

### U.S. Equivalent Coordinate Table

POINT	NORTH	EAST
1020	528985.961400	831376.437400
1030	528985.468200	831383.263400
1031	528977.452900	831393.137100
1311	528930.135500	831145.269900
1414	528921.964200	831168.500200
1416	528995.569700	831189.353200
1418	529004.394400	831201.059100
4472	528891.339063	831461.706870
4473	528782.069433	831311.310155
4883	528815.565808	831156.431745

### Curve Data Chart

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
1020-1030	105.00'	6.85'	03°44'07"	3.42'	S85°52'03"E 6.84'
1311-1414	403.00'	94.94'	13°29'53"	47.69'	N14°11'48"E 94.72'
1414-1416	428.00'	76.60'	10°15'18"	38.40'	N15°49'04"E 76.50'
4473-4883	955.60'	158.64'	09°30'43"	79.50'	N77°47'48"E 158.46'

The Requirements S3-106, 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.

*Terrell A. Fisher* 11/19/07  
 Registered Land Surveyor  
 Date

*David Albert* 11/14/08  
 Old Frederick Road Real Estate Holdings, LLC  
 By: David Albert, Managing Member  
 Date

- ### General Notes:
- Landscape for Lots 1 Thru 4 is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 18.124 Of The Howard County Code And The Landscape Manual. Landscape Surety In The Amount Of \$4200.00 (00 Shade Trees X 4300.00/ Tree And 8 Evergreen Trees X 450.00/ Tree) For Ten (10) Shade Trees And Eight (8) Evergreen Trees Will Be Deferred Until The Site Development Plan.
  - The Water Quality Volume (wqv), Groundwater Recharge Volume (grv) And Channel Protection Volume (cpv) Requirements Were Addressed With The Stormwater Management Report Prepared The Road Construction, Grading And Stormwater Management Plans For Terra Maria, F-95-99.
  - This Plat Complies With The Requirements Of Section 18.1200 Of The Howard County Code For Forest Conservation Because The Forest Conservation Obligation Was Addressed Under The Terra Maria Road Construction, Grading And Stormwater Management Plans For F-95-99.
  - A Maintenance Agreement For The Private Use-In-Common Driveway Access Easement Across And Within Lots 1 Thru 3 For The Use And Benefit Of Lots 1 Thru 4 Shall Be Recorded Among The Land Records Of Howard County Simultaneously With This Plat.
  - Open Space Tabulations:  
 A. Open Space Required = 0.278 Ac. (1.110 Ac X 250)  
 B. Open Space Provided = 0.278 Ac. (Open Space Lot 5)  
 C. Open Space Lot 5 Shown Hereon Will Be Owned By The Terra Maria Property Owner's Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
  - A Free Flow Speed Determination Was Conducted By The Mars Group In June Of 2007.
  - The 65 Dba Noise Contour Line Drawn On This Subdivision Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised In February Of 1992 And Cannot Be Considered To Exactly Locate The 65 Dba Noise Exposure. The 65 Dba Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents The Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development. As Such, A Noise Mitigation Study Was Prepared By The Mars Group In July 2007 And Based Upon The Analysis Provided In The Study Noise Mitigation Is Required And Will Be Provided By The Six (6) Foot Barrier Berm Shown On The Plan.
  - 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 And Not Onto The Flag Or Pipestem Lot Driveway.
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.5 Of The Howard County Code.
  - Public Water And Sewerage Allocations Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
  - Density Tabulations:  
 A. Total Area Of Site = 1.110 Acres  
 B. Total Area Of Floodplain = 0.000 Acres  
 C. Total Area Of Steep Slopes = 0.000 Acres  
 D. Net Tract Area = 1.110 Acres = 0.000 Acres = 1.110 Acres  
 E. Total Number Of Buildable Lots Allowed = 4 Units  
 Net Tract Area X 4 Units / Net Acre  
 (1.110 Acres X 4 Units) = 4.440 Units  
 F. Total Number Of Buildable Lots Proposed = 4 Units
  - Private Line Of Sight Easement Within Lots 3 And 4 Shall Be Maintained By The Individual Lot Owner To Allow Unobstructed Vehicular Line Of Sight Along Saint Charles Place From Private Driveway Access Josephine Walk Shown Hereon.

### AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.832 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.278 AC.
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.110 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	1.110 AC.

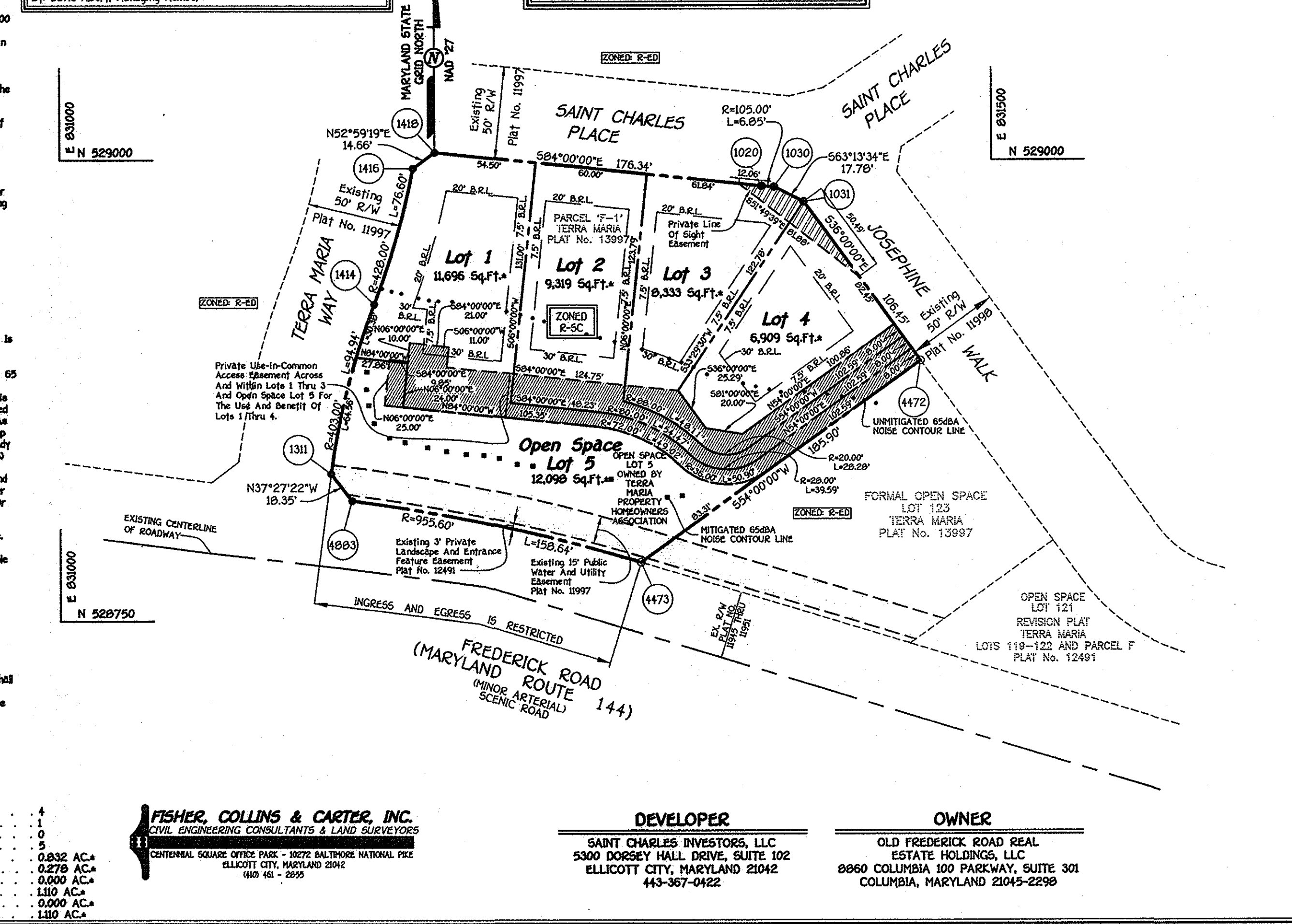
APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*Bryan Peter Bilsenon* 2/25/08  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*David Albert* 2/6/08  
 Chief, Development Engineering Division  
 Date

*David Albert* 2/25/08  
 Director  
 Date



### OWNER'S CERTIFICATE

Old Frederick Road Real Estate Holdings, LLC By David Albert, Managing Member, 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 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, The Said Easements And Rights-Of-Way.

Witness Our Hands This 14th Day of January, 2008.

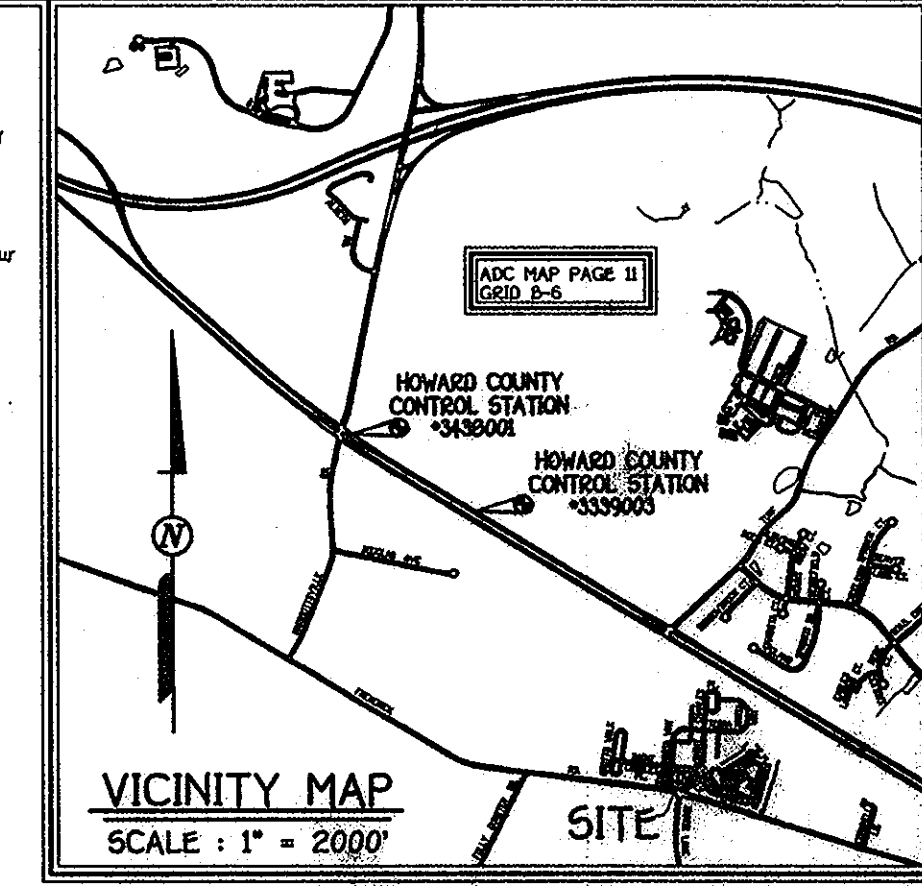
*David Albert*  
 Old Frederick Road Real Estate Holdings, LLC  
 By David Albert, Managing Member

*Terrell A. Fisher*  
 Witness  
 Terrell A. Fisher, Professional Land Surveyor No. 10592

### SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By The Orion Group, Inc. To Old Frederick Road Real Estate Holdings, LLC By Deed Dated December 6, 2004 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 8851 At Folio 001, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 11/19/07  
 Terrell A. Fisher, Professional Land Surveyor No. 10592  
 Date



- ### General Notes:
- Subject Property Zoned R-5C Per The "Comp Lite" Zoning Amendments Effective 7/28/06.
  - Coordinates Based On NAD 27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3438001 And No. 3339003.  
 Sta. 3438001 N 53202.146 E 827774.234  
 Sta. 3339003 N 83594.199 E 828108.468
  - This Plat Is Based On Plat Meridian Of A Plat Entitled "Terra Maria Lot 123 And Parcel F-1" Recorded As Plat No. 13997 And By A Field Run Boundary Survey Performed On Or About May, 2007, By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "Acc. 106".
  - ⊕ Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Right-of-way.
  - Denotes Concrete Monument Set With Cap "C.C. 106".
  - ⊙ Denotes Concrete Monument Or Stone Found.
  - Use-In-Common Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 A) Width - 12 Feet (6 Feet Serving More Than One Residence)  
 B) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1/2" Minimum)  
 C) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 42-foot Turning Radius.  
 D) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (625-Lbs/ft²).  
 E) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.  
 F) Structure Clearances - Minimum 12 Feet.  
 G) Maintenance - Sufficient To Ensure All Weather Use.
  - All Lot Areas Are More Or Less (±).
  - Plat Subject To Previous Department Of Planning And Zoning File Nos. F-00-42, F-95-99, And F-97-82.
  - Distances Shown Are Based Upon Surface Measurement And Not Reduced To Mean Sea Level (MSL) Measurements.
  - No Cemeteries Exist On Site Based Upon A Visual Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
  - Lots 1 Thru 4 And Open Space Lot 5 Do Not Contain Non-tidal Wetlands And Associated Buffers, Streams And Associated Stream Bank Buffers, Forest Conservation Easements And Associated Buffers, 100-year Floodplains Or Steep Slopes.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On The Lots/parcels Must Comply With Setback And Buffer Requirements In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/grading Permit Applications.
  - Approval Of A Site Development Plan Is Required For The Development Of Lots 1 Thru 4 Within This Subdivision Prior To Issuance Of Any Grading Or Building Permit For New House Construction In Accordance With Section 18.155 (a)(2)(D) Of The Subdivision And Land Development Regulations.
  - Articles Of Incorporation Of Terra Maria Homeowner's Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On September 8, 1999 As Account No. D367350.

RECORDED AS PLAT No. 19777 ON 3/2/08  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## SAINT CHARLES VIEW

LOTS 1 THRU 4  
 AND OPEN SPACE LOT 5  
 (A RESUBDIVISION OF TERRA MARIA, PARCEL F-1, PLAT No. 13997)

ZONING: R-5C  
 TAX MAP No.: 16 PART OF PARCEL No.: 416 GRID No. 23  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: OCTOBER 29, 2007

SCALE: 1" = 50'  
 SHEET 1 OF 1

F-08-028