

CURVE DATA						
NO.	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	383.00'	24.39'	12.20'	24.38'	N06°44'33"W	03°38'53"

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	13,796 SF	479 SF	13,316 SF
6	13,114 SF	681 SF	12,433 SF
7	13,403 SF	853 SF	12,550 SF
8	13,081 SF	1,059 SF	12,022 SF
9	85,538 SF	20,887 SF	64,651 SF

COORDINATES		
NO.	NORTH	EAST
8	571,657.47	1,374,753.74
113	571,807.20	1,374,833.51
208	571,926.96	1,374,883.68
267	572,022.49	1,374,389.75
279	571,814.37	1,374,269.64
307	571,791.17	1,374,276.94
308	571,769.26	1,374,210.95
309	571,720.62	1,374,129.37
310	571,709.07	1,374,091.35

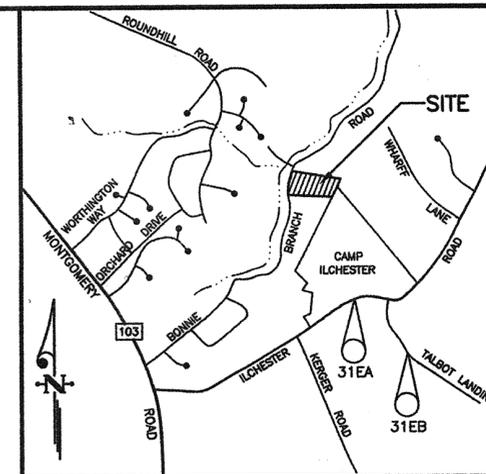
COORDINATES		
NO.	NORTH	EAST
317	571,733.29	1,374,088.49
318	571,742.73	1,374,119.59
319	571,791.18	1,374,200.86
373	571,839.34	1,374,507.72
451	571,979.79	1,374,381.49
452	571,984.67	1,374,304.51
455	571,674.13	1,374,522.04
456	571,836.16	1,374,533.69

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.

William L. Macher 11-2-05
 WILLIAM L. MACHER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. #9011

Hugh F. Cole
 BONNIELASS, LLC
 HUGH F. COLE
 GENERAL MANAGER

Sharon J. Mckee
 NVR, INC.
 SHARON J. MCKEE
 VICE PRESIDENT

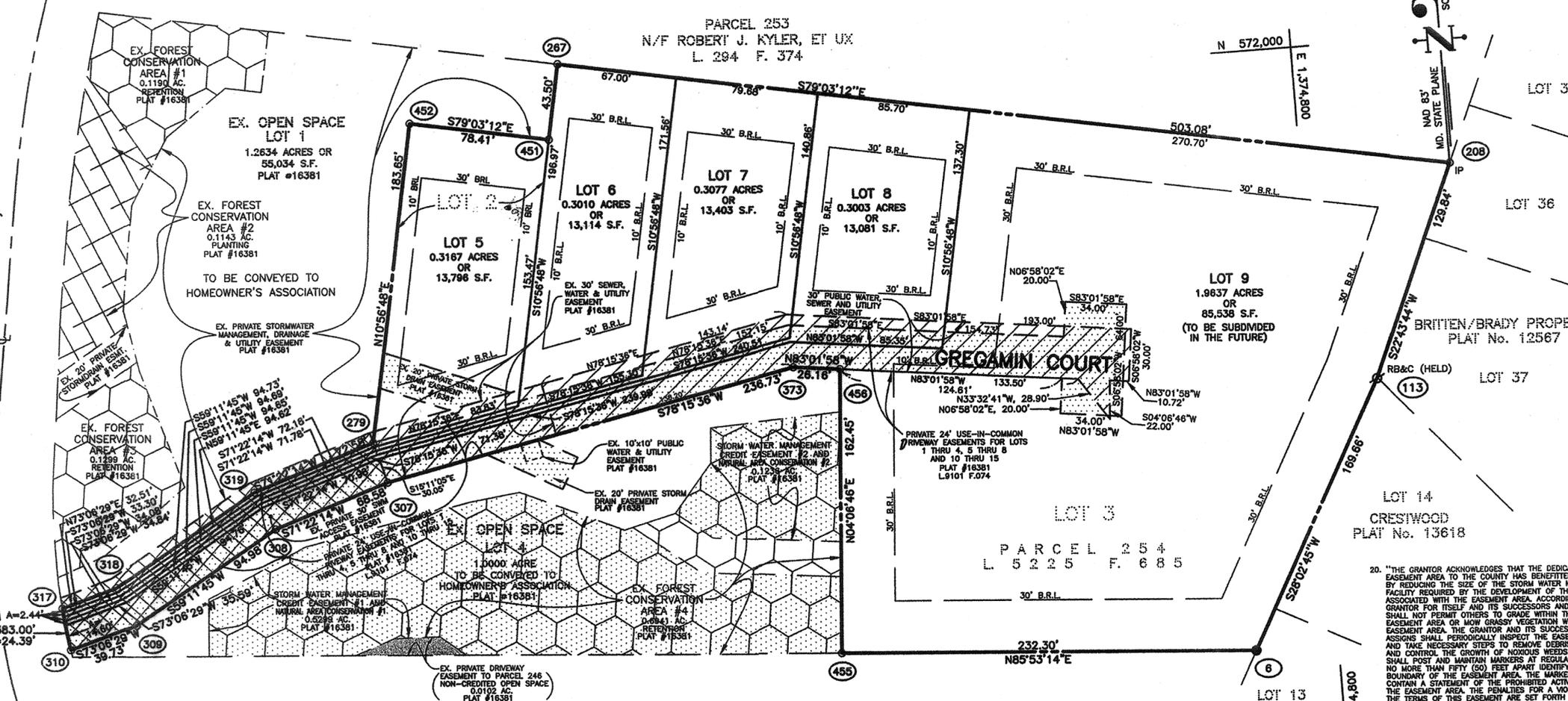


VICINITY MAP
 SCALE: 1" = 2,000'

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 31EA AND 31EB.
- = CONCRETE MONUMENT FOUND
 ○ = REBAR FOUND
 ● = IP FOUND - IRON PIPE FOUND
 ○ = IRON PIN WITH CAP SET
- ALL AREAS ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY CLARK, FINEFROCK & SACKETT, INC.
- THERE ARE NO WETLANDS OR STREAM BUFFERS ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF 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' (14' SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 48' TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100-YR FLOOD 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 ONLY, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE FOREST CONSERVATION OBLIGATION WAS FULFILLED WITH F-01-208.
- ALL DRIVEWAYS WILL BE PRIVATE AND ALL MAINTENANCE WILL BE SHARED WITH EACH HOMEOWNER USING THE DRIVEWAY. MAINTENANCE AGREEMENTS FOR THE SHARED ACCESS EASEMENTS ARE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER 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 ON LOT 5. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- PREVIOUS FILE NUMBERS: WP-01-139; F-01-208; SP-02-02
- WAIVER PETITION, WP-01-139, WAS GRANTED PER LETTER DATED AUGUST 2, 2001. ACTION WAS TAKEN TO WAIVE SECTION 18.121(e), REQUIRING 40' FRONTING ON A PUBLIC ROAD FOR OPEN SPACE LOTS.
- WHEN LOT 3 IS SUBDIVIDED, LOT 2 SHALL ALSO BE SUBDIVIDED.
- LANDSCAPING OBLIGATION WAS FULFILLED WITH F-01-208.
- STORM WATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT. THE STORMWATER MANAGEMENT FACILITIES ARE TO BE CONSTRUCTED AS A PART OF THIS SUBDIVISION. CONSTRUCTION MAY ONLY BEGAIN AFTER THE APPROVAL OF THE CONSTRUCTION DRAWINGS FOR THE FURTHER SUBDIVISION OF LOT 9
- THE HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON THE 4TH DAY OF AUGUST, 2003.
- SINCE THIS PLAT WAS SUBMITTED FOR COUNTY 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.
- LOT 9 WILL BE SUBDIVIDED IN THE FUTURE.

BONNIE BRANCH ROAD
 MINOR COLLECTOR (SCENIC ROAD)



AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	5
2. TOTAL NUMBER OF BUILDABLE LOTS:	5
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.1895 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.
5A. CREDITED OPEN SPACE:	0.0000 AC.
5B. NON-CREDITED OPEN SPACE:	0.0000 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.1895 AC.

PARCEL 246
 N/F BENJAMIN H. VESTER, JR. ET UX
 L. 491 F. 73

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Hugh F. Cole 4/3/05
 HUGH F. COLE
 DATE

Sharon J. Mckee 11/2/05
 SHARON J. MCKEE
 DATE

ENGINEER/SURVEYOR:
 CLARK, FINEFROCK & SACKETT, INC.
 7135 MINSTREL WAY SUITE 201
 COLUMBIA, MARYLAND 21045
 PHONE: (410)381-7500

OWNERS:
 NVR, INC.
 6085 MARSHALLEE DRIVE
 SUITE 140
 ELK RIDGE, MD 21075

BONNIELASS, LLC
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 PHONE (410) 730-0810

THE SOLE PURPOSE OF THIS PLAT IS TO ADD A PRIVATE 24' USE IN COMMON DRIVEWAY EASEMENT.

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

Robert J. Wade 11/2/05
 COUNTY HEALTH OFFICER 560 M9D DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William L. Macher 11/9/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Long 11/14/05
 DIRECTOR DATE

OWNERS' CERTIFICATE

WE, BONNIELASS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND NVR, INC., A VIRGINIA CORPORATION OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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 OF 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 RIGHTS-OF-WAY.

WITNESS MY HAND THIS 2nd DAY OF November, 2005.

ATTEST: *Hugh F. Cole* BY: *Hugh F. Cole*
 WITNESS BONNIELASS, LLC HUGH F. COLE GENERAL MANAGER

ATTEST: *Sharon J. Mckee* BY: *Sharon J. Mckee*
 WITNESS BONNIELASS, LLC SHARON J. MCKEE VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED FROM MARGARET H. FLORIAN, SURVIVING TENANT OF THE ENTIRETY OF ROBERT M. FLORIAN, WHO DIED ON OR ABOUT JANUARY 12, 1997, TO BONNIELASS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED OCTOBER 8, 2000 AND RECORDED IN LIBER 5225 AT FOLIO 685, ALSO BEING ALL OF THE PROPERTY CONVEYED BY BONNIELASS LLC TO NVR, INC., A VIRGINIA CORPORATION BY DEED DATED JULY 25, 2005 RECORDED IN LIBER 9380 FOLIO 448, ALSO BEING A RE-SUBDIVISION OF LOT 9 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "LOTS 2 THRU 9 BONNIELASS" AND RECORDED AS PLAT 16831: ALL RECORDINGS BEING AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 HOWARD COUNTY SUBDIVISION REGULATIONS.

William L. Macher 11/09/2005
 WILLIAM L. MACHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 9011

RECORDED AS PLAT 17814
 ON 11/7/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
 LOTS 5 THRU 9
 BONNIELASS
 A SUBDIVISION OF LOTS 2 AND 3

SHEET 1 OF 1
 TAX MAP #31 GRID 9 PARCEL 254
 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONE R-20
 SCALE: 1" = 50' DATE: NOV, 2005

CHECKED BY: WLM DRAWN BY: LAJ/CRH2 JOB NO.: 00-098 R
 J:\00098-BONNIELASS\1ST-RESUB\00098RP-7-04.DWG