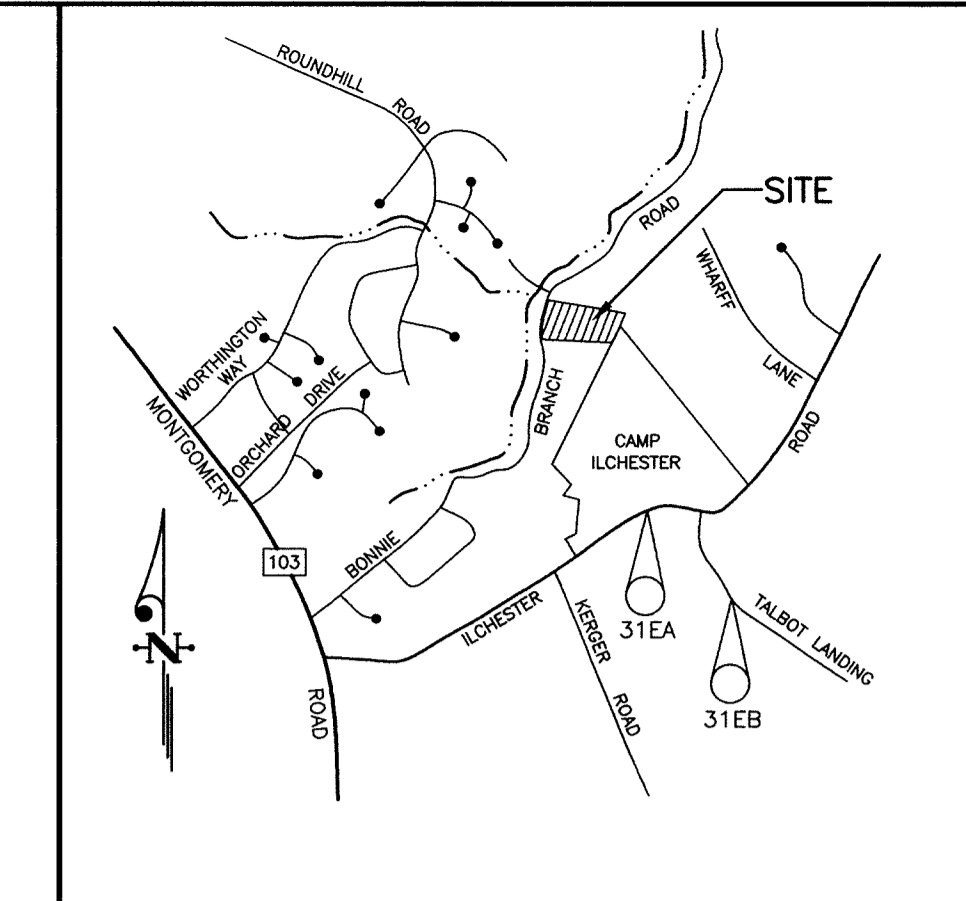


BENCH MARKS				
MONUMENT	DESCRIPTION	ELEVATION	NORTHING	EASTING
31EA	MONUMENT	469.603	569641.123	1,374,815.935
31EB	MONUMENT	453.396	568730.984	1,376,273.491



VICINITY MAP  
SCALE: 1" = 2000'

# PRELIMINARY EQUIVALENT SKETCH PLAN

## BONNIELASS

### LOTS 5-14

## A RESUBDIVISION OF LOTS 2 AND 3

**OPEN SPACE CALCULATION**

MINIMUM LOT SIZE OPTION 12,000 S.F. = 40% REQUIRED  
 GROSS AREA OF TRACT = 245,278 S.F. (SEE F-01-208)  
 OPEN SPACE REQUIRED = 245,278 S.F. X 40% = 98,111 S.F. OR 2.2523 ACRES  
 OPEN SPACE PROVIDED = 2.2634 ACRES (PROVIDED UNDER F-01-208)  
 NON-CREDITED OPEN SPACE PROVIDED = 0.0102 ACRES (PROVIDED UNDER F-01-208)  
 TOTAL OPEN SPACE PROVIDED = 2.2532 ACRES (PROVIDED UNDER F-01-208)  
 RECREATIONAL OPEN SPACE IS REQUIRED PER SECTION 16.121.(c)(4).  
 10 BUILDABLE LOTS X 200 SF/LOT = 2,000 SF REQUIRED  
 2,000 SF OF USABLE RECREATIONAL OPEN SPACE IS LOCATED ON LOT 4

**GENERAL NOTES:**

1. SITE DATA
  - A. Existing Zoning: R-20
  - B. Gross Area: 3.1895 Acres
  - C. Net Area of Tract: 3.1895 Acres
  - D. Area of Proposed Lots: 3.1895 Acres
  - E. 10 Buildable Lots Proposed.  
2 Open Space Lots previously recorded (F-01-208).
  - F. Public Water and Sewer Extensions are proposed.  
Contract #S-6127 (Sewer), Contract #34-W (Water), Patapsco Drainage Area
  - G. Open Space Required: 2.2523 Acres (5.6308 x 40%)  
Credited Total Open Space Provided: 2.2532 Acres  
(Provided under F-01-208).
2. Stormwater Management is provided onsite in a privately owned and maintained facility (F-01-208). Quality control is by surface sand filter. Quantity control is by extended detention.
3. Existing utilities and improvements shown are taken from available records. Onsite topography is per field-run survey by CF&S, Inc. dated 2/2001 @ 2' interval, and F-01-208 construction plans. Topography on developed lots is per SDP-97-86 and SDP-99-78. Topography on undeveloped parcels is from Howard County @ 5' intervals.
4. Waiver petition WP-01-139 was granted 8/2/01 to waive Section 16.121(e) requiring 40' frontage on a public road for open space lot 4.
5. Wetland certification by Byrne Kelly, R.L.A.
7. For lots served by the private access place, refuse collection, snow removal and road maintenance are provided to the junction of the private access place and road right-of-way line, and not within the private access place.
8. Forest Conservation Obligations and Landscape Obligations for this project were met by F-01-208.
9. Bonnie Branch Road is a Scenic Road. Report was submitted with F-01-208.
10. Previous County File Numbers F-01-208, WP-01-139.
11. Traffic study by The Traffic Group, dated 5/3/02.
12. This plan is subject to the 5th edition of the Subdivision Regulations.
13. Design manual waiver was granted for intersection sight distance of Design Manual Volume III, Section 2.5.2.H.3 on November 1, 2002. (PROVIDED UNDER F-01-208)

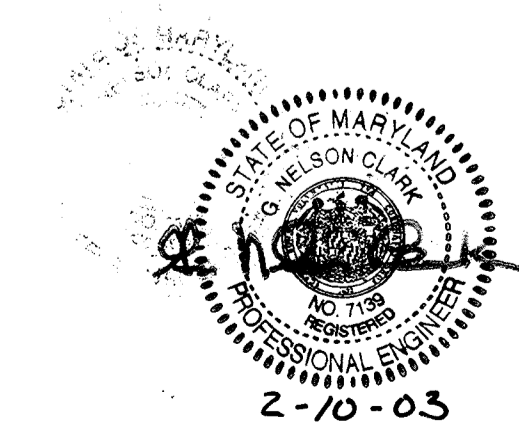
SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	GRADING, SOILS, AND DRAINAGE AREA MAP

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	13,796 SF	479 SF	13,317 SF
6	13,114 SF	681 SF	12,433 SF
7	13,403 SF	853 SF	12,550 SF
8	13,081 SF	1,059 SF	12,022 SF
9	13,488 SF	1263 SF	12,225 SF
10	17,401 SF	2111 SF	15,290 SF
11	13,595 SF	1581 SF	12,014 SF
12	14,133 SF	1675 SF	12,458 SF
13	13,504 SF	1303 SF	12,201 SF
14	13,422 SF	1119 SF	12,303 SF

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*Handwritten signature and date 5/23/03*

DEVELOPER  
 BONNIELASS LLC  
 8815-P COLUMBIA 100 PARKWAY  
 COLUMBIA, MARYLAND 21045

OWNER  
 BONNIELASS LLC  
 8815-P COLUMBIA 100 PARKWAY  
 COLUMBIA, MARYLAND 21045



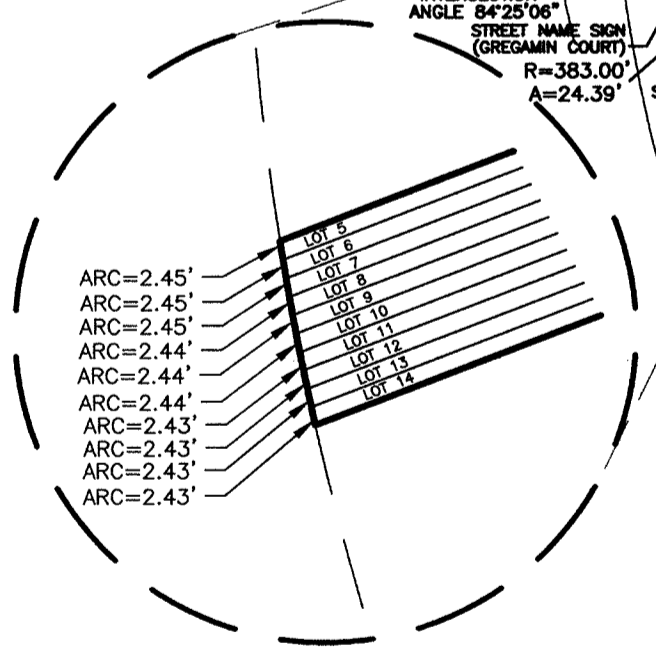
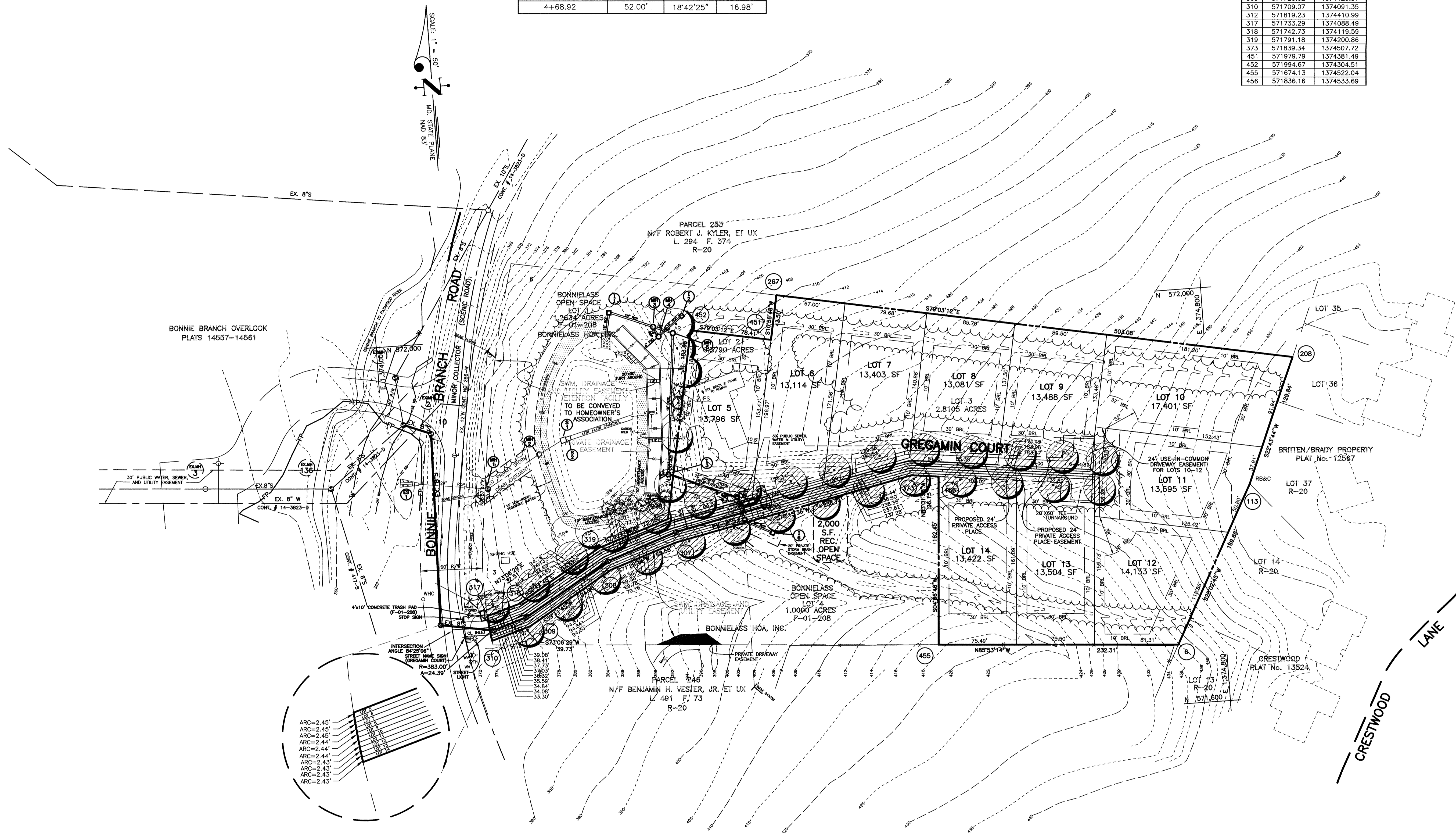
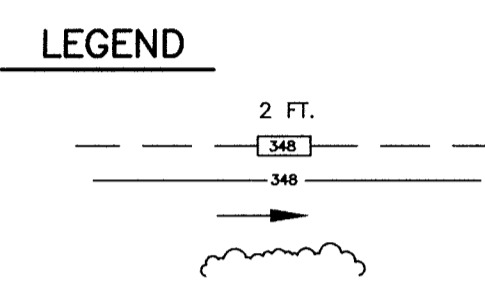
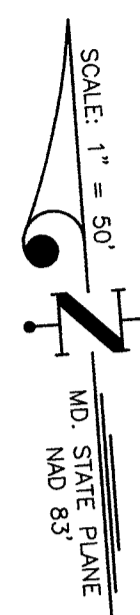
<b>CLARK • FINEFROCK &amp; SACKETT, INC.</b> ENGINEERS • PLANNERS • SURVEYORS			
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.			
DESIGNED TD/AS	PRELIMINARY EQUIVALENT SKETCH PLAN <b>BONNIELASS</b> LOTS 5-14 A RESUBDIVISION OF LOTS 2 AND 3 TAX MAP 31, GRID 9, PARCEL 254 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND F-01-208, WP-01-139	SCALE AS SHOWN	DRAWING 1 OF 3
DRAWN LAJ/CRH2		JOB NO. 00-098	
CHECKED TD/AS		FILE NO. 00-098 P	
DATE 2-10-03	FOR: BRANTLEY DEVELOPMENT CORPORATION 8815-P COLUMBIA 100 PARKWAY COLUMBIA, MARYLAND 21045		

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CENTERLINE PROPOSED PRIVATE ACCESS PLACE CURVE DATA			
CURVE PC STATION	RADIUS	DELTA	LENGTH
0+30.32	50.00'	17°54'26"	15.63'
0+57.62	50.00'	13°54'44"	12.14'
1+61.20	52.00'	12°10'28"	11.05'
2+31.48	102.00'	6°53'23"	12.27'
4+68.92	52.00'	18°42'25"	16.98'

CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
310 - 317	383.00'	3°38'53"	24.38'	24.38'	N06°44'33"W

COORDINATE TABLE		
NO.	NORTHING	EASTING
6	571657.47	1374753.74
113	571807.20	1374833.51
208	571926.96	1374883.68
267	572022.49	1374389.75
279	571814.37	1374269.64
307	571791.17	1374275.94
308	571769.26	1374210.95
309	571720.62	1374129.37
310	571709.07	1374091.35
312	571819.23	1374410.99
317	571733.29	1374088.49
318	571742.73	1374119.59
319	571791.18	1374200.86
373	571839.34	1374507.72
451	571979.79	1374381.49
452	571994.67	1374304.51
455	571674.13	1374522.04
456	571836.16	1374533.69



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
DATE: 3/23/03



**CLARK • FINEFROCK & SACKETT, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
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DRAWN TD/CRH2		DRAWING 2 of 3
CHECKED TD/AS		JOB NO. 00-098
DATE 3-11-03		FILE NO. 00-098-P
FOR: BONNIELASS L.L.C. 8835-P COLUMBIA 100 PARKWAY COLUMBIA, MARYLAND 21045		

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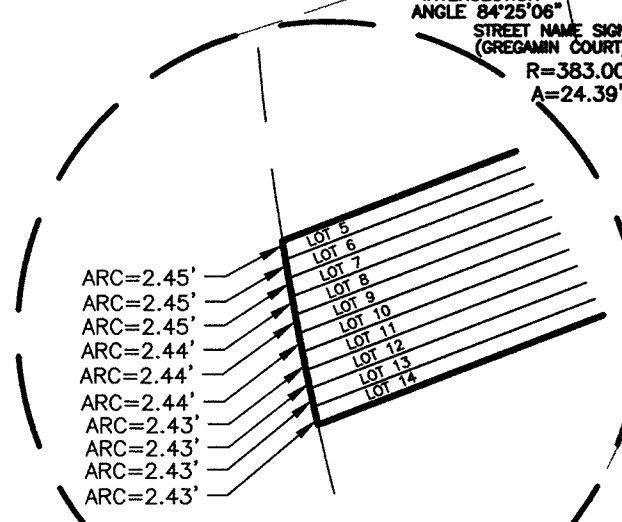
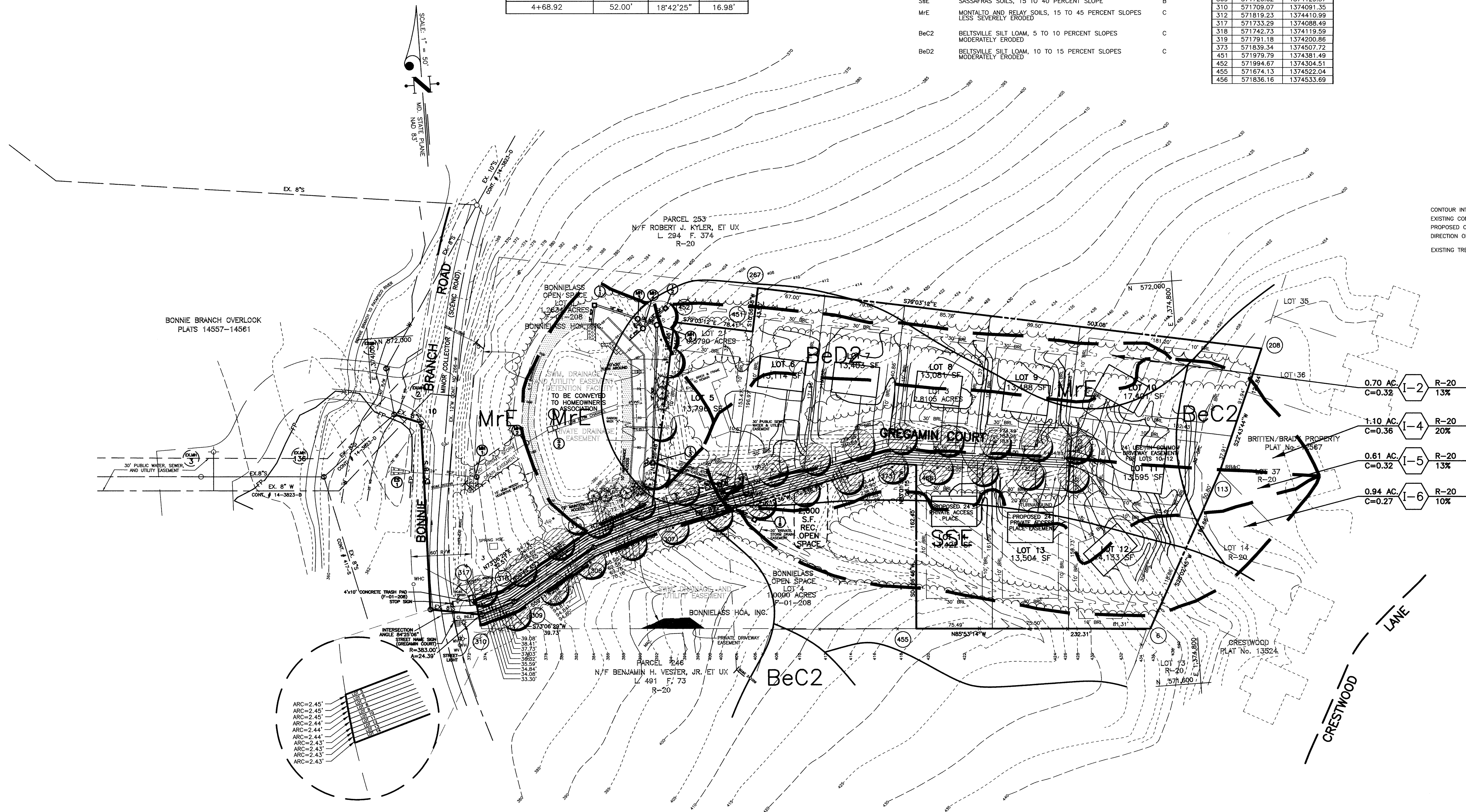
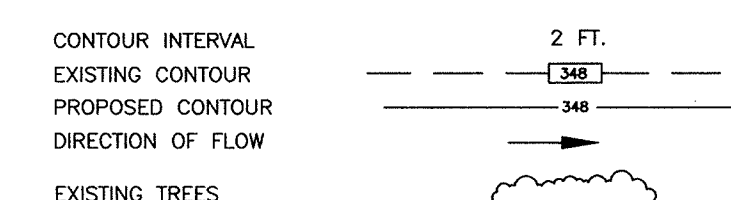
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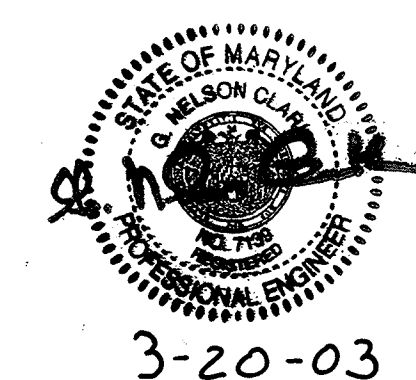
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
SsE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPE	B
MrE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES LESS SEVERELY ERODED	C
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES MODERATELY ERODED	C
BeD2	BELTSVILLE SILT LOAM, 10 TO 15 PERCENT SLOPES MODERATELY ERODED	C

LEGEND



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Masha K. Kelly* 3/23/03  
PLANNING DIRECTOR DATE



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