

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	18,778 SQ. FT.	1,892 SQ. FT.	16,886 SQ. FT.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD LENGTH	DELTA
C1	1623.00'	155.39'	77.76'	S50°07'10"W	155.33'	05°29'09"
C2	1608.00'	134.58'	67.33'	S50°20'55"W	134.54'	04°47'43"

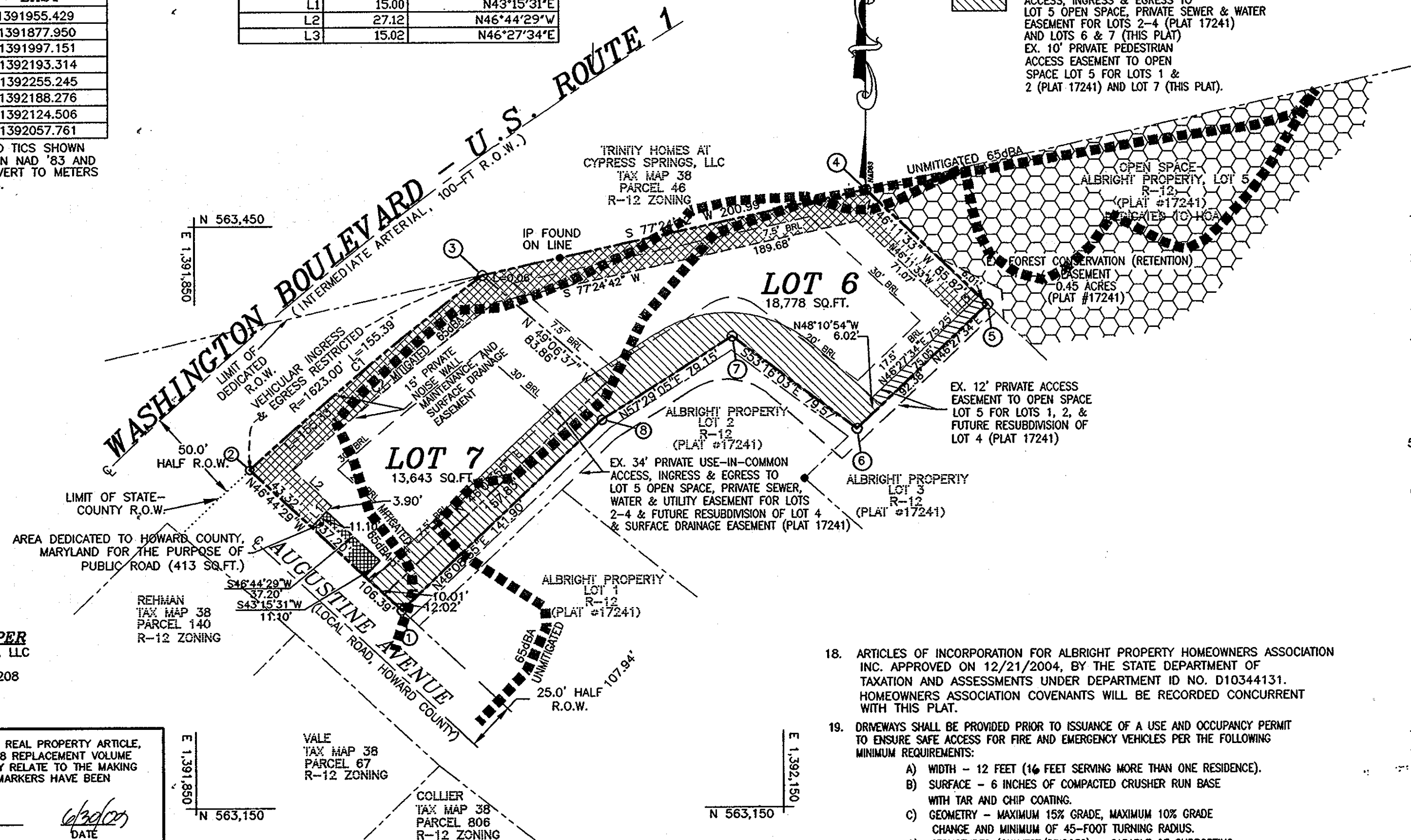
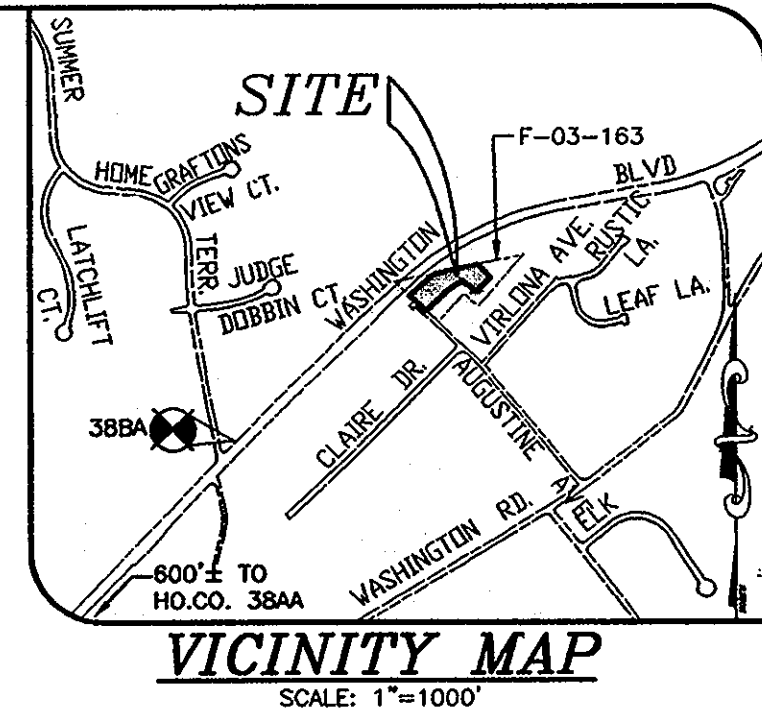
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N43°15'31"E
L2	27.12	N46°44'29"W
L3	15.02	N46°27'34"E

COORDINATE LIST		
NO.	NORTH	EAST
1	563252.105	1391955.429
2	563325.012	1391877.950
3	563424.611	1391997.151
4	563468.416	1392193.314
5	563409.012	1392255.245
6	563345.371	1392188.276
7	563392.960	1392124.506
8	563350.414	1392057.761

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

LEGEND

- EX. FOREST CONSERVATION (RETENTION) EASEMENT (F-03-163)
- DENOTES LAND DEDICATED FOR THE PURPOSE OF A PUBLIC ROAD
- 15' PRIVATE NOISE WALL MAINTENANCE, AND SURFACE DRAINAGE EASEMENT
- EX. 34' PRIVATE USE-IN-COMMON ACCESS, INGRESS & EGRESS TO LOT 5 OPEN SPACE, PRIVATE SEWER & WATER EASEMENT FOR LOTS 2-4 (PLAT 17241) AND LOTS 6 & 7 (THIS PLAT)
- EX. 10' PRIVATE PEDESTRIAN ACCESS EASEMENT TO OPEN SPACE LOT 5 FOR LOTS 1 & 2 (PLAT 17241) AND LOT 7 (THIS PLAT).



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

THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Isaac Gheiler
G SCOTT SHANABERGER, SURVEYOR
DATE: 6.30.09
ISAAC GHEILER, PRESIDENT

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.744 AC±
AREA OF OPEN SPACE LOTS	0 AC
PUBLIC ROAD DEDICATION	0.01 AC±
TOTAL AREA	0.754 AC±

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

B. Wilson for Peter Brideman 8/3/2009
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Isaac Gheiler 7/9/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 8-10-09
DIRECTOR DATE

23. WAIVER PETITION WP-03-151 WAS APPROVED JULY 30, 2003, UNDER ALBRIGHT PROPERTY F-03-163 TO WAIVE 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 (F-03-163), 2) A SHARED ACCESS EASEMENT SERVING LOTS 2-4 (F-03-163) 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 (F-03-163) SHALL BE INCREASED BY 10-FT, AND 4) A GRASSED ACCESS ON THE EASEMENT BETWEEN LOTS 3 AND 4 (F-03-163) SHALL BE PROVIDED AND DEMARCATED BY BOLLARDS.
24. NOISE STUDY BY MARS GROUP ON OR ABOUT SEPTEMBER, 2003.

OWNER'S CERTIFICATE

WE, JENMAR HOMES AT AUGUSTINE, LLC, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30 DAY OF June, 2009.

Isaac Gheiler
ISAAC GHEILER, PRESIDENT

Isaac Gheiler
WITNESS

18. 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. D10344131. HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENT WITH THIS PLAT.
19. 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:
 - A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - 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) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
20. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED UNDER F-03-163 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. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
21. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED UNDER F-03-163.
22. 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 6 (1 SHADE TREE) IN THE AMOUNT OF \$300.00 AND LOT 7 (3 SHADE TREES AND 4 EVERGREENS) IN THE AMOUNT OF \$1,500.00 FOR A TOTAL OF \$1,800.00 IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE 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.



G. Scott Shanaberger 7/29/09
G SCOTT SHANABERGER, MD LIC. NO. 10849 DATE

GENERAL NOTES:

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
2. THIS PLAN IS SUBJECT TO COUNTY COUNCIL BILL 45-2003, THE AMENDED 5th EDITION SUBDIVISION REGULATIONS, EFFECTIVE OCTOBER 2, 2003, AND TO THE 2004 ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
3. SUBJECT PROPERTY ZONED R-12 RESIDENTIAL PER THE 2004 ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
4. 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. OPEN SPACE CALCULATIONS (PROVIDED UNDER ALBRIGHT PROPERTY):
 - MINIMUM LOT AREA: 13,643 SQ.FT.
 - OPEN SPACE REQUIRED UNDER F-03-163 AT 20%: 2.21 AC * 20% = 0.44 AC±
 - OPEN SPACE PROVIDED UNDER F-03-163, ALBRIGHT PROPERTY 1 = 0.45 AC.
5. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2003.
6. 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	
7. DENOTES A CONCRETE MONUMENT FOUND.
8. DENOTES IRON PIPE OR REBAR FOUND.
9. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
10. BRL DENOTES A BUILDING RESTRICTION LINE.
11. ALL AREAS ARE MORE OR LESS.
12. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 868-S FOR SEWER AND 44-1100 FOR WATER.
13. THE DRIVEWAY INTERSECTIONS SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.05.
14. 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.
15. THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
16. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
17. NO NATURAL STEEP SLOPES OR FLOODPLAINS EXIST ON-SITE AS DETERMINED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT APRIL 2003.
18. NO STREAMS OR WETLANDS EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC., ON OR ABOUT APRIL 2003.
19. 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.
20. STORMWATER MANAGEMENT PROVIDED UNDER ALBRIGHT PROPERTY, F-03-163. 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 TOTAL WQV REDUCTION OF 0.05ac-ft AND Rev REDUCTION OF 0.07ac (AREA METHOD).

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 - ALBRIGHT PROPERTY - PLAT NO. 17241 INTO LOTS 6 and 7 - ALBRIGHT II PROPERTY

RECORDED AS PLAT 20714 ON 8/11/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ALBRIGHT PROPERTY II
LOTS 6 & 7
A RESUBDIVISION OF LOT 4

SHEET 1 OF 1

TAX MAP 38	1st ELECTION DISTRICT	SCALE: 1"=50'
PARCEL NO. 141	HOWARD COUNTY, MARYLAND	DATE: JULY 2009
LOT 4	EX. ZONING R-12	DPZ FILE NOS. F-03-163
BLOCK 3		

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

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