

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 31AA N 573,998.571 E 1,369,934.229 EL=500.157
STATION 31DA N 571,982.670 E 1,372,145.075 EL=482.35
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1997 BY MILDENBERG, BOENDER & ASSOCIATES, INC. AND PLAT# 14557-14561.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES STONE FOUND
- DENOTES IRON PIPE FOUND.
- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- STEEP SLOPES DO NOT EXIST ON SITE.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- ALL SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- DENOTES PRIVATE DRAINAGE & UTILITY EASEMENT.
- DENOTES PUBLIC WATER, SEWER, & UTILITY EASEMENT.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED UNDER F-00-95.
- THERE ARE NO HISTORIC SITES ON OR ADJACENT TO THE SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT 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 18% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- THE FOREST CONSERVATION HAS BEEN PROVIDED UNDER F-00-095.
- OPEN SPACE REQUIREMENT SATISFIED UNDER F-00-095.
- PUBLIC WATER AND SEWER WILL BE AVAILABLE UNDER CONTRACT 14-3823-D.
- PROJECT IS SUBJECT TO WAIVER PETITION WP-98-75. WAIVER IS TO SECTION 16.116(a)(2)(ii) OF THE SUBDIVISION REGULATIONS, WHICH RESTRICTS GRADING WITHIN STREAM BUFFERS. APPROVED MARCH 25, 1998 WITH THE FOLLOWING CONDITIONS:
I. THE HORIZONTAL ALIGNMENT OF THE PROPOSED PRIVATE ACCESS PLACE SHOULD FOLLOW THE OVERHEAD EASEMENT AS CLOSELY AS POSSIBLE.
II. INSURE THAT CREATED CUT SLOPES ARE NO STEEPER THAN 2:1 VERTICAL, OTHERWISE STRUCTURAL STABILIZATION WILL BE REQUIRED.
III. WAIVER APPROVAL APPLIES ONLY TO THE PROPOSED GRADING AND CLEARING FOR THE CUL-DE-SAC OF ROAD A, AND THE PRIVATE ACCESS PLACE EXTENDING CUL-DE-SAC OF ROAD A, AND THE PRIVATE ACCESS PLACE EXTENDING FROM ITS TERMINUS.
- LANDSCAPE REQUIREMENTS HAS BEEN PROVIDED UNDER F-00-095.

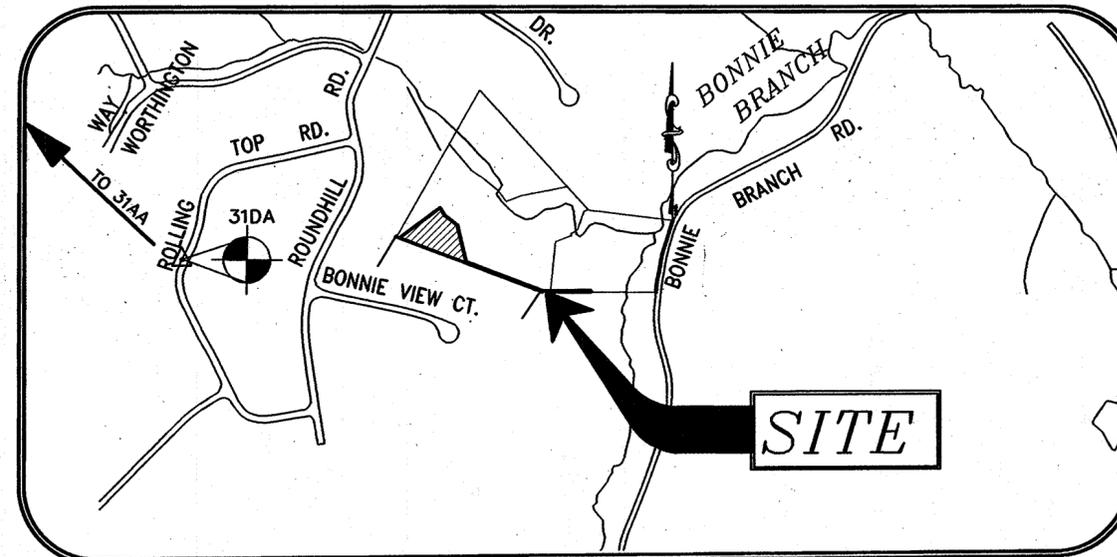
COORDINATE TABLE

POINT	NORTHING	EASTING
3	571840.937	1373590.205
22	571840.829	1373785.272
32	572065.091	1373016.187
33	572186.953	1373179.780
34	572154.645	1373199.433
35	572115.076	1373249.647
36	571966.127	1373284.281
37	571846.270	1373591.211
38	572026.304	1373670.301

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	15,982 SQ.FT	1,979 SQ.FT	14,003 SQ.FT
10	15,544 SQ.FT	1,404 SQ.FT	14,140 SQ.FT

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333



VICINITY MAP

SCALE: 1"=500'

OWNER

RONALD B. WILDMAN
4747 BONNIE BRANCH RD.
ELLCOTT CITY, MARYLAND 21043
(410) 869-9999

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE AUGUST 7, 2000 ON WHICH DATE DEVELOPER AGREEMENT F-00-95 WAS FILED AND ACCEPTED.

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 COMPLETED.

John B. Mildenberg 1/6/03
JOHN B. MILDENBERG, SURVEYOR DATE
Ronald B. Wildman 1/5/03
RONALD B. WILDMAN, OWNER DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	0.72 AC ±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC ±
AREA OF ROADWAY TO BE RECORDED	0 AC ±
AREA TO BE RECORDED	0.72 AC ±

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

Peggy Donder Miller 1-13-03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 1/21/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank J. ... 1/24/03
DIRECTOR DATE

OWNER'S STATEMENT

I, RONALD B. WILDMAN, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF January 2003

Ronald B. Wildman
RONALD B. WILDMAN, OWNER

Sam Abner
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 9 & 10 OF "BONNIE BRANCH OVERLOOK LOTS 1 THRU 13" PLAT# 14557 TO 14561 AND BEING THAT LAND CONVEYED BY JULIET L. B. BALLARD TO RONALD B. WILDMAN, BY DEED DATED 30TH OF DECEMBER 1996, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3887 & FOLIO 579, AND 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 ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



John B. Mildenberg 1/6/03
DATE

THE PURPOSE OF THIS PLAT IS TO ADD A PRIVATE DRAINAGE & UTILITY EASEMENT ON LOT 10 AND PUBLIC WATER, SEWER & UTILITY EASEMENTS ON LOTS 9 AND 10.

RECORDED AS PLAT 15789 ON 1-27-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

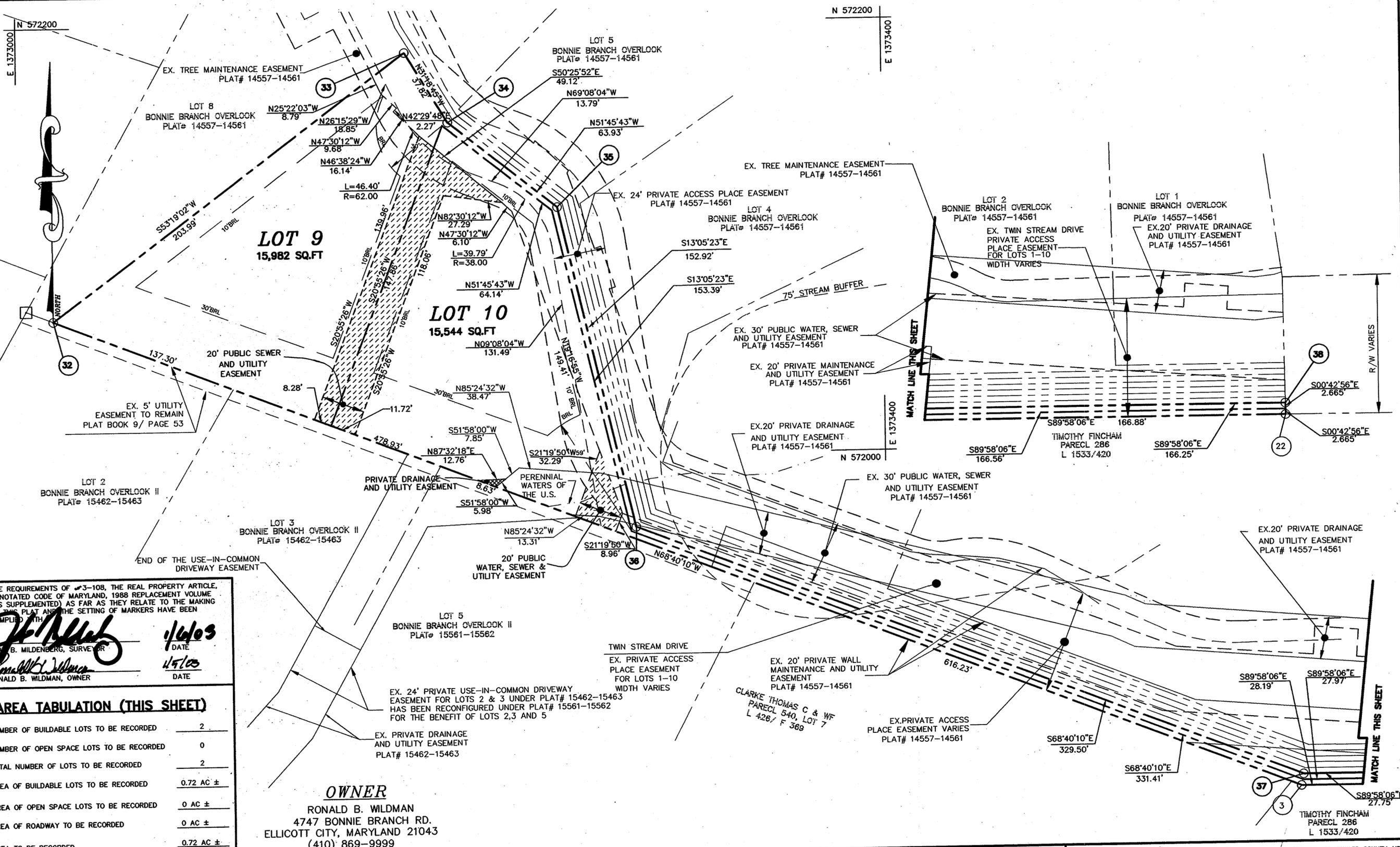
REVISION PLAT
**BONNIE BRANCH
OVERLOOK**
LOTS 9 & 10
SHEET 1 OF 2

TAX MAP 31 SECOND ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 27 HOWARD COUNTY, MARYLAND DATE: DEC. 2002
BLOCK 9 EX. ZONING R-20 DPZ FILE NOS. - SP-97-20, WP-98-75, P-99-03, BA 410-D, F-00-95

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

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

F-03-92



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.

[Signature] 1/6/03
 JOHN B. MILDENBERG, SURVEYOR
 DATE

[Signature] 1/5/03
 RONALD B. WILDMAN, OWNER
 DATE

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 RONALD B. WILDMAN
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 1-13-03
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/21/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 1/29/03
 DIRECTOR
 DATE

OWNER'S STATEMENT

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WITNESS MY HAND THIS *6th* DAY OF *January* 2003

[Signature]
 RONALD B. WILDMAN, OWNER

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

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[Signature] 1/6/03
 MILDENBERG, L.S. NO. 10718
 DATE

RECORDED AS PLAT 15790 ON 1-27-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**REVISION PLAT
 BONNIE BRANCH
 OVERLOOK**
 LOTS 9 & 10
 SHEET 2 OF 2

TAX MAP 31
 PARCEL NO. 27
 BLOCK 9

SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING R-20

SCALE: 1"=30'
 DATE: DEC. 2002
 DPZ FILE NOS. SP-97-20,
 WP-98-75, P-99-03
 BA 410-D F-00-95

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96090.DWG.FINAL.RP.2

F-03-92