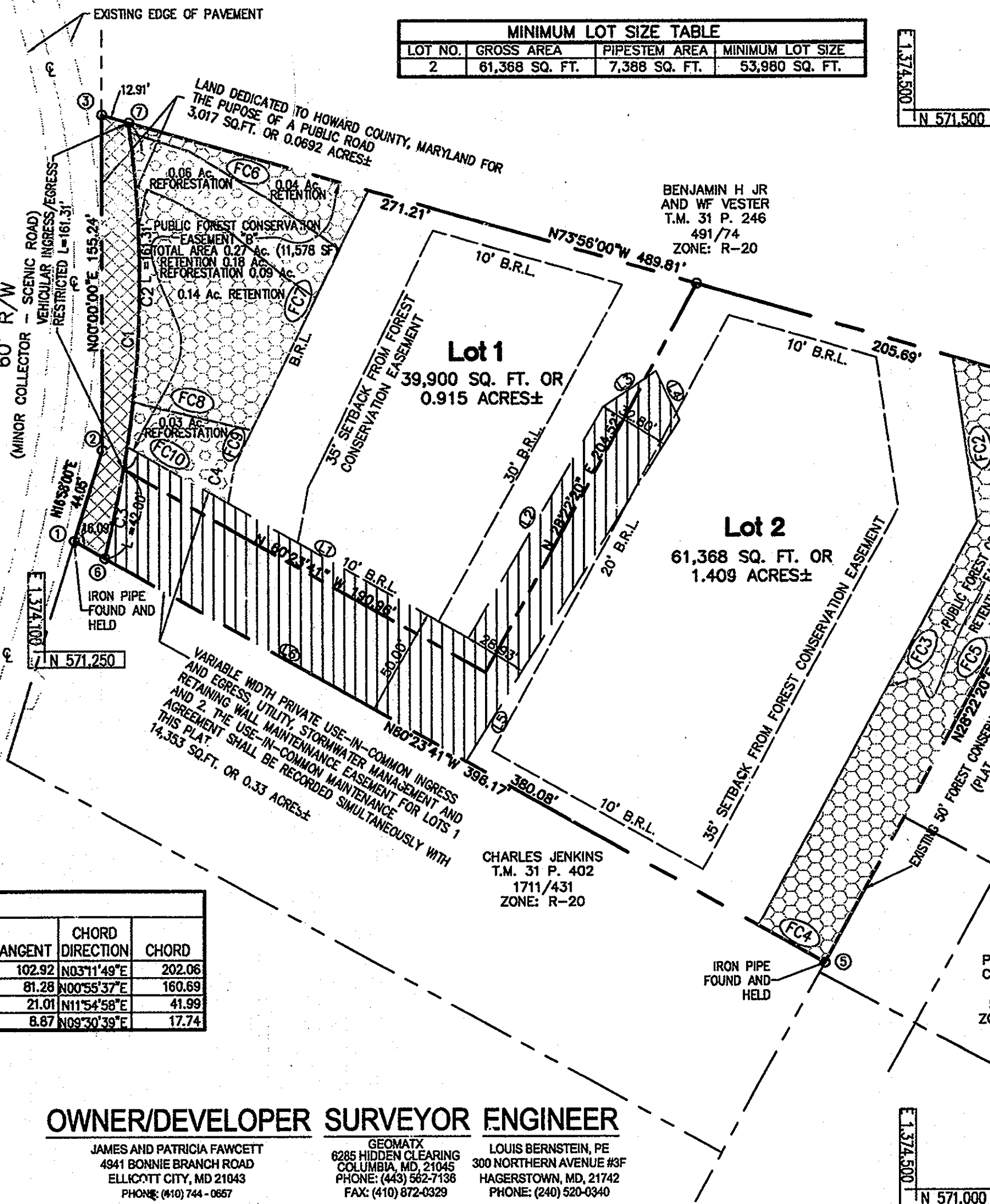


COORDINATE LIST		
NO.	NORTH	EAST
1	571,301	1,374,114
2	571,343	1,374,127
3	571,498	1,374,127
4	571,363	1,374,597
5	571,105	1,374,458
6	571,293	1,374,128
7	571,495	1,374,139

- LEGEND**
- IRON PIPE OR REBAR FOUND
 - ▨ VARIABLE WIDTH PRIVATE USE-IN-COMMON INGRESS AND EGRESS, UTILITY, STORMWATER MANAGEMENT AND RETAINING WALL MAINTENANCE EASEMENT
 - ▨ PUBLIC ROAD DEDICATION
 - ▨ PUBLIC FOREST CONSERVATION EASEMENT RETENTION
 - ▨ PUBLIC FOREST CONSERVATION EASEMENT REFORESTATION

THE DECLARATION OF COVENANTS AND MAINTENANCE AND RIGHT OF ENTRY AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT ESD PRACTICES ON LOT 2 SHALL BE EXECUTED WITH THIS PLAT.

BONNIE BRANCH ROAD
60' R/W



MINIMUM LOT SIZE TABLE			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	61,368 SQ. FT.	7,388 SQ. FT.	53,980 SQ. FT.

PUBLIC FOREST CONSERVATION AREA "A" LINE TABLE (0.27 AC.)		
LINE	LENGTH	BEARING
FC1	82.98'	N 73°56'00" W
FC2	77.38'	S 89°59' E
FC3	212.10'	S 28°22'20" W
FC4	35.01'	S 60°23'41" E
FC5	292.69'	N 28°22'20" E

PUBLIC FOREST CONSERVATION AREA "B" LINE TABLE (0.27 AC.)		
LINE	LENGTH	BEARING
FC6	114.36'	S 73°56'00" E
FC7	123.03'	S 25°48'51" W
FC8	56.09'	N 76°34'37" W
FC9	18.37'	S 25°48'51" W
FC10	53.26'	N 63°23'41" W

PAYMENT OF A OF FEE-IN-LIEU FOR 0.32 ACRES OF THE BALANCE OF REQUIRED REFORESTATION IN THE AMOUNT OF \$10,455.00 (13,939 SQ. FT. X .75) TO THE FOREST CONSERVATION FUND.

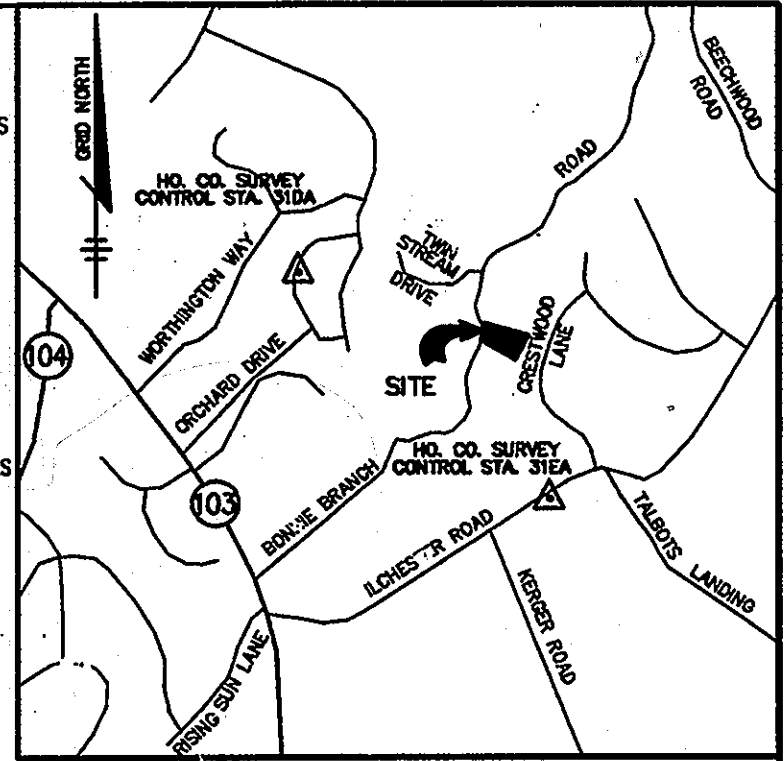
14. POSTING OF SURETY OF \$3,920.00 (19,602 SQ. FT. X .20) FOR 0.45 ACRES OF RETENTION AND \$1,960.00 (9,801 SQ. FT. X .20) FOR 0.09 ACRES OF REFORESTATION FOR A TOTAL AMOUNT OF \$5,880.00 SHALL BE PROVIDED WITHIN 30 DAYS OF RECORDING OF THIS PLAT.

15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

16. LANDSCAPING FOR LOTS 1 AND 2 SHALL BE 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. POSTING OF SURETY FOR SIX SHADE TREES IN THE AMOUNT OF \$1,800.00 SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.

17. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET WITH THIS PLAN. STORMWATER MANAGEMENT WILL BE PROVIDED BY ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE. STORMWATER MANAGEMENT FOR LOT 1 IS MET THROUGH A COMBINATION OF PERVIOUS PAVEMENT AND GRASS SWALES. STORMWATER MANAGEMENT FOR LOT 2 IS MET THROUGH A COMBINATION OF PERVIOUS PAVEMENT, GRASS SWALES, ROOFTOP DISCONNECTION AND MICRO-BIOTRETENTION.

18. PREVIOUS CASE NUMBERS:
WP-06-107 (APPEAL DENIED 7/21/06)
WP-07-115 (WAMERS TO SECTION 16.116(b)(1) AND SECTION 16.117(b) DENIED 5/9/07)
BA-607-0 (DENIED 11/15/07)
WP-10-111 (WAMERS TO SECTION 16.144(f)(3) WHICH REQUIRES APPROVAL OR DENIAL WITHIN 60 DAYS OF ACTIVE PROCESSING TIME FROM THE SUBMISSION, SECTION 16.120(b)(4)(ii) WHICH REQUIRES A BUILDING ENVELOPE TO BE 35' FROM A FOREST CONSERVATION EASEMENT LOCATED ON A LOT 10 ACRES OR LARGER, SECTION 16.1205(c) WHICH REQUIRES ON-SITE FOREST RETENTION APPROVED 3/25/10) SUBJECT TO THE FOLLOWING CONDITIONS



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2007 COMPREHENSIVE ZONING PLAN.
- B.R.L. DENOTES BUILDING RESTRICTION LINES.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA (N 569641.124', E 1374816.03', ELEV. 468.888') AND 31DA (N 571982.652', E 1372145.08', ELEV. 461.646').
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 1, 2006 BY THE RBA GROUP, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A 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' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY = MAX 18% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES = CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E. DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES AND PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENTS OR STEEP SLOPES EXCEPT AS SHOWN ON THE SUPPLEMENTAL PLAN ON FILE WITH THIS PLAT FOR THE CONSTRUCTION OF THE SHARED DRIVEWAY.
- 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 AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE FOREST CONSERVATION EASEMENTS HAVE 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; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PROVIDING 0.45 ACRES OF ON-SITE RETENTION AND 0.09 ACRES OF ON-SITE REFORESTATION AND (cont'd)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	203.31	530.00	21°58'43"	102.92	N03°11'49"E	202.06
C2	161.31	530.00	17°26'19"	81.28	N00°55'37"E	160.69
C3	42.00	530.00	4°32'24"	21.01	N11°54'58"E	41.99
C4	17.74	580.00	1°45'10"	8.87	N09°30'39"E	17.74

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	180.09'	N 60°23'41" W
L2	123.91'	S 29°59'13" W
L3	29.33'	S 56°03'48" W
L4	24.69'	S 25°22'02" E
L5	186.13'	S 31°46'40" W
L6	190.64'	N 60°23'41" W

OWNER/DEVELOPER SURVEYOR ENGINEER

JAMES AND PATRICIA FAWCETT
4941 BONNIE BRANCH ROAD
ELLICOTT CITY, MD 21043
PHONE: (410) 744-0857

GEOMATX
6285 HIDDEN CLEARING
COLUMBIA, MD 21045
PHONE: (443) 862-7193

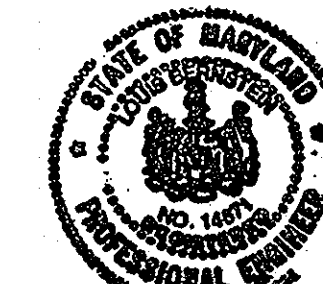
LOUIS BERNSTEIN, PE
300 NORTHERN AVENUE #3F
HAGERSTOWN, MD, 21742
PHONE: (240) 520-0340

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Thomas L. McElroy 12/7/10
THOMAS L. McELROY R.P.L.S. 486 DATE

Louis Bernstein 10/14/10
LOUIS BERNSTEIN P.E. 14671 DATE

James M. Fawcett 10/14/10
JAMES M. FAWCETT DATE



AREA TABULATION	
1. TOTAL NUMBER OF LOTS TO BE RECORDED	= 2
- BUILDABLE	= 2
- NON-BUILDABLE	= 0
- OPEN SPACE	= 0
- PRESERVATION PARCELS	= 0
2. TOTAL AREA OF LOTS	= 2,325 AC.
- BUILDABLE	= 2,325 AC.
- NON-BUILDABLE	= 0 AC.
- OPEN SPACE	= 0 AC.
- PRESERVATION PARCELS	= 0 AC.
3. TOTAL AREA OF ROADWAY TO BE RECORDED INCL. WIDENING STRIPS	= 0.069 AC.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED	= 2,384 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 3/1/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Wanda Tucker 3/18/11
DIRECTOR DATE

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

William B. Bester 3/8/2011
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

WE JAMES M. FAWCETT AND PATRICIA F. FAWCETT 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 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 RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 14 DAY OF Dec. 2010.

James M. Fawcett
NAME: _____
Patricia F. Fawcett
NAME: _____

Jean M. Clise
WITNESS: _____
Jean M. Clise
WITNESS: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GORDON W. BROWNE AND BEVERLY A. BROWNE TO JAMES M. FAWCETT AND PATRICIA A. FAWCETT BY DEED DATED APRIL 10TH, 1968 AND RECORDED AMONG THE AFORESAID LAND RECORDS OF HOWARD COUNTY IN LIBER 486 AND FOLIO 27, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF SAID PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Thomas L. McElroy 12/7/10
THOMAS L. McELROY P.O.L.S. 486

Louis Bernstein 10/14/10
LOUIS BERNSTEIN P.E. 14671

RECORDED AS PLAT NUMBER 21535
ON 3/18/11, AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND

Plat of Subdivision For
Fawcett Property
Lots 1 And 2
1st Election District of Howard County
Tax Map 31, Grid 9, Parcel 321
Zone: R-20
Scale 1" = 50'
Date: October 7, 2010
Sheet 1 of 1