

**NOTES:**

- THE SUBJECT PROPERTY ZONED R-SC AS PER THE 2/24 COMPREHENSIVE ZONING PLAN, THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06 AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/20/05 PER COUNCIL BILL 75-2003.
- THE PROPERTY BOUNDARY IS BASED ON A FILED RUN SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN MAY 2005.
- THE EXISTING FEATURES SHOWN AND THE TOPOGRAPHY ARE BASED ON A FIELD RUN SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN MAY 2005.
- A WETLANDS DELINEATION HAS BEEN PERFORMED BY BRAY HILL, LLC, DATED JUNE 2006.
- A FOREST STAND DELINEATION WAS PERFORMED BY BRAY HILL, LLC, DATED JUNE 2006.
- THERE IS NO FLOODPLAIN EXISTING ON THIS SITE.
- THIS PROJECT IS SUBJECT TO THE AMENDED 5TH SUBDIVISION REGULATIONS, THE COMPREHENSIVE ZONING PLAN, AND THE MOST CURRENT ZONING REGULATIONS.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY IS REQUIRED AND SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER/SOWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT BY PROVIDING THE REQUIRED ON-SITE FOREST RETENTION OF 0.64 ACRES ON OPEN SPACE LOT 4. 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 (TO BE RECORDED CONCURRENTLY WITH THIS PLAN) ARE ALLOWED. SURETY IS NOT REQUIRED SINCE THIS MINOR SUBDIVISION MEETS ITS OBLIGATION SOLELY THROUGH RETENTION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- SURETY IN THE AMOUNT OF \$ 1,500.00 FOR THE REQUIRED 3 SHADE TREES WILL BE DEFERRED TO THE SITE DEVELOPMENT PLAN PHASE (SDP) AND WILL BE PAID AT THAT TIME.
- STORMWATER MANAGEMENT FOR QUALITY WILL BE MET BY CREDITS, "NATURAL AREA CONSERVATION CREDIT" AND "SHADE FLOW TO BUFFER CREDIT". STORMWATER QUANTITY IS ATTENUATED SINCE THE 1 YEAR PEAK RUNOFF IS 2.0 CFS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - WIDTH-12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE).
  - SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY-MAXIMUM 14% GRADE, MAXIMUM 10 FT. RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES)-MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING).
  - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
  - MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPSTEM LOTS, PIPSTEM, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPSTEM, OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPSTEM DRIVEWAY.
- EXISTING STRUCTURES ON LOT 1 ARE TO BE REMOVED.
- OPEN SPACE REQUIREMENTS HAVE BEEN FULFILLED; OPEN SPACE REQUIRED: 1.38 AC. X 25% = 0.345 AC. OPEN SPACE PROVIDED: 0.75 AC.
- THERE ARE NO WETLANDS ON THIS SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 & 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- THERE ARE NO STEEP SLOPES ON-SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- THERE ARE NO BURIAL OR CEMETERY OR HISTORICAL SITES LOCATED ON THIS SITE.
- THE SUBDIVISION IS LOCATED IN THE METROPOLITAN AREA.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION EASEMENT AREAS.
- IN ACCORDANCE WITH SECTION 16.121(C) THE OPEN SPACE LOT 4 SHOWN HEREON IS HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- A USE-IN-COMMON ACCESS EASEMENT AND MAINTENANCE AGREEMENT IS TO BE RECORDED CONCURRENTLY WITH THE FINAL PLAT.
- THE PORTION OF EXISTING DRIVEWAY LOCATED ON THE WESTERLY SIDE OF THE PROPERTY, WHICH CROSSES INTO THIS SITE FROM THE NEIGHBORING LOCUST METHODIST EPISCOPAL CHURCH PROPERTY, IS TO BE RELOCATED PRIOR TO START OF CONSTRUCTION ON THIS PROPERTY. THE RESPONSIBILITY FOR RELOCATION OF THIS DRIVEWAY WILL BE BORN BY THE OWNER OF THE LOCUST METHODIST EPISCOPAL CHURCH. THIS WORK IS TO BE COORDINATED WITH THE CHURCH'S REPRESENTATIVES.
- THE EXISTING SHED SHOWN WITHIN THE FOREST CONSERVATION, IS TO BE REMOVED PRIOR TO RECORDING OF FINAL PLAT. THE REMOVAL OF THE SHED IS TO BE COORDINATED WITH THE OWNER OF THE SHED.
- PAYMENT OF A FEE-IN-LIEU WILL MADE TO SATISFY THE REQUIREMENT FOR A SIDEWALK.
- THE 65dBA NOISE CONTOUR SHOWN ON THIS PLAN IS BASED ON A NOISE STUDY CONDUCTED BY ROBERT H. VOGEL ENGINEERING, INC.

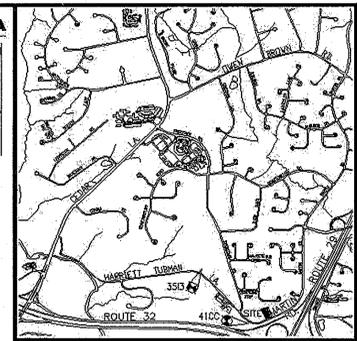
29. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUPPLEMENTAL PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, 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.

**SITE DATA**

LOCATION: TAX MAP 41, PARCEL 459  
 DEED REFERENCE: LIBER 1932 FOLIO 337/338  
 5TH ELECTION DISTRICT  
 EXISTING ZONE: R-SC  
 PER THE COMPREHENSIVE ZONING PLAN DATED 2/24  
 GROSS AREA OF PARCEL: 1.38 ACRES  
 AREA OF RIGHT OF WAY: 0.0  
 AREA OF FLOODPLAIN: N/A  
 AREA OF STEEP SLOPES: N/A  
 NET AREA OF PROJECT: 1.38 ACRES  
 NUMBER OF RESIDENTIAL LOTS PROPOSED: 3  
 NUMBER OF OPEN SPACE LOTS: 1  
 AREA OF PROPOSED RESIDENTIAL LOTS: 27,340 S.F. (0.63 AC.)  
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 8,111 S.F.  
 NUMBER OF NON-BUILDABLE BULK PARCELS: 0  
 OPEN SPACE REQUIREMENTS FOR THIS PROJECT WILL BE PROVIDED BY THIS FINAL PLAN.

**BENCHMARK DATA**

3903 N: 553573.698  
 E: 1346098.104  
 4100 N: 552494.254  
 E: 1347062.412

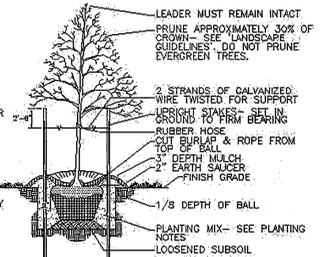


**VICINITY MAP**

SCALE: 1"=2000'  
 ABC MAP 15/E12  
 (17TH EDITION)

**NOTES:**

- SEE "LANDSCAPE SPECIFICATION GUIDELINES" FOR BALTIMORE-WASHINGTON, DC METROPOLITAN AREAS FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



**TREE PLANTING AND STAKING**

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE.

**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA:

A. TOTAL TRACT AREA	1.38 AC
B. AREA WITHIN 100' YEAR FLOODPLAIN	0.00 AC
C. NET TRACT AREA	1.38 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

D. AFFOREST THRESHOLD = 15% X D = 0.21 AC  
 E. CONSERVATION THRESHOLD = 20% X D = 0.28 AC

EXISTING FOREST COVER:

F. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	1.38 AC
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	1.10 AC

BREAK EVEN POINT:

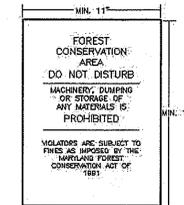
H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	= 0.50 AC
I. CLEARING PERMITTED WITHOUT MITIGATION	= 0.88 AC

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED	= 0.74 AC
K. TOTAL AREA OF FOREST TO BE RETAINED	= 0.64 AC

PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	= 0.19 AC
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	= 0.00 AC
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	= 0.26 AC
O. TOTAL REFORESTATION REQUIRED	= 0.00 AC
P. TOTAL AFFORESTATION REQUIRED	= 0.00 AC
Q. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	= 0.00 AC



- NOTES:
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  - SIGNS TO BE PLACED AT A MAXIMUM SPACING OF 90-100 FEET. CONDITIONS ON-SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

**FOREST CONSERVATION AREA SIGN**

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	1	2	3
Perimeter/Right-of-Way Designation	A			
Linear Foot of Roadway		327'	206'	258'
Linear Foot of Roadway		100'	100'	100'
Linear Foot of Roadway		58'	206'	258'
Linear Foot of Roadway		No	No	No
Linear Foot of Roadway		No	No	No
Linear Foot of Roadway		180.5	180.0	180.0
Linear Foot of Roadway		-	-	-
Linear Foot of Roadway		5	0	0
Linear Foot of Roadway		-	-	-
Linear Foot of Roadway		-	-	-
Linear Foot of Roadway		-	-	-

**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
QR	5	QUERCUS ROBUR 'FASTIGIATA' COLUMBIAN ENGLISH OAK	2 1/2"-3" Cal.	B & B

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LANDSCAPE PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
Ba	BAILE SILT LOAM	D
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MIA	MANOR LOAM, 0 TO 3 PERCENT SLOPES	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

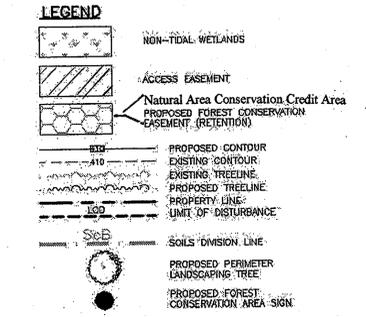
APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 10/5/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 10/14/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT

**TYPICAL DRIVEWAY SECTION DETAIL**

NOT TO SCALE

**SPECIMEN TREE LIST**

Specimen #	Species	Common Name	DBH (Inches)	Condition	Status
1	Liriodendron tulipifera	Tulip Poplar	33	Good	TO BE REMOVED
2	Liriodendron tulipifera	Tulip Poplar	32	Good/Multi-trunk	TO REMAIN
3	Liriodendron tulipifera	Tulip Poplar	30	Good	TO BE REMOVED



**SUMMARY TABLE FOR SWM**

STORM ATTENUATION	REQUIRED ATTENUATION AC-FT.	PROVIDED ATTENUATION AC-FT.	REMARKS
WQv	0.0265	0.0265	Natural Area Conservation Credit. Sheet Flow to Buffer Credit
Rev	0.0069	0.0069	Sheet Flow to Buffer Credit
Cpv	N/A	N/A	1 Yr. Peak Discharge is 2.0 cfs.

**OWNER**

DR. YAMEN M. ZUBARI AND  
 SABHA Q. ZUBARI  
 10911 CHANDLER ROAD  
 POTOMAC, MD 20854  
 TEL: (301) 983-0742



COLIN A. MACLACHLAN  
 LANDSCAPE ARCHITECT

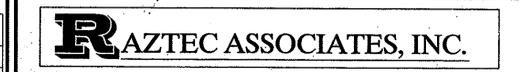
DR. Yameen Zubari 4/9/09  
 SIGNATURE OF OWNER DATE 9/28/10

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	8,111 SF	1,174 SF	6,937 SF
2	8,141 SF	868 SF	7,273 SF

**SUPPLEMENTAL INFORMATION AND FOREST CONSERVATION PLAN ZUBAIRI PROPERTY LOTS 1,2,3, and OPEN SPACE LOT 4**

ZONED R-SC  
 E. MARTIN ROAD  
 SIMPSONVILLE, MD. 21150  
 TAX MAP 41 BLOCK 6 PARCEL 459  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



3451 Emy's Place Monrovia, Maryland 21770 Tel: (301) 831-9415 Fax: (301) 831-6111

DESIGN BY: MR  
 DRAWN BY: MR  
 CHECKED BY: MR  
 DATE: APRIL 2009  
 SCALE: 1"=30'  
 W.O. NO.:  
 1 SHEET OF 1