	RDINATE		
TNIOS		EASTING	
11	570284.9004	1373417.1090	
2	570302.8760	1373477.1498	
3	570328.5162	1373590.9627	Ţ
4	570322.7929	1373654.9758	~
5	570340.3658	1373780.7448	·  2
6	570355.4962	1373802.8788	Æ
7	570392.8933	1373840.2747	
8		1373633.4070	×
9		1373651.7035	
10		1373627.6292	
11		1373555.7305	
12	570713.2395	1373394.9896	7
13	570759.8045	1373308.9015	
14	570839.7730	1373031.6658	
15	570836.1741	1373010.3165	
16	570902.2309	1373029.3708	F
17	570887.8143	1373045.5236	کا
18	570807.8459	1373322.7587	П
19	570750.9332	1373427.9774	
20	571234.8009	1372872.1285	Ţ.
21	571169.0462	1372857.9719	
22	570345.2766	1373703.6457	<b>[</b> ]
23	570322.8303		
24	570611.3454	1373588.7183	F
25	570464.5397	1373676.5945	_
27	570624.4449	1373187.5091	
33	570717.0801	1372724.6616	
52	570440.9495	1373356.7371	
67	570990.2166	1372807.3849	
68	571084.9600	1372832.5052	
69	571232.0349	1372873.9694	
70	570377.0760	1373858.4890	
71	570371.6985	1373855.1432	
72	570303.5690	1373785.1267	
73	570285.4337	1373701.0157	
74	570316.1689	1373574.6078	
75	570260.3415	1373426.6103	
76	570440.7078		
77	570496.4438		
		O GRID TICS SHO	<b></b>

BONNIE BRANCH WOODS DEVELOPMENT INC.

C/O MILDENBERG, BOENDER AND ASSOC., INC.

6800 DEERPATH ROAD, SUITE 150

ELKRIDGE, MD 21075

410-997-0296

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

TOTAL AREA TABULATION CHART

OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

D. CASHMERE. PRESIDENT E BRANCH WOODS DEVELOPMENT INC.

NUMBER OF BUILDABLE LOTS

NUMBER OF OPEN SPACE LOTS

NUMBER OF LOTS OR PARCELS

AREA OF BUILDABLE LOTS

*LEGEND* 

PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT WETLANDS

PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

PUBLIC FOREST CONSERVATION (AFFORESTATION)

SLOPES 25% AND GREATER

AREA DEDICATED TO HPWARD CLUNTY, MARYLAND FOR PURPOSEOF PUBLIC ROAD

NON-CREDITED OPEN SPACE

RECREATIONAL OPEN SPACE

PRIVATE USE-IN-COMMON ACCESS EASEMENT

EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT PUBLIC WATER, SEWER AND UTILITY EASEMENT

PUBLIC SIGHT DISTANCE EASEMENT

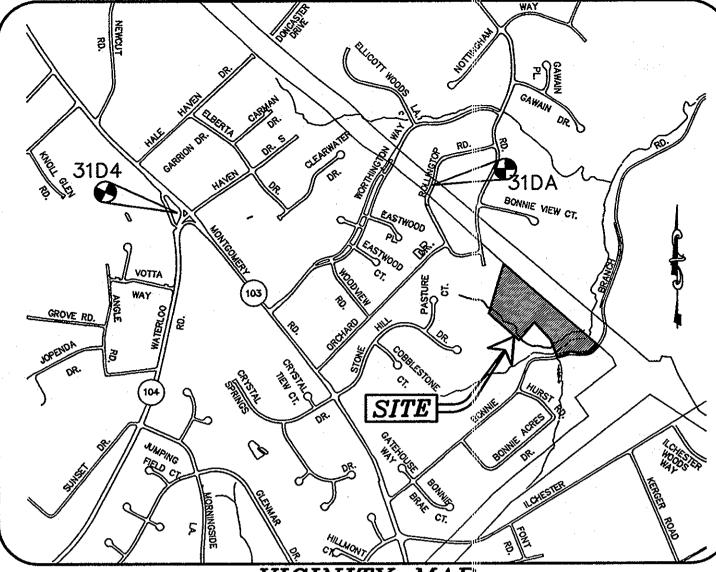
FLOOD PLAIN ELEVATION

999.99

129/20

22

4.22 AC. ±



1''=2000ADC MAP 4936 (D4)

21. 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 10-13,17,20,22. ANY CONVEYANCES OF THE AFORESAID LOTS 10-13,17,20,22 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS 10-13,17,20,22. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS 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 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.

HOA DOCUMENTS HAVE BEEN RECORDED WITH THE DEPARTMENT OF ASSESSMENT AND TAXATION AS RECORDING REFERENCE NUMBER 013673553 ON \_\_123110

THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 10-13 SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THIS PLAT.

THE OPEN SPACE LOTS 16, 18, 19, AND 21 SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

PUBLIC WATER AND SEWAGE 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 LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION

28. PUBLIC 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, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

LANDSCAPING FOR LOTS 1 THRU 15 IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16-124 OF THE HOWARD COUNTY CODE

DUE TO EXTENSIVE ENVIRONMENTAL FEATURES AND ASSOCIATED REQUIRED BUFFERS, FUTURE SUBDIVISION OF PARCEL 102 WOULD BE NON-EXISTENT OR EXTREMELY LIMITED AND ACCESS TO THIS PARCIEL THROUGH THE PROPOSED PETERSON PROPERTY SUBDIVISION IS NOT REQUIRED.

31. THE OPEN SPACE LOT 16 SHOWN HEREON IS HEREBY DEDICATED TO THE HOA FOR THE RESIDENTS OF THIS SUBDIVISION. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS AS SHOWN HEREON.

32. ENTIRE OPEN SPACE LOT 21 IS SUBJECT TO PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT.

LOT 1 IS SUBJECT TO VARIANCE 10-004V WHICH REDUCED THE FRONT BUILDING WEST TO 13.6 FEET FROM THE EXISTING STRUCTURE. THE VARIANCE WAS APPROVED IN JUNE 7, 2010.

### GENERAL NOTES

SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.

N 571.700.693 E 1,369,606.348 ELEV. 494.421

ELEV. 481.585

- 2. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2008 BY SHANABERGER AND LANE.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.31D4 AND 31DA:

N 571,982.686 E 1,372,145.055 STA. No. 31DA

4. The denotes an iron pin or iron pipe found O DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.

• DENOTES A PIN & CAP OR PK NAIL SET AT CORNER

BRL DENOTES A BUILDING RESTRICTION LINE

AREA OF REC. OPEN SPACE PROVIDED

5. ALL AREAS ARE MORE OR LESS.

STA. No. 31D4

- 6. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER & SEWER WILL BE UTILIZED.
- 7. BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- MINIMUM LOT SIZE: 12,000 SQ.FT. REQUIRED OPEN SPACE=9.88 X 40%  $= 3.95 \text{ Ac} \pm$ PROVIDED OPEN SPACE (CREDITED)  $= 4.04 \text{ Ac} \pm$  $= 0.07 \text{ Ac} \pm$ PROVIDED OPEN SPACE (NON-CREDITED) = 4.11 Ac± TOTAL PROVIDED OPEN SPACE AREA OF REC. OPEN SPACE REQUIRED = 3,000 SQ.FT. (15 UNITS x 200 SQ.FT.)
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
- SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).
- GEOMETRY MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.

= 4,500 SQ.FT.

- STRUCTURES (CULVERT/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.
- 10. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT THAT AS DETERMINED TO BE NECESSARY DISTURBANCE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 413-10. ON WHICH DATE DEVELOPER AGREEMENT #14.4594.) WAS FILED AND ACCEPTED.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CB50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- 13. WETLANDS DELINEATION PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED JUNE 2008, UPDATED ON DECEMBER 2008.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. DATED. AUGUST 2008.
- APFO ROAD TEST WAS PREPARED BY THE TRAFFIC GROUP, DATED NOVEMBER 2008, AND APPROVED ON MAY 18, 2009.
- PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS SITE. FINANCIAL SURETY FOR 44 SHADE TREES, 29 EVERGREENS IN THE AMOUNT OF \$17,550.00 SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS
- 17. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR PUBLIC FOREST CONSERVATION BY PROVIDING RETENTION OF 2.08 ACRES OF FOREST, AFFORESTATION OF 0.42 ACRES AND FEE-IN-LIEU OF 0.40 ACRES. FINANCIAL SURETY FOR THE ON-SITE RETENTION FOR THE AMOUNT OF \$18,120.96, AND AFFORESTATION FOR THE AMOUNT OF \$9,147.60 FOR A TOTAL OF \$27,269.00 WILL BE POSTED AS PART OF DEVELOPERS AGREEMENT. 0.40 ACRES OF REQUIRED FOREST CONSERVATION WILL BE ADDRESSED VIA FEE-IN-LIEU IN THE AMOUNT OF \$13,068.00.
- STORMWATER MANAGEMENT IS PROVIDED BY THREE (3) SAND-FILTER FACILITIES , MULTIPLE ON-LOT RAINGARDENS, ONE (1) INFILTRATION TRENCH AND A DRY DETENTION POND IN ACCORDANCE WITH THE 2000 MARYLAND STÖRMWATER DESIGN MANUAL. ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. SANDFILTERS FACILITIES, INFILTRATION TRENCH AND A DRY DETENTION POND WILL BE MAINTAINED BY HOA. RAINGARDENS WILL BE MAINTAINED BY HOMEOWNERS.
- 19. STORMWATER MANAGEMENT OUTFALL AND LOCATIONS OF WATER AND SEWER MAINS HAVE BEEN DETERMINED AS NECESSARY DISTURBANCE, AND HAVE BEEN APPROVED UNDER SP-09-002.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT OF WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

#### OWNER'S STATEMENT

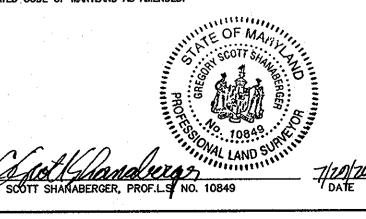
BONNIE BRANCH WOODS DEVELOPMENT INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY 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 ERECTED ON OR OVER THE SAID

WITNESS MY HAND THIS 30 DAY OF July 2010

D. CASHMERE. PRESIDENT NNIE BRANCH WOODS DEVELOPMENT INC.

# SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION ALL OF THE LANDS CONVEYED BY MICHELE K. PETERSON, TO BONNIE BRANCH WOODS DEVELOPMENT, INC. BY DEED DATED JUNE 21, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12539 FOLIO 358, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIMISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



RECORDED AS PLAT 21271 on 11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

## BONNIE BRANCH WOODS

LOTS 1 THRU 15 AND OPEN SPACE LOTS 16 THRU 22

SHEET 1 OF 3

PARCEL 101 GRID 9 AND 15 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE : 1"=50" DATE : JULY 2010

SP-09-002 BA-10-004V DPZ FILE#S:

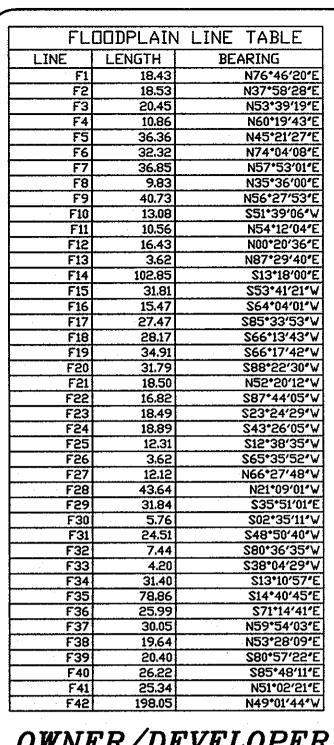


Engineers Planners Surveyors 6800 Deerpath Road, Suite 150, Elkridge, MD 21075

(410) 997-0296 Balt. (410) 997-0298 Fax.

F-10-042

4.11 AC. ± AREA OF OPEN SPACE LOTS 1.55 AC. ± AREA OF ROADWAY DEDICATION 9.88 AC. ± AREA APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT HOWARD COUNTY HEALTH OFFICER 🥨 DATE MAD APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING CHIEF, DEVELOPMENT ENGINEERING DIVISION



# OWNER/DEVELOPER

BONNIE BRANCH WOODS DEVELOPMENT INC. C/O MILDENBERG, BOENDER AND ASSOC.,INC. 6800 DEERPATH ROAD, SUITE 150 ELKRIDGE, MD 21075 410-997-0296

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

G. SCOTT SHANABERGER, SURVEYOR

JOHN D. CASHMERE. PRESIDENT BONNIE BRANCH WOODS DEVELOPMENT INC.

# AREA TABULATION CHART (THIS SHEET)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	5
NUMBER OF LOTS OR PARCELS	7
AREA OF BUILDABLE LOTS	0.55 AC. ±
AREA OF OPEN SPACE LOTS	1.94 AC. ±
AREA OF ROADWAY DEDICATION	0.86 AC.

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

AREA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

### LEGENDPUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT WETLANDS

PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

PUBLIC FOREST CONSERVATION (AFFORESTATION) AREA DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSE OF PUBLIC ROAD

NON-CREDITED OPEN SPACE

+ +

999.99

RECREATIONAL OPEN SPACE

PRIVATE USE-IN-COMMON ACCESS EASEMENT

PUBLIC SIGHT DISTANCE EASEMENT EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT

PUBLIC WATER, SEWER AND UTILITY EASEMENT FLOOD PLAIN ELEVATION

ENTIRE OPEN SPACE LOT 21 IS SUBJECT TO PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT. (SEE GENERAL NOTE 32)

N 570500

AT CORNER 52

PUBLIC FOREST CONSERVATION EASEMENT C

(RETENTION) 0.04 ACRES

OPEN SPACE LOT 20 0.78 AC \_

	WE	TLANDS I	_INE TABLE
	LINE	LENGTH	BEARING
	W43	1.11	N82*51'09 <b>*</b> 6
	W44	41.79	N20*40′59 <b>″</b>
	W45	33.37	N52*34'17 <b>*</b>
	W46	52.99	N65*26'28'
	W47	62.90	N57*21′16 <b>*</b> I
	W48	38.09	N41*56'22'
	W49	33.60	N54*51'47*
	₩50	34.22	N80*39′52 <b>*</b> 8
	W51	19.70	\$89 <b>*</b> 59′09 <b>*</b> 1
	W52	18.05	N87*29'45 <b>*</b> [
	₩53	29.54	\$78*19′30 <b>*</b> [
	₩54	11.51	\$24 <b>*</b> 24 <b>′</b> 12 <b>*</b> 1
	W55	30.89	\$87*46'05*\
	W56	20.79	N75*11′34*\
_	W57	18.95	\$85*06′30 <b>*</b> \
	W58	13.59	\$82*29'24 <b>*</b> \
_	1.450	00.04	010147/444

W51	19./0	289-29,03-5
W52	18.05	N87*29'45'E
W53	29.54	\$78*19′30 <b>*</b> E
W54	11.51	\$24*24'12 <b>*</b> E
W55	30.89	\$87*46'05 <b>"</b> W
W56	20.79	N75*11′34*W
W57	18.95	S85*06'30'W
W58	13.59	\$82*29'24 <b>*</b> W
W59	22.31	S12*47'44"E
W60	32.65	\$00*17'31 <b>'</b> E
W61	21.12	N87*48'01"W
W62	18.52	\$62*05'33 <b>*</b> W
W63	14.36	\$84*47'12 <b>"</b> W
W64	26.62	S19*46′31 <b>″</b> W
W65	17.02	S80*41′57 <b>″</b> W
W66	38.41	\$40*43'33"W
W67	19.35	\$79*57′13 <b>*</b> W
W68	17.93	N39*30'43 <b>"</b> W
W69	23.86	\$58*16′55 <b>*</b> W
W70	13.98	\$08*23′50 <b>′</b> E
W71	5.85	\$80*21'16 <b>*</b> W
W72	28.48	N27*44'08'W
W73	15.36	\$81*50′16 <b>*</b> W
W74	28.65	\$34*42′39 <b>*</b> W
W75	19.66	\$20*01′24 <b>*</b> W
W76	11.16	S19*21'39 <b>'</b> E
W77	4.05	\$70*45/51 <b>*</b> W

			PK NAIL SET AT CORNER	73	PRI
		· · · · · · · · · · · · · · · · · · ·	CURVE	TADI II	-
				THDL	
CURVE	RADIUS	LENGTH	TANGENT	DEL.TA	CHORD BEARING DISTANCE
C1	325.00	62.77	31.48	11*03′59*	N73*19'58'E 62.6
CS	350.00	117.21	59.16	19*11 <b>′</b> 16 <b>′</b>	S77*18'15'W 116.
C3	225.00	64.49	32.47	15*25 <b>′</b> 19 <b>*</b>	N84*53'27"W 64.
C4	175.00	129.96	68.14	42*32′54″	N82*02'45'E 126.
C5	150.00	26.85	13.46	::0°15′17 <b>′</b>	N55*38'40'E 26
C6	275.00	52.97	26.57	11.02.094	N44*59'56"E 52.
C7	275.00	173.98	90.01	35*14′57*	N30°54′15′W 171
63	225.00	142.35	73.65	35*14′57 <b>″</b>	N30*54'15'W 139.

PUBLIC 20' DRAINAGE-

AND UTILITY EASEMENT

PRIVATE DRAINAGE ----

OPEN SPACE

**LOT 21** 0.70 AC

TO BE DEDICATED TO HOA

FOR THE PURPOSE OF STORMWATER MANAGEMENT-SAND FILTER

AND DRY DETENTION POND

75' STREAM BUFFER-

	WS87	46.18	N04*01'44*W
	882W	17,45	N49*01'44*W
	W289	98.40	\$49°36′02 <b>°</b> E
	WS90	54.32	\$58*12'12 <b>'</b> E
	WS91	15.67	\$49°01'44"E
- 1	WS92	20.52	\$63*17'28 <b>*</b> W
	WS93	56,28	N58*12'12 <b>*</b> W
- 1	WS94	47.18	S04*01'44 <b>*</b> E
	₩S95	6.32	\$18*28'16 <b>*</b> W
$\mathbf{N}$	WS96	18.70	S63°17′28 <b>°</b> W
- 1	WS97	13.15	N12*46'47"W
	WS98	4,36	N18*28'16 <b>*</b> E
	WE99	21.64	N50*34'17'E
	WE100	13.50	N51*09'37"W
- [	WE101	49.00	· \$00°00′00 <b>°</b> E
	WE102	14.00	N67*44'16 <b>"</b> E
	WE103	9.99	\$78*13′03 <b>*</b> W
	WE104	12.00	N53*09'22 <b>"</b> W
	WE105	<b>54.00</b>	\$05*37′14 <b>*</b> E
	WE106	10.01	\$74*07'43 <b>"</b> W
	PUBLIC 30' WATE WEASEN YILLITU &		es.
	PUBLIC DRAINAG	E AND	
_	-UTILITY EASEMEN		
/		~~ ^~	

EXISTING 20' PUBLIC SEWER AND UTILITY EASEMENT LIBER 570 FOLIO 342

EASEMENT LINE TABLE

LINE LENGTH

OPEN\_SPACE HOWARD COUNTY, MARYLAND CONTAINS ENVIRONMENTAL FEATURES AND FOREST CONSERVATION EASEMENT PUBLIC 20' SEWER & UTILITY EASEMENT

WES TREAM	
BUFFER	
388.58	386.82
	PUBLIC \
(22)	100-YEAR FLOODPLAIN
A=21.95	DRAINAGE & UTILITY EASEMENT
1 3 8 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	1) PK MAIL AT CORNI
7/1/1/1/ R=1.75.00	[\f\]\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
DIN A CAR SET 76°20'03" E	PUBLIC SIGHT DISTANCE EASEMENT
74 PIN & CAP SET 130.00	77°49'57', E ZAP SET AT CORNER
TY TAPIN & CAP SET 130.09	86.04' SAT CORNER
EN SPACE / TOPK N	All SFT
LOT 19 BONNIE BRANC 0.02 AC (MINOR COLLECTOR R/W VARIED TO HOA) HE PURPOSE OF	ORNER OPEN SPACE
0.02 AC (MINOR COLLECTOR BANK)	H ROAD - LOT 18
EDICATED TO HOA	S, SCENIC ROAD) TO BE DEDICATED
HE PURPOSE OF RIMWATER MANAGEMENT	TO HOA FOR THE PURPOSE OF
AND FILTER	PRIVATE STORMWATER MANAGEMENT
LAND DEDICATED TO HOWARD COUNTY, ————————————————————————————————————	SAND FILTER
ROAD (0.26 AC.±) BALTIMORE GAS & ELE	IC. CO
140/451	N 570200
280/315	m

MINIMUM LOT SIZE CHART				
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	
3 ,	14,057 SQ.FT.	2,019 SQ.FT.	12,038 SQ.FT.	

### OWNER'S STATEMENT

N51\*02'33\*W S65\*20'34"W

SS1.03.01.E

BONNIE BRANCH WOODS DEVELOPMENT INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIMISION 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 SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY 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 CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY. SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR

WITNESS MY HAND THIS 30 DAY OF JULY , 700

10.20

BRANCH WOODS DEVELOPMENT INC.

W79

3.36 AC. ±

## SURVEYOR'S CERTIFICATE

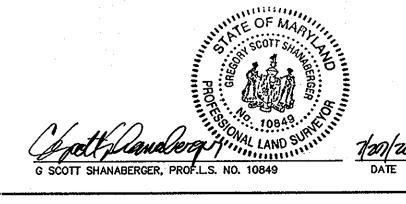
391:17 74PIN & CAP SET

OPEN\_SPACE LOT 19

0.02 AC

TO BE DEDICATED TO HOA FOR THE PURPOSE OF PRIVATE STORMWATER MANAGEMENT SAND FILTER

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION ALL OF THE LANDS CONVEYED BY MICHELE K. PETERSON, TO BONNIE BRANCH WOODS DEVELOPMENT, INC. BY DEED DATED JUNE 21, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12539 FOLIO 358, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIMISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



RECORDED AS PLAT 21272 0 110/10

AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

# BONNIE BRANCH WOODS

LOTS 1 THRU 15

2ND ELECTION DISTRICT

AND OPEN SPACE LOTS 16 THRU 22

SHEET 2 OF 3 SCALE: 1"=50"

HOWARD COUNTY, MARYLAND EX. ZONING R-20 GRID 9 AND 15 DPZ FILE#S: SP-09-002

TAX MAP 31

PARCEL 101

TAX MAP 31, PARCEL 557 ZONED:R-20

> MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors 6800 Deerpath Road, Suite 150, Elkridge, MD 21075

(410) 997-0296 Balt. (410) 997-0298 Fax.

F-10-042

DATE : JULY 2010

