

### COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	608839.0668	1301747.3466
2	608490.0707	1301992.6826
3	608508.4059	1302024.9477
4	608381.9201	1302102.0785
5	608275.8426	1302195.5153
6	608147.3536	1302071.0290
7	607637.1350	1301723.0774
8	607657.4675	1301681.1022
9	607683.7644	1301638.2831
10	607749.1557	1301503.2869
11	607818.3441	1301314.5731
12	607844.8545	1301259.8456
13	608839.0963	1301747.2774
14	608711.5110	1301836.9846
15	608286.5119	1302135.8079
16	608245.9340	1302166.5384

24' PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT FOR LOTS 5, 6 & 7

24' PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT FOR LOT 6

### Stormwater Management Practices

LOT NO.	ADDRESS	Disconnection of Rooftop Runoff (N-1)	Disconnection of Non-Rooftop Runoff (N-2)
5	15055 Old Frederick Road	N/A	N/A
6	15045 Old Frederick Road	Yes	Yes
7	15015 Old Frederick Road	N/A	N/A

### MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
6	3.0702 AC	0.0701 AC	3.0001 AC

### GENERAL NOTES CONT.

27.) The building restriction shown on Lot 6 and Lot 7 is a Design Manual requirement as it relates to the 65dBA noise line.

28.) This project was presented to the Historic District Commission on April 5, 2012 for advisory comments. (HDC 12-09)

29.) In accordance with approval conditions to WP 07-14, the required right-of-way dedication for Old Frederick Road is provided herein, noted as "Land Dedicated to Howard County, Maryland, For Purposes of a Public Road." However, the owners retain ability to use the 10% minimum lot size reduction for the resubdivision of Lot 7 per Section 16.120(b)(2)(ii).

30.) The existing hand dug well on Lot 7 has been abandoned and filled by a licensed well driller. The existing septic system on Lot 7 has been abandoned.

31.) The residue Lot 7 was excluded from the forest conservation calculations and requirements with this subdivision; however, upon further resubdivision of Lot 7, then separate forest conservation calculations and requirements will be provided based on acreage size.

32.) This plan is subject to WP 13-078, WP 13-172 and WP 14-051. The Planning Director approved WP 13-078 on 11/26/12, WP 13-172 on 6/19/13 and WP 14-051 on 11/26/13 the request to waive Section 16.144(p) - requiring the payment and posting of financial obligation within 120 days from the approval date of the subdivision plan; and Section 16.144(q) - requiring the submission of the original final plat within 180 days from the approval date of the subdivision plan. Approval is subject to the following conditions:

- The developers agreement and payment of fees must be completed and the plat original must be submitted by 5/11/13 (WP 13-078), 11/11/13 (WP 13-172) and 5/11/14 (WP 14-051).
- The red-line plan to the Quartz Hill Forest Mitigation Bank (SDP 10-104) must be completed and approved by 4/11/13 (WP 13-078), 8/19/13 (WP 13-172) and 1/25/14 (WP 14-051). A copy of this red-line must be submitted with the plat originals.
- The plan must comply with any fee changes at the time of the final plat original submission.
- Compliance with all SRC comments.
- On the final plat, provide a brief description of the waiver petitions as a general note to include request(s), section(s) of the regulations, action and date.

The requirements § 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.

*Michael L. Standiford* 5/2/14  
Michael L. Standiford, Professional Land Surveyor MD. Reg. No. 21744

*Shirley Harbin* 7/2/14  
Shirley Harbin

### AREA TABULATIONS

- Total number of lots to be recorded: 3
  - Buildable: 3
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 12.1464 Ac.±
  - Buildable: 12.1464 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.2345 Ac.±
- Total area of subdivision to be recorded: 12.3809 Ac.±

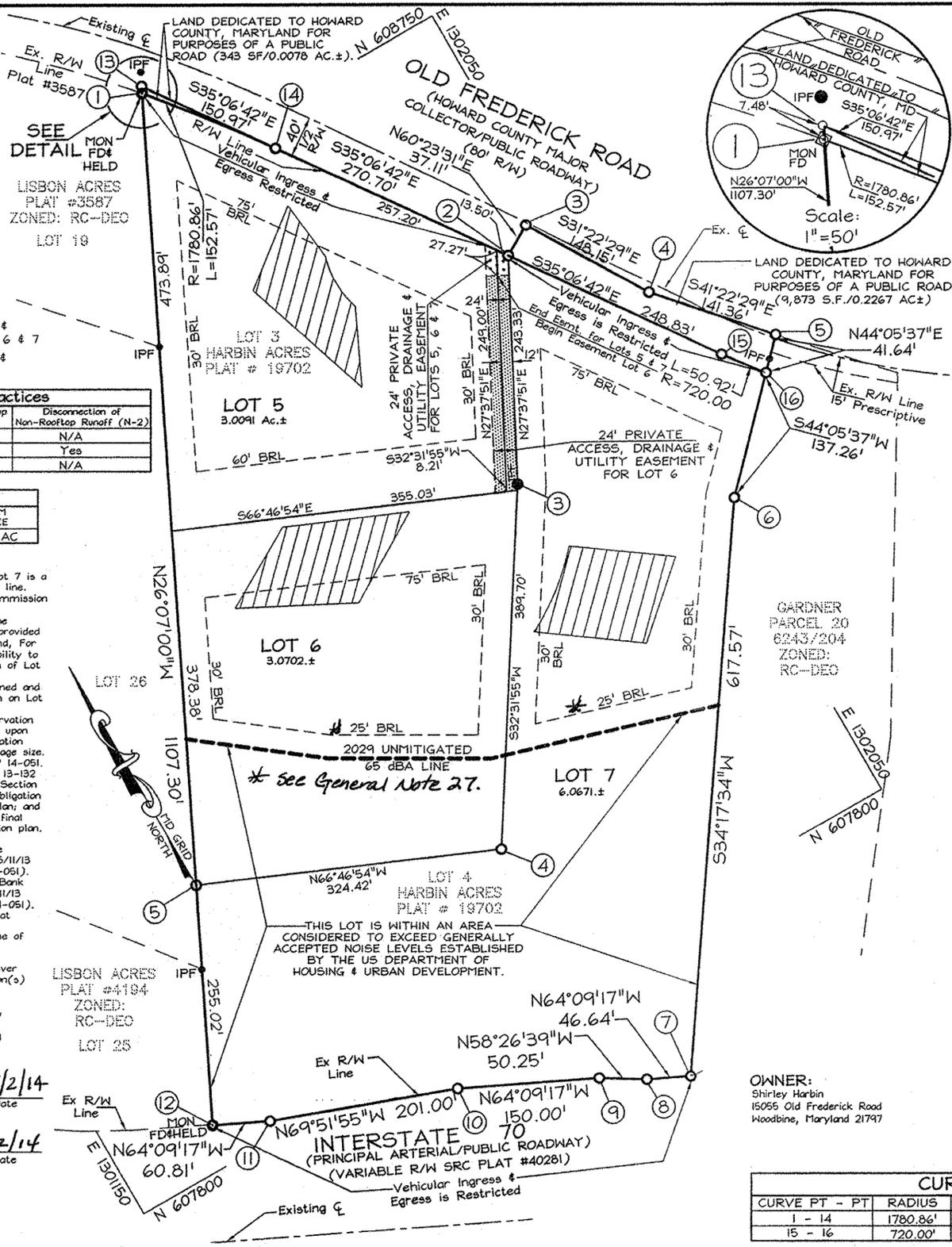
APPROVED: For Private Water and Private Sewerage Systems  
Howard County Health Department.

*Wojan for Mauro Rossman* 5/22/2014  
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning.

*Chief* 5-30-14  
Chief, Development Engineering Division

*Kat* 6/5/14  
Director

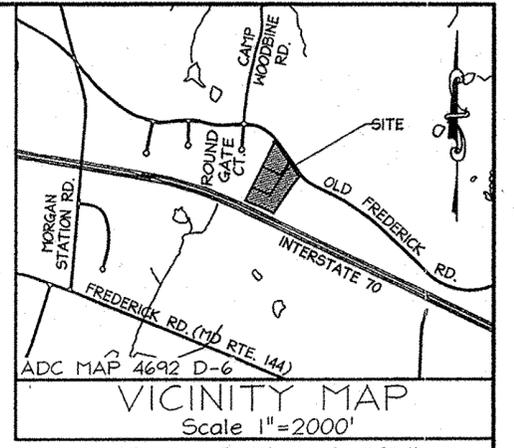


### GENERAL NOTES

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated January, 2005.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 08AA & 08BA.
- 08AA N 60°25'00"E 1299547.550  
Sta. 08BA N 60°25'00"E 1301409.110
- Stone or Concrete Monument Found or Set
- Pipe or Rebar Found or Set
- Deed References: Liber 2222 Folio 47, Liber 1049 Folio 202
- The subject property is zoned RC-DEO per 2/02/2004 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
- BRI denotes building Restriction Line.
- All areas shown on this plat are:
  - Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (16 feet serving more than one residence). b) Surface - 6 inches of compacted crusher run base with top and chip coating. c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 4% for 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 - min. 12 feet. g) Maintenance sufficient to insure all weather use.
  - The Wetland Investigation was completed by LDE, Inc. dated March, 2010. There are no Wetlands onsite.
  - No 100 Year Floodplain areas are located within this subdivision.
  - This subdivision is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 46-2003 effective October 2nd, 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 permit applications.
  - These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be required.
  - This plan is subject to HP-07-14. On September 15, 2006 the Planning Director approved the request to waive Section 16.119(f) to allow direct driveway access to a major collector road, Old Frederick Road; Section 16.120(a)(1) to allow lots to derive direct access from a major collector road, Old Frederick Road; and Section 16.120(b)(5) which states for residential subdivision a noise study may be required in accordance with the Design Manual. The subdivision layout shall ensure that the noise level in the rear yard does not exceed the standard set in the Design Manual. All of the frontage along Old Frederick Road is restricted for vehicular ingress and egress except for the two approved 24' wide access points for driveway access. If either Lot 3 or 4 is resubdivided, the existing driveways will be shared by the new lots created from Lots 3 and 4. Compliance with County Ordinance Regulations will be required at the time Lot 3 and 4 are resubdivided. Upon resubdivision of either Lot 3 or Lot 4 to create additional lots, a noise study and appropriate mitigation, Landscaping, Forest Conservation and Storm Water Management will be required.
  - There are existing dwellings and structures located on Lot 5 and Lot 7 to remain. No new buildings, extensions or additions to the existing dwellings, or structures are to be constructed at a distance less than the zoning regulations require.
  - This subdivision complies with the requirements of Section 16.120 of the Howard County Code for Forest Conservation by placement of 2.52 Acres of retention easement in the Quartz Hill Forest Conservation Bank (SDP 10-104).
  - All 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.
  - The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 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 that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
  - Open space for this project is provided by payment of \$1,500.00 for fee-in-lieu of providing open space for Lot 6.
  - Stormwater management for Lot 6 is provided by the disconnection of roof runoff for Lot 6 by use of disconnection credits. The on-lot stormwater management for Lot 6 is subject to a recorded Declaration of Covenants (DOC).
  - The wells for Lots 5, 6 and 7 have been drilled.
  - Landscaping for this subdivision is in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and Landscape Manual. The Landscape Surety of \$1,500.00 for the required 5 shade trees will be posted as part of the Builder's Grading Permit for Lot 6.
  - The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
  - Two separate maintenance agreements are required for the shared driveway. One agreement for Lots 5, 6 and 7 and one agreement for Lot 6. All of the maintenance agreements will be recorded concurrently with this plat.
  - Any changes to the private sewage easements shall require a revised percolation certification plan.
  - This plan is subject to HP 12-079. On December 13, 2011, the Planning Director approved the request to waive Section 16.120(b)(5)(i) and (iii) which states for residential subdivision, a noise study may be required in accordance with the Design Manual and where residential lots are impacted by excessive noise levels from a highway, noise mitigation shall be provided, and to Section 16.120(c)(2)(i) which requires all lots, preservation parcels, or bulk parcels for single-family detached dwelling shall have minimum lot frontages on approved streets within a public right of way which provides access to the property as follows: 20 feet for single pipestem and non-pipestem lots and preservation parcels which cannot be further subdivided under current zoning. This waiver applies to new Lot 6 which has a proposed 12 foot wide pipestem for frontage. Subject to 7 conditions.
  - Compliance with the Development Engineering Division comments dated November 16, 2011.
  - The Maryland State Highway Administration is not responsible for noise mitigation now or in the future for the subject Lots 5, 6, & 7.
  - The petitioner shall add a note on the plat across Lots 6 and 7 to read as follows: "This lot is within an area considered to exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development."
  - The petitioner shall add a General Note to the plat indicating the Waiver Petition number, section of regulations waived, and description of the regulation waived, action and date of action.
  - The petitioner shall provide evergreen plantings between the new house for Lot 6 and the I-70 noise source to help lessen excessive noise levels. The number and type of evergreen trees are to be evaluated and determined on the supplemental landscape plan under F-12-046.
  - The following house design guidelines shall apply to the new house for Lot 6 to be constructed:
    - The new house shall be located on the subject lot as close as possible to the front 75' building restriction line away from the I-70 right-of-way.
    - The new house shall be oriented on the subject lot to afford the optimal protection from the I-70 noise source.
    - The new house shall be constructed with acoustical insulation and other noise attenuation materials such as insulated siding, double or triple pane windows and insulated doors, etc. to provide maximum protection from excessive noise levels.
  - Compliance with SRC agency comments for F-12-046.

The Planning Director denied the request to waive Section 16.120(b)(4)(iii)(b), which prohibits floodplains, wetlands, streams, their buffers and forest conservation easements on lots or buildable parcels under 4 acres in size. The waiver request is to allow forest conservation easements for afforestation on-site within Lot 7 which is 6.06 acres in size and Section 16.120(n) - "Net Tract Area" means the total area to the nearest 1/8 acre, whether forested or not, of a proposed development, exclusive of any 100 year floodplain, utility transmission line easements, or preservation parcel as referenced in the zoning regulations. "Net Tract Area" is to be used in calculating any reforestation or afforestation obligations that may be created by the proposed development. This request is to allow the net tract calculation to be based on Lots 5, 6 and the driveway portion of Lot 7.

26.) Trash and recycling pickup will be at Old Frederick Road within 5' of roadway.



### CURVE DATA TABLE

CURVE PT - PT	RADIUS	LENGTH	DELTA	TANGENT	CHD. BEAR.	CHORD
1 - 14	1780.86'	152.57'	04°54'31"	76.33'	S37°33'57"E	152.52'
15 - 16	720.00'	50.92'	04°03'05"	25.47'	S37°00'14"E	50.90'

The purpose of this plat is to create new Lots 5 & 6 by resubdividing Lot 3, Harbin Acres, Plat #19702 and provide dedication for road widening on Lot 5 & 7

### SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Shirley Harbin, Personal Representative of the estate of George Harbin, Matthew Harbin, Daniel Harbin, heirs of George Harbin, to Shirley Harbin and recorded among the Land Records of Howard County, Maryland in Liber 15471 Folio 203; 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.

*Michael L. Standiford* 5/2/2014  
Michael L. Standiford, Professional Land Surveyor MD. Reg. No. 21744

### OWNER'S CERTIFICATE

I, Shirley Harbin, 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:

- 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 easement areas shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 2nd day of May, 2014

*Shirley Harbin*  
Shirley Harbin

RECORDED AS PLAT NUMBER 22852  
ON 6/13/14 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

### HARBIN ACRES

LOTS 5, 6 AND 7  
A RESUBDIVISION OF HARBIN ACRES LOTS 5 & 4  
PLAT #19702

Tax Map 8 - Grid 9 - Parcels 19 & 350  
4th Election District - Zoned RC-DEO - Howard County, MD  
Scale: 1"=100' - Date: May, 2014 - Sheet 1 of 1

Previous Submittals: VP76-95, F81-42, WP07-14, F07-062, ECP 11-014  
WP 12-079, HDC 12-09, WP 13-078, WP 13-172, WP 14-051  
Job # 09-003.1

**LDE Inc.**  
Engineers, Surveyors, Planners  
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(410)795-6391 - (410)795-6392 - FAX(410)795-9540