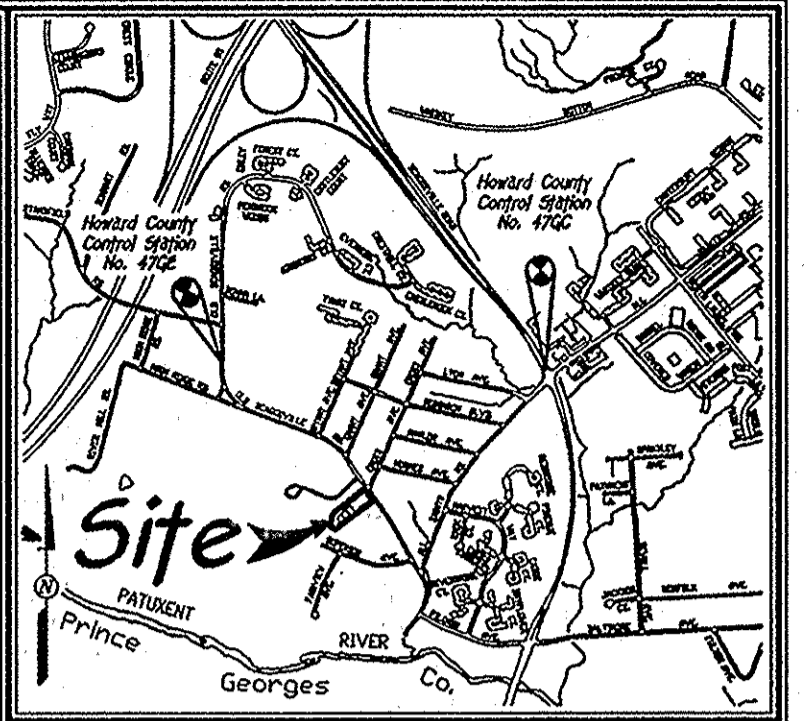


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North	Point	North	
401	527269.8349	1352040.0042	401	160712.167103
402	527269.7589	1352351.3128	402	160941.074621
403	527270.1364	1352440.9999	403	160903.699189
400	527429.3990	1352016.2290	500	160760.802353
502	527295.9800	1352001.4540	502	160717.088195
600	527806.5759	1352343.4450	600	160939.190015
601	527564.0634	1352433.0524	601	160901.648143

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	7,504 Sq. Ft.	1,472 Sq. Ft.	6,032 Sq. Ft.
3	8,198 Sq. Ft.	1,028 Sq. Ft.	6,340 Sq. Ft.
4	8,285 Sq. Ft.	2,272 Sq. Ft.	6,013 Sq. Ft.

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/22/15. On Which Date Developer Agreement 24-4865-D Was Filled And Accepted.

**Reservation Of Public Utility And Forest Conservation Easements**  
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 4 And Open Space Lot 5. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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."



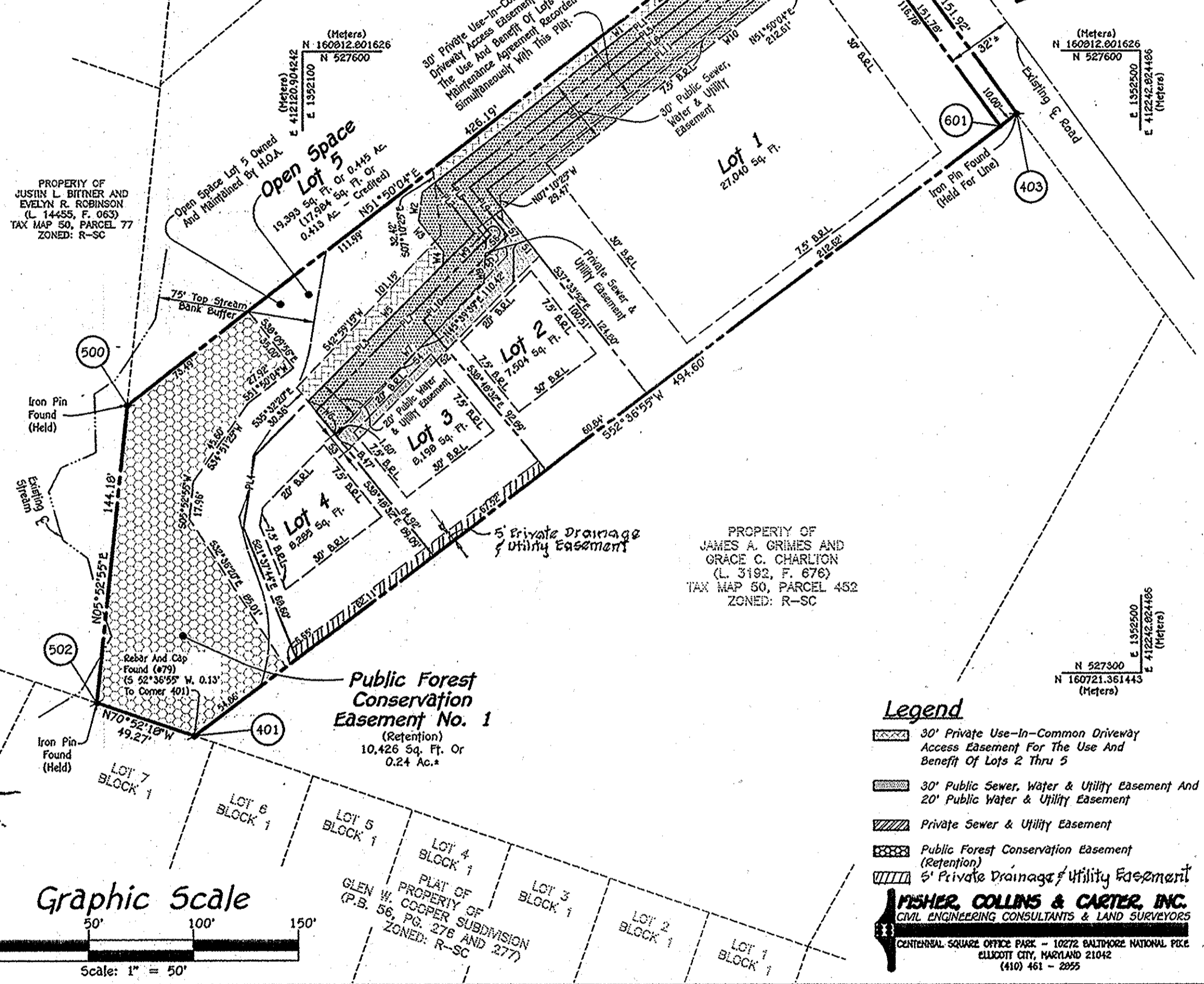
The Requirements 3-109, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemental) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.  
 Mark L. Robel, P.L.S., #339 (Property Line Surveyor)  
 Date: 4/07/15  
 Richard Scott Sabatelli  
 Date: 3/24/15

Private Sewer & Utility Easement Line Table		
Line	Bearing	Length
51	S37°33'25"E	28.94'
52	S44°18'00"W	131.09'
53	N38°48'32"W	10.07'
54	N44°18'00"E	102.04'
55	N03°04'00"E	21.85'
56	N38°09'52"W	6.49'
57	N51°52'00"E	15.01'

Public 30' Sewer, Water & Utility Easement Line Table		
Line	Bearing	Length
W1	S51°20'04"W	241.62'
W2	S06°20'04"W	19.93'
W3	S38°09'56"E	19.10'
W4	S03°04'02"W	6.50'
W5	S44°18'00"W	92.10'
W6	S38°48'32"E	20.15'
W7	N44°18'00"E	102.04'
W8	N03°04'00"E	21.85'
W9	N38°09'52"W	6.49'
W10	N51°52'00"E	230.43'

Property Line Line Table		
Line	Bearing	Length
PL1	S51°20'04"W	234.15'
PL2	S37°33'25"E	31.02'
PL3	S44°18'00"W	150.13'
PL4	S08°57'40"W	34.47'
PL5	S51°20'04"W	228.00'
PL6	S37°33'25"E	30.29'
PL7	S44°18'00"W	119.20'
PL8	S51°20'04"W	221.26'
PL9	S37°33'25"E	29.26'
PL10	S44°18'00"W	57.43'
PL11	S51°20'04"W	213.71'

- General Notes Continued:**
- The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 18.1200 Of The Howard County Code And The 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 Are Allowed. The Forest Conservation Requirements Per Section 18.1200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By On-Site Retention Of 0.24 Acres Of Forest. There Is No Forest Surety For Retention Of Resources.
  - The Perimeter Landscape Obligation For Lots 2 Thru 4 Is Provided In Accordance With Section 18.124 Of The Howard County Code And The Landscape Manual. A Landscape Surety Of \$2,700.00 Based On The (9) Shade Trees @ \$300/Shade Tree Shall Be Bonded As Part Of The DPW Developers Agreement.
  - A Community Meeting Was Conducted On February 25, 2014 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments. Per Section 18.1280(d) Of The Subdivision Regulations.
  - Open Space Tabulation:  
 a. Total Open Space Area Required = 0.413 Ac.  
 (1.651 Acres x 25%)  
 b. Total Open Space Area Provided = 0.445 Ac.  
 c. Total Credited Open Space Area Provided = 0.413 Ac.
  - Open Space Lot 5 Is Owned And Maintained By The Sabatelli Property Homeowners Association, Inc.
  - Approval Of A Site Development Plan Is Required For The Development Of Residential Lots 2, 3 And 4 Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 18.125 Of The Subdivision And Land Development Regulations.
  - A Letter Of Findings Dated April 23, 2014 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. This Plat Establishes A Private Use-In-Common Driveway Easement For The Use And Benefit Of Lots 2 Thru 5. Maintenance Agreements Have Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Subdivision Plat.
  - Plat Subject To WP-15-041 Which The Planning Director On October 21, 2014 Approved A Request To Waive Section 16.1209(a)(7) Of The Amended Fifth Edition-On-Site Retention Of 30' In Diameter Or Larger Specimen Trees Are Considered Priority For On-Site Retention And Protection In The County. The Applicant Proposes To Remove Two (2) Specimen Trees (A 44" Red Oak In Poor Condition And A 47" Southern Red Oak Struck By Lightning). Approval Is Subject To The Following Four (4) Conditions:  
 1. Provide At Least Four (4) Replacement Trees Of 3" To 4" Caliper On Site As Additional Landscaping Trees Or As Part Of The Forest Conservation Easement Area As Mitigation Plantings For The Removal Of The Two (2) Specimen Trees. The Replacement Trees Shall Be Bonded And Shown On The Supplemental Plan And SDP Plan.  
 2. The Remaining Specimen Trees That Are Located On This Site Must Be Protected With Tree Protection Devices And Such Devices Must Be Depicted On Both The Supplemental Plan And The Site Development Plan.  
 3. The Seven Remaining Specimen Trees Must Remain Undisturbed, Unless A New Waiver Petition Is Filed With Adequate Justification.  
 4. Provide A Note On The Final Plan And The Site Development Plan That Includes This Waiver's File Number, The Section To Be Waived, The Waiver Decision, The Date Of The Decision And Conditions Of Approval.
  - A Fee-In-Lieu Of Providing Sidewalks Along Old Scaggsville Road Has Been Paid As Part Of The DPW Developers Agreement.



- Vicinity Map**  
 Scale: 1" = 2,000'  
 Howard County ADC Map  
 Map 40 Grid A-B
- General Notes:**
- Subject Property Is Zoned "R-5C" Per The 10/06/13 Comprehensive Zoning Plan.
  - The Boundary Shown Herein Is Based On A Field Run Monumented Boundary Survey Dated March, 2014 By Fisher, Collins & Carter, Inc.
  - This Plat And The Coordinates Shown Hereon Are Based On NAD '83, Maryland State Coordinate System As Projected By Howard County Geodetic Control Stations No. 472C And No. 472E.  
 Sta. No. 472C N 228,935.724 Elev. = 223.306  
 Sta. No. 472E N 529,044.964 Elev. = 335.756
  - B.R.L. Denotes Building Restriction Line.
  - ▲ Denotes Iron Pin Set Clipped "F.C.C. 108".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - ▲ Denotes Concrete Monument Or Stone Found.
  - All Lot Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Reduced To NAD '83 Grid Measurement.
  - Plat Subject To Prior Department Of Planning And Zoning File Nos.: ECP-14-061 And WP-15-041.
  - For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipe Stem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 a) Width - 12 Feet (16 Feet Serving More Than One Residence);  
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Top And Chip Coating, (1 1/2" Minimum);  
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 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 Surface;  
 f) Structure Clearances - Minimum 12 Feet;  
 g) Maintenance - Sufficient To Ensure All Weather Use.
  - This Property Is Located Within The Metropolitan District.
  - There Are No Existing Slopes Or 100 Year Floodplain That Exist On-Site. There Are No Wetlands On Site. A Stream And 75 Foot Stream Buffer Does Exist And Are Located Within The Open Space Lot. There Are No Wetlands On Site. A Stream And A 75-Foot Stream Buffer Does Exist And Are Located Within The Open Space Lot.
  - No Clearing, Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Stream Buffers And Forest Conservation Easement Areas.
  - No APFD Traffic Report Is Required For This Subdivision Plat.
  - No Noise Study Is Required For This Project.
  - Stormwater Management Is In Accordance With The M.D.E. Stormwater Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized. Four (4) Micro Bio-Retention Facilities (M-B) Are Proposed.
  - Articles Of Incorporation For The Sabatelli Property Homeowners Association, Inc. Are Filed With The Maryland State Department Of Assessments And Taxation On 11/9/2015.
  - Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.  
 Moderate Income Housing Unit (M.I.H.U.) Tabulation:  
 a. M.I.H.U. Required = (5 New Lots x 10%) = 0.5 M.I.H.U.  
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.  
 c. An Existing M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.
  - There Is An Existing Dwelling And Structure On Lot 1, Known As 9300 Old Scaggsville Road. To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. 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.

**Owner And Developer**  
 Richard Scott Sabatelli  
 9300 Old Scaggsville Road  
 Laurel, Maryland 20723  
 Ph# 301-864-4043

**Area Tabulation For This Submission**

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	1.171 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.445 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.616 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.035 Ac.*
TOTAL AREA TO BE RECORDED	1.651 Ac.*

**Graphic Scale**  
 Scale: 1" = 50'

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

*Madison M. Rozaman* 4/17/2015  
 Howard County Health Officer  
 Date

**APPROVED:** Howard County Department Of Planning And Zoning.

*Chief* 4/29/15  
 Chief, Development Engineering Division  
 Date

*Director* 5/05/15  
 Director  
 Date

**Owner's Certificate**

Richard Scott Sabatelli, 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/O 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/O 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 26th Day Of March, 2015.

*Richard Scott Sabatelli*  
 Richard Scott Sabatelli

*Witness*  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Of All Of The Lands Conveyed By Richard Scott Sabatelli And Debra Sabatelli To Richard Scott Sabatelli By Deed Dated October 5, 1993 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3085 At Folio 293; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2016

RECORDED AS PLAT No. 23327 ON 5/15/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Sabatelli Property**  
 Lots 1 Thru 4 And  
 Open Space Lot 5

Zoned: R-5C  
 Tax Map: 50, Parcel: 451, Grid: 2  
 Sixth Election District - Howard County, Maryland  
 Date: February 9, 2015 Scale: As Shown Sheet 1 of 1