

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	16,510 SF	2,409 SF	14,101 SF
3	122,427 SF	3,377 SF	119,050 SF

COORDINATES		
NO.	NORTH	EAST
6	571,657.47	1,374,753.74
113	571,807.20	1,374,833.51
208	571,926.96	1,374,883.68
209	572,074.72	1,374,119.73
231	571,707.70	1,374,055.19
234	572,031.37	1,374,101.71
261	571,705.05	1,374,091.98
262	571,812.54	1,374,089.90
263	571,892.79	1,374,099.70
264	572,071.59	1,374,135.91
265	572,062.61	1,374,133.33

CURVE DATA						
NO.	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
①	383.00'	107.86'	54.29'	107.51'	S01°06'27"E	16°08'10"
②	1170.00'	173.27'	86.80'	173.12'	S11°12'12"W	08°29'07"
③	470.00'	9.34'	4.67'	9.34'	S16°00'56"W	01°08'21"
④	383.00'	79.40'	39.85'	79.27'	S01°01'16"W	11°52'45"
⑤	383.00'	12.23'	6.11'	12.23'	N05°49'59"W	01°49'45"
⑥	383.00'	12.16'	6.08'	12.16'	N07°39'25"W	01°49'08"
⑦	383.00'	4.07'	2.04'	4.07'	N08°52'44"W	00°36'32"

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.

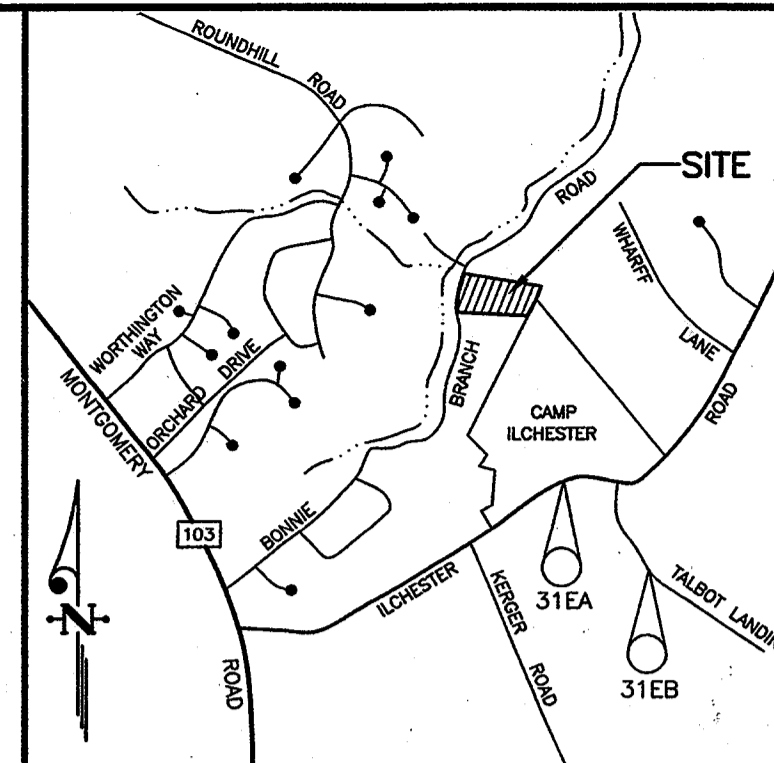
*William L. Machee*  
 WILLIAM L. MACHEE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. #9011  
 DATE: 2/26/03

*Hugh F. Cole*  
 BONNIELASS, LLC  
 JOHN F. LIPARINI  
 GENERAL MANAGER

*Hugh F. Cole*  
 BONNIELASS, LLC  
 HUGH F. COLE  
 GENERAL MANAGER

**OPEN SPACE TABULATION**

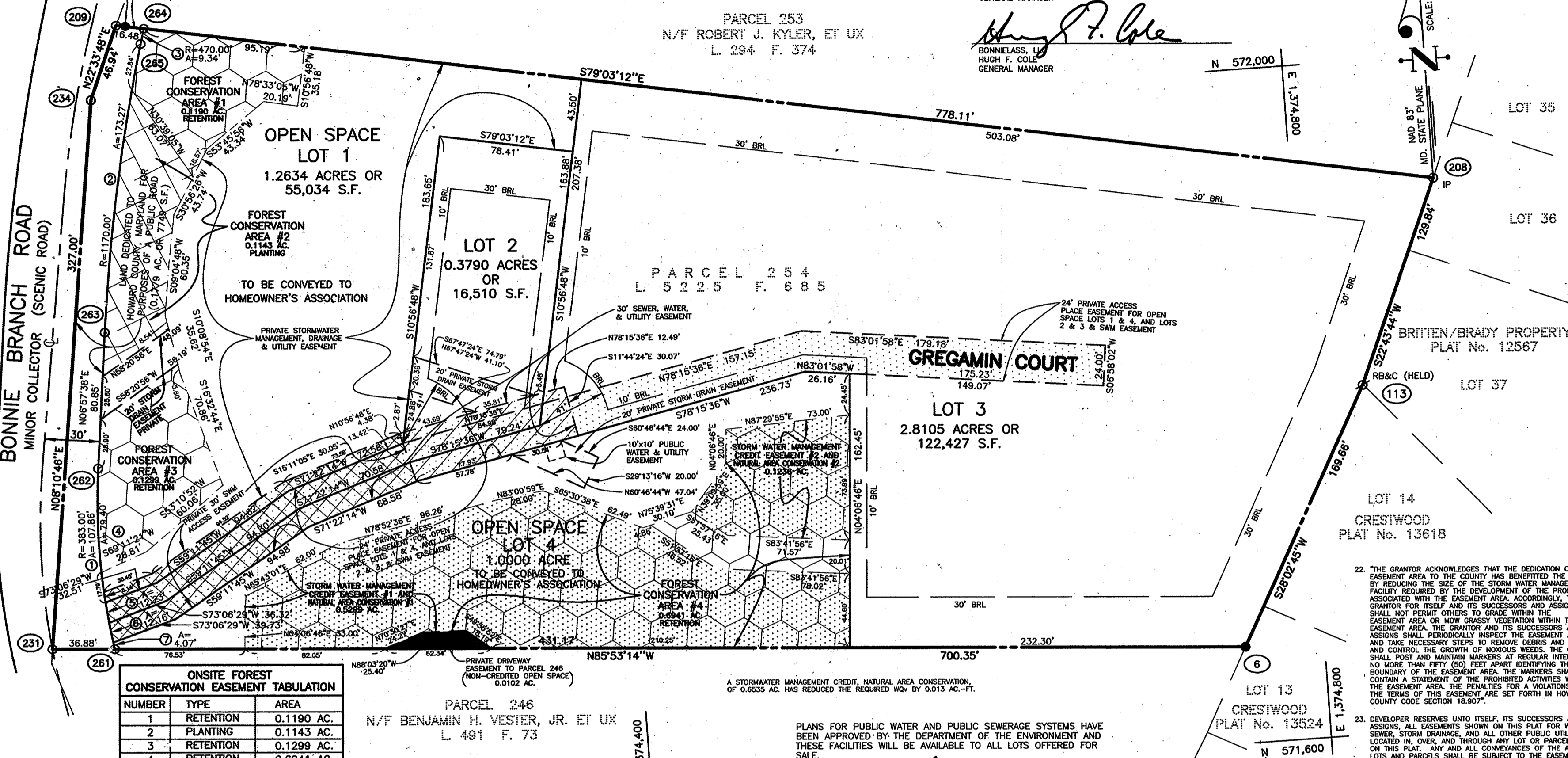
OPEN SPACE REQUIRED (30%) = 1.6892 AC.  
 (5.6308 AC. x 0.30)  
 OPEN SPACE PROVIDED = 2.2634 AC. (40.2%)  
 NON-CREDITED OPEN SPACE = 0.0102 AC.  
 CREDITED OPEN SPACE PROVIDED = 2.2532 AC. (40%)



VICINITY MAP  
 SCALE: 1" = 2,000'

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-20 PER OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON NAD 83' MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. S 31EA AND 31EB.
- = CONCRETE MONUMENT FOUND  
 ○ = IRON PIPE FOUND  
 ○ = IRON PIN WITH CAP SET
- ALL AREAS ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2000 BY CLARK, FINEFROCK & SACKETT, INC.
- THERE ARE NO WETLANDS OR STREAM BUFFERS ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100-YR. 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.
- 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 ONLY, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT UNLESS FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, HAS BEEN MET BY THE REFORESTATION OF 0.6535 ACRES OF FINANCIAL SURETY FOR THE ONSITE FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION ARE \$5,189.00 FOR RETENTION OF 0.94 ACRES OF FOREST AND \$2,396.00 FOR ONSITE REFORESTATION OF 0.11 ACRES. FINANCIAL SURETY FOR ON-SITE REFORESTATION IS \$27,443.00.
- ALL DRIVEWAYS WILL BE PRIVATE AND ALL MAINTENANCE WILL BE SHARED WITH EACH HOMEOWNER USING THE DRIVEWAY. MAINTENANCE AGREEMENTS FOR THE SHARED ACCESS EASEMENTS ARE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- STORMWATER MANAGEMENT IS PROVIDED ON SITE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING ON LOT 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- PREVIOUS FILE NUMBERS: WP-01-139
- WAIVER PETITION, WP-01-139, WAS GRANTED PER LETTER DATED AUGUST 2, 2001. ACTION WAS TAKEN TO WAIVE SECTION 16.121(a), REQUIRING 40' FRONTING ON A PUBLIC ROAD FOR OPEN SPACE LOTS.
- WHEN LOT 3 IS SUBMITTED, LOT 2 SHALL ALSO BE SUBMITTED.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPING PLAN INCLUDED WITH THE CONSTRUCTION PLANS FOR THIS PROJECT. LANDSCAPING IS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE. LANDSCAPING MANUAL SURETY FOR THE REQUIRED PLANT MATERIALS (\$21,120.00) HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- STORM WATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT. THE STORMWATER MANAGEMENT FACILITIES ARE TO BE CONSTRUCTED AS A PART OF THE SUBDIVISION. CONSTRUCTION MAY ONLY BE AFTER THE APPROVAL OF THE CONSTRUCTION DRAWINGS FOR THE FURTHER SUBDIVISION OF LOT 3.
- THE HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON THE 26th DAY OF MARCH, 2003.
- SINCE THIS PLAT WAS SUBMITTED FOR COUNTY REVIEW/APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS/RESTRICTIONS OF THE FOURTH EDITION OF THE COUNTY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



ONSITE FOREST CONSERVATION EASEMENT TABULATION		
NUMBER	TYPE	AREA
1	RETENTION	0.1190 AC.
2	PLANTING	0.1143 AC.
3	RETENTION	0.1299 AC.
4	RETENTION	0.6941 AC.

AREA TABULATION	
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	4
2. TOTAL NUMBER OF BUILDABLE LOTS:	2
3. TOTAL NUMBER OF OPEN SPACE LOTS:	2
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.1895 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	2.2634 AC.
6A. CREDITED OPEN SPACE:	2.2532 AC.
6B. NON-CREDITED OPEN SPACE:	0.0102 AC.
7. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.1779 AC.
8. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.6308 AC.

PARCEL 246  
 N/F BENJAMIN H. VESTER, JR. ET UX  
 L. 481 F. 73

ENGINEER/SURVEYOR:  
 CLARK, FINEFROCK & SACKETT, INC.  
 7135 MINSTREL WAY SUITE 201  
 COLUMBIA, MARYLAND 21045  
 PHONE: (410)381-7500

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*John F. Liparini* 11/05/03  
 JOHN F. LIPARINI DATE

*Hugh F. Cole* 11/05/03  
 HUGH F. COLE DATE

OWNERS:  
 BONNIELASS, LLC  
 8835-P COLUMBIA 100 PARKWAY  
 COLUMBIA, MARYLAND 21045  
 PHONE: (410) 730-0810

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

*Benny Bonaster* 11-25-03  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*MAJ* 11/14/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David A. Cogen* 12/2/03  
 DIRECTOR DATE

**OWNERS' CERTIFICATE**

WE, BONNIELASS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 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 MY HAND THIS 5th DAY OF NOVEMBER 2003.

ATTEST: *John F. Liparini* BY: *Hugh F. Cole*  
 WITNESS BONNIELASS, LLC  
 JOHN F. LIPARINI  
 GENERAL MANAGER

ATTEST: *Hugh F. Cole* BY: *Hugh F. Cole*  
 WITNESS BONNIELASS, LLC  
 HUGH F. COLE  
 GENERAL MANAGER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED FROM MARGARET H. FLORIAN, SURVIVING TENANT OF THE ENTIRETY OF ROBERT M. FLORIAN, WHO DIED ON OR ABOUT JANUARY 12, 1997, TO BONNIELASS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED OCTOBER 6, 2000 AND RECORDED IN LIBER 5225 AT FOLIO 685 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 HOWARD COUNTY SUBDIVISION REGULATIONS.

*William L. Machee* 2/26/03  
 WILLIAM L. MACHEE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. No. 9011  
 DATE

RECORDED AS PLAT 10381  
 ON 12/4/03 AMONG THE LAND RECORDS  
 OF HOWARD COUNTY, MARYLAND.

LOTS 1 THRU 4  
 BONNIELASS

SHEET 1 OF 1  
 TAX MAP #31 GRID 9 PARCEL 254  
 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONE R-20  
 SCALE: 1" = 50' DATE: FEBRUARY, 2003

CHECKED BY: WLM DRAWN BY: LAJ/CRH2 JOB NO.: 00-098 R  
 (#6) D:\DRAWINGS\00098-BONNIELASS\1ST-RE-SUB\00098BRP.DWG