

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
474	545897.8203	1369205.9301	166390.009141	417517.682575
475	545930.3789	1369782.3136	166399.912293	417510.484248
476	546030.6420	1369920.2514	166430.472558	417552.527761
477	545969.9752	1369964.3483	166411.981293	417565.968549
478	545952.9080	1369985.6771	166406.779184	417572.469577
479	545948.3853	1369987.8091	166405.400655	417573.119401
480	545899.0699	1369883.1929	166390.369316	417541.232313

The Requirements 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.

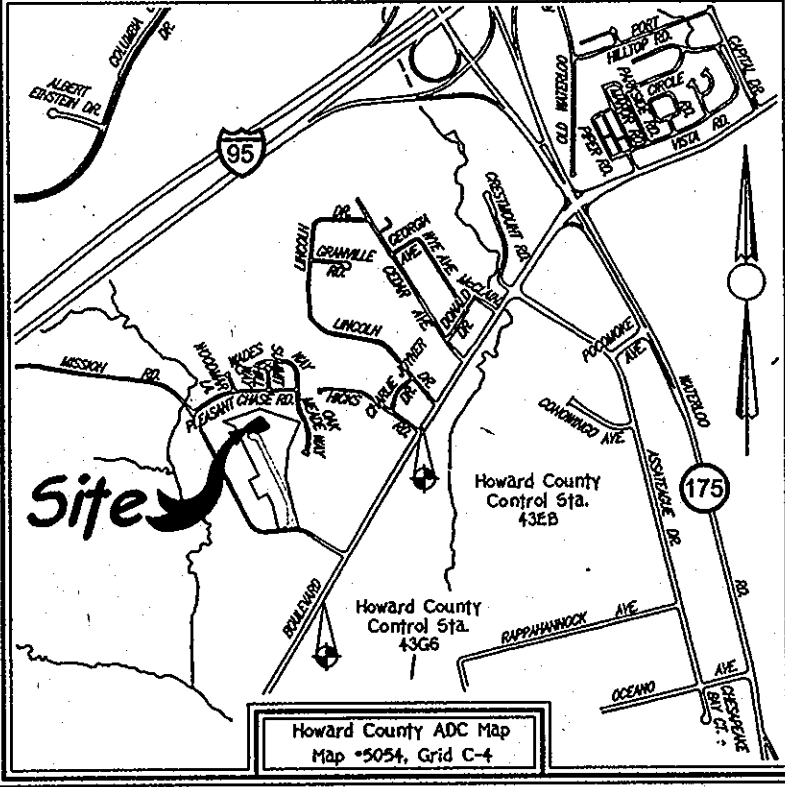
*August W. Glass* 4/15/11  
Date  
August W. Glass, L.S. #2154  
(Registered Land Surveyor)

*Michael L. Pfau* 7/20/11  
Date  
Gabriel's Courtyard LLC Owner  
By: Michael L. Pfau, Managing Member

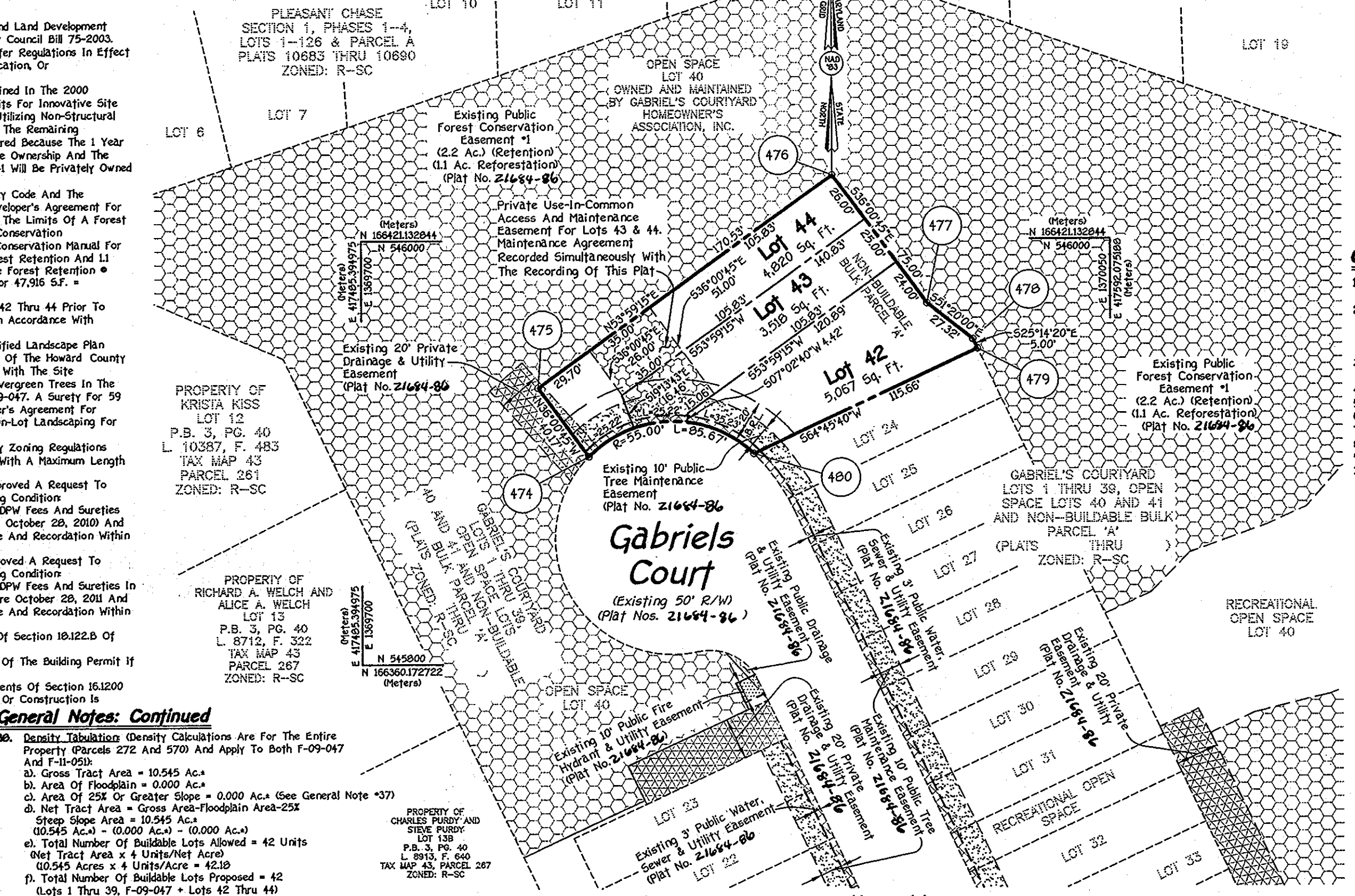
Prt-Prt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
480-474	55.00'	85.67'	89°15'04"	54.29'	S 89°07'26" W 77.27'

**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 42 Thru 44. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The 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 Deeds) Of Easement In The Land Records Of Howard County."



- General Notes: Continued**
- 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 These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
  - Stormwater Management Will Be Provided In Accordance With The Criteria Contained In The 2000 Maryland Stormwater Design Manual, Volumes I & II, Chapter 5 "Stormwater Credits For Innovative Site Planning". Some Of The Way, Cpv And Rev Will Be Provided And Maintained By Utilizing Non-Structural Best Management Practice In Accordance With Chapter 5 Of The Design Manual. The Remaining Requirements Will Be Addressed With One Infiltration Basin Facility. Cpv Is Required Because The 1 Year Storm Is Greater Than The 2.0 cfs Mandated By The Aforementioned Manual. The Ownership And The Maintenance Responsibility Of The Infiltration Basin Shown On Open Space Lot 41 Will Be Privately Owned And Jointly Maintained By The Homeowner's Association And Howard County.
  - The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For Lots 42 Thru 44 Has Been Fulfilled With The Developer's Agreement For F-09-047 Through The Retention Of 2.2 Acres Of Net Tract Area Forest Within The Limits Of A Forest Conservation Easement And The On-Site Reforestation Of 1.1 Acres. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For The Entire Subdivision Has Been Fulfilled By Providing 2.2 Acres Of On-Site Forest Retention And 1.1 Acres Of On-Site Reforestation For A Total Of 3.3 Acres. A Surety For On-Site Forest Retention • 40.20/S.F. For 95,832 S.F. = \$19,167.00 And On-Site Reforestation • 40.50/S.F. For 47,916 S.F. = \$23,958.00 Is Required. Total Surety Required = \$43,125.00.
  - Approval Of A Site Development Plan Is Required For The Development Of Lots 42 Thru 44 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
  - Landscaping For Lots 42 Thru 44 Has Been Provided In Accordance With A Certified Landscape Plan Included With The Road Construction Plan Set In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot Landscape Requirements Will Be Addressed With The Site Development Plan. A Perimeter Landscape Surety For 144 Shade Trees And 110 Evergreen Trees In The Amount Of \$60,600 Has Been Provided With The Developer's Agreement For F-09-047. A Surety For 59 Street Trees In The Amount Of \$17,700.00 Has Been Provided With The Developer's Agreement For F-09-047. Landscaping For Lots 1 Thru 41 Has Been Addressed Under F-09-047 And On-Lot Landscaping For Lots 42 Thru 44 Will Be Addressed With The Site Development Plan.
  - The Planning Director In Accordance With Section 10.0.D.1.E Of The Howard County Zoning Regulations Has Granted Approval To The Grouping Of Units To Exceed 120 Feet In Length With A Maximum Length Of 200 Feet.
  - Plat Subject To WP-10-97 Which The Planning Director On February 25, 2010 Approved A Request To Waive Section 16.144(p) And Section 16.144(q). Approval Is Subject To The Following Conditions:
    - The Developer Must Submit Developer's Agreements And Any Remaining DPW Fees And Sureties Associated With F-09-047 Within 120 Days Of June 30, 2010 (On Or Before October 28, 2010) And Shall Submit Final Plat Originals In Association With F-09-047 For Signature And Recordation Within 180 Days Of June 30, 2010 (On Or Before December 27, 2010).
  - Plat Subject To WP-11-025 Which The Planning Director On October 9, 2010 Approved A Request To Waive Section 16.144(p) And Section 16.144(q). Approval Is Subject To The Following Condition:
    - The Developer Must Submit Developer's Agreements And Any Remaining DPW Fees And Sureties In Association With F-09-047 Within 1 Year Of October 28, 2010 (On Or Before October 28, 2011) And Shall Submit Final Plat Originals In Association With F-09-047 For Signature And Recordation Within 1 Year Of December 27, 2010 (On Or Before December 27, 2011).
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.122.B Of The Howard County Code.
  - Public Water And Sewerage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
  - The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.121 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
  - The Existing 25% Or Greater Steep Slopes On This Site Were Determined By The Department Of Planning And Zoning Per DPZ Project Management Communication Dated July 29, 2010 To Be Exempt From Density Calculations Due To Factors Outlined In Justification Items 1 Thru 3, Contained Therein And Are As Follows: (1) Very Limited Size, Total Area And The Sporadic, Non-Contiguous Nature Of These Steep Slopes; (2) Steep Slopes Are Isolated Small Pockets Located Within A Previous Quarried Area And Not Adjacent To Any Other Environmental Features And Each Pocket Was Less Than 20,000 Square Feet Of Contiguous Area; (3) The Applicant Had A Valid Surface Mining Permit To Extract Minerals From This Property And Had Prior Approval To Remove Existing Steep Slopes.



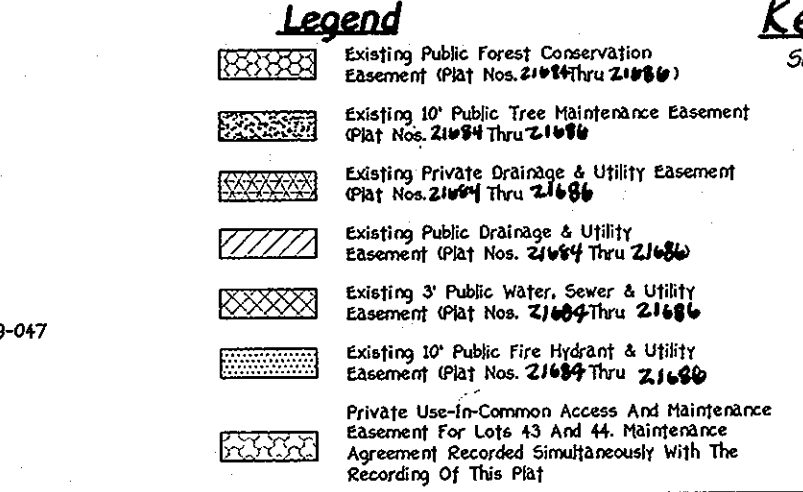
- General Notes:**
- Subject Property Zoned R-SC Per The 2004 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07-28-06.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 435B And 435A.
  - Station No. 435B North 545953.6476 East 1371573.0400 Station No. 435A North 544117.5286 East 1370550.0447
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 28, 2007, By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set With Cap "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Cap "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - Width - 12 Feet (6 Feet Serving More Than One Residence);
    - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum;
    - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading);
    - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    - Structure Clearances - Minimum 12 Feet;
    - Maintenance - Sufficient To Ensure All Weather Use.
  - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
  - All Lot Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - The Traffic Study For This Project Was Prepared By Mars Group, Dated June, 2007 And Approved By SP-08-004 On March 20, 2008.
  - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
  - Forest Stand Delineation And Wetland Delineation Information Shown For This Project Was Prepared By Eco-Science Professionals, Inc., Dated December 29, 2007 And Approved By SP-08-004 On March 20, 2008. There Are No Wetlands Or Streams Within This Property Based On A Report From Eco-Science Professionals, Inc. Previous Department Of Planning And Zoning File Numbers: SP-08-004, WP-10-097, WP-11-035 And F-09-047.
  - There Is No 100 Year Floodplain On This Property.
  - This Property Is Located Within The Metropolitan District.
  - There Are No Wetlands Or Streams Within This Property Based On A Report From Eco-Science Professionals, Inc.
  - No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
  - Recreational Open Space Area Is Provided For Lots 42 Thru 44 In Open Space Lot 40 For The Use And Benefit Of The Gabriel's Courtyard Community. Maintenance Obligation For The Recreational Open Space Area Is Provided By The H.O.A.
  - There Are No Existing Dwellings Or Structures Within The Submission Limits Of This Final Plat.
  - Articles Of Incorporation For The Gabriel's Courtyard Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On November 16, 2010, Receipt No. D13051060.
  - Private Use-In-Common Access And Maintenance Easement For Lots 43 And 44, Maintenance Agreement Recorded Simultaneously With The Recording Of This Plat.

This Subdivision Is Subject To Section 10.122.B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 8/12/2011 On Which Date Developer Agreement 21-4500-D Was Filed And Accepted.

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.308 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.308 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.308 Ac.±

- General Notes: Continued**
- Density Tabulation** (Density Calculations Are For The Entire Property (Parcels 272 And 570) And Apply To Both F-09-047 And F-11-051):
    - Gross Tract Area = 10,545 Ac.±
    - Area Of Floodplain = 0.000 Ac.±
    - Area Of 25% Or Greater Slope = 0.000 Ac.± (See General Note #37)
    - Net Tract Area = Gross Area - Floodplain Area - 25% Steep Slope Area = 10,545 Ac.± - (0.000 Ac.±) - (0.000 Ac.±) = 10,545 Ac.±
    - Total Number Of Buildable Lots Allowed = 42 Units (Net Tract Area x 4 Units/Net Acre) (10,545 Acres x 4 Units/Acre = 42,180)
    - Total Number Of Buildable Lots Proposed = 42 (Lots 1 Thru 39, F-09-047 + Lots 42 Thru 44)
  - Open Space Tabulation** (Open Space Calculations Are For The Entire Property (Parcels 272 And 570) And Apply To Both F-09-047 And F-11-051):
    - Total Open Space Required = 2.64 Ac.± (Total Site x 25%) (10,545 Ac. x 25%) (4,332 Ac. ± 0.960 Ac.±)
    - Total Open Space Provided = 5.004 Ac.± (Lot 40 And 41) (4,756 Ac. ± 1.048 Ac.±)
    - Total Credited Open Space Provided = 5.292 Ac.± (Lot 40 And 41) (4,332 Ac. ± 0.960 Ac.±)
    - Total Non-Credited Open Space Provided = 0.512 Ac.± (Lot 40 And 41) (0.424 Ac. ± 0.088 Ac.±)
  - Recreational Open Space Tabulation** (Recreational Open Space Calculations Are For The Entire Property (Parcels 272 And 570) And Apply To Both F-09-047 And F-11-051):
    - Total Recreational Open Space Area Required: 300 Sq. Ft./Detached Unit = 2 x 300 = 600 Sq. Ft. 400 Sq. Ft./Attached Unit = 40 x 400 = 16,000 Sq. Ft. Total = 16,600 Sq. Ft.
    - Total Recreational Open Space Area Provided = 23,064 Sq. Ft. (Credited) = 19,625 Sq. Ft. (Non-Credited) = 3,439 Sq. Ft.



Developer	Owner
Gabriel's Courtyard LLC c/o Mr. Michael L. Pfau 3675 Park Avenue, Suite 301 Elicott City, Maryland 21043 (410) 480-0023	Gabriel's Courtyard LLC c/o Mr. Michael L. Pfau 3675 Park Avenue, Suite 301 Elicott City, Maryland 21043 (410) 480-0023

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 481-2255

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcel 'A' Into Lots 42-44.

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

*B. Wilson* 8/11/2011  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Michael Pfau* 8/3/11  
Chief, Development Engineering Division Date

*Michael Pfau* 8/15/11  
Director Date

**OWNER'S CERTIFICATE**

Gabriel's Courtyard LLC By Michael L. Pfau, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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, Brains, 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 My Hand This 20th Day Of July, 2011.

*Michael Pfau*  
Gabriel's Courtyard LLC, Owner  
By: Michael L. Pfau, Managing Member

*August W. Glass*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of The Lands Conveyed By Parrott Materials Company To Gabriel's Courtyard LLC By Deed Dated December 2, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 12941 At Folio 85 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.

*August W. Glass*  
August W. Glass, Professional Land Surveyor No. 21514  
Date: 4/15/11

RECORDED AS PLAT No. 21684 ON 8/19/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Gabriel's Courtyard**  
Lots 42 Thru 44

A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Gabriel's Courtyard, Lots 1 Thru 39, Open Space Lots 40 And 41 And Non-Buildable Bulk Parcel 'A'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21684 Thru 21686

Zoned: R-SC

Parcel No.: 570, Tax Map No. 43, Grid 14  
Sixth Election District, Howard County, Maryland  
Scale: As Shown  
Date: April 15, 2011 Sheet 1 of 1

F-11-051