

COORDINATE LIST

NO.	NORTH	EAST
1	578,985.647	1,294,417.430
2	579,008.518	1,295,154.101
3	579,133.610	1,295,127.402
4	579,163.352	1,295,278.975
5	579,036.725	1,295,420.827
6	578,923.253	1,295,397.195
1683	578,986.471	1,296,366.252

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD, SUITE 215
 COLUMBIA, MARYLAND 21044
 (410) 740-2100

OWNER
 LONG VALLEY FARM, INC.
 P.O. BOX 967
 MARTINSBURG, WV 25402-0967

THE REQUIREMENTS OF §§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.

John B. Mildenberg 2/12/99
 JOHN B. MILDENBERG, SURVEYOR
Alison W. Specht, P. Res.
 LONG VALLEY FARM, INC., OWNER
 FEB 25 99

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PRESERVATION PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.00 AC ±
TOTAL AREA OF PRESERVATION PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	1.00 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	1.00 AC ±

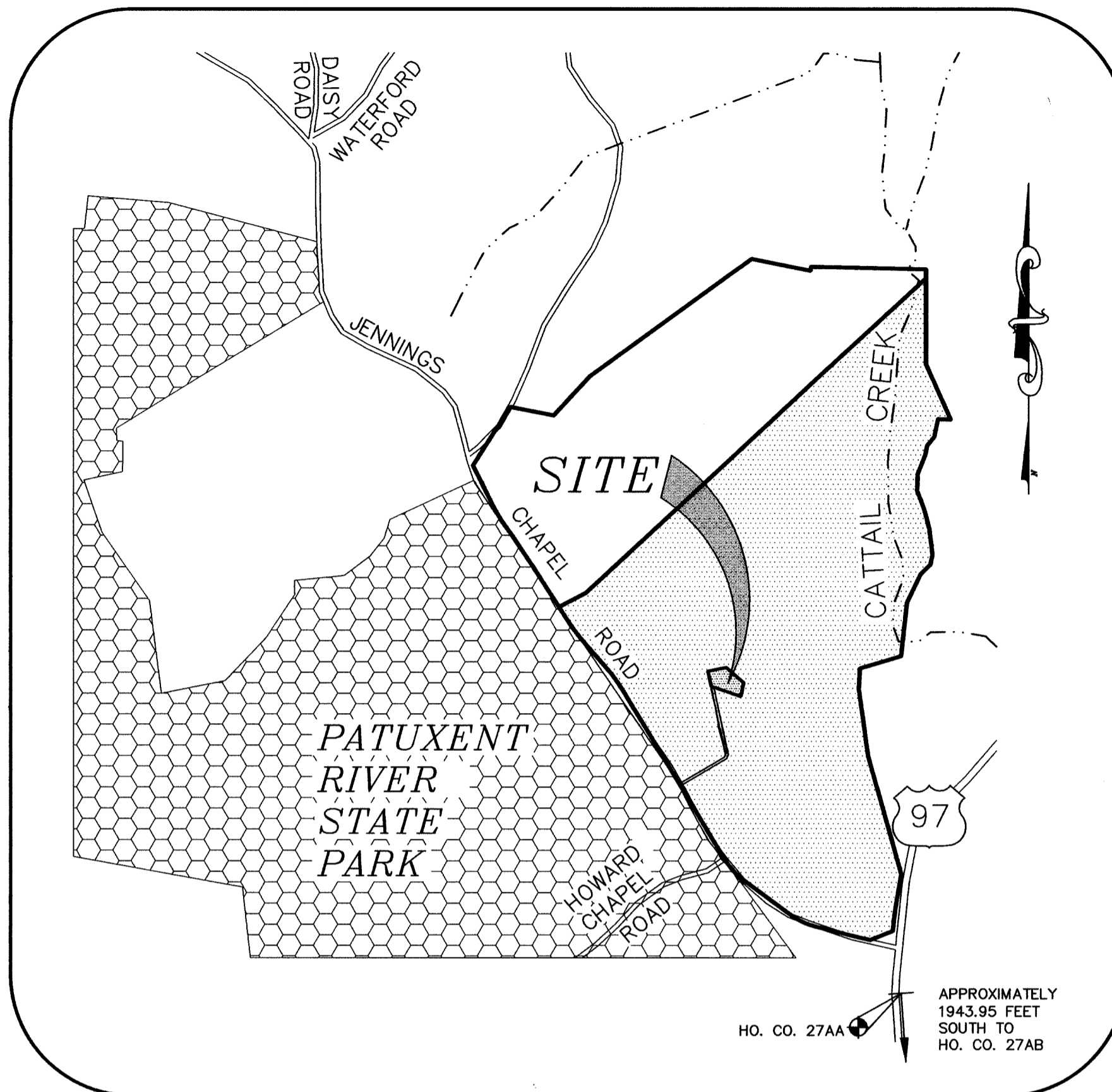
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Doree M. Matusz 7/16/99
 HOWARD COUNTY HEALTH OFFICER
 J.K. MDE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. ... 7/13/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Angela S. ... 7/29/99
 DIRECTOR



VICINITY MAP

SCALE : 1" = 1000'

24. THE PROPOSED GRADING TO PROVIDE ADEQUATE INTERSECTION SIGHT DISTANCE ALONG JENNINGS CHAPEL ROAD BETWEEN STATIONS 9+50 TO 11+00 SHALL BE PART OF THE BUILDING PERMIT TO THE CONSTRUCTION OF THE PROPOSED LOT.

23. 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 SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 30 FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/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) STRUCTURE CLEARANCES-MINIMUM 12 FEET.
 G) MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
 H) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.

OWNER'S STATEMENT

I, LONG VALLEY FARM, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 23 DAY OF 1999 (1999)

Alison W. Specht, P. Res.
 LONG VALLEY FARM, INC.
John J. ...
 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 ALSTON WESLEY SPECHT AND VIRGINIA GRANTHAM SPECHT, HIS WIFE, TO LONG VALLEY FARM, INC. BY DEED DATED OCTOBER 2, 1980, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1020 AT FOLIO 005 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg 2/12/99
 JOHN B. MILDENBERG, L.S. NO. 10718
 DATE

GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO WITHIN THE AGRICULTURAL LAND PRESERVATION DISTRICT PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 27AA & 27AB.
 STA. No. 27AA N 576,482.289 EL. 497.35
 E 1,296,714.520
 STA. No. 27AB N 574,543.055 EL. 480.19
 E 1,296,849.900
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE AND CAP SET.
- DENOTES IRON PIPE FOUND
- DENOTES AN ANGULAR CHANGE IN DIRECTION OF THE BOUNDARY.
- NO STEEP SLOPES EXIST ON-SITE.
- NO WETLANDS OR FLOODPLAIN EXIST ON-SITE.
- BASED ON AVAILABLE COUNTY DATA, ONE GRAVE SITE EXISTS ON THE PARENT PARCEL (HO CO ID # 21-9). TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES EXIST ON OR WITHIN 200 FEET OF THE PROPOSED LOT.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT UNDER THE HOWARD COUNTY DESIGN MANUAL; VOL. 1, PARAGRAPH 5.12.B.4. THIS EXEMPTION IS BASED ON AVERAGE LOT SIZE OF 3.8 ACRES AND NO PROPOSED PUBLIC ROADS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT IS EXEMPT FROM OPEN SPACE REQUIREMENTS AS PER SECTION 16.121(a)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LOT 1 IS BEING CREATED ACCORDING TO SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS AND RELEASED FROM THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION EASEMENT # 13-04-79-05CEs PER THE AGRICULTURAL LAND PRESERVATION PROGRAM, HOWARD COUNTY CODE SECTION 15.514.
- THIS IS THE FIRST AND ONLY INDIVIDUAL ONE-ACRE LOT WHICH MAY BE CREATED WITHIN THE PARENT PARCEL (PARCEL 14), PER THE AMENDED DEED OF EASEMENT, RECORDED 6/23/99 (LIBER 4789 FOLIO 0266).
- LOTS SHOWN ON THIS PLAT SHALL COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOT'S SITE LOCATION WITHIN THE FARM'S INTERIOR AND CREDIT FOR EXISTING VEGETATION.
- THIS AREA DESIGNATES A PRIVATE INGRESS & EGRESS EASEMENT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT OF WAY LINE, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAYS.

RECORDED AS PLAT 13864 ON 2-2-99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SPECHT PROPERTY,
LOT 1

SHEET 1 OF 2

TAX MAP 21	ELECTION DISTRICT FOURTH	SCALE : AS SHOWN
PARCEL NO. 14	HOWARD COUNTY, MARYLAND	DATE : FEB 1999
BLOCK 13 & 19	EX. ZONING RC-DEO	DPZ FILE NOS. F-99-55

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-99-55

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THE REQUIREMENTS OF 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.

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD, SUITE 215
 COLUMBIA, MARYLAND 21044
 (410) 740-2100

OWNER
 LONG VALLEY FARM, INC.
 P.O. BOX 967
 MARTINSBURG, WV 25402-0967



RESIDUE OF
 LONG VALLEY FARM, INC.
 1020/5
 PARCEL 14

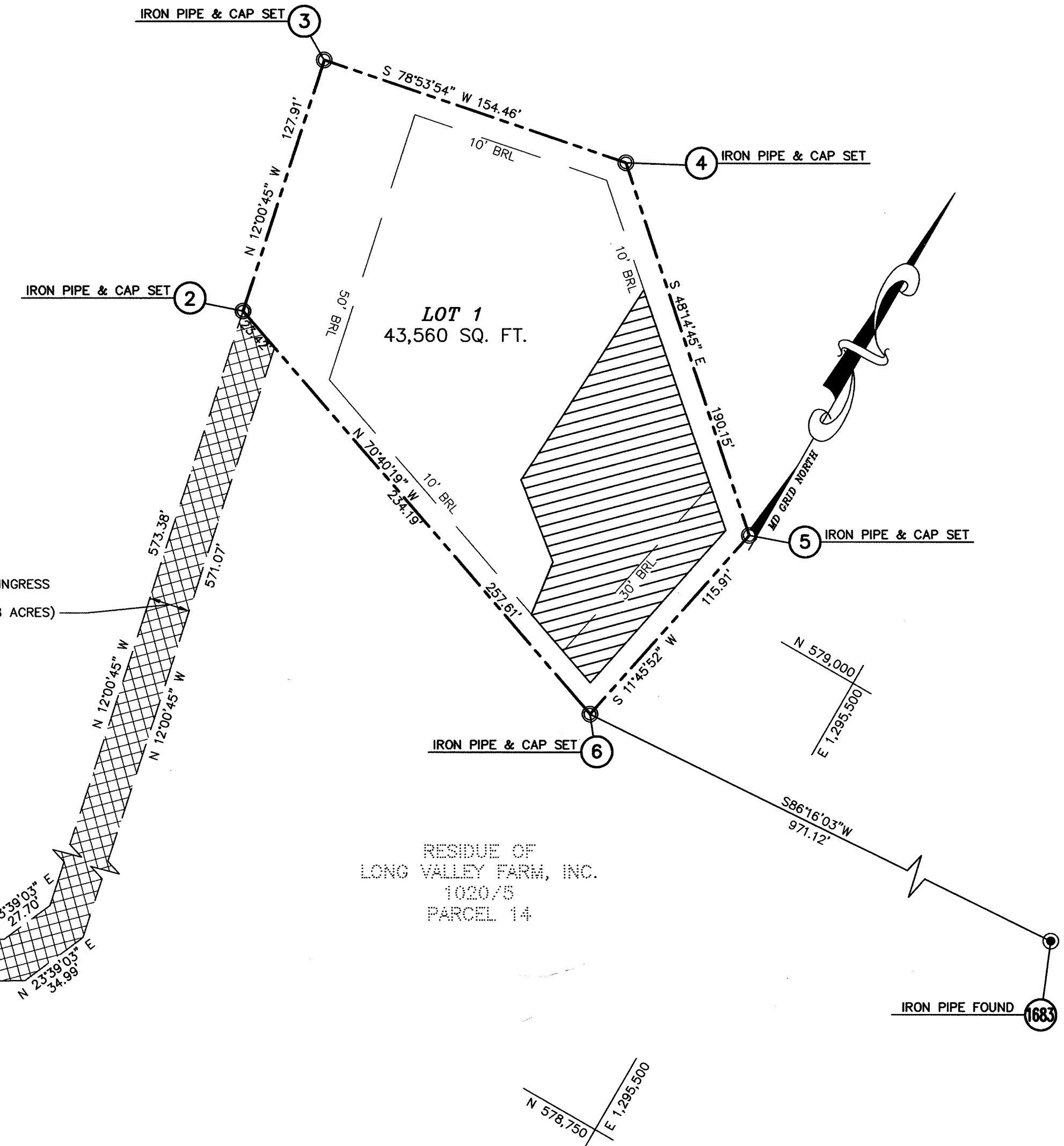
PROPOSED 20' PRIVATE INGRESS
 & EGRESS EASEMENT
 (20,909 SQ. FT. OR 0.48 ACRES)

RESIDUE OF
 LONG VALLEY FARM, INC.
 1020/5
 PARCEL 14

JENNINGS CHAPEL ROAD
 EX. 30' PUBLIC ROW - MAJOR COLLECTOR

TOTAL AREA TABULATION

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TOTAL NUMBER OF PRESERVATION PARCELS	0
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TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	1.00 AC ±



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

Dina M. Waters 7/6/99
 HOWARD COUNTY HEALTH OFFICER DATE
 DK. MADE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Dammann 7/13/99
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Greg S. Roth 7/29/99
 DIRECTOR DATE

OWNER'S STATEMENT

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WITNESS MY HAND THIS 23 DAY OF 1999 (FEB)

Alston W. Specht, Pres.
 LONG VALLEY FARM, INC.
John J. Specht, V. Pres.
 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 ALSTON WESLEY SPECHT AND VIRGINIA GRANTHAM SPECHT, HIS WIFE, TO LONG VALLEY FARM, INC. BY DEED DATED OCTOBER 2, 1980, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1020 AT FOLIO 005 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEYS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg
 JOHN B. MILDENBERG, L.S. NO. 10718
 DATE 2/12/99

RECORDED AS PLAT 13865 ON 8-2-99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SPECHT PROPERTY,
 LOT 1

SHEET 2 OF 2

TAX MAP 21	ELECTION DISTRICT FOURTH	SCALE: 1"=50'
PARCEL NO. 14	HOWARD COUNTY, MARYLAND	DATE: FEB 1999
BLOCK 13 & 19	EX. ZONING RC-DEO	DPZ FILE NOS. F-99-55

**MILDENBERG,
 BOENDER & ASSOC., INC.**
 Engineers Planners Surveyors

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