80°17'15" E 75.58'
C3	154.00'	80.63'	41.26'	30'00'00"	N 80°17'15" E 79.72'
C4	146.00'	106.10'	57.24'	42°48'52"	N 86°41'41" E 106.58'
C5	130.00'	78.24'	40.35'	34°29'01"	S 89°08'23" E 77.07'



VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP : 4693 / J7

NO.	NORTH	EAST
310	605594.8381	1327207.1396
311	605768.1790	1327372.9121
312	605756.5310	1327246.2453
313	605884.1973	1327204.6272
318	605514.7261	1326675.6958
324	605875.3914	1328152.4371
337	606052.9232	1328463.8718
340	605183.9778	1327344.2045
341	605840.5726	1326804.4983
361	605886.5376	1326785.9402
362	605885.1491	1326824.5685
363	605907.0456	1326662.9701
364	605919.7955	1326819.6920
365	605933.2439	1327016.0357
366	605939.3888	1327122.4367
367	605914.6416	1327198.1420
368	605926.9725	1327237.6670
369	605874.0259	1327399.6387
370	605872.8690	1327476.6953
371	605914.7145	1327619.0421
372	606042.6688	1327614.0931
702	605637.7536	1327401.5390



LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
5	133,395 SF 3.0623 AC	2,672 SF 0.0613 AC	130,723 SF 3.0010 AC	130,680 SF 3.0000 AC
6	135,066 SF 3.1236 AC	5,169 SF 0.1187 AC	130,897 SF 3.0050 AC	130,680 SF 3.0000 AC
7	140,899 SF 3.2346 AC	10,177 SF 0.2336 AC	130,722 SF 3.0010 AC	130,680 SF 3.0000 AC
8	136,123 SF 3.1250 AC	5,424 SF 0.1245 AC	130,699 SF 3.0004 AC	130,680 SF 3.0000 AC
PARCEL A	265,572 SF 6.0967 AC	6,639 SF 0.1524 AC	258,933 SF 5.9443 AC	130,680 SF 3.0000 AC

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED .....	4
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED .....	2
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED .....	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	12.5455 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	6.3992 AC
TOTAL AREA TO BE RECORDED.....	18.9147 AC

**OWNER**  
CHRISTIAN FAMILY OUTREACH CENTER  
1475 MD. ROUTE 32  
SYKESVILLE, MD 21784  
(443) 324-9806

**DEVELOPER**  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVENUE, SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.481.7666  
FAX: 410.481.8966

REVISED  
NOV 01 2012  
DPZ Land Development

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.

THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

TIMOTHY KEANE DATE  
EXECUTIVE DIRECTOR  
CHRISTIAN FAMILY OUTREACH CENTER

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 AS SHOWN ON PLAT OF CHRISTIAN FAMILY OUTREACH CENTER (PLATS 13804-13805), AND TO CREATE LOTS 5-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B, AND TO CREATE 2 USE-IN-COMMON ACCESS EASEMENTS.

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

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE**

CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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: 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-WAY. WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

TIMOTHY KEANE, EXECUTIVE DIRECTOR  
CHRISTIAN FAMILY OUTREACH CENTER

WITNESS \_\_\_\_\_

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I ALSO CERTIFY THAT 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.

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Thomas M. Hoffman, Jr. 10-22-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
KEANE PROPERTY  
LOTS 5-8 AND  
NON-BUILDABLE PRESERVATION PARCELS A & B**

A RESUBDIVISION OF LOT 4,  
"CHRISTIAN FAMILY OUTREACH CENTER PROPERTY", PLAT 13804-13805

ZONED RR-DEO

FILE #S : F-99-98, PLAT# 13804, WP-13-033

TAX MAP 9, GRID 17 & 18, PARCEL 41

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 200' OCTOBER 22, 2012

GRAPHIC SCALE  
400 200 100 0 200 400

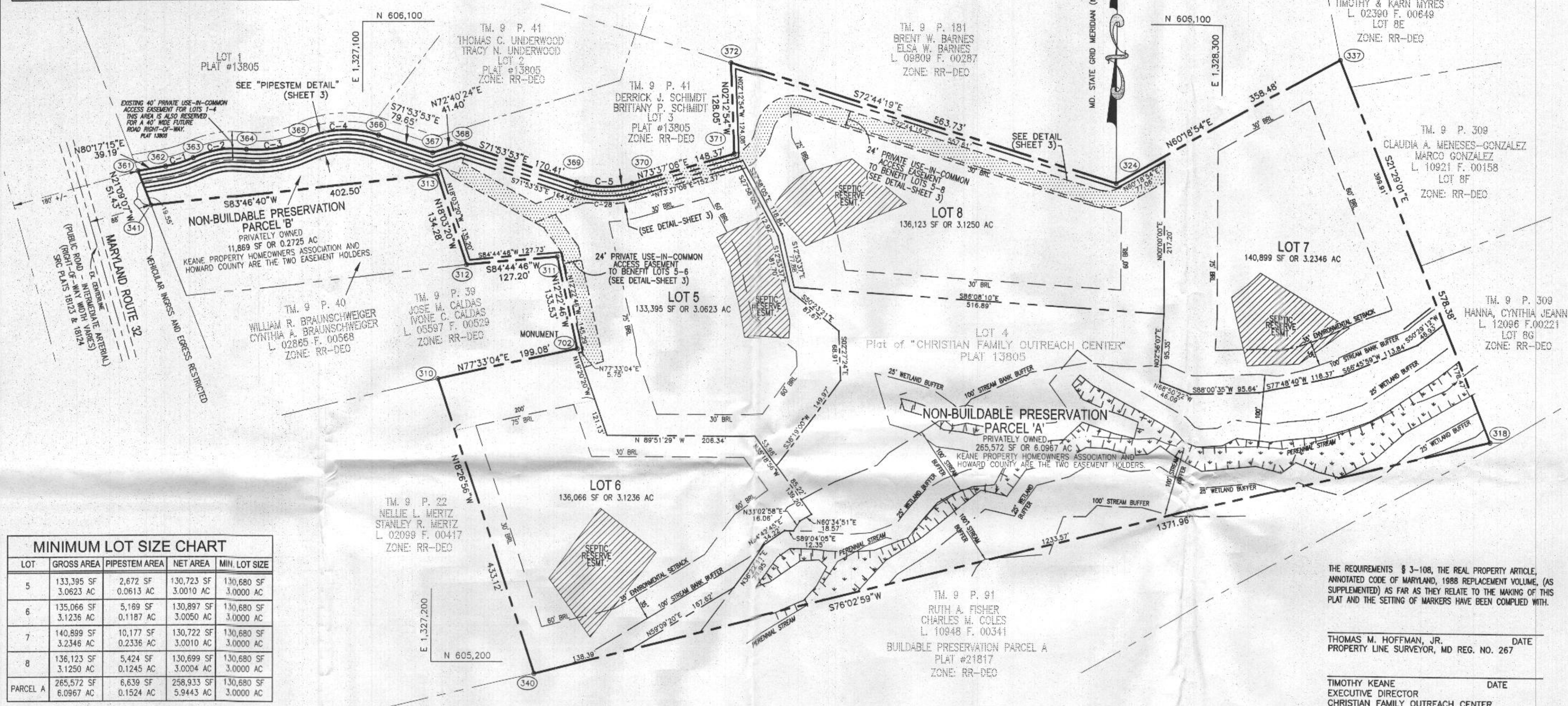
SHEET 1 OF 3

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**LEGEND**

- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- EXISTING WETLAND AREA
- PROPOSED SEPTIC AREA



MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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CHRISTIAN FAMILY OUTREACH CENTER

WITNESS \_\_\_\_\_

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I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY VICTOR A. FAZEKAS AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER BY DEED DATED DECEMBER 30, 1996 AND RECORDED IN LIBER 4105 AT FOLIO 168 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

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Thomas M. Hoffman, Jr. 10-22-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
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**PLAT OF RESUBDIVISION  
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LOTS 5-8 AND  
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A RESUBDIVISION OF LOT 4,  
"CHRISTIAN FAMILY OUTREACH CENTER PROPERTY", PLAT 13804-13805

ZONED RR-DEO

FILE #S : F-99-98, PLAT# 13804, WP-13-033

TAX MAP 9, GRID 17 & 18, PARCEL 41

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE : 1" = 200' OCTOBER 22, 2012

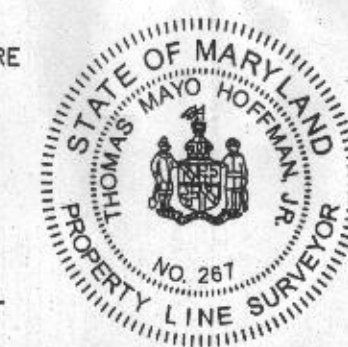
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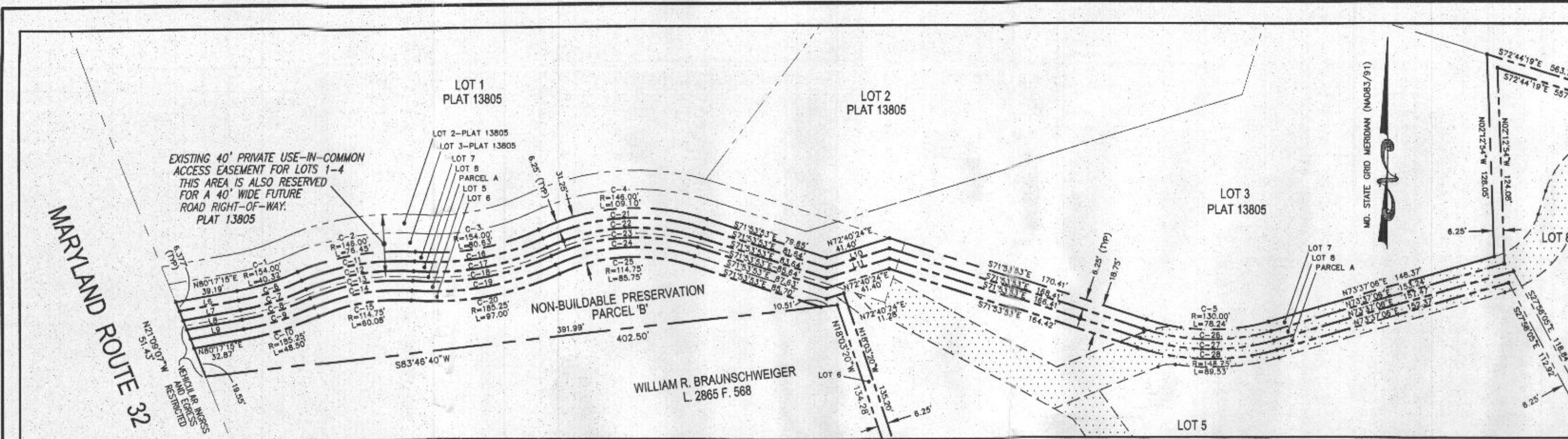
SHEET 2 OF 3

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.

THOMAS M. HOFFMAN, JR. DATE  
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TIMOTHY KEANE DATE  
EXECUTIVE DIRECTOR  
CHRISTIAN FAMILY OUTREACH CENTER



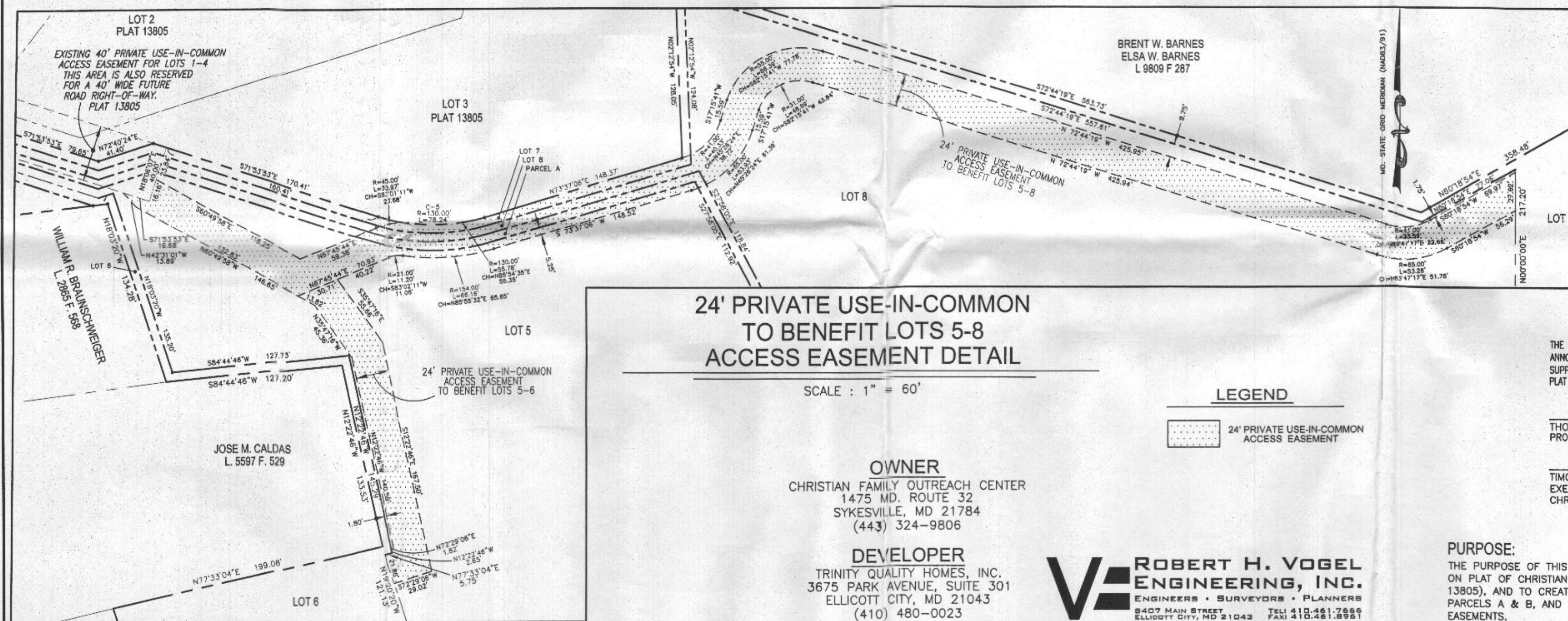


**PIPESTEM DETAIL**

SCALE : 1" = 60'

PIPESTEM CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD
C-1	154.00'	40.32'	20.27'	15°00'00"	N72°47'15"E 40.20'
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C-4	146.00'	109.10'	57.24'	42°48'52"	N86°41'41"E 106.58'
C-5	130.00'	78.24'	40.35'	34°29'01"	S89°08'23"E 77.07'
C-6	160.25'	41.95'	21.10'	15°00'00"	N72°47'15"E 41.83'
C-7	166.50'	43.59'	21.92'	15°00'00"	N72°47'15"E 43.47'
C-8	172.75'	45.23'	22.74'	15°00'00"	N72°47'15"E 45.10'
C-9	179.00'	46.86'	23.57'	15°00'00"	N72°47'15"E 46.73'
C-10	185.25'	48.50'	24.39'	15°00'00"	N72°47'15"E 48.36'
C-11	139.75'	73.17'	37.45'	30°00'00"	N72°47'15"E 72.34'
C-12	133.50'	69.90'	35.77'	30°00'00"	S80°17'15"W 69.10'
C-13	127.25'	66.63'	34.10'	30°00'00"	S80°17'15"W 65.87'
C-14	121.00'	63.36'	32.42'	30°00'00"	S80°17'15"W 62.63'
C-15	114.75'	60.08'	30.75'	30°00'00"	S80°17'15"W 59.40'
C-16	160.25'	83.91'	42.94'	30°00'00"	N80°17'15"E 82.95'
C-17	166.50'	87.18'	44.61'	30°00'00"	N80°17'15"E 86.19'
C-18	172.75'	90.45'	46.29'	30°00'00"	N80°17'15"E 89.42'
C-19	179.00'	93.72'	47.96'	30°00'00"	N80°17'15"E 92.66'
C-20	185.25'	97.00'	49.64'	30°00'00"	N80°17'15"E 95.89'
C-21	139.75'	104.43'	54.79'	42°48'52"	S86°41'41"W 102.02'
C-22	133.50'	99.76'	52.34'	42°48'52"	S86°41'41"W 97.45'
C-23	127.25'	95.09'	49.89'	42°48'52"	S86°41'41"W 92.89'
C-24	121.00'	90.42'	47.44'	42°48'52"	S86°41'41"W 88.33'
C-25	114.75'	85.75'	44.99'	42°48'52"	S86°41'41"W 83.77'
C-26	136.25'	82.00'	42.29'	34°29'01"	S89°08'23"E 80.77'
C-27	142.50'	85.76'	44.23'	34°29'01"	S89°08'23"E 84.48'
C-28	148.75'	89.53'	46.16'	34°29'01"	S89°08'23"E 88.18'

PIPESTEM LINE TABLE	
LINE	COURSE
L6	N80°17'15"E 37.93'
L7	N80°17'15"E 36.66'
L8	N80°17'15"E 35.40'
L9	N80°17'15"E 34.13'
L10	N72°40'24"E 41.40'
L11	N72°40'24"E 41.40'



**24' PRIVATE USE-IN-COMMON ACCESS EASEMENT DETAIL**

SCALE : 1" = 60'

**LEGEND**

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT

**OWNER**  
CHRISTIAN FAMILY OUTREACH CENTER  
1475 MD. ROUTE 32  
SYKESVILLE, MD 21784  
(443) 324-9806

**DEVELOPER**  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVENUE, SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET, ELLICOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8981

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.

THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

TIMOTHY KEANE DATE  
EXECUTIVE DIRECTOR  
CHRISTIAN FAMILY OUTREACH CENTER

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 AS SHOWN ON PLAT OF CHRISTIAN FAMILY OUTREACH CENTER (PLATS 13804-13805), AND TO CREATE LOTS 5-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B, AND TO CREATE 2 USE-IN-COMMON ACCESS EASEMENTS.

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

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

**OWNER'S CERTIFICATE**

CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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; 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-WAY. WITNESS OUR HANDS THIS DAY OF

TIMOTHY KEANE, EXECUTIVE DIRECTOR  
CHRISTIAN FAMILY OUTREACH CENTER

WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY VICTOR A. FAZEKAS AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER BY DEED DATED DECEMBER 30, 1996 AND RECORDED IN LIBER 4105 AT FOLIO 168 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT 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.

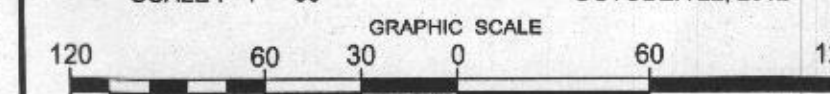
I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10-22-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION KEANE PROPERTY**  
LOTS 5-8 AND NON-BUILDABLE PRESERVATION PARCELS A & B  
A RESUBDIVISION OF LOT 4, "CHRISTIAN FAMILY OUTREACH CENTER PROPERTY", PLAT 13804-13805  
ZONED RR-DEO  
FILE #S : F-99-98, PLAT# 13804, WP-13-033  
TAX MAP 9, GRID 17 & 18, PARCEL 41  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE : 1" = 60' OCTOBER 22, 2012



SHEET 3 OF 3