

GENERAL NOTES

- ⊗ DENOTES 4" x 4" x 4" 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.14E1 AND NO.0039.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 1998, BY TSA GROUP, INC.
- SUBJECT PROPERTY ZONED RC-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH ANY PARCEL. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) OR PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- PRESERVATION PARCEL "A" IS ENCUMBERED BY A PRESERVATION EASEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM AND IS RESTRICTED BY AN ACCOMPANYING DEED OF PRESERVATION EASEMENT AGREEMENT. THE EASEMENT AGREEMENT, ENTERED INTO BY THE OWNER, WILLIAM P. BRENDDEL AND MARTHA B. BRENDDEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USE PERMITTED ON THE PROPERTY AND PROHIBITS REVISIONS OF THE PARCEL.
- THE EXISTING DWELLING ON PRESERVATION PARCEL "A" IS TO REMAIN. NO ADDITIONS OR BUILDING EXTENSIONS ARE TO BE BUILT AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- 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 A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- NO DISTURBANCE IS PROPOSED BY THIS PLAT THAT WILL IMPACT ANY EXISTING WETLANDS AND STREAM OR THEIR BUFFERS.
- WAIVER PETITION (WP-99-22) DATED OCTOBER 19, 1998 WAS GRANTED TO WAIVE HOWARD COUNTY ZONING REGULATION SECTION 16.116.04: WHICH REQUIRING THAT WETLANDS, WETLAND BUFFERS, STREAM AND STREAM BUFFERS BE SHOWN ON THE FINAL SUBDIVISION PLAT.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: F-99-36, WP-99-22, AND F-98-180.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 8" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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.
- VEHICULAR INGRESS & EGRESS IS RESTRICTED ALONG UNION CHAPEL ROAD EXCEPT WHERE THE EXISTING DRIVEWAY FOR PARCEL "A" IS LOCATED. ACCESS TO LOT 1 IS FROM THE PRIVATE USE-IN-COMMON EASEMENT ON PARCEL 243 WITHIN THE LOCATION OF EXISTING DRIVEWAY.

COORDINATE TABLE (NAD '83)

NO.	NORTHING	EASTING
1	592,308.4974	1,298,251.6279
2	592,184.9703	1,298,422.6894
3	591,726.2233	1,299,057.9667
4	591,733.6905	1,299,098.8257
5	592,538.6004	1,299,630.6291
6	592,680.3832	1,299,728.4147
7	592,802.4268	1,299,910.0312
8	592,813.5116	1,299,963.3876
115	593,773.2397	1,299,335.4444
116	593,273.6554	1,298,180.7760
120	593,064.3453	1,298,165.7263
117	592,928.7509	1,298,223.7067
118	592,895.2964	1,298,429.1743
119	592,795.2290	1,298,475.4903
130	592,280.7190	1,298,238.8518
131	591,666.0301	1,299,090.0790
132	592,521.8137	1,299,655.4947
133	592,663.4965	1,299,753.2112
135	592,773.0540	1,299,916.1334
136	592,786.5370	1,299,981.0365

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED:	1
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED:	1,003± AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0 AC.
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	47,486± AC.
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.0 AC.
TOTAL AREA ROAD DEDICATION TO BE RECORDED:	1,727± AC.
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED:	50,216± AC.

DENSITY EXCHANGE TABLE

SENDING PARCEL INFORMATION	BRENDDEL FARM, PARCEL 242 TAX MAP NO. 14, BLOCK 14 L. 4210, F. 4220
TOTAL PARCEL COMPUTED ACREAGE	50.216 ± AC.
PRESERVATION EASEMENT ACREAGE	* 47.486 ± AC
CEO UNITS CREATED (1:4.25)	10 (50.216 / 4.25 = 11.81) - 1.825 = 9.985
CEO UNITS SENT (1:4.25)	9
DEO UNITS CREATED (1:3)	14
DEO UNITS SENT	N/A
DEO/CEO UNITS RETAINED	1 CEO OR 1 DEO (5.98 acres) **
RECEIVING PARCEL INFORMATION	WELLINGTON WEST 2 F-98-180, TAX MAP 14 PARCELS 222 & 69

* THE ACREAGE OF THE PRESERVATION ESM T INCLUDES THE ACREAGE OF THE PRESERVATION ESM T NEEDED TO SUPPORT LOT 1

** OF THE 5.98 ACRES THAT REMAIN, 1 UNIT SHALL BE RESERVED FOR THE EXISTING RESIDENCE, AT A RATE OF 1 UNIT PER 4.25 ACRES.

CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
6 - 7	290.00'	224.37'	44°19'43"	118.14'	S 56°05'58" W 218.81'
133 - 135	260.00'	201.32'	44°21'56"	106.01'	S 56°04'52" W 196.33'

PROPERTY OF
OLDE HOME FARM
LIMITED PARTNERSHIP
3308/0044
PARCEL II

PROPERTY OF
WILLIAM P. BRENDDEL AND
MARTHA B. BRENDDEL
2241/741
PARCEL 243

PROPERTY OF
KENNETH A. POTOCKI
AND WIFE
1194/237
PARCEL 56

PROPERTY OF
JOHN D. BENILEY
286/123
PARCEL 66

PRESERVATION PARCEL "A"
(EASEMENT HELD BY H.C.A.L.P.P.)
47.49 AC.±

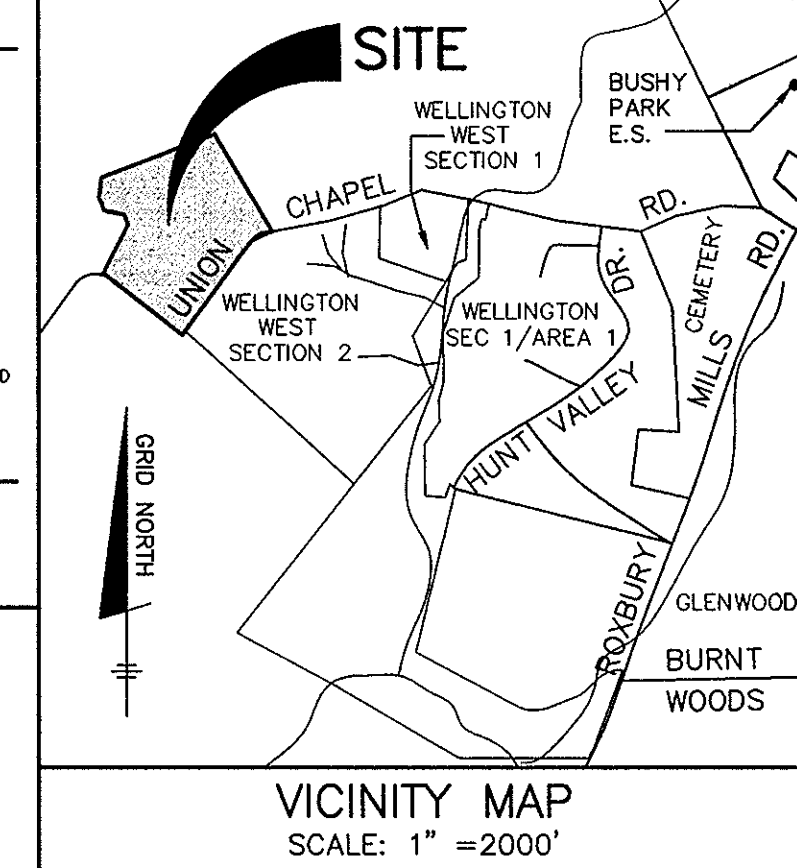
BENCH MARKS (NAD '83)

HORIZONTAL CONTROL
HO. CO. No. 14E1 EL. 590.862'
N 595,213.6182' E 1,301,991.8973'
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE; 33' WEST OF C/L OF DRIVE TO 15050 CARRS MILL ROAD; 19.8' NORTH OF EDGE OF PAVING OF CARRS MILL ROAD.

HO. CO. No. 0039
N 595,723.8341' E 1,306,481.6720'
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE @ SOUTHWEST CORNER OF CARRS MILL ROAD AND ROUTE 97; 33.4' SOUTH OF C/L OF CARRS MILL ROAD AND 40.3' WEST OF C/L OF ROUTE 97.

BENCH MARKS (NAD '29)

VERTICAL CONTROL
HO. CO. No. 3432001 EL. 590.862'
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE (NAD '83 STA. 14E1).



SURVEYOR'S CERTIFICATION FOR DEO SENDING PARCEL

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 47.49± ACRES ON PART OF LAND CONVEYED BY WILLIAM P. BRENDDEL AND MARTHA B. BRENDDEL TO OLDE HOME FARM, LLC. BY DEED DATED NOV. 12, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 456 AT FOLIO 420 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN HEREON. MD. PROPERTY LINE SURVEYOR #224

Peter J. Dare 4/9/98 DATE
PETER J. DARE
MD. PROPERTY LINE SURVEYOR #224

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 4/9/98 DATE
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224

William P. Brenddel 4/9/98 DATE
WILLIAM P. BRENDDEL

Martha B. Brenddel 4/9/98 DATE
MARTHA B. BRENDDEL

OWNER

OLDE HOME FARM, LLC
15298 UNION CHAPEL ROAD
WOODBINE, MARYLAND 21797
(410) 442-2101

SURVEYOR
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MARYLAND 21043
(410) 465-6105

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 47.49± ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, AND TO CREATE ONE CLUSTER LOT AND A PRESERVATION PARCEL WITH ONE RESIDENCE.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

Joseph L. G. ... 2/22/99 DATE
COUNTY HEALTH OFFICER MR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William P. Brenddel 2/25/99 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Joseph L. G. ... 3/12/99 DATE
DIRECTOR #5

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY WILLIAM P. BRENDDEL AND MARTHA B. BRENDDEL, TO OLDE HOME FARM, LLC. BY DEED DATED NOVEMBER 12, 1998 AND RECORDED IN LIBER 456 AT FOLIO 420 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.



Peter J. Dare 4/9/98 DATE
PETER J. DARE
MD. PROPERTY LINE SURVEYOR #224

OWNER'S DEDICATION

OLDE HOME FARM, LLC BY WILLIAM P. BRENDDEL & MARTHA B. BRENDDEL, OWNERS 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 OUR HANDS THIS 10TH DAY OF NOVEMBER 1998.

William P. Brenddel 4/9/98 DATE
WILLIAM P. BRENDDEL

Martha B. Brenddel 4/9/98 DATE
MARTHA B. BRENDDEL

Martha B. Brenddel 4/9/98 DATE
MARTHA B. BRENDDEL

William P. Brenddel 4/9/98 DATE
WILLIAM P. BRENDDEL

RECORDED AS PLAT 13631 ON 3/4/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BRENDDEL FARM
MINOR SUBDIVISION
LOT 1 AND PRESERVATION PARCEL "A"
AND PLAT OF EASEMENT

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 14 SCALE: 1" = 200'
PARCEL NO. 242 DATE: AUGUST, 1998
BLOCK 14 PLAT: 1 OF 1
ZONED: RC-DEO