

| MINIMUM LOT SIZE CHART | | | |
|------------------------|----------------|---------------|------------------|
| LOT NO. | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
| 2 | 10,207 SQ. FT. | 607 SQ. FT. | 9,600 SQ. FT. |
| 3 | 13,540 SQ. FT. | 1,771 SQ. FT. | 11,769 SQ. FT. |

| COORDINATE LIST | | |
|-----------------|------------|-------------|
| NO. | NORTH | EAST |
| 1 | 563171.398 | 1392027.447 |
| 2 | 563178.395 | 1392033.761 |
| 3 | 563319.872 | 1392161.444 |
| 4 | 563254.019 | 1392234.289 |
| 5 | 563531.450 | 1392475.580 |
| 6 | 563424.611 | 1391997.151 |
| 7 | 563381.535 | 1391804.255 |
| 8 | 563318.636 | 1391871.061 |
| 9 | 563325.012 | 1391877.950 |

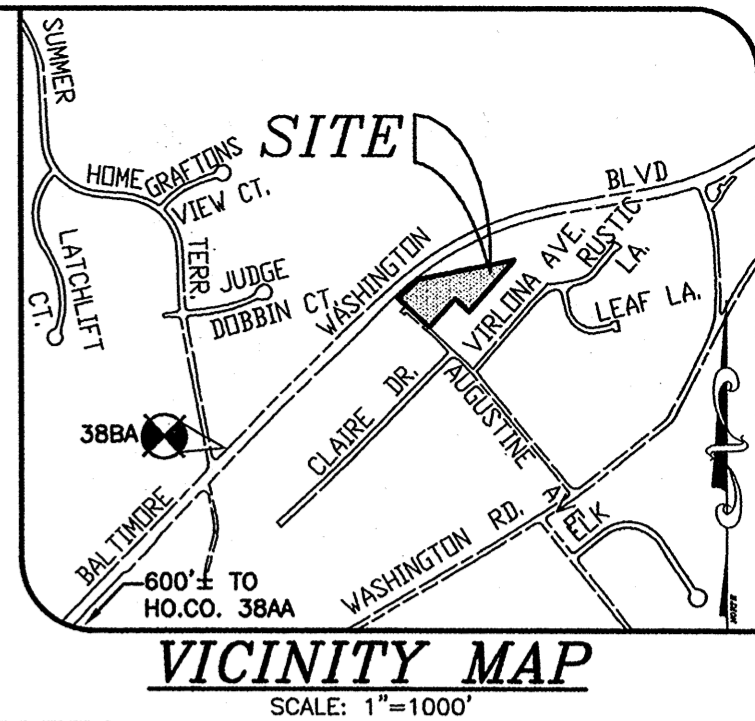
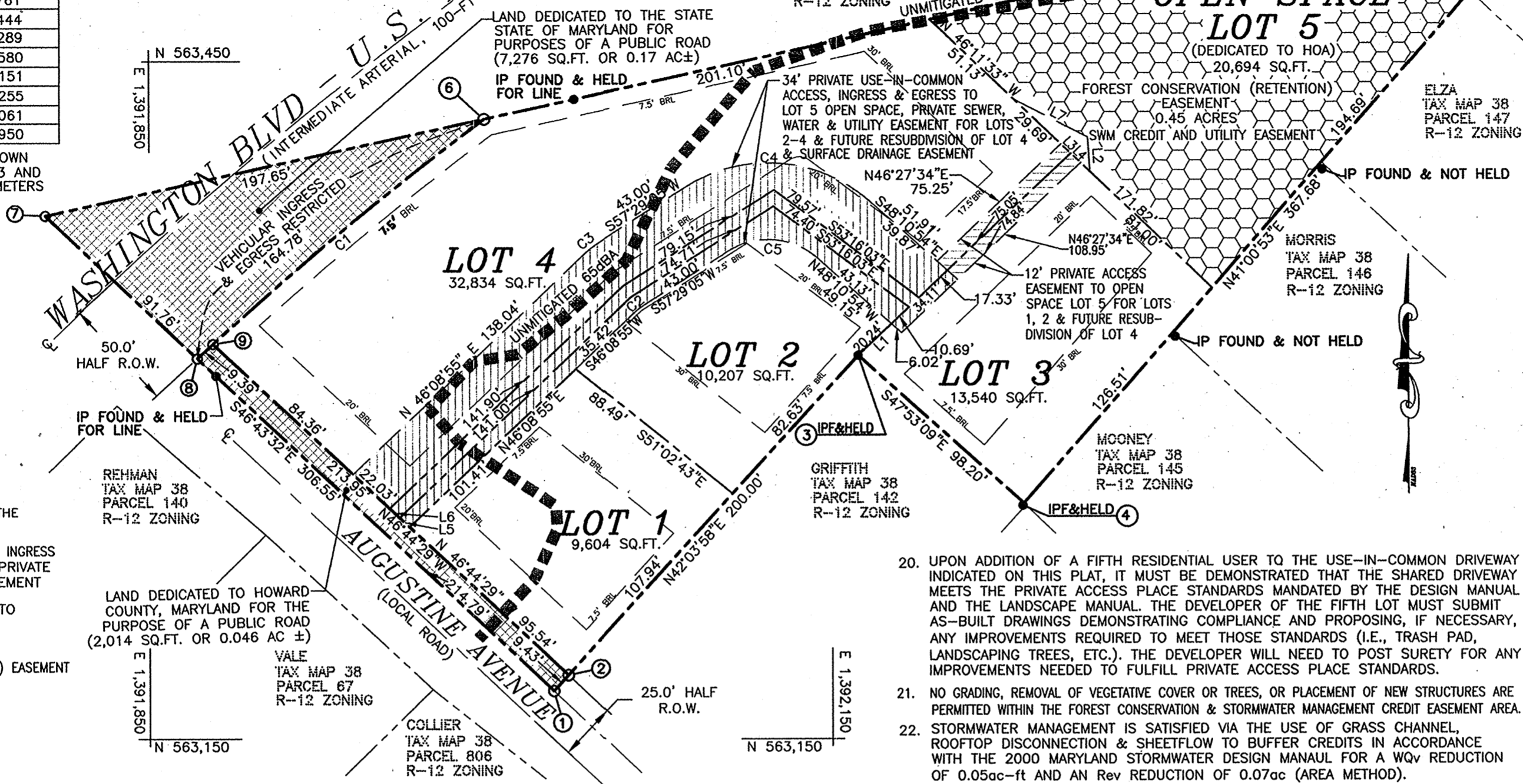
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 30.93' | N46°27'34"E |
| L2 | 15.27' | N03°49'02"W |
| L3 | 6.01' | S46°11'33"E |
| L4 | 6.01' | S46°11'33"E |
| L5 | 6.01' | N46°44'29"W |
| L6 | 6.01' | N46°44'29"W |
| L7 | 36.52' | N62°33'34"W |

| LEGEND | |
|--------|---|
| | DENOTES LAND DEDICATED FOR THE PURPOSE OF A PUBLIC ROAD |
| | PRIVATE USE-IN-COMMON ACCESS, INGRESS & EGRESS TO OPEN SPACE, PRIVATE SEWER, WATER & UTILITY EASEMENT |
| | PRIVATE INGRESS & EGRESS TO OPEN SPACE LOT 5 |
| | FOREST CONSERVATION (RETENTION) EASEMENT |

OWNER AND DEVELOPER
JENMAR HOMES AT AUGUSTINE
3403 OLD POST DRIVE
BALTIMORE, MARYLAND 21208
410-730-0810

| CURVE TABLE | | | | |
|-------------|---------|---------|-------------|-----------|
| CURVE | LENGTH | TANGENT | BEARING | DELTA |
| C1 | 164.78' | 82.46' | S49°57'14"W | 05°49'02" |
| C2 | 6.53' | 3.28' | S51°49'00"W | 11°20'10" |
| C3 | 13.26' | 6.65' | S51°49'00"W | 11°20'10" |
| C4 | 86.92' | 50.79' | N85°20'54"W | 74°20'01" |
| C5 | 42.81' | 25.02' | N85°20'54"W | 74°20'01" |



GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- THIS PLAT IS IN ACCORDANCE WITH THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (SUBMITTED PRIOR TO MAY 22, 2003) & THE 1999 ZONING REGULATIONS AMENDED BY CP 80-2001.
- SUBJECT PROPERTY ZONED R-12 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. *SPR must comply with all regulations effective at that time.*
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5TH ED.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2003.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38AA & 38BA (ALL UNITS IN FEET).

| | | |
|---------------|-----------------|---------------|
| STA. No. 38AA | N 561,158.784 | ELEV. 220.778 |
| | E 1,389,726.391 | |
| STA. No. 38BA | N 562,553.278 | ELEV. 166.944 |
| | E 1,390,967.927 | |
- DENOTES A CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 868-S FOR SEWER AND 44-1100 FOR WATER.
- THE DRIVEWAY INTERSECTIONS SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.05.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- ALL EXISTING STRUCTURES ON PARCEL 141 TO BE REMOVED UNLESS OTHERWISE NOTED.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NO NATURAL STEEP SLOPES OR FLOODPLAINS EXIST ON-SITE AS DETERMINED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT APRIL 2003.
- NO STREAMS OR WETLANDS EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT APRIL 2003.
- 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.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOT 1 (1 SHADE TREES) IN THE AMOUNT OF \$300.00, LOT 2 (2 SHADE TREES) IN THE AMOUNT OF \$600.00, LOT 3 (2 SHADE TREES) IN THE AMOUNT OF \$600.00, LOT 4 (2 SHADE TREES) IN THE AMOUNT OF \$600.00, WILL BE POSTED AS PART OF THE GRADING PERMIT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 0.45 ACRES (19,864 SQ. FT.). FOREST CONSERVATION SURETY IS NOT REQUIRED FOR THIS SUBDIVISION. *Deed of Forest Conservation has been executed.*
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

- WAIVER PETITION WP-03-151 APPROVED JULY 30, 2003, TO WAIVER SECTIONS 16.120(c)(2)(ii), 16.121(e)(1), AND 16.120(b)(4)(iv), WHICH REQUIRE 40-FT FRONTAGE FOR OPEN SPACE AND PROHIBIT ENCUMBERING RESIDENTIAL LOTS WITH OPEN SPACE ACCESS EASEMENTS. THE FOLLOWING ARE CONDITIONS OF APPROVAL: 1) A 12-FT ACCESS EASEMENT IS PROVIDED BETWEEN LOTS 3 & 4, 2) A SHARED ACCESS EASEMENT SERVING LOTS 2-4 AND OPEN SPACE LOT 5 SHALL BE ESTABLISHED FOR USE BY THOSE LOTS, 3) THE SIDE SETBACKS ADJACENT TO THE ACCESS EASEMENT ON LOTS 3 & 4 SHALL BE INCREASED BY 10-FT, AND 4) A GRASSED ACCESS ON THE EASEMENT BETWEEN LOTS 3 AND 4 SHALL BE PROVIDED AND DEMARCATED BY BOLLARDS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1 AND 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.

- UPON ADDITION OF A FIFTH RESIDENTIAL USER TO THE USE-IN-COMMON DRIVEWAY INDICATED ON THIS PLAT, IT MUST BE DEMONSTRATED THAT THE SHARED DRIVEWAY MEETS THE PRIVATE ACCESS PLACE STANDARDS MANDATED BY THE DESIGN MANUAL AND THE LANDSCAPE MANUAL. THE DEVELOPER OF THE FIFTH LOT MUST SUBMIT AS-BUILT DRAWINGS DEMONSTRATING COMPLIANCE AND PROPOSING, IF NECESSARY, ANY IMPROVEMENTS REQUIRED TO MEET THOSE STANDARDS (I.E., TRASH PAD, LANDSCAPING TREES, ETC.). THE DEVELOPER WILL NEED TO POST SURETY FOR ANY IMPROVEMENTS NEEDED TO FULFILL PRIVATE ACCESS PLACE STANDARDS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES ARE PERMITTED WITHIN THE FOREST CONSERVATION & STORMWATER MANAGEMENT CREDIT EASEMENT AREA.
- STORMWATER MANAGEMENT IS SATISFIED VIA THE USE OF GRASS CHANNEL, ROOFTOP DISCONNECTION & SHEETFLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL FOR A WQV REDUCTION OF 0.05ac-ft AND AN REV REDUCTION OF 0.07ac (AREA METHOD).
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- MINIMUM LOT SIZE IS 9,604 SQFT. OPEN SPACE REQUIRED IS 19,254 SQFT (20%*2.21 AC). OPEN SPACE PROVIDED IS 20,694 SQFT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- UPON RESUBDIVISION OF LOT 4 OF THIS SUBDIVISION, ROAD FRONTAGE IMPROVEMENTS WILL BE REQUIRED TO PROVIDE ADEQUATE PAVEMENT WIDTH, CURB AND GUTTER IMPROVEMENTS, SIDEWALKS AND ADDITIONAL RIGHT-OF-WAY AND PAVEMENT IMPROVEMENTS FOR THE OTHER HALF OF THE TEE TURNAROUND FOR AUGUSTINE AVENUE.
- ARTICLES OF INCORPORATION FOR ALBRIGHT PROPERTY HOMEOWNERS ASSOCIATION INC. APPROVED ON 12-21-2004 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. D10364131. HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENT WITH THIS PLAT.

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 MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 11/21/04
DATE
JOHN B. MILDENBERG, SURVEYOR

[Signature] 12/22/04
DATE
ISAAC GHEILER, PRESIDENT

| AREA TABULATION | |
|---------------------------|----------|
| NUMBER OF BUILDABLE LOTS | 4 |
| NUMBER OF OPEN SPACE LOTS | 1 |
| NUMBER OF LOTS OR PARCELS | 5 |
| AREA OF BUILDABLE LOTS | 1.52 AC± |
| AREA OF OPEN SPACE LOTS | 0.48 AC± |
| PUBLIC ROAD RIGHT-OF-WAY | 0.21 AC± |
| TOTAL AREA | 2.21 AC± |

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

[Signature] 2/2/05
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/18/05
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 2/15/05
DATE
DIRECTOR

OWNER'S CERTIFICATE

WE, JENMAR HOMES AT AUGUSTINE, 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 22nd DAY OF 12/04

[Signature]
ISAAC GHEILER, PRESIDENT

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF LAND CONVEYED BY VALERIA ALBRIGHT TO JENMAR HOMES AT AUGUSTINE, LLC, BY DEED DATED JANUARY 30, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 6888 AT FOLIO 0099 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 ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
DATE 11/21/04

JOHN B. MILDENBERG, SURVEYOR
PROFESSIONAL SURVEYOR
STATE OF MARYLAND
NO. 10719

RECORDED AS PLAT 17241 ON 2/18/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ALBRIGHT PROPERTY
LOTS 1-4
& OPEN SPACE LOT 5

SHEET 1 OF 1

| | | |
|---|---|---|
| TAX MAP 38 PARCEL NO. 141 BLOCK 3 | 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-12 | SCALE: 1"=50' DATE: AUG. 2003 DPZ FILE NOS. N/A |
|---|---|---|

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.