

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.

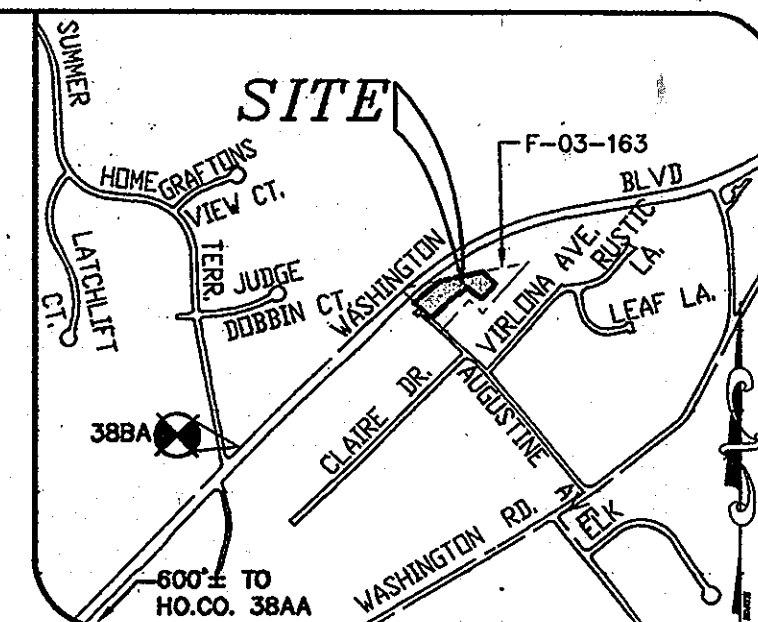
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD LENGTH	DELTA
C1	1623.00	155.39'	77.76'	S50°07'10"W	155.33'	05°29'09"

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
9	563269.829	1391936.593
10	563277.913	1391944.200
11	563303.408	1391917.108
12	563295.322	1391909.502

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

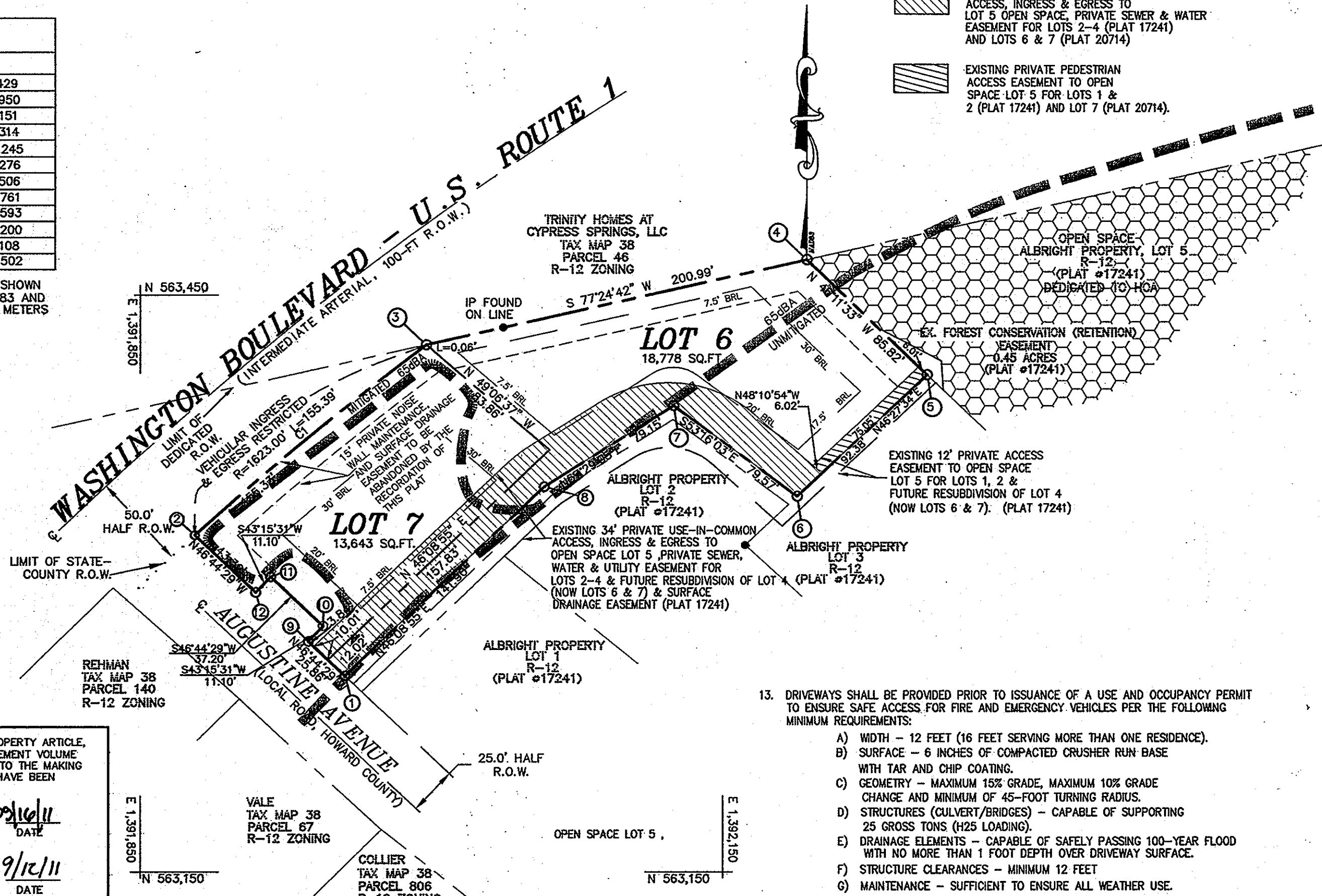
- EXISTING FOREST CONSERVATION (RETENTION) EASEMENT (F-03-163)
- EXISTING 34' PRIVATE USE-IN-COMMON ACCESS, INGRESS & EGRESS TO LOT 5 OPEN SPACE, PRIVATE SEWER & WATER EASEMENT FOR LOTS 2-4 (PLAT 17241) AND LOTS 6 & 7 (PLAT 20714)
- EXISTING PRIVATE PEDESTRIAN ACCESS EASEMENT TO OPEN SPACE LOT 5 FOR LOTS 1 & 2 (PLAT 17241) AND LOT 7 (PLAT 20714).



VICINITY MAP
SCALE: 1"=1000'
ADC. MAP: 4937, E-6

OWNER LOT 6
CHRISTA A. PRITTS
5749 AUGUSTINE AVE.
ELK RIDGE, MD. 21075

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



GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003.
- 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.
- 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.
- 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 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.

GARY E. LANE, SURVEYOR
CHRISTA A. PRITTS, OWNER LOT 6
ISAAC GHILLER, 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	0.00 AC±
TOTAL AREA	0.744 AC±

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

Howard County Health Officer
DATE: 9/30/2011

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 9/23/11

Director
DATE: 10/05/11

- NOISE STUDY BY WILDMAN ENVIRONMENTAL SERVICES ON APRIL 2010. ACCORDING TO THIS REVISED STUDY, NO NOISE WALL IS REQUIRED FOR LOT 6. THE NOISE WALL EASEMENT THAT WAS CREATED AND RECORDED FOR LOTS 6 AND 7 UNDER PLAT# 20714 IS BEING ABANDONED BY THE RECORDEE OF THIS PLAT. A REDLINE REVISION TO THE SUPPLEMENTAL PLAN (F-04-056) HAS BEEN SUBMITTED AND APPROVED. THE ORIGINAL MYLAR (SUPPLEMENTAL) PLAN WAS CORRECTED. THIS REDLINE WAS APPROVED UNDER THE CONDITION THAT A REVISION PLAT TO ABANDON THE EASEMENT TO BE SUBMITTED.
- FOR ALL OTHER PERTINENT NOTES REFER TO F-04-056 PLAT NO. 20714.
- The Subject Property is zoned R-12 Per The 2/2/04 Comp. Zoning Plan and The Comp. Litz Zoning Amendments of 7/28/06.

OWNER'S CERTIFICATE

WE, JENMAR HOMES AT AUGUSTINE, LLC, AND CHRISTA A. PRITTS 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 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 18 DAY OF Sept 2011

Christa A. Pritts, Owner Lot 6
Isaac Ghiller, President

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO PLAT OF "ALBRIGHT PROPERTY, LOTS 6 AND 7, A RESUBDIVISION OF LOT 4" THAT WAS RECORDED AS PLAT# 20714 ON AUGUST 11, 2009 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 ANNOTATED CODE OF MARYLAND AS AMENDED.

I FURTHER CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 574, EXPIRATION DATE 3-21-2013.

GARY E. LANE, PROP. L.S. NO. 574
DATE: 9/26/11

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE 15' PRIVATE NOISE WALL MAINTENANCE EASEMENT ON LOTS 6 AND 7 AND TO READJUST THE 65dBA NOISE LINES (MITIGATED AND UN-MITIGATED) AS SHOWN ON PLAT# 20714.

RECORDED AS PLAT 21711 ON 10/6/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

TAX MAP 38
PARCEL NO. 141
LOTS 6-7
BLOCK 3

1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-12

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Doggash Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Balt. (410) 997-0298 Fax

F-12-027