

GENERAL NOTES

- DEED REFERENCE: L1509 / F.433
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT NOVEMBER 16, 1999.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (MAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
35GA (N) 553,249.684 (E) 1,332,627.281
35G2 (N) 534,965.671 (E) 1,332,934.904
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- 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 SEWAGE EASEMENT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 1 PRESERVATION PARCEL A TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF HALL SHOP ROAD.

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
D) STRUCTURES (BRIDGES/CULVERTS) - 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) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOT 1 AND PRESERVATION PARCEL 'A' TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT BASED ON AVERAGE LOT SIZE BEING GREATER THAN TWO ACRES. WATER QUALITY (DRYWELL) TO BE PROVIDED FOR LOT 1.
- THE LANDSCAPE OBLIGATIONS OF THIS SUBDIVISION ARE ADDRESSED IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. THIS SUBDIVISION FULFILLS ITS LANDSCAPE OBLIGATION THROUGH CREDIT OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTING. SURETY FOR SUPPLEMENTAL PLANTING IS \$ 7800.00, AND WILL BE PROVIDED WITH THE GRADING PERMIT (FOR LOT 1).
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- EXISTING HOUSE LOCATED ON PRESERVATION PARCEL 'A' TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- WITH THIS SUBDIVISION, THE FULL POTENTIAL DENSITY OF THIS SITE, 1 BUILDABLE LOT AND 1 BUILDABLE PRESERVATION PARCEL MAY ONLY BE ACHIEVED THROUGH THE PURCHASE OF 1 DEO UNIT:
4.17 / 2 = 2 UNITS MAXIMUM YIELD * * YIELD BASED ON ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECORDATION OF THIS SUBDIVISION PLAT.
4.17 / 4.25 = 1 UNITS YIELD BY RIGHT
2 - 1 = 1 DEO UNIT REQUIRED
- PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND THE SPECHT HOMEOWNERS ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. THE PURPOSE OF PRESERVATION PARCEL A IS FARMING

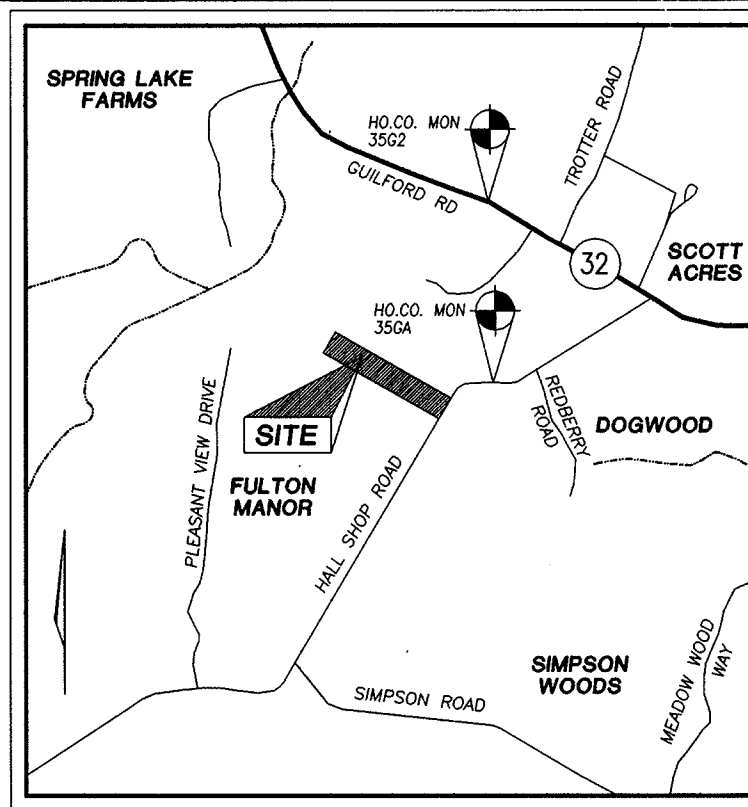
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 11-22-99 (ID NO. D055644-22)
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE RESIDENTIAL LOT/PARCEL INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM BUGLER PROPERTY. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO ACRES.
- BECAUSE THIS MINOR SUBDIVISION HAS NO FURTHER SUBDIVISION POTENTIAL, THIS SUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM.
- Water and Sewer service will be private.**

MINIMUM LOT SIZE CHART

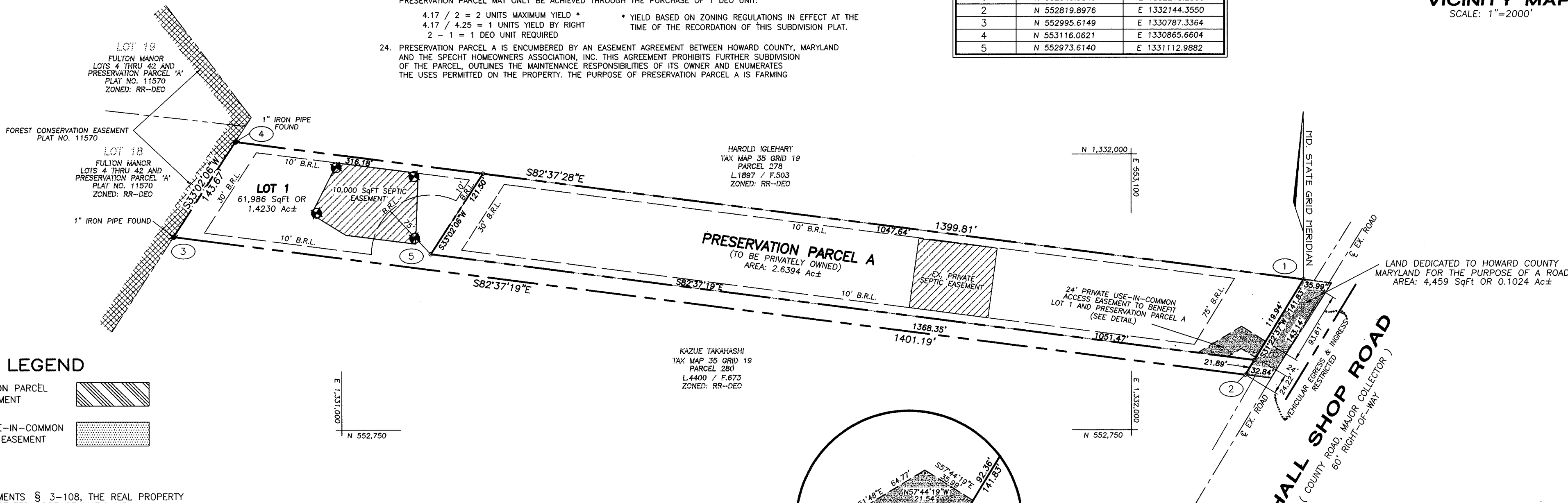
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	61,986 ±	21,036 ±	40,950 ±

COORDINATE TABLE

POINT	NORTH	EAST
1	N 552940.9849	E 1332218.2006
2	N 552819.8976	E 1332144.3550
3	N 552995.6149	E 1330787.3364
4	N 553116.0621	E 1330865.6604
5	N 552973.6140	E 1331112.9882



VICINITY MAP
SCALE: 1"=2000'



LEGEND

- PRESERVATION PARCEL EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT

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.

Mark C. Martin 12/30/99
MARK C. MARTIN DATE
PROFESSIONAL LAND SURVEYOR #10884

Lanny B. Specht 12-29-99
LANNY B. SPECHT DATE

Linda J. Specht 12-29-99
LINDA J. SPECHT DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	4.062 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.103 AC
TOTAL AREA TO BE RECORDED:	4.165 AC

Density Exchange

PARCEL INFORMATION	SPECHT'S CHANCE, LOT 1 AND PRESERVATION PARCEL A TAX MAP NO: 35 BLOCK: 19 PARCEL NO.: 279
TOTAL AREA OF SUBDIVISION	4.17 Ac
ALLOWED DENSITY UNITS	4.17 Ac @ IDU / 4.25 Ac = 1 DU
MAXIMUM DEO UNITS ALLOWED	4.17 Ac @ IDU / 2.00 Ac = 2 DU
PROPOSED DENSITY UNITS	2
NUMBER OF DEO UNITS REQUIRED	1 (2-1=1)
SENDING PARCEL INFORMATION	1 DEO UNIT "BUGLER PROPERTY" TAX MAP NO: 6 "BLOCK: 15 PARCEL NO.: 92

OWNERS / DEVELOPERS

LANNY SPECHT
LINDA SPECHT
12010 HALL SHOP ROAD
CLARKSVILLE, MD 21029



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Diaphane 1/5/00
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Decker 1/6/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John Decker 1/6/00
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LANNY B. SPECHT AND LINDA J. SPECHT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL 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:

1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-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 29 DAY OF DECEMBER, 1999.

Lanny B. Specht
LANNY B. SPECHT
Linda J. Specht
LINDA J. SPECHT

Michael D. Martin
WITNESS
Michael D. Martin
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY RICHARD FANTA AND DOROTHY C. FANTA TO LANNY B. SPECHT AND LINDA J. SPECHT BY DEED DATED JULY 29, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1509 AT FOLIO 433.

I FURTHER CERTIFY 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 UNIFORMED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

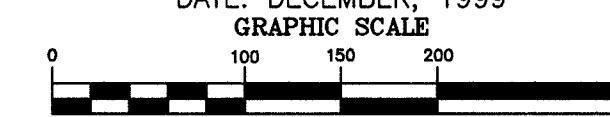
Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR #10884



RECORDED AS PLAT NO 14075 ON 1/9/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SPECHT'S CHANCE
LOT 1 AND PRESERVATION PARCEL A
ZONED: RR-DEO

REF:
TAX MAP NO:35 BLOCK:19 PARCEL NO:279
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER, 1999



SCALE: 1"=100'
SHEET 1 OF 1
F 00-79