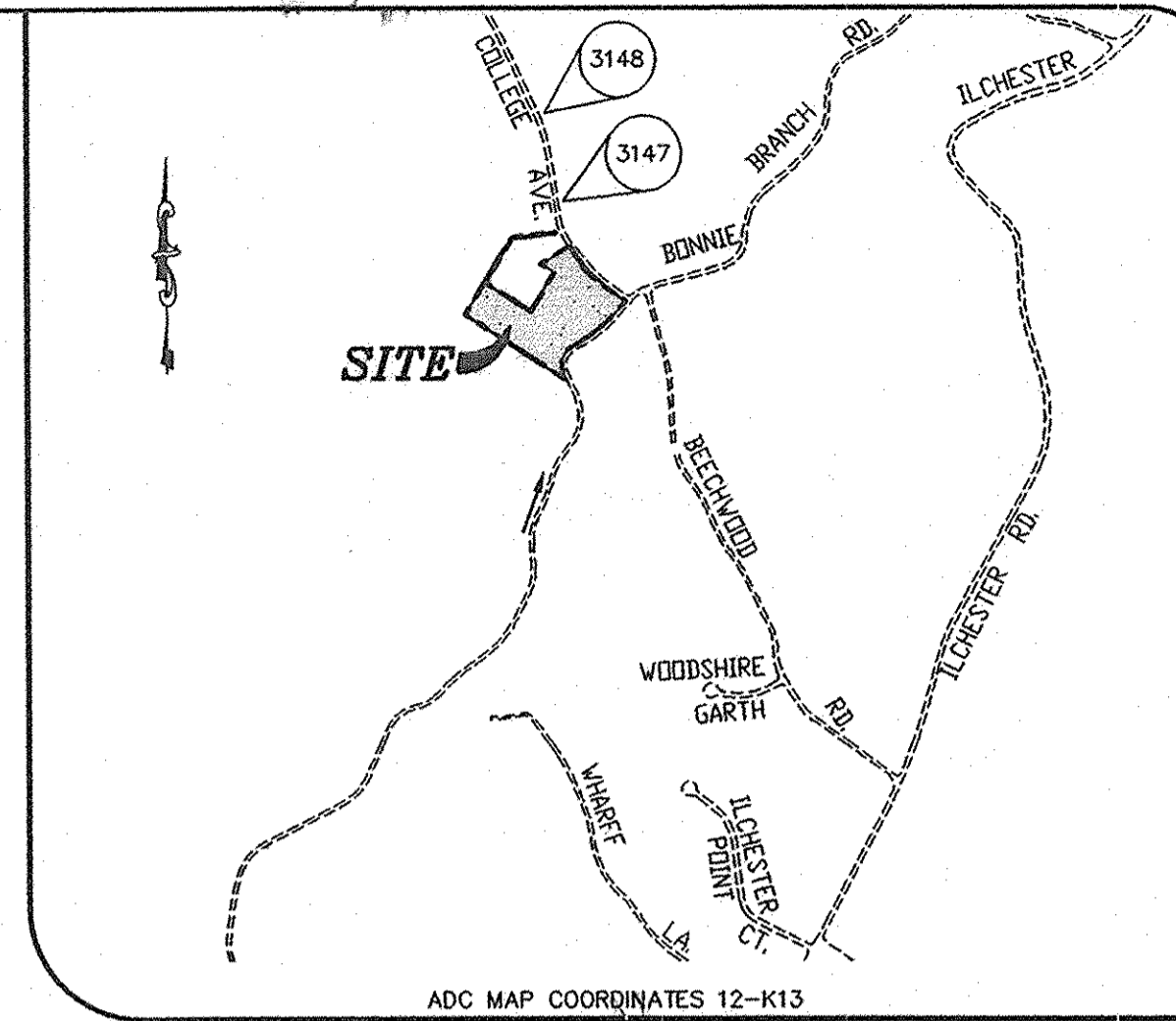


27. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
28. WAIVER PETITION, WP-08-030, REQUESTING TO WAIVE SECTION 16.120(b)(4)(iii)(c)-USABLE DESIGN WAS DENIED ON DECEMBER 6, 2005.
29. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORMDRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
30. A PRIVATE ACCESS AND MAINTENANCE AGREEMENT FOR LOTS 3 & 4, PARCELS 6, 650, 651 & 652 SHALL BE RECORDED PRIOR TO THE RECORDATION OF THIS PLAT. A PRIVATE ACCESS AND MAINTENANCE AGREEMENT FOR THE ADDITIONAL 30' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT FOR LOTS 3 AND 4 SHALL BE RECORDED SIMULTANEOUS WITH THIS PLAT. A PRIVATE ACCESS AND MAINTENANCE AGREEMENT FOR THE ADDITIONAL 30' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT FOR LOTS 1 AND 2 SHALL BE RECORDED SIMULTANEOUS WITH THIS PLAT.
31. WAIVER PETITION, WP-07-107 WAS APPROVED ON JUNE 25, 2007, WAIVING SECTIONS 16.120 (b)(4)(i) AND 16.120 (b)(4)(iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW RESIDENTIAL LOTS TO HAVE AN IRREGULAR LOT SHAPE AND TO ALLOW R-20 INFILL LOTS USING THE OPTIONAL LOT SIZE OF 18,000 SQ.FT. TO BE ENCUMBERED BY ENVIRONMENTALLY SENSITIVE FEATURES. WP-07-107 WAS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
- TO THE EXTENT POSSIBLE, ALTER THE SHAPE OF LOT 1 TO MAXIMIZE THE AREA OF OPEN SPACE LOT 5 AND FACILITATE ENVIRONMENTAL PROTECTIONS. RECONFIGURE LOT 1 TO HAVE A 20' WIDE PIPESTEM (THIS MAY BE 12' IN THE AREA WHERE IT LIES ADJACENT TO THE PIPESTEM FOR LOT 2). INCORPORATE THE WETLAND AREA ALONG COLLEGE AVENUE INTO THE OPEN SPACE LOT AND WITHOUT CREATING A ZONING VIOLATION REDUCE ITS AREA AS CLOSE AS POSSIBLE TO THE MINIMUM LOT SIZE OF 18,000 SQ.FT.
  - PLANT WITH FOREST CONSERVATION PLANTINGS ALL UNFORESTED AREAS OF NEWLY RECONFIGURED OPEN SPACE LOT 5 NEAR THE INTERSECTION OF COLLEGE AVENUE AND BONNIE BRANCE ROADS (IN THE WETLANDS AND FLOODPLAIN).
  - ALTER THE REAR BUILDING RESTRICTION LINES (BRLs) FOR LOTS 3 AND 4 TO COINCIDE WITH (AND NOT EXTEND INTO) THE 35' ENVIRONMENTAL SETBACK FROM STEEP SLOPES.
  - THIS WAIVER PETITION APPROVAL IN NO WAY AUTHORIZES GRADING OF THE STEEP SLOPE AREAS ON LOTS 3 AND 4.
  - THE 35' ENVIRONMENTAL BUFFERS ON LOTS 1-4 TAKE PRECEDENCE OVER THE R-20 ZONING SETBACKS AND, THEREFORE, SHALL DEFINE THE BUILDING RESTRICTION LINES ON THESE LOTS.
32. IN ACCORDANCE WITH SECTION 16.120(b)(4)(iii) OF THE SUBDIVISION REGULATIONS THE 35' ENVIRONMENTAL SETBACK BRL SHOWN ON LOTS 1-4 COINCIDES WITH THE BOUNDARY OF THE 35' ENVIRONMENTAL SETBACK FROM THE 75' STREAM BUFFER, THE 25' WETLAND BUFFER AND THE EDGE OF 25 % OR GREATER STEEP SLOPES; THEREFORE THE DISTANCE FROM THE BRL'S ON THESE LOTS VARY IN DISTANCE FROM THE PROPERTY LINES, AND SHALL NOT BE LESS THAN REQUIRED BY SECTION 108.D OF THE ZONING REGULATIONS.

14. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH - 12 FEET (16 FEET USE IN COMMON DRIVEWAY SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
15. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003 AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
16. IN ACCORDANCE WITH SECTION 128(A)(1) OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACK. PORCHES AND DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK. DECKS ARE NOT ALLOWED INTO THE REQUIRED 10' SIDE SETBACKS.
17. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (7 SHADE TREES) IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
18. FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. AND PREVIOUSLY APPROVED UNDER AUTUMN VIEW SECTION III, F-99-045.
19. WETLANDS AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., ON OR ABOUT NOVEMBER 2006.
20. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ONSITE RETENTION OF 1.76 ACRES OF ON-SITE EXISTING FOREST SHOWN AS FOREST CONSERVATION EASEMENT A ON THIS PLAT. ADDITIONALLY, THIS PLAT COMPLIES WITH THE CONDITIONS OF APPROVAL OF WP-07-107 BY PROVIDING 0.23 ACRES OF ON-SITE AFFORESTATION WHICH IS SHOWN AS FOREST CONSERVATION EASEMENT B ON THIS PLAT. SURETY IN THE AMOUNT OF \$20,343.00 HAS BEEN POSTED WITH THE DPW DEVELOPER AGREEMENT TO ENSURE THE COMPLETION OF THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
21. DELETED PER DPZ COMMENT DATED FEB. 13, 2008.
22. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO GRADING AND BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 2-4.
23. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
24. THERE IS AN EXISTING DWELLING/ STRUCTURE ON LOT 1 APPROVED UNDER SDP-03-149 KNOWN AS 4556 COLLEGE AVE., ELLICOTT CITY, MD 21043, TO REMAIN, WHICH IS NON- CONFORMING WITH RESPECT TO THE BUILDING RESTRICTION LINES SET FORTH UNDER SECTION 108.D OF THE ZONING REGULATIONS. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO EX. DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS. ANY FUTURE ADDITIONS AND/OR ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH THE MORE RESTRICTIVE BRL SHOWN ON THIS PLAN.
25. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
26. NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING & ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION & PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE LOCATED WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE. BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED IN FLOODPLAINS.



ADC MAP COORDINATES 12-K13

VICINITY MAP  
SCALE: 1"=1000'

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED R-20 RESIDENTIAL PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
  - TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 1995, AND IN JANUARY, 2008 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
  - HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3147 & 3148 (ALL UNITS IN FEET).
- |              |                                    |               |
|--------------|------------------------------------|---------------|
| STA No. 3147 | N 575,798.0794<br>E 1,375,801.7684 | EL. = 335.987 |
| STA No. 3148 | N 576,015.4313<br>E 1,375,770.4364 | EL. = 379.248 |
- DENOTES AN IRON PIN OR IRON PIPE FOUND
    - DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
    - BRL DENOTES A BUILDING RESTRICTION LINE
  - AREA TABULATION

A. TOTAL TRACT AREA:	5.84 AC.±
B. LIMIT OF DISTURBANCE:	1.09 AC.±
C. PROPOSED USE:	SFD
D. NUMBER OF PROPOSED BUILDABLE LOTS :	4
E. NUMBER OF OPEN SPACE LOTS:	1
F. OPEN SPACE REQUIRED (6% x 5.84ac):	0.35 AC.±
G. OPEN SPACE PROVIDED:	3.62 AC.±
H. NON-CREDITED OPEN SPACE:	0.00 AC.±
  - ALL AREAS ARE MORE OR LESS.
  - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
  - NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
  - BONNIE BRANCH ROAD AND COLLEGE AVENUE ARE SCENIC ROADS, DESIGNATED IN THE HOWARD COUNTY SCENIC ROADS INVENTORY.
  - IN ACCORDANCE WITH SECTION 16.116(c), GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING ARE NOT PERMITTED IN WETLANDS, STREAMS, WETLAND BUFFERS, STREAM BUFFERS OR STEEP SLOPES UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
  - DISTURBANCE FOR PROPOSED SEWER AND WATER HOUSE CONNECTIONS (SHC & WHC) IS AN ESSENTIAL DISTURBANCE WITHIN WETLANDS, STREAMS, REQUIRED BUFFERS, AND FLOODPLAINS, PER SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - WATER AND SEWER SERVICE IS PROVIDED BY CONTRACT NO. 14-3615-D.
  - STORMWATER MANAGEMENT Rev.Wq/Cpv, & Op FOR LOTS 2-4 IS PROVIDED BY THE USE OF ROOF TOP DISCRECTION WITH RAINGARDENS, NATURAL AREA CONSERVATION & SHEET FLOW TO BUFFER CREEKS.

LEGEND

- DENOTES EXISTING PRIVATE USE-IN-COMMON DRIVEWAY & PUBLIC UTILITY EASEMENT
- DENOTES FOREST CONSERVATION EASEMENT (RETENTION)
- DENOTES PRIVATE SEWER EASEMENT
- DENOTES PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY & PUBLIC UTILITY EASEMENT
- DENOTES WETLANDS
- DENOTES 100-YR FLOODPLAIN
- DENOTES LAND DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD

OWNER

HAYWOOD ALAN JONES  
PATTY LYNN ARMACOST  
4556 COLLEGE AVENUE  
ELLICOTT CITY, MD 21043

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.

*Scott Shanaberger* 1/22/2008  
DATE  
G. SCOTT SHANABERGER, PROF. L.S. NO. 10849

*Haywood Alan Jones* 28 JAN 2008  
DATE  
HAYWOOD ALAN JONES, OWNER

*Patty Lynn Armacost* 28 JAN 2008  
DATE  
PATTY LYNN ARMACOST, OWNER

AREA TABULATION

NUMBER OF BUILDABLE LOTS	4
NUMBER OF PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.95 AC. ±
AREA OF OPEN SPACE LOTS	3.62 AC. ±
AREA OF ROADWAY DEDICATION	0.27 AC. ±
AREA OF FLOODPLAIN	0.89 AC. ±
TOTAL AREA	5.84 AC. ±

MINIMUM LOT SIZE CHART

PARCEL #	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 1	26,224 sq. ft.	5,103 sq. ft.	21,121 sq. ft.
LOT 2	19,166 sq. ft.	693 sq. ft.	18,473 sq. ft.
LOT 3	19,515 sq. ft.	1,515 sq. ft.	18,000 sq. ft.
LOT 4	19,824 sq. ft.	1,824 sq. ft.	18,000 sq. ft.

COORDINATES TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
591	575295.812	137596.243	625	575327.261	1375947.580
593	575340.781	1375724.499	628	575316.258	1375957.031
595	574927.228	1375927.356	630	575426.006	1375866.669
597	575434.014	1375880.020	640	574979.469	1375895.531
598	575428.297	1375888.151	647	575117.278	1376135.394
599	575363.386	1375939.070	648	575037.791	1376060.172
600	575309.422	1375959.636	649	574979.517	1375989.668
601	575253.825	1376020.571	650	574800.554	1375866.049
602	575217.406	1376087.925	651	574776.537	1375828.118
603	575219.322	1376097.678	652	574735.581	1375845.858
604	575182.759	1376146.542	653	575144.598	1376156.550
605	575180.760	1376186.227	654	575290.428	1375980.448
606	575089.717	1376123.845			
607	574927.190	1375927.293			
608	574801.100	1375882.929			
609	574779.668	1375839.035			
610	574727.963	1375857.644			
611	575074.543	1375321.358			
612	575008.439	1375802.314			
613	575002.448	1375802.770			
617	574733.910	1375573.160			
618	575241.925	1375430.981			
624	575338.933	1375937.874			

OWNER'S STATEMENT

WE, HAYWOOD ALAN JONES AND PATTY LYNN ARMACOST, 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 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 JANUARY, 2008

*Haywood Alan Jones*  
HAYWOOD ALAN JONES, OWNER

*Patty Lynn Armacost*  
PATTY LYNN ARMACOST, OWNER

*Scott Shanaberger*  
WITNESS

*Scott Shanaberger*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY TAYLOR GFT, LLC, TO HAYWOOD ALAN JONES AND PATTY LYNN ARMACOST BY DEED DATED 1/22/07 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10538 FOLIO 381 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.



RECORDED AS PLAT 19605 ON 3/26/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BONNIE BRANCH POINT  
LOTS 1-4 & OPEN SPACE LOT 5

SHEET 1 OF 3

TAX MAP 31  
PARCEL 399 GRID 4  
DPZ FILE # SDP-03-149  
F-03-91, W-08-030  
L9696, F170

2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
X ZONING R-20

SCALE: 1"=50'  
DATE: JANUARY, 2008

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (410) 997-0298 Fax

F-07-079

H:\03-016\dwg\Shanaberger\Boundar\03-016-rp-jan-2008-SCOTTREUSED1272008.dwg

FLOODPLAIN TABLE		
LINE #	DISTANCE	BEARING
F358	36.71	N61°36'44"W
F359	1.56	N83°15'04"W
F360	18.46	S24°49'30"E
F361	22.62	S13°45'15"E
F362	63.42	S15°55'22"W
F363	32.71	S26°44'45"W
F364	21.38	S00°05'30"E
F366	50.75	S39°54'57"W
F367	94.54	N41°17'09"E
F377	97.59	S57°07'37"E
F378	24.39	N35°22'38"W
F379	36.72	N37°50'16"W
F380	35.60	N17°06'18"W
F381	20.65	N12°38'32"E
F382	34.27	N60°36'02"E
F383	1.30	N59°32'26"E
F384	38.16	N68°27'37"E
F385	45.39	N71°55'40"E
F386	36.02	N62°37'02"E
F387	14.04	N58°43'23"E
F388	22.24	S43°53'33"W
F389	35.69	S45°11'32"W
F390	67.98	S60°04'20"W
F391	88.06	S69°01'48"W

FOREST CONSERVATION TABLE		
LINE #	DISTANCE	BEARING
FC392	60.74	N80°34'15"E
FC393	21.15	S74°46'42"W
FC394	21.16	S50°01'22"W
FC395	43.55	N03°05'17"E
FC396	60.26	N12°00'04"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	101.14	140.04	83.87	79°20'05"	S19°52'25"W 129.12
C2	100.00	141.11	85.18	80°50'55"	S17°00'24"W 129.69
C3	375.00	91.70	46.08	14°00'38"	N50°25'33"E 91.47
C4	175.00	34.61	17.36	11°19'53"	N37°45'17"E 34.55
C5	925.00	185.64	93.13	11°29'56"	S49°01'19"E 185.33
C6	925.00	29.69	14.84	01°50'20"	S40°10'17"E 29.69
C7	803.89	256.13	129.16	18°15'18"	S50°24'47"W 255.04
C8	925.00	15.11	7.55	00°56'09"	S39°44'47"E 15.11
C9	925.00	14.51	7.25	00°53'54"	S40°39'50"E 14.50

**OWNER**  
 HAYWOOD ALAN JONES  
 PATTY LYNN ARMACOST  
 4556 COLLEGE AVENUE  
 ELLICOTT CITY, MD 21043

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*Gregory Scott Shanaberger*  
 GREGORY SCOTT SHANABERGER, SURVEYOR  
 DATE 28 Jan 2008

*Haywood Alan Jones*  
 HAYWOOD ALAN JONES, OWNER  
 DATE Jan 28, 2008

*Patty Lynn Armacost*  
 PATTY LYNN ARMACOST, OWNER  
 DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	1 (PART)
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.90 AC. ±
AREA OF OPEN SPACE LOTS	2.41 AC. ±
AREA OF ROADWAY DEDICATION	0.04 AC. ±
TOTAL AREA	3.35 AC. ±

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

*Michael J. Davis*  
 MICHAEL J. DAVIS, OFFICER  
 DATE 3/14/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William J. ...*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE 3/6/08

*Marsha D. ...*  
 DIRECTOR  
 DATE 3/19/08

**OWNER'S STATEMENT**

WE, HAYWOOD ALAN JONES AND PATTY LYNN ARMACOST, 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 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 January, 2008

*Haywood Alan Jones*  
 HAYWOOD ALAN JONES, OWNER  
 PATTY LYNN ARMACOST, OWNER

*Gregory Scott Shanaberger*  
 WITNESS  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY TAYLOR CRT, LLC, TO HAYWOOD ALAN JONES AND PATTY LYNN ARMACOST BY DEED DATED 1/22/07 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10538 FOLIO 381 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.

*Gregory Scott Shanaberger*  
 GREGORY SCOTT SHANABERGER, PROF. L.S. NO. 10849  
 DATE 3/28/08

RECORDED AS PLAT 19806 ON 3/28/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**BONNIE BRANCH POINT**  
 LOTS 1-4 & OPEN SPACE LOT 5

SHEET 2 OF 3

TAX MAP 31  
 PARCEL 399 GRID 4  
 DPZ FILE #S: SDP-03-149  
 F-05-91, WP-06-030

2ND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 EX. ZONING R-20

SCALE: 1"=50'  
 DATE: JANUARY, 2008

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

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Balt. (410) 997-0298 Fax.

LINE	BEARING	LENGTH
W1	S82°21'31"W	8.29
W2	S17°04'09"E	14.71
W3	S26°15'38"E	23.65
W4	S63°20'49"E	26.83
W5	S63°25'33"E	26.85
W6	S67°25'11"E	18.42
W7	S13°42'07"E	9.07
W8	N45°55'47"E	5.36
W9	N86°20'19"W	6.47
W10	S38°09'56"W	11.84
W11	S69°08'22"W	17.88
W12	S46°43'48"E	6.41
W13	S47°50'27"W	30.13
W14	S20°01'38"W	58.08
W15	N64°18'54"W	26.34
W16	N65°55'01"W	26.68
W17	N17°04'55"W	31.22
W18	N03°59'05"W	11.01
W19	N63°32'18"E	4.47
W30	S70°54'01"E	3.89
W33	S39°45'25"E	4.12
W39	S13°34'11"E	3.79
W40	S28°43'48"W	3.24
W41	S82°28'07"W	4.75
W42	N70°54'01"W	9.07
W43	N28°43'48"E	7.56
W44	N79°46'57"E	21.79
W45	S09°38'05"E	4.97
W46	N33°42'38"W	13.02
W47	N39°54'27"W	77.03
W48	N45°01'50"W	22.27
W49	S59°22'18"W	25.84
W50	S74°23'25"W	9.51
W51	S34°41'13"E	15.10
W52	S43°37'46"W	46.84
W53	S36°47'31"W	35.59
W54	S40°15'17"W	40.46
W55	S54°55'56"W	35.48
W56	S52°10'42"W	58.81
W57	S55°31'23"W	36.48

LINE	BEARING	LENGTH
W58	S61°09'20"W	36.97
W59	S68°05'30"W	32.90
W60	S73°26'51"W	35.28
W61	S73°26'51"W	8.45
W62	S79°15'25"W	39.22
W63	N89°10'02"W	22.27
W64	S80°06'03"W	45.81
W65	S27°24'53"W	31.98
W66	S56°18'18"W	12.50
W67	N78°58'15"W	13.44
W68	N46°25'15"W	21.60
W69	N78°04'50"W	11.72
W70	S12°04'42"E	13.20
W71	S31°36'52"E	33.61
W72	N40°22'38"E	15.85
W73	N86°04'26"E	17.28
W74	S12°07'10"E	30.73
W75	S09°41'00"E	44.32
W76	S15°51'56"E	85.13
W77	S08°03'15"W	20.15
W78	S34°14'19"W	9.36
W79	S66°14'49"W	9.22
W80	S82°10'51"W	19.26
W81	S81°02'32"W	10.35
W82	S75°10'44"W	12.86
W83	S69°19'23"W	24.66
W84	S75°27'12"W	58.41
W85	S70°17'03"W	56.01
W86	S68°23'31"W	21.84
W87	S58°55'08"W	20.77
W88	S53°18'16"W	69.35
W89	S49°03'27"W	30.33
W90	S41°58'00"W	150.57
W91	S35°27'25"W	3.87

**OWNER**  
 HAYWOOD ALAN JONES  
 PATTY LYNN ARMACOST  
 4556 COLLEGE AVENUE  
 ELLICOTT CITY, MD 21043

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.

*G. Scott Shanaberger*  
 GREGORY SCOTT SHANABERGER, SURVEYOR  
 DATE 1/22/08  
 HAYWOOD ALAN JONES, OWNER  
 PATTY LYNN ARMACOST, OWNER  
 DATE 1/28/08

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	1 (PART)
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOT	1.05 AC. ±
AREA OF OPEN SPACE LOTS	1.21
AREA OF ROADWAY DEDICATION	0.23 AC
AREA OF FLOODPLAIN	0.89 AC
AREA	2.49 AC. ±

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

*Michael J. Davis*  
 MICHAEL J. DAVIS, HOWARD COUNTY HEALTH OFFICER  
 DATE 3/19/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE 3/6/08

*[Signature]*  
 DIRECTOR  
 DATE 3/19/08

**OWNER'S STATEMENT**

WE, HAYWOOD ALAN JONES AND PATTY LYNN ARMACOST, 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 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 January, 2008

*[Signature]*  
 HAYWOOD ALAN JONES, OWNER  
*[Signature]*  
 PATTY LYNN ARMACOST, OWNER

*[Signature]*  
 WITNESS  
*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

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*[Signature]*  
 G. SCOTT SHANABERGER, PROF. L.S. NO. 10849  
 DATE 1/22/08

RECORDED AS PLAT 19807 ON 3/26/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

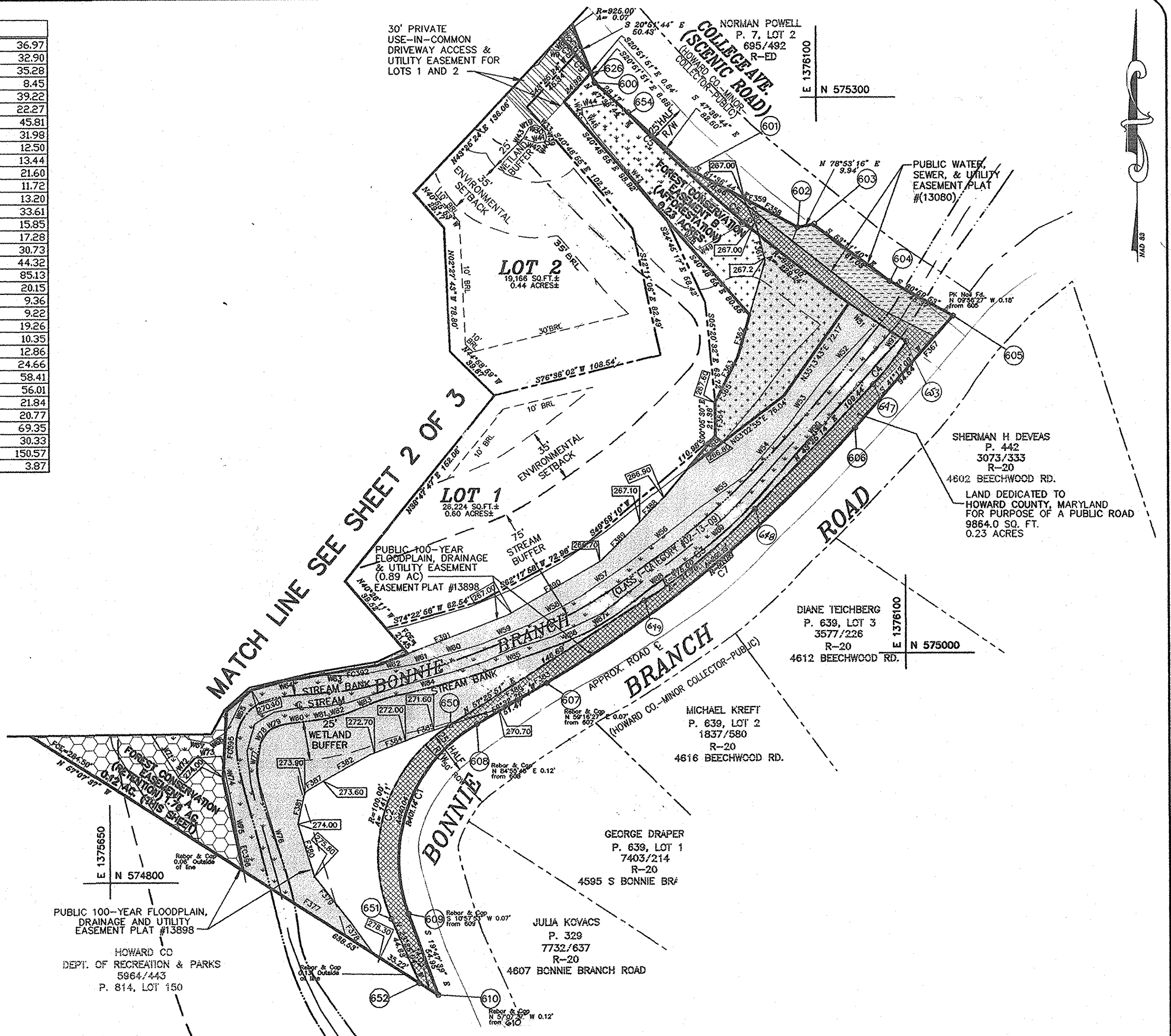
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H:\03-016.dwg (Shanaberger Boundary) 03-016-rp-jm-2008-SCOTTREVISDED1272008.dwg