

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.

*Peter J. Dare* 3/12/99  
 PETER J. DARE DATE:  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 TIMOTHY KEANE  
 EXECUTIVE DIRECTOR  
 CHRISTIAN FAMILY OUTREACH CENTER

*Timothy Keane* 3-17-99  
 SIGNATURE OF OWNER DATE:  
**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	24.26 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	00.00 Ac.±
TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	24.26 Ac.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

*AS Saw For Signature* 7/6/99  
 COUNTY HEALTH OFFICER DATE

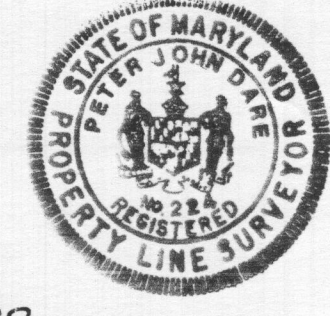
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; IT IS ALL OF THE LAND CONVEYED BY VICTOR A. AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER, BY DEED DATED DECEMBER 30, 1996, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4105 AT FOLIO 0168 AND 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 NOW AMENDED.



*Peter J. Dare* 3/17/99  
 PETER J. DARE DATE:  
 MD, PROPERTY LINE SURVEYOR #224

**OWNER'S DEDICATION**

I, TIMOTHY KEANE, EXECUTIVE DIRECTOR OF CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 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 GRANT 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 17TH DAY OF MARCH 1999.

*Timothy Keane* 3-17-99  
 TIMOTHY KEANE, EXECUTIVE DIRECTOR DATE:  
 CHRISTIAN FAMILY OUTREACH CENTER  
*April W. Hill* 3-17-99  
 WITNESS DATE:

**SURVEYOR**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

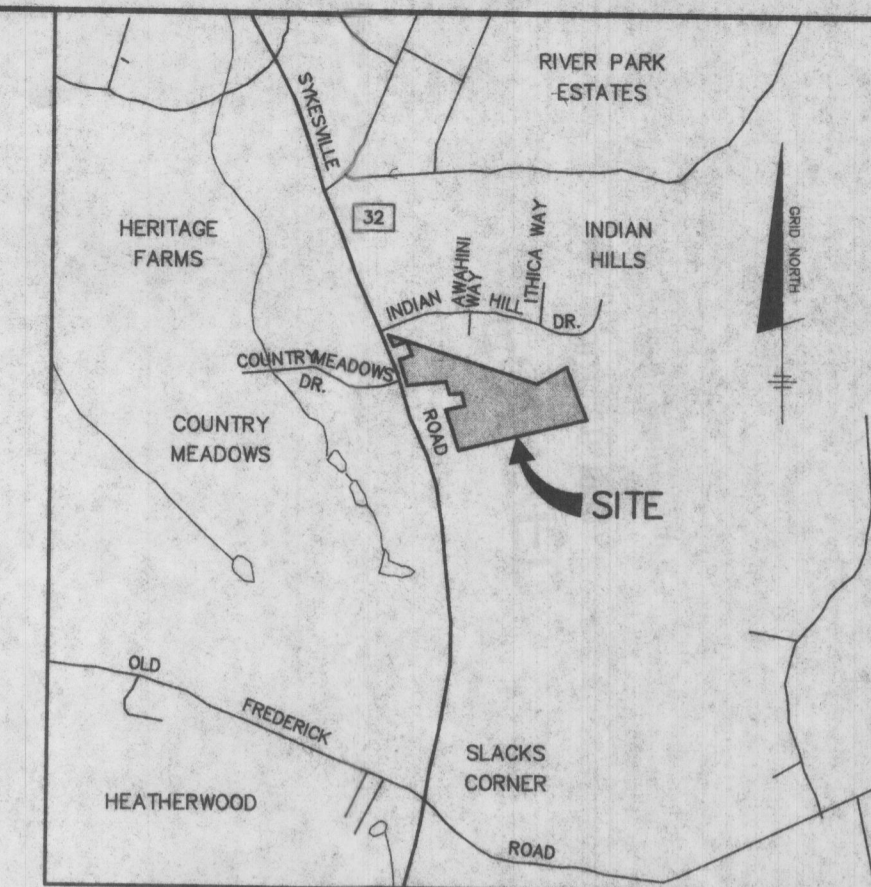
**OWNER**  
 CHRISTIAN FAMILY OUTREACH CENTER  
 1475 SYKESVILLE ROAD  
 SYKESVILLE, MARYLAND 21784  
 410-489-5510

RECORDED AS PLAT \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**CHRISTIAN FAMILY OUTREACH CENTER**  
 MINOR SUBDIVISION  
 LOTS 1 THROUGH 4

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 9  
 BLOCKS 17 & 18  
 PARCEL NO. 41  
 ZONED: RR-DEO

SCALE: 1" = 100'  
 DATE: MARCH, 1999  
 SHEET: 2 OF 2



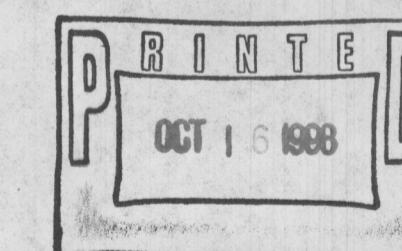
VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
2. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
3. WELLS AND SEWERAGE EASEMENTS WITHIN 100' FEET OF THE PROPERTY HAVE BEEN SHOWN FROM AVAILABLE RECORDS.
4. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM 200 SCALE AERIAL MAPS, SUPPLEMENTED WITH FIELD LOCATED PERC TEST HOLES.
5. GROUND WATER APPROPRIATION PERMIT MUST BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THE WELL LOCATED (AS SHOWN) ON LOT 2 SHALL BE DRILLED PRIOR TO PLAT RECORDATION.

LEGEND

- EXISTING CONTOUR
- CONTOUR INTERVAL 5 FEET
- PASSED PERC TEST
- FAILED PERC TEST
- EXISTING WELL
- PROPOSED WELL
- PROPOSED SEPTIC FIELD
- EXISTING SEPTIC FIELD



NO.	DATE	REVISION

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644



OWNER/DEVELOPER:  CHRISTIAN FAMILY OUTREACH CENTER 1475 SYKESVILLE ROAD SYKESVILLE, MD 20874	PROJECT: <b>CHRISTIAN FAMILY OUTREACH CENTER</b>
LOCATION: TAX MAP 9 PARCEL 4 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: <b>PERCOLATION CERTIFICATION PLAN</b>
DATE: OCTOBER 16, 1998	PROJECT NO. 1060
SCALE: 1" = 100'	DRAWING 1 OF 1

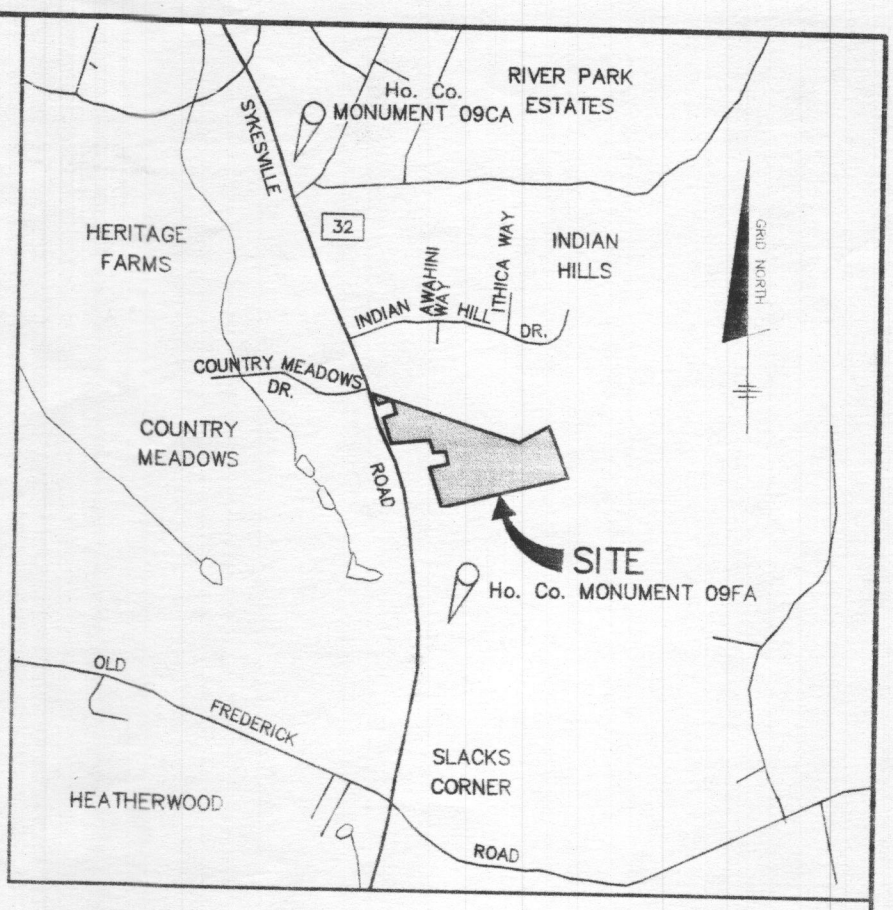
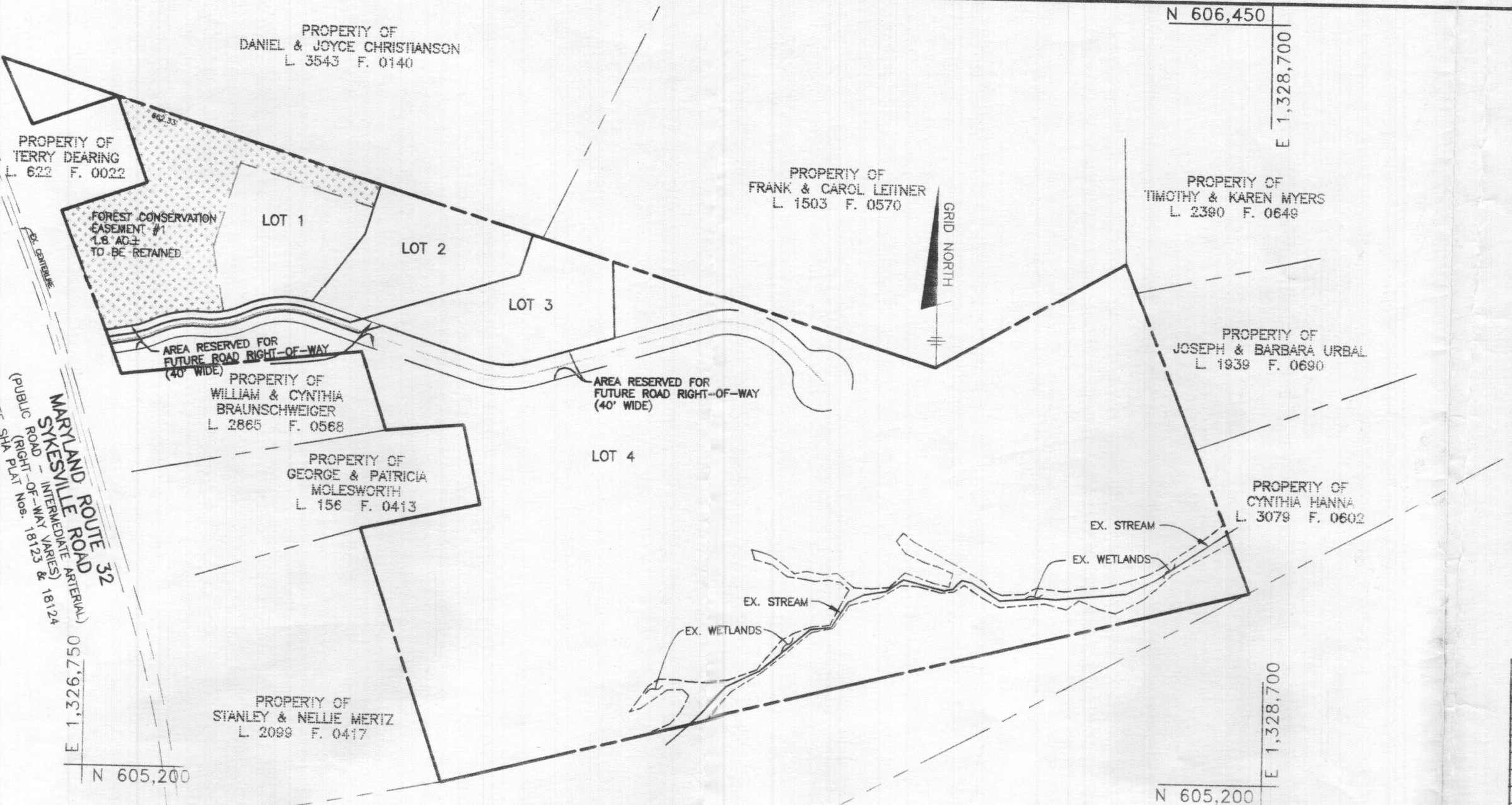
MAP SYMBOL	NAME	DESCRIPTION
B1	BALE SILT LOAM	LOCAL ALLUVIUM, 3% TO 8% SLOPES
CuB	COMUS SILT LOAM	3% TO 8% SLOPES, MODERATELY ERODED
G1B2	GLENELG LOAM	8% TO 15% SLOPES, MODERATELY ERODED
G1C2	GLENELG LOAM	8% TO 15% SLOPES, SEVERELY ERODED
G1C3	GLENELG LOAM	8% TO 15% SLOPES, SEVERELY ERODED

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS  
FOR LOTS 1 THRU 4  
HOWARD COUNTY HEALTH DEPARTMENT

*James M. Wood* 10-16-98  
COUNTY HEALTH OFFICER DATE

**GENERAL NOTES**

- DENOTES 4" X 4" X 3' CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE FOUND.
  - DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 09CA AND NO. 09FA.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 7, 1998, BY BENCHMARK ENGINEERING, INC.
- SUBJECT PROPERTY ZONED RR-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN. BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- ALL EXISTING STRUCTURES ON LOT 4 ARE TO REMAIN. NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER, STREAM, STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
  - c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45° TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOT 1, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION 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 OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT IS RECORDED AMONG SIMULTANEOUSLY WITH THIS PLAT.
- DENOTES FOREST CONSERVATION EASEMENT.
- THE 65 dBA NOISE LINE SHOWN ON THIS PLAT IS BASED UPON ULTIMATE TRAFFIC VOLUMES PROJECTED FOR THE YEAR 2010. THE AREA BETWEEN THE 65 dBA LINES AND THE ROAD IS CONSIDERED TO BE BEYOND THE ACCEPTABLE THRESHOLD FOR A NOISE SENSITIVE LAND USE ENVIRONMENT.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN FOR LOTS 1 TO 3. LOT 4 IS EXEMPT SINCE THERE IS AN EXISTING HOUSE ON SITE WHICH IS TO REMAIN.
- A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 FOR THE CREATION OF A THREE ACRE LOT (LOT 1) HAS BEEN PROVIDED.
- THE CREATION OF LOTS 2 AND 3 NECESSITATES THE FUTURE CREATION OF 6.16 AC± OF PRESERVATION PARCEL EASEMENT (2 X 4.25) - [AREA OF LOTS 2 & 3] = 6.16 AC±. UPON THE RESUBDIVISION OF LOT 4, THIS PRESERVATION DEBT MUST BE ADDRESSED EITHER ENTIRELY ON-SITE OF PARTLY ON-SITE AND PARTLY OFF-SITE ON A SENDING PARCEL (DEPENDING ON THE FASHION IN WHICH LOT 4 IS RESUBDIVIDED).
- THE PRIVATE USE-IN-COMMON ACCESS EASEMENT WILL BE ABANDONED UPON THE RECORDATION OF THE FUTURE ROAD RIGHT-OF-WAY.
- THE OWNERS OF LOTS 1 THROUGH 3 AND ANY SUBSEQUENT OWNERS, AGREE TO RESUBDIVIDE THEIR LOTS IN CONJUNCTION WITH ANY FUTURE SUBDIVISION OF LOT 4. THE PURPOSE OF THE RESUBDIVISION WILL BE TO CONVERT THEIR FEE SIMPLE PIPESTEMS AND USE-IN-COMMON ACCESS EASEMENT INTO A PUBLIC ROAD RIGHT-OF-WAY, RECORD A 10' WIDE TREE MAINTENANCE EASEMENT AND A 6" WIDE DITCH EASEMENT ADJOINING THE NORTHERLY LINE OF THE FUTURE ROAD RIGHT-OF-WAY.



**VICINITY MAP**

SCALE: 1" = 2000'

WETLAND LINE TABLE					
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
W1	N66°40'34"E	50.78	W44	N14°41'24"E	23.17
W2	N41°31'37"E	26.99	W45	N67°31'46"W	27.55
W3	N20°27'21"E	29.59	W46	N72°27'15"W	20.33
W4	N4°47'15"W	14.90	W47	N66°06'21"W	36.25
W5	S84°15'42"W	25.89	W48	N36°05'54"W	24.91
W6	S55°13'58"W	51.85	W49	N39°26'43"E	16.89
W7	S71°00'19"W	20.93	W50	S52°19'39"E	23.21
W8	N37°19'47"E	20.11	W51	S61°44'46"E	72.47
W9	N35°20'53"E	31.03	W52	S60°26'12"E	58.50
W10	N54°42'45"E	21.78	W53	S41°43'54"E	20.00
W11	S89°04'05"E	30.77	W54	S69°29'29"E	18.46
W12	S82°34'50"E	21.42	W55	N86°05'01"E	36.55
W13	S88°01'49"E	32.06	W56	N61°53'58"E	22.44
W14	N85°51'07"E	33.16	W57	S83°40'52"E	46.80
W15	N69°07'41"E	50.75	W58	N80°45'48"E	26.45
W16	N38°06'48"E	26.06	W59	N84°19'36"E	44.74
W17	N40°28'02"E	37.55	W60	N74°16'47"E	36.09
W18	N59°12'14"E	23.05	W61	N70°21'46"E	34.46
W19	N68°21'27"E	31.20	W62	N61°12'15"E	23.58
W20	N84°51'41"E	30.41	W63	N55°48'59"E	88.57
W21	N27°48'28"E	29.53	W64	N51°32'04"E	35.14
W22	N28°05'00"E	36.94	W65	S60°09'52"W	110.32
W23	N49°28'50"W	19.19	W66	S48°09'43"W	61.22
W24	N80°46'23"W	19.95	W67	S62°29'51"W	53.17
W25	S83°09'01"W	22.64	W68	N75°29'59"W	29.04
W26	N78°08'46"W	17.34	W69	N57°21'45"W	35.24
W27	N82°43'49"W	28.75	W70	S52°43'26"W	25.79
W28	N53°21'42"W	31.66	W71	N75°18'37"W	36.00
W29	N74°18'19"W	30.61	W72	S84°12'28"W	75.54
W30	N16°51'00"W	16.73	W73	N62°34'33"W	28.40
W31	S76°36'42"E	16.39	W74	N58°17'21"W	21.88
W32	S71°16'56"E	17.22	W75	N53°38'29"W	18.88
W33	S55°18'47"E	28.34	W76	S55°42'58"W	21.22
W34	S51°32'31"E	20.18	W77	S85°23'15"W	21.31
W35	N79°15'55"E	21.45	W78	N75°07'14"W	36.69
W36	S79°01'24"E	26.45	W79	N87°38'29"W	29.08
W37	N83°28'14"E	23.94	W80	S58°43'54"W	39.31
W38	S50°26'42"E	36.14	W81	S74°25'48"W	52.08
W39	S88°06'08"E	30.87	W82	S34°50'04"W	45.65
W40	N84°30'11"E	26.53	W83	S76°50'56"W	37.42
W41	N46°30'07"E	35.83	W84	S50°39'01"W	105.59
W42	S70°55'00"E	48.22	W85	S57°04'21"W	60.18
W43	S77°02'31"E	27.19	W86	S42°00'22"W	58.82

COORDINATE TABLE		
POINT	NORTHING	EASTING
339	606357.7975	1326599.9235
324	605875.3914	1328152.4371
337	606052.9232	1328463.8718
318	605514.7261	1328675.8958
340	605183.9778	1327344.2045
310	605594.8381	1327207.1396
304	605637.7536	1327401.5390
311	605768.1790	1327372.9121
312	605756.5310	1327246.2453
313	605884.1973	1327204.6272
341	605840.5726	1326804.4983
354	606107.9776	1326701.0370
351	606156.6526	1326842.5113
355	606297.4849	1326792.0091
352	606248.8099	1326650.5349

**BENCH MARKS (NAD83)**  
 HO. CO. No. 09CA ELEV. 549.785  
 STAMPED BRASS DISK SET ON  
 TOP OF CONCRETE BASE  
 12.9' EAST OF THE EDGE OF PAVEMENT OF  
 ROUTE 32, NORTH OF RIVER ROAD AND 13.7'  
 WEST OF C&P POLE 64 (BGE POLE 3259)  
 N 609029.608' E 1,325,501.318'

HO. CO. No. 09FA ELEV. 625.027  
 STAMPED BRASS DISK SET ON  
 TOP OF CONCRETE BASE  
 11.5' EAST OF THE CENTERLINE OF OLD  
 ROUTE 32, 30.8' SOUTH OF C&P POLE C344  
 AND 13.0' WEST OF A FENCE POST.  
 N 605,227.707' E 1,326,992.725'

**LEGEND**

- LIMIT OF WETLAND
- EXISTING WELL
- PROPOSED SEPTIC FIELD
- EXISTING SEPTIC FIELD
- FOREST CONSERVATION EASEMENT
- COORDINATE DESIGNATION

**LOT 4 POTENTIAL YIELD CALCULATIONS**

GROSS AREA OF SITE 24.26 Ac.±  
 AREA TO SITE DEVOTED TO CLUSTER SUBDIVISION (GROSS AREA - LOT 1 AREA) 21.26 Ac.±  
 ALLOWABLE CLUSTER YIELD (21.26 Ac./4.25) 5 LOTS  
 MAXIMUM ALLOWABLE YIELD USING DENSITY EXCHANGE OPTION (21.26 Ac./2) 10 LOTS  
 \*2 CLUSTER LOTS AREA BEING PROPOSED UNDER THIS PLAN

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
FC1	S17°15'41"W	40.00'
FC2	N72°44'19"W	232.76'
FC3	S17°15'41"W	145.57'
FC4	S09°42'45"E	109.69'

MINIMUM LOT SIZE CHART			
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	49,296 S.F.	5,142 S.F.	44,154 S.F.
3	52,836 S.F.	5,669 S.F.	47,167 S.F.

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.

*Peter J. Dare* 3/17/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 DATE: 3/17/99

*Timothy Keane* 3-17-99  
 TIMOTHY KEANE  
 EXECUTIVE DIRECTOR  
 CHRISTIAN FAMILY OUTREACH CENTER  
 DATE: 3-17-99

**SURVEYOR**  
**BENCHMARK ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
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**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 4  
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

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

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

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; IT IS ALL OF THE LAND CONVEYED BY VICTOR A. AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER, BY DEED DATED DECEMBER 30, 1998, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4105 AT FOLIO 0168 AND 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 NOW AMENDED.

*Peter J. Dare* 3/17/99  
 PETER J. DARE  
 MD, PROPERTY LINE SURVEYOR #224  
 DATE: 3/17/99

**OWNER'S DEDICATION**

I, TIMOTHY KEANE, EXECUTIVE DIRECTOR OF CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 AND STREET RIGHTS-OF-WAY, 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, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 17TH DAY OF MARCH 1999.

*Timothy Keane* 3-17-99  
 TIMOTHY KEANE, EXECUTIVE DIRECTOR DATE: 3-17-99  
 CHRISTIAN FAMILY OUTREACH CENTER

*W. H.* 3-17-99  
 WITNESS DATE: 3-17-99

RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CHRISTIAN FAMILY OUTREACH CENTER**  
 MINOR SUBDIVISION  
 LOTS 1 THROUGH 4

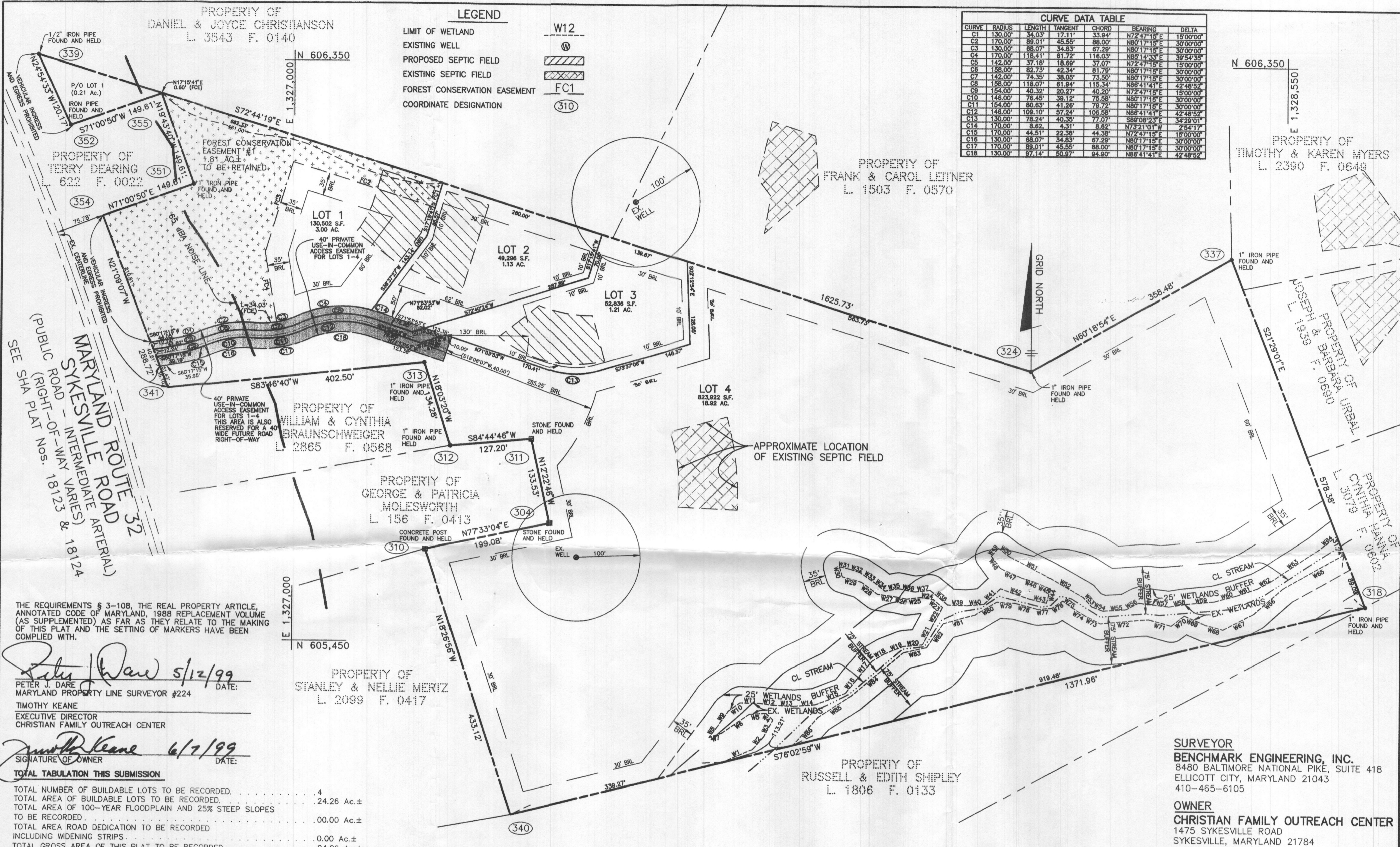
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 9  
 BLOCK 17 & 18  
 PARCEL NO. 41  
 ZONED: RR-DEO

SCALE: 1" = 200'  
 DATE: MARCH, 1999  
 SHEET: 1 OF 2

PROPERTY OF DANIEL & JOYCE CHRISTIANSON  
L. 3543 F. 0140

**LEGEND**  
 LIMIT OF WETLAND W12  
 EXISTING WELL W  
 PROPOSED SEPTIC FIELD  
 EXISTING SEPTIC FIELD FC1  
 FOREST CONSERVATION EASEMENT  
 COORDINATE DESIGNATION (310)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	130.00'	34.03'	17.11'	33.94'	N72°47'15"E	15°00'00"
C2	170.00'	89.01'	45.55'	88.00'	N80°17'15"E	30°00'00"
C3	130.00'	68.07'	34.83'	67.29'	N80°17'15"E	30°00'00"
C4	170.00'	118.41'	61.72'	116.03'	N85°14'33"E	39°54'36"
C5	142.00'	37.18'	18.69'	37.07'	N72°47'15"E	15°00'00"
C6	158.00'	82.73'	42.34'	81.79'	N80°17'15"E	30°00'00"
C7	142.00'	74.35'	38.05'	73.50'	N80°17'15"E	30°00'00"
C8	158.00'	118.07'	61.94'	115.34'	N86°41'41"E	42°48'52"
C9	154.00'	40.32'	20.27'	40.20'	N72°47'15"E	15°00'00"
C10	148.00'	76.45'	38.12'	75.58'	N80°17'15"E	30°00'00"
C11	154.00'	80.83'	41.28'	79.72'	N80°17'15"E	30°00'00"
C12	148.00'	109.10'	57.24'	106.58'	N86°41'41"E	42°48'52"
C13	130.00'	78.24'	40.35'	77.07'	S89°08'23"E	34°29'01"
C14	170.00'	8.62'	4.31'	8.62'	N73°21'01"W	2°54'17"
C15	170.00'	44.51'	22.38'	44.38'	N72°47'15"E	15°00'00"
C16	130.00'	68.07'	34.83'	67.29'	N80°17'15"E	30°00'00"
C17	170.00'	89.01'	45.55'	88.00'	N80°17'15"E	30°00'00"
C18	130.00'	87.14'	50.87'	84.90'	N82°41'41"E	42°48'52"



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.

*Peter J. Dare* 5/12/99  
 PETER J. DARE DATE:  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 TIMOTHY KEANE  
 EXECUTIVE DIRECTOR  
 CHRISTIAN FAMILY OUTREACH CENTER

*Timothy Keane* 6/7/99  
 SIGNATURE OF OWNER DATE:

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	24.26 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	0.00 Ac.±
TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	24.26 Ac.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

*Dina Hester* 7/6/99  
 COUNTY HEALTH OFFICER DATE

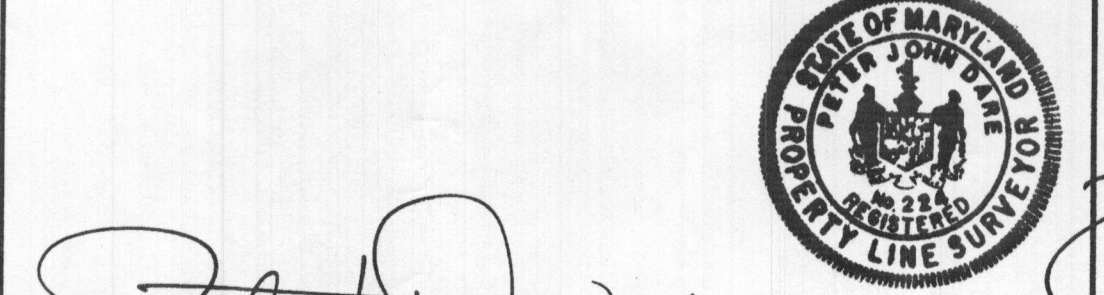
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael Williams* 6/23/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James R. Butler* 7/14/99  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; IT IS ALL OF THE LAND CONVEYED BY VICTOR A. AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER, BY DEED DATED DECEMBER 30, 1996, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4105 AT FOLIO 0168 AND 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 NOW AMENDED.



*Peter J. Dare* 5/12/99  
 PETER J. DARE DATE:  
 MD, PROPERTY LINE SURVEYOR #224

**OWNER'S DEDICATION**

I, TIMOTHY KEANE, EXECUTIVE DIRECTOR OF CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 GRANT 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 7TH DAY OF JUNE 1999.

*Timothy Keane* 6/7/99  
 TIMOTHY KEANE, EXECUTIVE DIRECTOR DATE:  
 CHRISTIAN FAMILY OUTREACH CENTER  
*Sharon W. Hill* 6/7/99  
 WITNESS DATE:

**SURVEYOR**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

**OWNER**  
 CHRISTIAN FAMILY OUTREACH CENTER  
 1475 SYKESVILLE ROAD  
 SYKESVILLE, MARYLAND 21784  
 410-489-5510

RECORDED AS PLAT 13805  
 ON 7-20-99 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**CHRISTIAN FAMILY OUTREACH CENTER**  
 MINOR SUBDIVISION  
 LOTS 1 THROUGH 4

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 9 SCALE: 1" = 100'  
 BLOCKS 17 & 18 DATE: APRIL, 1999  
 PARCEL NO. 41 SHEET: 2 OF 2  
 ZONED: RR-DEO

**GENERAL NOTES**

1. DENOTES 4" X 4" X 3" CONCRETE MONUMENT TO BE SET.  
DENOTES 3/4" X 30" PIPE OR STEEL MARKER TO BE SET.  
DENOTES STONE FOUND.  
DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 09CA AND NO. 09FA.
3. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 7, 1998, BY BENCHMARK ENGINEERING, INC.
4. SUBJECT PROPERTY ZONED RR-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN.
5. BRIL INDICATES BUILDING RESTRICTION LINE.
6. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
7. ALL EXISTING STRUCTURES ON LOT 4 ARE TO REMAIN. NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
8. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
9. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER, STREAM, STREAM BUFFERS OR FOREST CONSERVATION AREAS.
10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO OCCUPANCY OF A RESIDENTIAL DWELLING PERMIT FOR LOTS 1 TO 3.  
ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).  
b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.  
c) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
f) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
11. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAS BEEN FULFILLED THROUGH A FOREST RETENTION AREA EASEMENT CONTAINED ON LOT 1 OF 1.81 ACRES REQUIRED AND PROVIDED. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
12. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOT 1, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FORESAID LOT SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION 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 OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
14. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
15. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, SIMULTANEOUSLY WITH THIS PLAT.
16. DENOTES FOREST CONSERVATION EASEMENT.
17. THE 65 DBA NOISE LINE SHOWN ON THIS PLAN IS BASED UPON ULTIMATE TRAFFIC VOLUMES PROJECTED FOR THE YEAR 2010. THE AREA BETWEEN THE 65 DBA LINES AND THE ROAD IS CONSIDERED TO BE BEYOND THE ACCEPTABLE THRESHOLD FOR A NOISE SENSITIVE LAND USE ENVIRONMENT.
18. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN FOR LOTS 1 TO 3 WITH A COMBINATION OF NEW PERIMETER LANDSCAPE PLANTING AND CREDIT FOR EXISTING VEGETATION. LOT 4 IS EXEMPT SINCE THERE IS AN EXISTING HOUSE ON SITE WHICH IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS TO BE POSTED AS PART OF THE GRADING PERMIT APPLICATION IN THE AMOUNT OF \$900.00 FOR LOT 2 AND \$2,700.00 FOR LOT 3.
19. THE CREATION OF LOTS 2 AND 3 NECESSITATES THE FUTURE CREATION OF 6.16 AC± OF PRESERVATION PARCEL EASEMENT (2 X 4.25) - [AREA OF LOTS 2 & 3] = 6.16 AC±. UPON THE RESUBDIVISION OF LOT 4, THIS PRESERVATION DEBT MUST BE ADDRESSED EITHER ENTIRELY ON-SITE OR PARTLY ON-SITE AND PARTLY OFF-SITE ON A SENDING PARCEL (DEPENDING ON THE FASHION IN WHICH LOT 4 IS RESUBDIVIDED).
20. THE PRIVATE USE-IN-COMMON EASEMENT WILL BE ABANDONED UPON THE RECORDATION OF THE FUTURE 40' PUBLIC RIGHT-OF-WAY.
21. THE OWNERS OF LOTS 1 THROUGH 3, AND ANY SUBSEQUENT OWNERS, AGREE TO RESUBDIVIDE THEIR LOTS IN CONNECTION WITH ANY FUTURE SUBDIVISION OF LOT 4. THE PURPOSE OF THE RESUBDIVISION WILL BE TO CONVERT THEIR FEE SIMPLE PIPESTEMS AND USE-IN-COMMON ACCESS EASEMENT INTO A PUBLIC ROAD RIGHT-OF-WAY, RECORD A 10' WIDE TREE MAINTENANCE EASEMENT AND A 6' WIDE DITCH EASEMENT ADJOINING THE NORTHERLY LINE OF THE FUTURE ROAD RIGHT-OF-WAY.
22. A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 FOR THE CREATION OF A THREE ACRE LOT (LOT 1) HAS BEEN PROVIDED.

**LOT 1 AREA TABULATION**

TRIANGULAR AREA OF LOT.....	0.21 Ac.
AREA OF FOREST CONSERVATION EASEMENT.....	1.81 Ac.
LOT AREA EXCLUDING TRIANGULAR AREA AND FOREST CONSERVATION EASEMENT.....	0.98 Ac.
TOTAL AREA OF LOT 1.....	3.00 Ac.

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	24.26 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED.....	0.00 Ac.±
TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED.....	24.26 Ac.±

**LOT 4 POTENTIAL YIELD CALCULATIONS**

GROSS AREA OF SITE.....	24.26 Ac.±
AREA OF SITE DEVOTED TO CLUSTER SUBDIVISION (GROSS AREA - LOT 1 AREA).....	21.26 Ac.±
ALLOWABLE CLUSTER YIELD (21.26 Ac./4.25).....	5 LOTS
MAXIMUM ALLOWABLE YIELD USING DENSITY EXCHANGE OPTION (21.26 Ac./2).....	10 LOTS

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
FC1	S17°15'41"W	40.00'
FC2	N72°44'19"W	232.76'
FC3	S17°15'41"W	145.57'
FC4	S09°42'45"E	109.69'

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	49,296 S.F.	5,142 S.F.	44,154 S.F.
2	52,836 S.F.	5,669 S.F.	47,167 S.F.

**COORDINATE TABLE**

POINT	NORTHING	EASTING
339	606357.7975	1326599.9235
324	605875.3914	1328152.4371
337	606052.9232	1328463.8718
318	605514.7261	1328675.6958
340	605183.9778	1327344.2045
310	605594.8381	1327207.1396
304	605637.7536	1327401.5390
311	605768.1790	1327372.9121
312	605756.5310	1327246.2453
313	605884.1973	1327204.6272
341	605840.5726	1326804.4983
354	606107.9776	1326701.0370
351	606156.6526	1326842.5113
355	606297.4849	1326792.0091
352	606248.8099	1326650.5349

**BENCH MARKS (NAD83)**

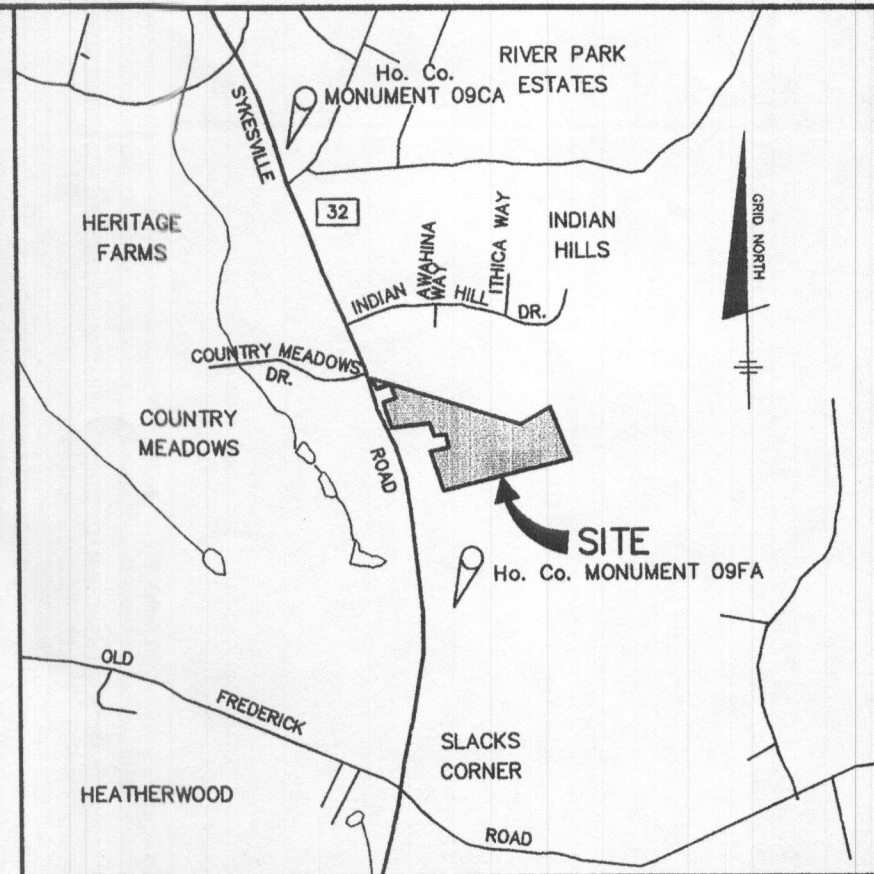
HO. CO. No. 09CA ELEV. 549.785  
 STAMPED BRASS DISK SET ON  
 TOP OF CONCRETE BASE  
 12.9' EAST OF THE EDGE OF PAVEMENT OF  
 ROUTE 32, NORTH OF RIVER ROAD AND 25.7'  
 WEST OF C&P POLE 64 (BGE POLE 32597)  
 N 609029.605' E 1,325,501.328'

HO. CO. No. 09FA ELEV. 625.027  
 STAMPED BRASS DISK SET ON  
 TOP OF CONCRETE BASE  
 11.5' EAST OF THE CENTERLINE OF OLD  
 ROUTE 32, 30.8' SOUTH OF C&P POLE C344  
 AND 13.0' WEST OF A FENCE POST.  
 N 605,227.707' E 1,326,992.725'

**LEGEND**

- LIMIT OF WETLAND
- EXISTING WELL
- PROPOSED SEPTIC FIELD
- EXISTING SEPTIC FIELD
- FOREST CONSERVATION EASEMENT
- COORDINATE DESIGNATION

**VICINITY MAP**



SCALE: 1" = 2000'

**WETLAND LINE TABLE**

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
W1	N66°40'34"E	50.78'	W44	N14°41'24"E	23.17'
W2	N41°31'37"E	26.99'	W45	N67°31'46"W	27.55'
W3	N28°27'21"E	29.59'	W46	N72°27'15"W	20.33'
W4	N47°47'15"W	14.90'	W47	N66°06'21"W	36.25'
W5	S86°15'42"W	25.89'	W48	N36°05'54"W	24.91'
W6	S55°13'58"W	51.85'	W49	N39°26'43"E	16.89'
W7	S71°00'19"W	20.93'	W50	S52°19'39"E	23.21'
W8	N37°19'47"E	20.11'	W51	S61°44'46"E	72.47'
W9	N35°20'53"E	31.03'	W52	S60°26'12"E	58.50'
W10	N54°42'45"E	21.78'	W53	S41°43'54"E	20.00'
W11	S89°04'05"E	30.77'	W54	S69°29'29"E	18.46'
W12	S82°34'50"E	21.42'	W55	N86°05'01"E	36.55'
W13	S88°01'49"E	32.06'	W56	N61°53'58"E	22.44'
W14	N85°51'07"E	33.16'	W57	S83°40'52"E	46.80'
W15	N69°07'41"E	50.75'	W58	N80°45'48"E	26.45'
W16	N38°06'48"E	26.06'	W59	N84°19'36"E	44.74'
W17	N40°28'02"E	37.55'	W60	N74°16'47"E	36.09'
W18	N59°12'14"E	23.05'	W61	N70°21'46"E	34.46'
W19	N68°21'27"E	31.20'	W62	N61°12'15"E	23.58'
W20	N84°51'41"E	30.41'	W63	N55°48'59"E	88.57'
W21	N27°49'28"E	29.55'	W64	N81°32'04"E	38.14'
W22	N28°05'00"E	36.94'	W65	S60°09'52"W	110.32'
W23	N49°28'50"W	19.19'	W66	S48°09'43"W	61.22'
W24	N80°46'23"W	19.95'	W67	S62°29'51"W	53.17'
W25	S83°09'01"W	22.64'	W68	N75°29'59"W	29.04'
W26	N78°08'46"W	17.34'	W69	N67°21'45"W	35.24'
W27	N82°43'49"W	28.75'	W70	S52°43'26"W	25.79'
W28	N53°21'42"W	31.66'	W71	N75°18'37"W	36.00'
W29	N74°18'19"W	30.61'	W72	S84°12'28"W	75.54'
W30	N16°51'00"W	16.73'	W73	N62°34'33"W	28.40'
W31	S76°36'42"E	16.39'	W74	N58°17'21"W	21.88'
W32	S71°16'56"E	17.22'	W75	N53°38'29"W	18.88'
W33	S55°18'47"E	28.34'	W76	S55°42'58"W	21.22'
W34	S51°32'31"E	20.18'	W77	S85°23'15"W	21.31'
W35	N79°15'55"E	21.45'	W78	N75°07'14"W	36.69'
W36	S79°01'24"E	26.45'	W79	N87°38'29"W	29.08'
W37	N83°28'14"E	23.94'	W80	S58°43'54"W	25.79'
W38	S50°26'42"E	36.14'	W81	S74°25'48"W	52.08'
W39	S88°06'08"E	30.87'	W82	S34°50'04"W	45.65'
W40	N84°30'11"E	26.53'	W83	S76°50'56"W	37.42'
W41	N46°30'07"E	35.83'	W84	S50°39'01"W	105.59'
W42	S70°55'00"E	48.22'	W85	S57°04'21"W	60.18'
W43	S77°02'31"E	27.19'	W86	S42°00'22"W	58.82'

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.

*Peter J. Dare* 5/12/99  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 DATE: 5/12/99

*Timothy Keane* 6/7/99  
 TIMOTHY KEANE  
 EXECUTIVE DIRECTOR  
 CHRISTIAN FAMILY OUTREACH CENTER  
 SIGNATURE OF OWNER DATE: 6/7/99

**SURVEYOR**  
**BENCHMARK ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

**OWNER**  
**CHRISTIAN FAMILY OUTREACH CENTER**  
 1475 SYKESVILLE ROAD  
 SYKESVILLE, MARYLAND 21784  
 410-489-5510

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.  
*Dore H. Hester* 7/6/99  
 COUNTY HEALTH OFFICER C.D. H.K. M.D.F. DATE

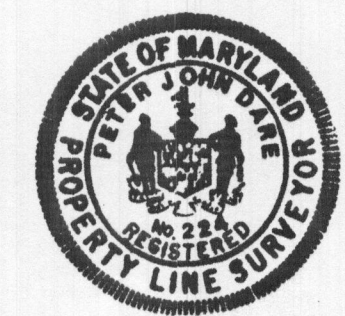
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Robert J. ...* 6/23/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James R. ...* 7/14/99  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; IT IS ALL OF THE LAND CONVEYED BY VICTOR A. AND ALICE B. FAZEKAS TO CHRISTIAN FAMILY OUTREACH CENTER, BY DEED DATED DECEMBER 30, 1996, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4105 AT FOLIO 0168 AND 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 NOW AMENDED.

*Peter J. Dare* 5/12/99  
 PETER J. DARE  
 MD, PROPERTY LINE SURVEYOR #224  
 DATE: 5/12/99



**OWNER'S DEDICATION**

I, TIMOTHY KEANE, EXECUTIVE DIRECTOR OF CHRISTIAN FAMILY OUTREACH CENTER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 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 GRANT 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 7TH DAY OF JUNE 1999.

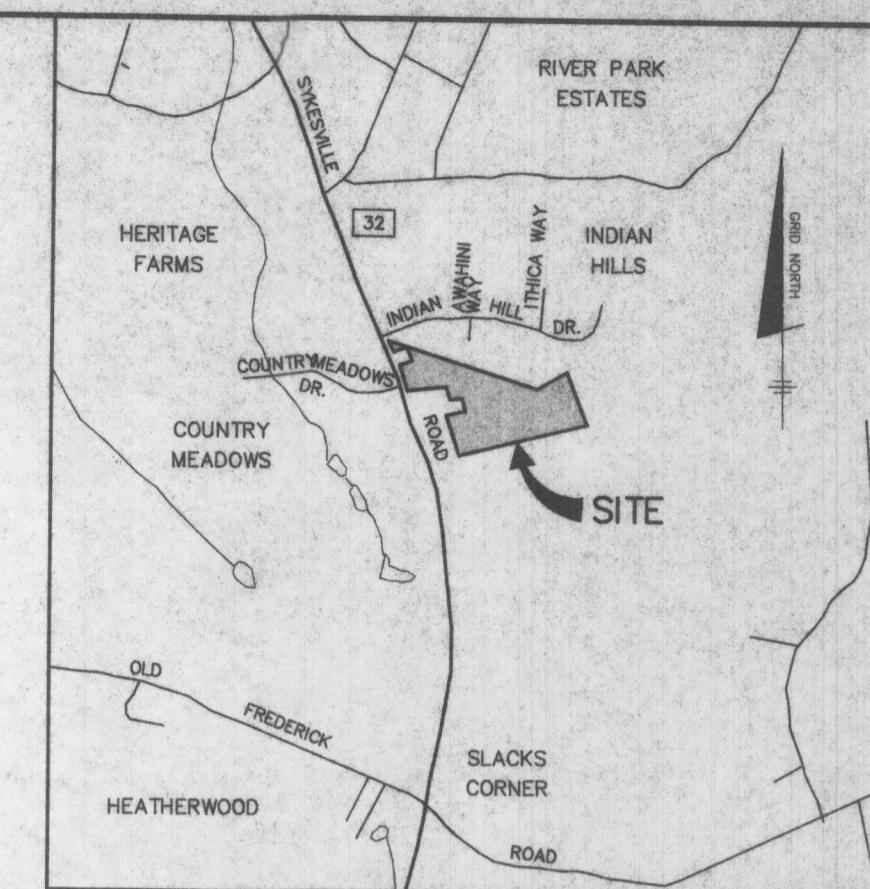
*Timothy Keane* 6/7/99  
 TIMOTHY KEANE, EXECUTIVE DIRECTOR DATE: 6/7/99  
 CHRISTIAN FAMILY OUTREACH CENTER

*James W. ...* 6/7/99  
 WITNESS DATE: 6/7/99

RECORDED AS PLAT 13804  
 ON 7-20-99 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MARYLAND.

**CHRISTIAN FAMILY OUTREACH CENTER**  
 MINOR SUBDIVISION  
 LOTS 1 THROUGH 4

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 9 SCALE: 1" = 200'  
 BLOCK 17 & 18 DATE: APRIL, 1999  
 PARCEL NO. 41 SHEET: 1 OF 2  
 ZONED: RR-DEO



VICINITY MAP  
SCALE: 1" = 2000'



GENERAL NOTES:

- 1.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 2.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- 3.) WELLS AND SEWERAGE EASEMENTS WITHIN 100' FEET OF THE PROPERTY HAVE BEEN SHOWN FROM AVAILABLE RECORDS.
- 4.) TOPOGRAPHY SHOWN HEREON IS TAKEN FROM 200 SCALE AERIAL MAPS, SUPPLEMENTED WITH FIELD LOCATED PERC TEST HOLES.
- 5.) GROUND WATER APPROPRIATION PERMIT MUST BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 6.) THE WELL LOCATED (AS SHOWN) ON LOT 2 SHALL BE DRILLED PRIOR TO PLAT RECORDATION.

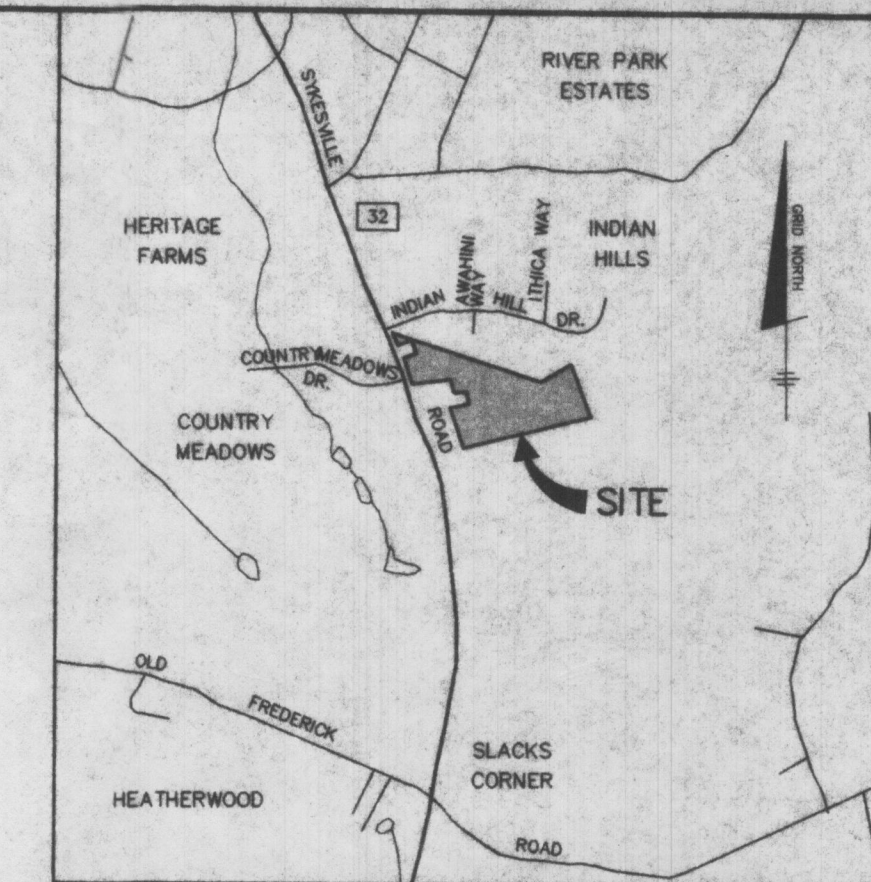
LEGEND

- EXISTING CONTOUR
- CONTOUR INTERVAL 5 FEET
- PASSED PERC TEST ○
- FAILED PERC TEST ●
- EXISTING WELL ⊕
- PROPOSED WELL ⊕
- PROPOSED SEPTIC FIELD [Hatched Box]
- EXISTING SEPTIC FIELD [Hatched Box]

SOILS CLASSIFICATION		
MAP SYMBOL	NAME	DESCRIPTION
Bg	BAILE SILT LOAM	LOCAL ALLUVIUM, 3% TO 8% SLOPES
CuB	COMUS SILT LOAM	
G1B2	GLENELC LOAM	
G1C2	GLENELC LOAM	
G1C3	GLENELC LOAM	8% TO 15% SLOPES, MODERATELY ERODED
		8% TO 15% SLOPES, SEVERELY ERODED

NO. DATE REVISION	
<b>BENCHMARK</b> ENGINEERS • LAND SURVEYORS • PLANNERS 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-8644	
OWNER/DEVELOPER:	PROJECT:
CHRISTIAN FAMILY OUTREACH CENTER 1475 SYKESVILLE ROAD SYKESVILLE, MD 20874	CHRISTIAN FAMILY OUTREACH CENTER
LOCATION:	TITLE:
TAX MAP # PARCEL 4 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	PERCOLATION CERTIFICATION PLAN
DATE: OCTOBER 16, 1998	PROJECT NO. 1060
SCALE: 1" = 100'	DRAWING 1 OF 1

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS FOR LOTS 1 THRU 4  
HOWARD COUNTY HEALTH DEPARTMENT  
*Joseph M. Boyd* 10-16-98  
COUNTY HEALTH OFFICER c 60 DATE:



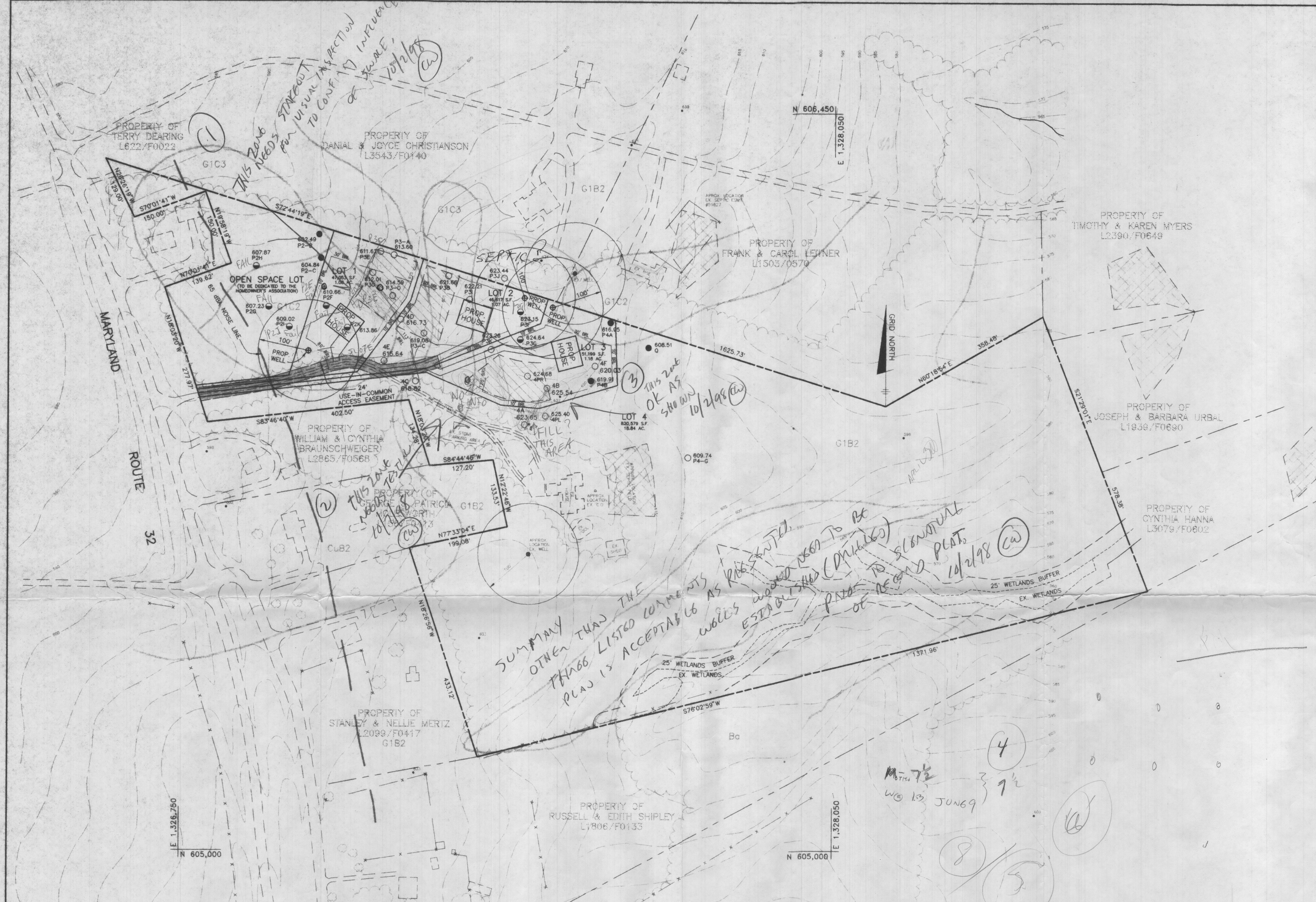
VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES:

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- 2) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCRoACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
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- 4) TOPOGRAPHY SHOWN HEREON IS TAKEN FROM 200 SCALE AERIAL MAPS, SUPPLEMENTED WITH FIELD LOCATED PERC TEST HOLES.
- 5) GROUND WATER APPROPRIATION PERMIT MUST BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT.

LEGEND

- EXISTING CONTOUR
  - CONTOUR INTERVAL 5 FEET
  - PASSED PERC TEST
  - FAILED PERC TEST
  - DUG, NOT TESTED
  - EXISTING WELL
  - PROPOSED WELL
  - PROPOSED SEPTIC FIELD
  - EXISTING SEPTIC FIELD
- COULDN'T EVALUATE ON P/F*



SOILS CLASSIFICATION		
MAP SYMBOL	NAME	DESCRIPTION
Ba	BAILE SILT LOAM	LOCAL ALLUVIUM, 3% TO 8% SLOPES 3% TO 8% SLOPES, MODERATELY ERODED 8% TO 15% SLOPES, MODERATELY ERODED 8% TO 15% SLOPES, SEVERELY ERODED
CuB	COMUS SILT LOAM	
G1B2	GLENELG LOAM	
G1C2	GLENELG LOAM	
G1C3	GLENELG LOAM	

NO.	DATE	REVISION

**BENCHMARK**  
ENGINEERS • LAND SURVEYORS • PLANNERS

**ENGINEERING INC.**

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELICOTT CITY, MARYLAND 21043  
PHONE: 410-485-6105 FAX: 410-485-8844

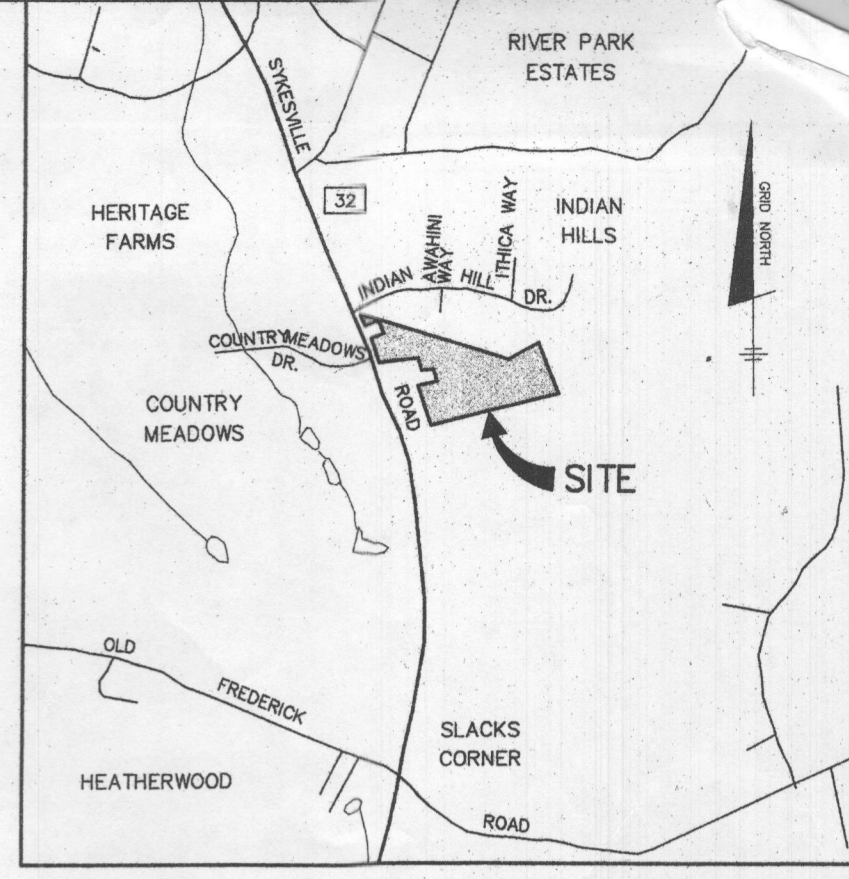
PRINTED

SEP 10 1998

OWNER/DEVELOPER:  CHRISTIAN FAMILY OUTREACH CENTER 1475 SYKESVILLE ROAD SYKESVILLE, MD 20874	PROJECT: <b>CHRISTIAN FAMILY OUTREACH CENTER</b>
LOCATION: TAX MAP 14 PARCEL 4 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: <b>PERCOLATION CERTIFICATION PLAN</b>
DATE: JUNE, 1998	PROJECT NO. 1060
Design: DAM	Draft: JH/MCR
SCALE: 1" = 100'	DRAWING 1 OF 1

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS  
FOR LOTS 1 THRU 4  
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 2000'

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO PERIMETER PROPERTY	ADJACENT TO INTERIOR PERIMETER PROPERTY
LANDSCAPE TYPE	① A	② A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	585'	995'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES* 290'	YES* 430'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	5	9
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	5	9
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE)	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

\* - EXISTING TREES TO REMAIN

PLANTING LIST				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	NOTES
⊙	QUERCUS PHELLOS	WILLOW OAK	14	2 1/2" - 3" CAL. B&B

- PLANTING NOTES:
- TREES MUST BE PLANTED A MINIMUM OF 4 FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,200.

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
⊙	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER

LEGEND	
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EXISTING CONTOUR
---	CONTOUR INTERVAL
⊙	EXISTING WELL
⊕	PROPOSED WELL
▨	PROPOSED SEPTIC FIELD
▨	EXISTING SEPTIC FIELD
▨	15-24.99% SLOPES
⊙	PROPOSED TREE

SOILS CLASSIFICATION			
MAP SYMBOL	NAME	DESCRIPTION	HYDROLOGIC GROUP
B <sub>0</sub>	BAILE SILT LOAM	LOCAL ALLUVIUM, 3% TO 8% SLOPES	D
C <sub>0</sub>	COMUS SILT LOAM	3% TO 8% SLOPES, MODERATELY ERODED	B
G1B2	GLENELG LOAM	8% TO 15% SLOPES, MODERATELY ERODED	B
G1C2	GLENELG LOAM	8% TO 15% SLOPES, SEVERELY ERODED	B
G1C3	GLENELG LOAM	8% TO 15% SLOPES, SEVERELY ERODED	B

NO. DATE		REVISION	
<p>ENGINEERS - LAND SURVEYORS - PLANNERS</p> <p>8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-485-6105 FAX: 410-485-6644</p>			
CHRISTIAN FAMILY OUTREACH CENTER 1475 SYKESVILLE ROAD SYKESVILLE, MD 21784 410-489-5510		PROJECT: CHRISTIAN FAMILY OUTREACH CENTER LOCATION: TAX MAP 9 PARCEL 41 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: LANDSCAPE PLAN	
DATE: JANUARY, 1999	PROJECT NO. 1060	DESIGN: GWF	DRAFT: JH/MCR
SCALE: 1" = 100'		DRAWING 1 OF 1	

RECEIVED  
FEB 16 1999