

COORDINATE TABLE

POINT	NORTHING	EASTING
1	571825.460	1372873.779
2	571892.721	1372903.922
3	572070.009	1373003.595
4	571939.255	1373338.431
5	571717.253	1373223.401
6	571718.217	1373186.880
7	571723.814	1373180.632
8	571782.664	1373066.125

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

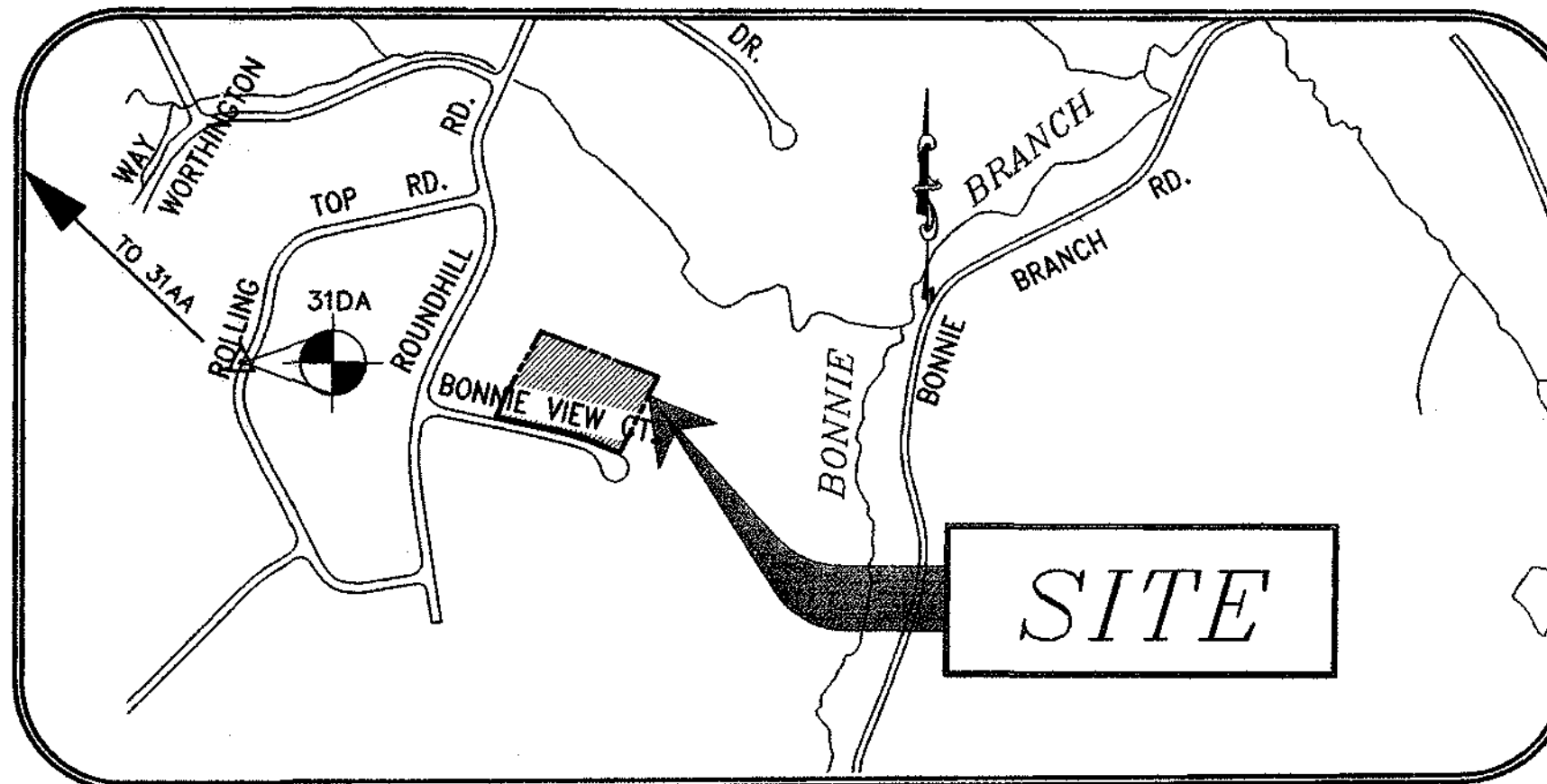
MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA
3	16,113 SQ. FT.	2,113 SQ. FT.	14,000 SQ. FT.
4	15,453 SQ. FT.	1,453 SQ. FT.	14,000 SQ. FT.

31. THE FOREST CONSERVATION REQUIREMENTS OF 0.62 ACRES OF REFORESTATION IS TO BE PROVIDED WITHIN THE FOREST CONSERVATION EASEMENT LOCATED ON THE ROMITI FARM (TAX MAP 2 PARCEL 61)

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 OCT. 2001 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES STONE FOUND
- DENOTES IRON PIPE FOUND.
- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- NO STEEP SLOPES EXIST ON SITE.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±), UNLESS THE AREA IS MEANT TO BE TAKEN FOR EXACT.
- 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 ACCESS & USE-IN-COMMON DRIVEWAY EASEMENT
- DENOTES PRIVATE DRAINAGE & UTILITY EASEMENT.
- DENOTES PUBLIC SEWER AND UTILITY EASEMENT
- DENOTES PRIVATE SEWER AND UTILITY EASEMENT
- DENOTES PRIVATE ACCESS EASEMENT FOR LOT 2
- DENOTES 5' PUBLIC UTILITY EASEMENT
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM BUFFER.
- AREA OF SUBDIVISION = 2.12 AC. ±
AREA OF THE SMALLEST BUILDABLE LOT = 14,000 SQ. FT.
OPEN SPACE REQUIRED = R-20 @ 30% = 0.636 AC. ±
OPEN SPACE IS PROVIDED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$ 3,000.
- STORMWATER MANAGEMENT IS PROVIDED UNDER F-00-95
- THERE ARE NO HISTORIC SITES ON OR ADJACENT TO THE SITE.
- THERE ARE NO WETLANDS OR FLOODPLAIN ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT 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 - 4 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.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
- THERE ARE EXISTING DEWELLINGS/STRUCTURES LOCATED ON LOTS 1 AND 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- LANDSCAPING FOR LOTS 2 AND 3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT FOR LOT 2 FOR 1 SHADE TREE AND 6 EVERGREENS IN THE AMOUNT OF \$1,200.00 AND FOR LOT 3 FOR 2 EVERGREENS IN THE AMOUNT OF \$300.00.
- THIS PLAT IS SUBMITTED FOR REVIEW/APPROVAL PRIOR TO NOVEMBER 15, 2001. IT IS SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS/RESTRICTIONS OF THE FOURTH EDITION OF THE COUNTY'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



VICINITY MAP

SCALE: 1"=500'

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. Mildeberg 4/29/02
JOHN B. MILDENBERG, SURVEYOR DATE
John Tarabocchia 4/28/02
JOHN TARABOCCHIA, OWNER DATE
Bruno Tarabocchia 4/28/02
BRUNO TARABOCCHIA, OWNER DATE
John Baker 4/28/02
JOHN BAKER, OWNER DATE
Juliette Baker 4/28/02
JULIETTE BAKER, OWNER DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
AREA OF BUILDABLE LOTS TO BE RECORDED	2.12 AC ±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC ±
AREA OF ROADWAY TO BE RECORDED	0.00 AC ±
AREA TO BE RECORDED	2.12 AC ±

OWNERS

JOHNYE TARABOCCHIA
BRUNO TARABOCCHIA
4837 BONNIE VIEW CT
ELLICOTT CITY MD 21043-6702
(410) 461 - 6155

JOHN BAKER
JULIETTE BAKER
4841 BONNIE VIEW CT
ELLICOTT CITY MD 21043-6702
(410) 465 - 0979

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 5 & 6 OF WORTHINGTON ADDITION SECTION 6 INTO LOTS 1 THRU 4 OF BONNIE BRANCH OVERLOOK II.

OWNER'S STATEMENT

WE, JOHNYE TARABOCCHIA, BRUNO TARABOCCHIA, JOHN BAKER AND JULIETTE BAKER 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 28th DAY OF April, 2002
John Tarabocchia
Bruno Tarabocchia
John Baker
Juliette Baker
JOHNYE TARABOCCHIA, OWNER
BRUNO TARABOCCHIA, OWNER
JOHN BAKER, OWNER
JULIETTE BAKER, OWNER

Ronald B. Willman 4/28/02
Ronald B. Willman 4/28/02
Ronald B. Willman 4/28/02
Ronald B. Willman 4/28/02
WITNESS
WITNESS
WITNESS
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY ALLEN BEASLEY TO JOHN TARABOCCHIA AND BRUNO TARABOCCHIA, BY DEED DATED 13TH OF DECEMBER 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5286 & FOLIO 579 AND THE LAND CONVEYED BY WORTHINGTON CONSTRUCTION CORPORATION TO JOHN BAKER AND JULIETTE BAKER BY DEED DATED 16TH OF FEBRUARY 1965 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 431 & FOLIO 395, 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. Mildeberg 4/29/02
JOHN B. MILDENBERG, L.S. NO. 3188 REGISTERED PROFESSIONAL SURVEYOR DATE

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

Donna B. ... 6-12-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

... 6/19/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE
... 6/19/02
DIRECTOR DATE

RECORDED AS PLAT 15462 ON 6-25-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BONNIE BRANCH OVERLOOK II

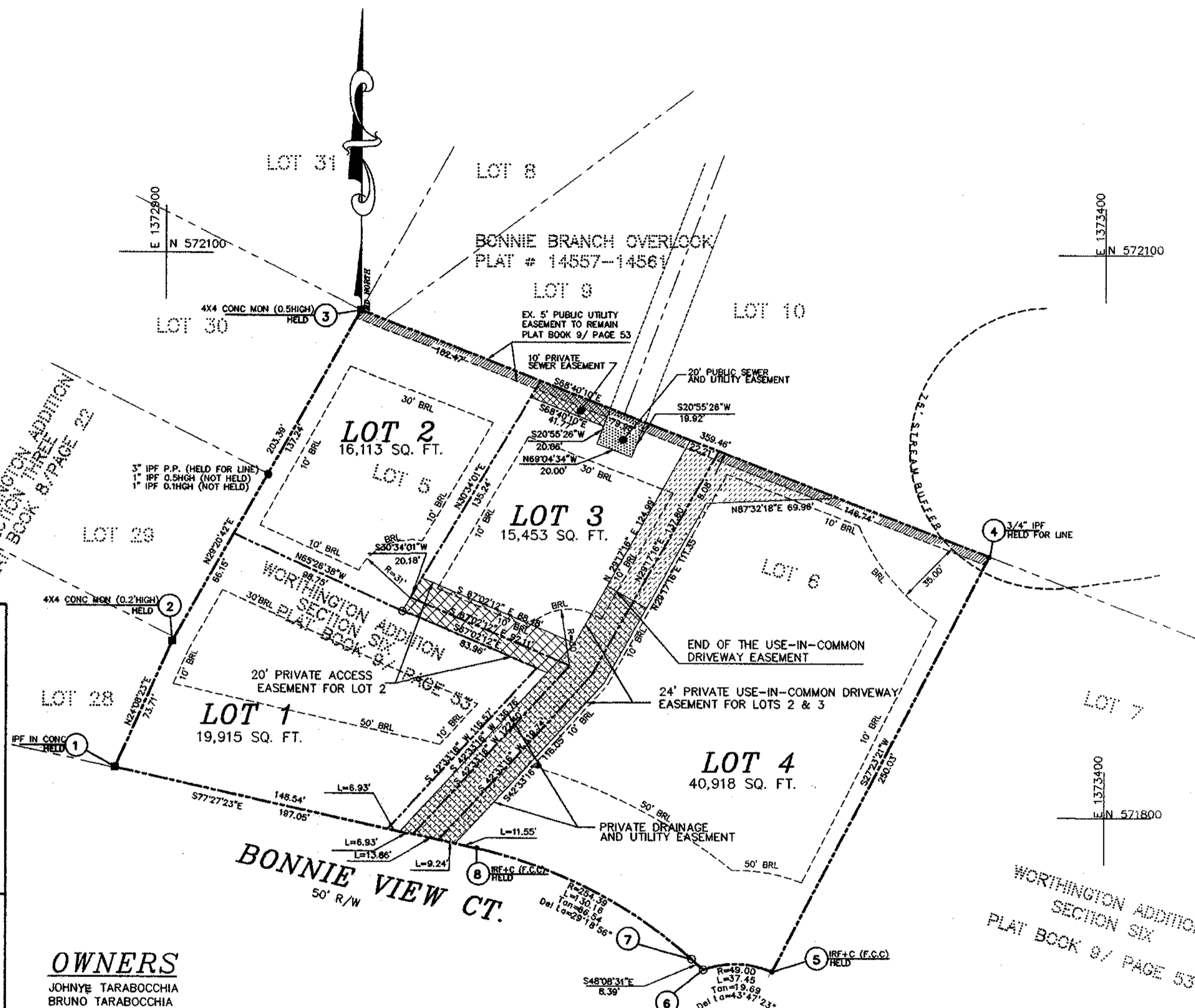
LOTS 1 THRU 4
A RESUBDIVISION OF WORTHINGTON ADDITION SECTION 6, LOTS 5 & 6

SHEET 1 OF 2
TAX MAP 31 SECOND ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 540 HOWARD COUNTY, MARYLAND DATE: OCT. 2001
BLOCK 9 EX. ZONING R-20 DPZ FILE NOS. F-00-95
SP-01-08, F-203H.

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

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

F-02-45



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J. B. Mildenberg 4/23/02 DATE
 JOHN B. MILDENBERG, SURVEYOR
John Tarabocchia 4/23/02 DATE
 JOHN TARABOCCHIA, OWNER
Bruno Tarabocchia 4/23/02 DATE
 BRUNO TARABOCCHIA, OWNER
John Baker 4/28/02 DATE
 JOHN BAKER, OWNER
Juliette Baker 4/28/02 DATE
 JULIETTE BAKER, OWNER

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 (410) 461 - 6155
 JOHN BAKER
 JULIETTE BAKER
 4841 BONNIE VIEW CT
 ELLICOTT CITY MD 21043-6702
 (410) 465 - 0979

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

Penny Bonetto 6-12-02 DATE
 PENNY BONETTO, M.P., H.E.
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 6/19/02 DATE
 JOHN P. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION M&Z

James ... 6/19/02 DATE
 JAMES ...
 DIRECTOR

OWNER'S STATEMENT

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WITNESS MY HAND THIS 20th DAY OF April, 2002
John Tarabocchia
 JOHN TARABOCCHIA, OWNER
Bruno Tarabocchia
 BRUNO TARABOCCHIA, OWNER
John Baker
 JOHN BAKER, OWNER
Juliette Baker
 JULIETTE BAKER, OWNER

SURVEYOR'S CERTIFICATE

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J. B. Mildenberg 4/23/02 DATE
 JOHN B. MILDENBERG, L.S. NO. ...
 SURVEYOR

RECORDED AS PLAT 15463 ON 6-25-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BONNIE BRANCH OVERLOOK II
 LOTS 1 THRU 4
 A RESUBDIVISION OF WORTHINGTON ADDITION SECTION 6, LOTS 5 & 6

TAX MAP 31 SECOND ELECTION DISTRICT SCALE: 1"=50'
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