

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
6	565,584.1897	1,371,969.9771
13	565,646.5946	1,371,922.8356
15	565,628.8514	1,371,759.3104
16	565,640.7185	1,371,660.2185
17	565,628.3072	1,371,658.7321
51	565,604.0418	1,372,027.1273
52	565,674.3966	1,372,002.6073
57	565,631.6545	1,371,630.7819
58	565,569.9863	1,371,623.3965
59	565,501.6607	1,371,436.2975
10018	565,410.0960	1,371,478.1944

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	365.00'	165.91'	26°02'37"	S 83°48'27" W	164.48'

MINIMUM LOT SIZE CHART

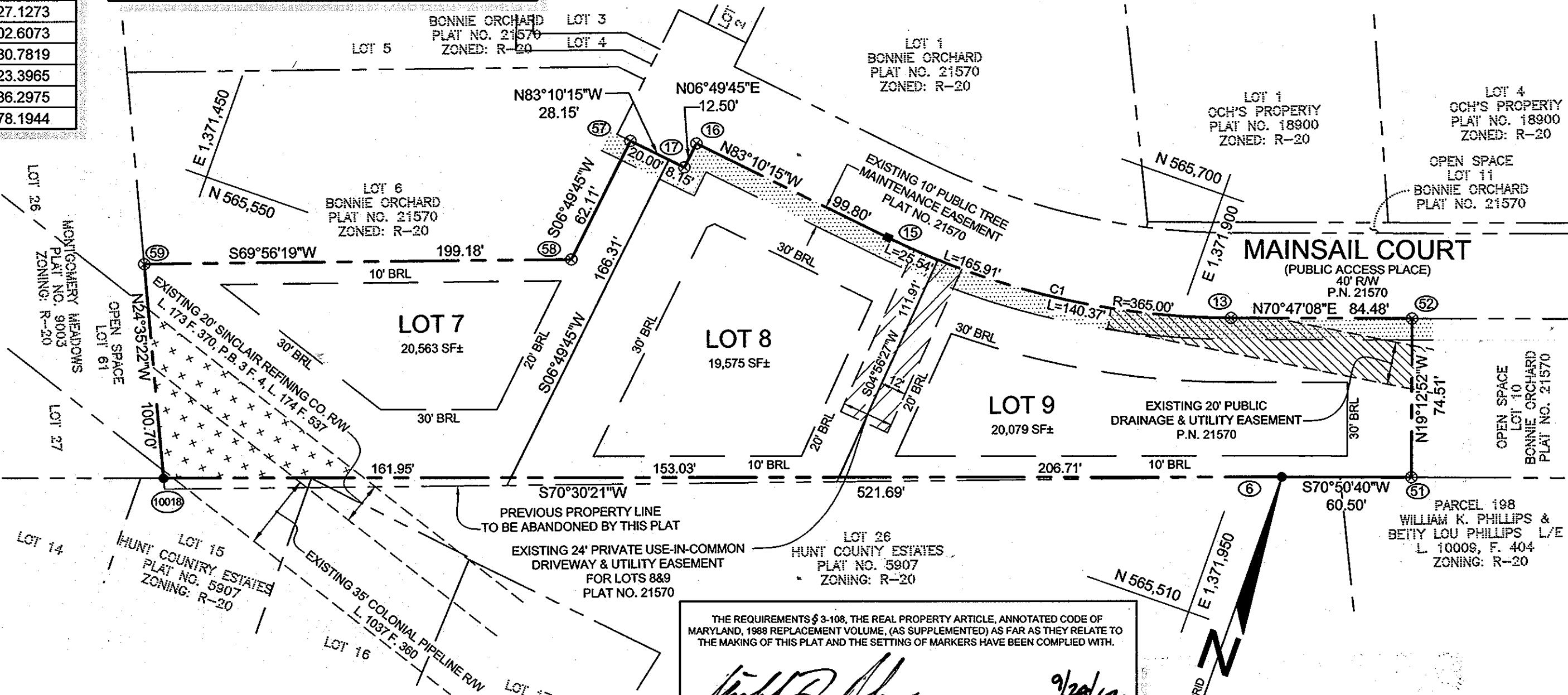
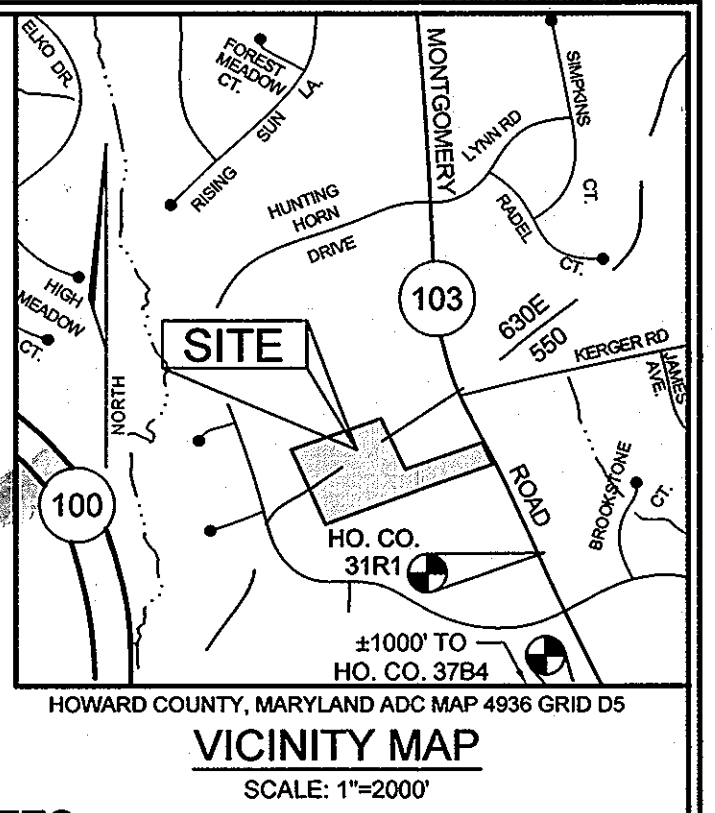
LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
7	20,563±	1,242±	19,321±

RESERVATION OF PUBLIC UTILITY EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER, AND THROUGH LOTS 1 THRU 11. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

LEGEND

- EXISTING PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY EASEMENT



- GENERAL NOTES CONTINUED:**
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY OBLIGATIONS WILL BE MET WITHIN THE BIORETENTION FACILITY. RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP DISCONNECTS, NON-ROOFTOP DISCONNECTS AND GRASS CHANNELS. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. THE BIORETENTION FACILITY LOCATED ON OPEN SPACE LOT 10 IS FOR DETENTION PURPOSES ONLY. THE BIORETENTION FACILITY IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ADDITIONAL STORMWATER MANAGEMENT MEASURES WILL BE REQUIRED AT SITE DEVELOPMENT PLAN STAGE IF THE PROPOSED HOUSE FOOTPRINTS EXCEED 2,000 SF OR IF ADDITIONAL DRIVEWAYS/IMPERVIOUS AREAS ARE PROPOSED.
 - THE PRIVATE USE-IN-COMMON DRIVEWAY AND UTILITY EASEMENT WILL BE OWNED AND MAINTAINED BY THE USERS. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 8 & 9 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13216 AT FOLIO 286.
 - 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 SEWAGE ALLOCATION HAS BEEN GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. WATER AND SEWER CONTRACT NO. 14-4422-D.
 - ARTICLES OF INCORPORATION FOR BONNIE ORCHARD HOMEOWNER'S ASSOCIATION, WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON MARCH 7, 2011, INCORPORATION NO. 1000362001401902.
 - DESCRIPTIONS OF WAIVER PETITIONS: WP-07-059, WP-09-175, WP-11-071 ARE LOCATED ON PLAT NO. S 21569-21570.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NO. S: SP-03-018 (VOIDED 1.20.04), S-04-007, F-03-152, CONTR.# W-132, CONTR.# 10-1215, WP-07-059, P-07-004, WP-09-175, WP-11-071, F-08-122, PLAT NO. S 21569-21570
 - AN OPEN SPACE FEE-IN-LIEU PAYMENT OF \$3,000 WAS PAID FOR LOTS 7 AND 8 TO SATISFY THE MINIMUM LOT SIZE REQUIREMENT, OF 20,000 SQUARE FEET, FOR THE AFOREMENTIONED LOTS TO BE PAID INTO THE APPROPRIATE DEPARTMENT OF RECREATION AND PARKS OPEN SPACE ACCOUNT.

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 3
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 1.3824 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.0000 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.3824 AC

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.

<i>Michael D. Adcock</i>	9/20/12
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR	DATE
<i>James M. Sack</i>	8/15/12
JAMES M. SACK, TRUSTEE, NVR MORTGAGE FINANCE, INC.	DATE
<i>Mihir K. Patel</i>	9/20/12
MIHIR K. PATEL	DATE
<i>Pommy Patel</i>	9/20/12
POMMY PATEL	DATE
<i>Kirit R. Patel</i>	9/20/12
KIRIT R. PATEL	DATE
<i>Nicholas Hienz</i>	8/17/12
NICHOLAS HIENZ	DATE
<i>Catherine Hienz</i>	8/17/12
CATHERINE HIENZ	DATE
<i>Mazen H. Chehab</i>	8/17/12
MAZEN H. CHEHAB	DATE
<i>Tahanny M. Chehab</i>	8/17/12
TAHANNY M. CHEHAB	DATE

DEVELOPER
RYAN HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MD. 21043

OWNERS
NICHOLAS HIENZ & CATHERINE HIENZ
5611 MAINSAIL COURT
ELLCOTT CITY, MD. 21043

OWNERS
MIHIR K. PATEL, POMMY PATEL, & KIRIT R. PATE
5615 MAINSAIL COURT
ELLCOTT CITY, MD. 21043

OWNERS
MAZEN H. CHEHAB & TAHANNY M. CHEHAB
5619 MAINSAIL COURT
ELLCOTT CITY, MD. 21043

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

B. Wilson for Maureen Roseman 10/25/12
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin Sheehy 11/02/12
DIRECTOR

OWNER'S CERTIFICATE

WE, MAZEN H. CHEHAB, TAHANNY M. CHEHAB, NICHOLAS HIENZ, CATHERINE H. HIENZ, MIHIR K. PATEL, POMMY PATEL AND KIRIT R. PATEL, 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 ROAD 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 20 DAY OF September, 2012.

Mazen H. Chehab MAZEN H. CHEHAB
Tahanny M. Chehab TAHANNY M. CHEHAB
Nicholas Hienz NICHOLAS HIENZ
Catherine Hienz CATHERINE HIENZ
Mihir K. Patel MIHIR K. PATEL
Pommy Patel POMMY PATEL
Kirit R. Patel KIRIT R. PATEL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CORRECTION OF LOTS 7, 8, AND 9 AS SHOWN ON A SUBDIVISION TITLED "BONNIE ORCHARD, LOTS 1 THRU 9, AND OPEN SPACE LOTS 10 AND 11" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NUMBERS 21569-21570. ALL THE LANDS CONVEYED BY NVR, INC. A VIRGINIA CORPORATION, TO MIHIR K. PATEL, POMMY PATEL AND KIRIT R. PATEL BY DEED DATED JANUARY 27, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13795 FOLIO 214, AND THE LANDS CONVEYED BY NVR, INC. A VIRGINIA CORPORATION, TO NICHOLAS HIENZ AND CATHERINE HIENZ BY DEED DATED JANUARY 31, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13789 FOLIO 33, AND THE LANDS CONVEYED BY NVR, INC. A VIRGINIA CORPORATION TO MAZEN H. CHEHAB AND TAHANNY M. CHEHAB BY DEED DATED MAY 14, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14034 AT FOLIO 369 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AND THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, IS HEREBY GRANTED. THIS PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THIS PLAT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

Michael D. Adcock
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013

RECORDED AS PLAT NUMBER _____ ON _____ IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAN IS TO CORRECT THE PROPERTY LINE BOUNDARY OF LOTS 7, 8, AND 9.

CORRECTION PLAT
BONNIE ORCHARD
LOTS 7 THRU 9
A CORRECTION OF LOTS 7, 8 & 9,
BONNIE ORCHARD
LOTS 1 THRU 9 AND
OPEN SPACE LOTS 10 AND 11
PLAT NO. 21569-21570
TAX MAP 31 GRID 20, PARCEL 595
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-20

DPZ. FILE NO.S: SP-03-018 (VOIDED 1.20.04), S-04-007, F-03-152, CONTR.# W-132, CONTR.# 10-1215, P-07-059, P-07-004, WP-09-175; WP-11-071, F-08-122, PLAT NO. 21569-21570

SHEET 1 OF 1
DATE: AUGUST 6, 2012
SCALE: 1" = 50'
DRAWN BY: AEM