

**GENERAL NOTES**

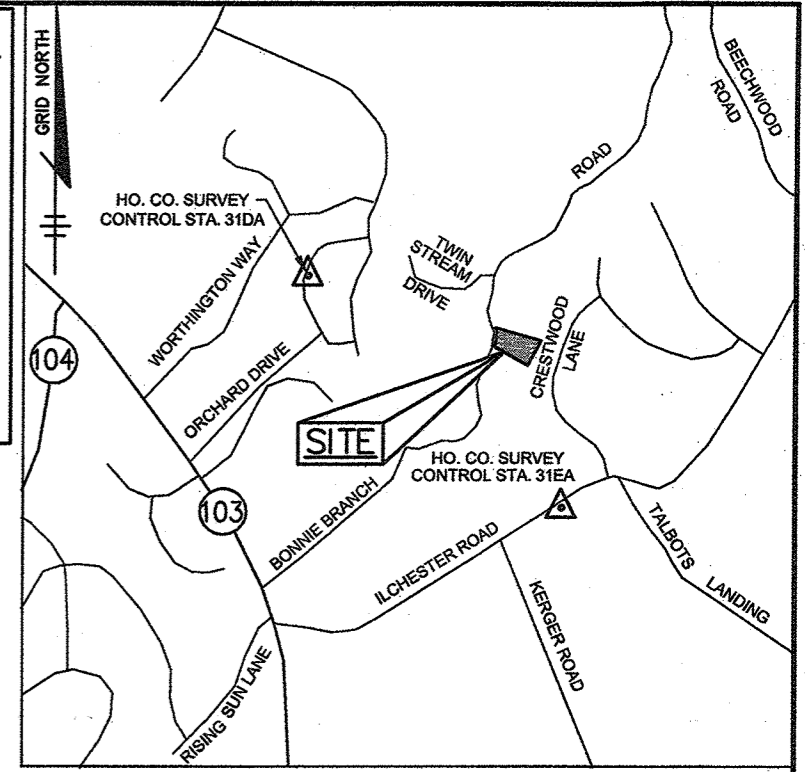
1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. B.R.L. DENOTES BUILDING RESTRICTION LINES.
3. ALL AREAS SHOWN ON THIS PLAN ARE MORE OR LESS.
4. THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31DA. THIS PLAN IS BASED ON PREVIOUSLY RECORDED PLAT # 21535.
5. 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 15% 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.
6. WATER AND SEWER SERVICE IS ALREADY PROVIDED TO THE EXISTING HOUSE ON PARCEL 321 UNDER CONTRACT 417-S AND 266-W.
7. THERE IS AN EXISTING DWELLING ON PARCEL 321 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 REQUIREMENTS.
8. PREVIOUS SUBMISSION OF THIS PARCEL 321 (F-07-193) PROVIDED A PAYMENT OF FEE-IN-LIEU FOR 0.32 ACRES OF FOREST CONSERVATION IN THE AMOUNT OF \$10,455.00. ANY FUTURE SUBDIVISION OR DEVELOPMENT ON THE PROPERTY CAN USE THE FEE-IN-LIEU CREDIT.
9. PREVIOUS FILE NUMBERS: F-07-193, ECP-16-046, F-17-058, WP-06-107, WP-07-115, BA-607-D.
10. THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
11. THERE ARE NO WETLANDS, STREAMS, BUFFERS, FLOODPLAIN OR STEEP SLOPES IN EXCESS 20,000 SQUARE FEET LOCATED ON THIS PARCEL.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES OR BURIAL GROUNDS THAT EXIST ONSITE.
13. THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT/PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
14. A FEE-IN-LIEU OF OPEN SPACE HAS PREVIOUSLY BEEN PAID UNDER F-07-193 IN THE AMOUNT OF \$1,500.00. ANY FUTURE SUBDIVISION ON THIS PROPERTY CAN USE THIS FEE-IN-LIEU CREDIT.

15. The following agreements are being terminated:
- A.) Deed of Forest Conservation Easement Liber 13268 Folio 97;
  - B.) Declaration of Covenants and Right of Entry Liber 13174 Folio 46
  - C.) Maintenance Agreement Subdivisor Private Stormwater Management Facilities Liber 13174 Folio 56

**BENCHMARKS NAD' 83 HORIZONTAL**

HO. CO. #31DA  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE. ROLLING TO ROAD:  
1/10 MILES NORTH OF ORCHARD ROAD.  
N 571982.652 E 1372145.08  
ELEVATION: 481.646'

HO. CO. #31EA  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE. ILCHESTER ROAD:  
3/4 MILE NE OF RT-103.  
N 569641.124' E 1374816.03'  
ELEVATION: 468.888'



**VICINITY MAP**  
SCALE: 1"=2,000'  
ADC MAP PAGE 28 GRID C6

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
101	571494.8191	1374138.9915
102	571362.8340	1374597.2650
103	571105.3040	1374458.1810
104	571293.0709	1374127.7232

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	530.00'	203.31'	21°58'43"	102.92'	N03°11'49"E	202.06'

**LEGEND**

- (101) COORDINATE POINT
- [Hexagon pattern] EXISTING FOREST CONSERVATION EASEMENT PLAT NO. 21535 TO BE ABANDONED
- [Cross-hatch pattern] EXISTING USE-IN-COMMON, INGRESS/EGRESS MAINTENANCE & UTILITY, AND RETAINING WALL EASEMENT PLAT NO. 21535 TO BE ABANDONED

THE REQUIREMENTS 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.

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE, SUITE 315  
ELLCOTT CITY, MARYLAND 21043  
(P) 410-455-6105 (F) 410-455-6844  
WWW.BEI-CVLENGINEERING.COM

*Donald Mason* 10/5/18  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320  
DATE

*James M. Fawcett* 10/11/18  
JAMES M. FAWCETT, MEMBER  
BONNIE HILL, LLC  
DATE

*James M. Fawcett* 10/11/18  
JAMES M. FAWCETT  
DATE

**AREA TABULATION CHART - THIS SUBDIVISION**

TOTAL NUMBER OF PARCELS TO BE RECORDED	1
BUILDABLE PARCEL	1
NON-BUILDABLE BULK PARCELS	0
OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED	2.32 AC.±
BUILDABLE LOTS	2.32 AC.±
NON-BUILDABLE BULK PARCELS	0.00 AC.
OPEN SPACE TOTAL	0.00 AC.
OPEN SPACE CREDITED	0.00 AC.
OPEN SPACE NON-CREDITED	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.32 AC.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*William for Mauna Roseman* 11/29/2018  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Edinger* 12-4-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kurt Selwold* 12-7-18  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 01-17-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL LAND ACQUIRED BY BONNIE HILL, LLC FROM JAMES M. FAWCETT AND PATRICIA F. FAWCETT BY DEED DATED AUGUST 27, 2011 AND RECORDED IN LIBER 13442 AT FOLIO 456; AND IT IS PART OF THE LAND REQUIRED BY JAMES M. FAWCETT AND PATRICIA F. FAWCETT FROM GORDON W. BROWNE AND BEVERLY A. BROWNE BY DEED DATED APRIL 10, 1968 AND RECORDED IN LIBER 486 AT FOLIO 27, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 10/5/18  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MD NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD NO. 351  
DATE

**OWNER'S CERTIFICATE**

"WE JAMES M. FAWCETT, PATRICIA F. FAWCETT, AND BONNIE HILL, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION."

*James M. Fawcett* 10/11/18  
JAMES M. FAWCETT DATE  
*Patricia F. Fawcett* 10/11/18  
PATRICIA F. FAWCETT DATE  
*James M. Fawcett* 10/11/18  
JAMES M. FAWCETT, MEMBER BONNIE HILL, LLC DATE

*Stacy M. Cay* 10/11/18  
WITNESS DATE  
*Stacy M. Cay* 10/11/18  
WITNESS DATE  
*Stacy M. Cay* 10/11/18  
WITNESS DATE

RECORDED AS PLAT NO. 24867 ON 12/14/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**FAWCETT PROPERTY**  
PARCEL 321  
PLAT TO VACATE FAWCETT PROPERTY LOTS 1 & 2 RECORDED AS PLAT No. 21535  
1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 31 SCALE: AS SHOWN  
GRID: 9 DATE: SEPTEMBER, 2018  
PARCEL: P/O 321 SHEET: 1 OF 1  
ZONED: R-20