

ADJOINING PROPERTY OWNERS
AND DEED REFERENCES
TAX MAP 38

P. 426
EDWARD M. FLAR
6180 Old Washington Road
Elkridge, Maryland 21075
3161/249

P. 328
JOSEPH & SIMONE ROCKSTROH
6124 Old Washington Road
Elkridge, Maryland 21075
3482/0688

P. 327
LARRY WEATHERHOLT
& JANICE MOEY
6124 Old Washington Road
Elkridge, Maryland 21075
2090/0356

P. 430
RICHARD & JOAN BRADY
901 Bear Branch Road
Westminster, MD 21157
285/856

P. 134
DALE B. AND
CHERYL L. MERSON
6151 Hooks Lane
Elkridge, MD 21075
1115/575

P. 663
RICHARD H. BREEDEN & WIFE
6160 Hooks Lane
Elkridge, Maryland 21075
357/427

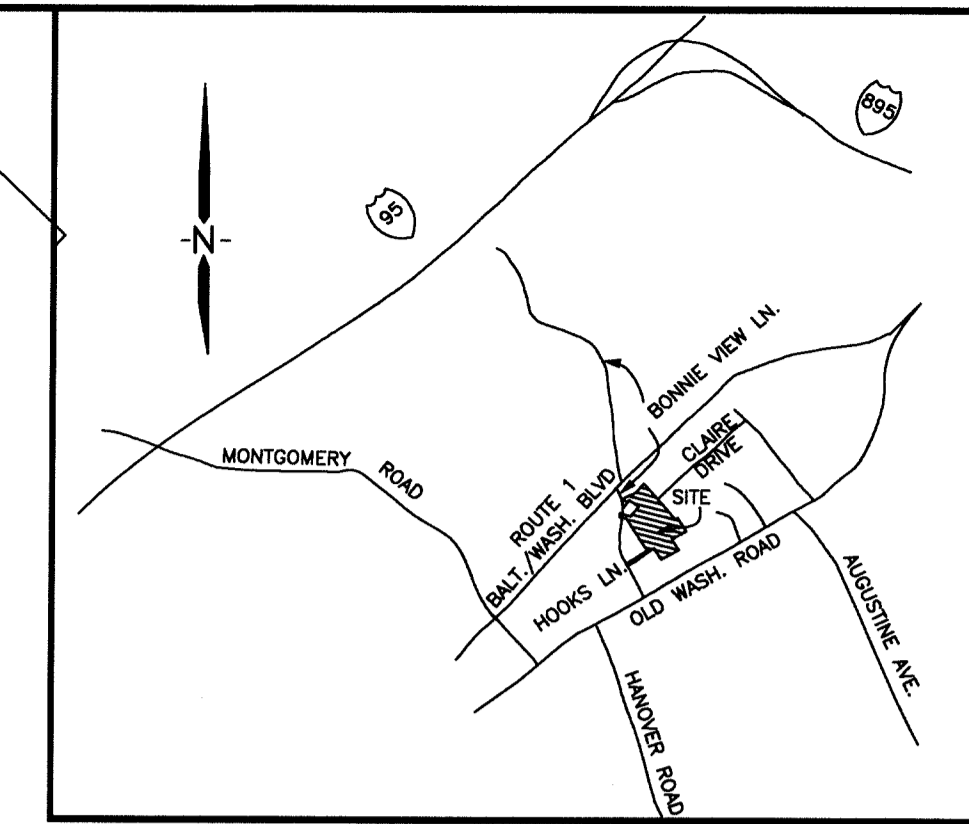
P. 130
C. PHILIP OWENS & WIFE
5951 Bonnie View Lane
Elkridge, MD 21075
785/100

P. 129
MORRIS H. OWENS & WIFE
5921 Bonnie View Lane
Elkridge, MD 21075
170/578

P. 139
ELIZABETH HEIGHTS
Lot B, 2807/504
Gary F. Tompala
6076 Claire Drive
Elkridge, MD 21075

Lot 9, 1836/538
Harry J. Shaw, Jr.
6076 Claire Drive
Elkridge, MD 21075

P. 138
WHITE ELK MOTEL
PO BOX 1303
LAUREL, MD 20725
1092/ 888



VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES:

- Existing Zoning: R-12 per the October 18, 1993 Comprehensive Zoning.
- Public Water and Sewer to be utilized.
- Proposed Erosion and Sediment Control Measures are to be provided on Final Construction Plans.
- Street Trees are to be provided at 40' O.C. in accordance with Section 16.131 of the Howard County Subdivision and Land Development Regulations.
- Deed Reference: Liber 4476, Folio 495 (p.130) Liber 4279, Folio 339 (p. 881).
- No burial grounds or cemetery sites are on-site, per Howard County information.
- Five foot contour topography and existing conditions based on an aerial survey flown in 1993 by Earth Data Corp. for Howard County.
- Forest Stand Delineation and wetlands report, performed by Wildman Environmental Services, are a part of this submission.
- Recreational Open Space Required: None.
- Community Association to be formed to take title to Open Space and for maintenance of SWM facilities.
- Property is within the Metropolitan District.
- Preliminary Storm Water Management information and computations are provided with this submission.
- Pursuant to Howard County zoning regulation Sec. 109.E the minimum lot size provided is 8,400 sq. feet with a mandatory open space provision of 30% of the total area to be recorded.
- Traffic study performed by Lee Cunningham December 1998.
- Noise study performed by Wildman Environmental Services.
- The Storm Water Management facility shown on this plan is an approximation of its ultimate size and shape. It is understood that this facility has not been designed and its size and shape may change, altering the number of units allocated for this development.
- The Sketch Plan is subject to the approval and conditions of WP-99-90 to waive the Howard County Subdivision and Land Development Regulations, Sec. 16.121(a)(3) to not require the open space to be consolidated into a single contiguous lot and 16.121(e)(1) to permit the required open space lot public road frontage minimum of 40 feet to be reduced to its individual pipestem width (approx. 2.5') within the 24' wide private access place easement. The purpose of said waiver is for the protection of 2 specimen trees on the proposed O.S. lot 12, depicted as ST1 and ST2, in the Forest Stand Delineation prepared by Wildman Environmental Services. Subject to conditions.
- Proposed speed control devices are shown in typical locations only. The developer's selection of specific speed control device (slow point, median island) will be designated at preliminary plan review.
- In accordance with Section 2.5.2.h. of the Volume III Design Manual, sight distance easements may be required at the Hooks Lane and Bonnie View Lane intersection. All necessary easements must be obtained by the developer prior to final plan approval.
- The proposed Drainage and utility Basements will be relocated interior to any landscape edges prior to final plan.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James D. Patten 2/7/99
PLANNING DIRECTOR DATE

LEGEND

- Approximate 65 dBA Ldn line
- Private SWM, Access Drain & Utility Easement
- Existing Easement
- Proposed Public Easement
- Area to be dedicated to Howard County (Public)
- 15-24.9 % Slopes

TOTAL AREA TABULATION

GROSS TRACT AREA	3.99 ac.±
B-2 ZONED AREA (non-credited O.S.)	.09 ac.±
NET AREA TRACT (R-12)	3.90 ac.±
NUMBER OF PARCELS TO BE RECORDED	2
NUMBER OF LOTS TO BE RECORDED	13
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	11
AREA OF BUILDABLE LOTS TO BE RECORDED	2.21 ac.±
AREA OF PIPESTEMS TO BE RECORDED	.23ac.±
TOTAL AREA OF LOTS TO BE RECORDED	2.44 ac.±
NUMBER OF OPEN-SPACE LOTS TO BE RECORDED	2
AREA OF OPEN SPACE LESS THAN 35' WIDE	.05 ac.±
AREA OF B-2 AREA O.S. NON-CREDITED	.09 ac.±
USABLE OPEN SPACE PROVIDED	1.27ac.±
TOTAL AREA OF OPEN SPACE	1.31 ac.±
OPEN SPACE REQUIRED	1.17ac.±
TOTAL AREA TO BE DEDICATED TO HOW. CO.	.24 ac.±
TOTAL AREA TO BE RECORDED	3.99 ac.±

DEVELOPER/PREPARER:
NEWBURN DEVELOPMENT CORP.
5570 Sterrett Place, Suite 201
Columbia, Maryland 21044
(410) 997-3815, (301) 596-3877

OWNER:
Lawyers Hill, LLLP
5570 Sterrett Place, Suite 201
Columbia, Maryland 21044
(410) 997-3815, (301) 596-3877

ENGINEER:
L.D.E. INC.
9250 Rumsey Road, Suite 106
Columbia, Maryland 21045
(410) 715-1070



SKETCH PLAN

BONNIE RIDGE
LOTS 1 THRU 13

TAX MAP 38, BLOCK 3, PARCEL 130 & 881
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MAY, 1999
Scale: 1" = 50'

S-99-11