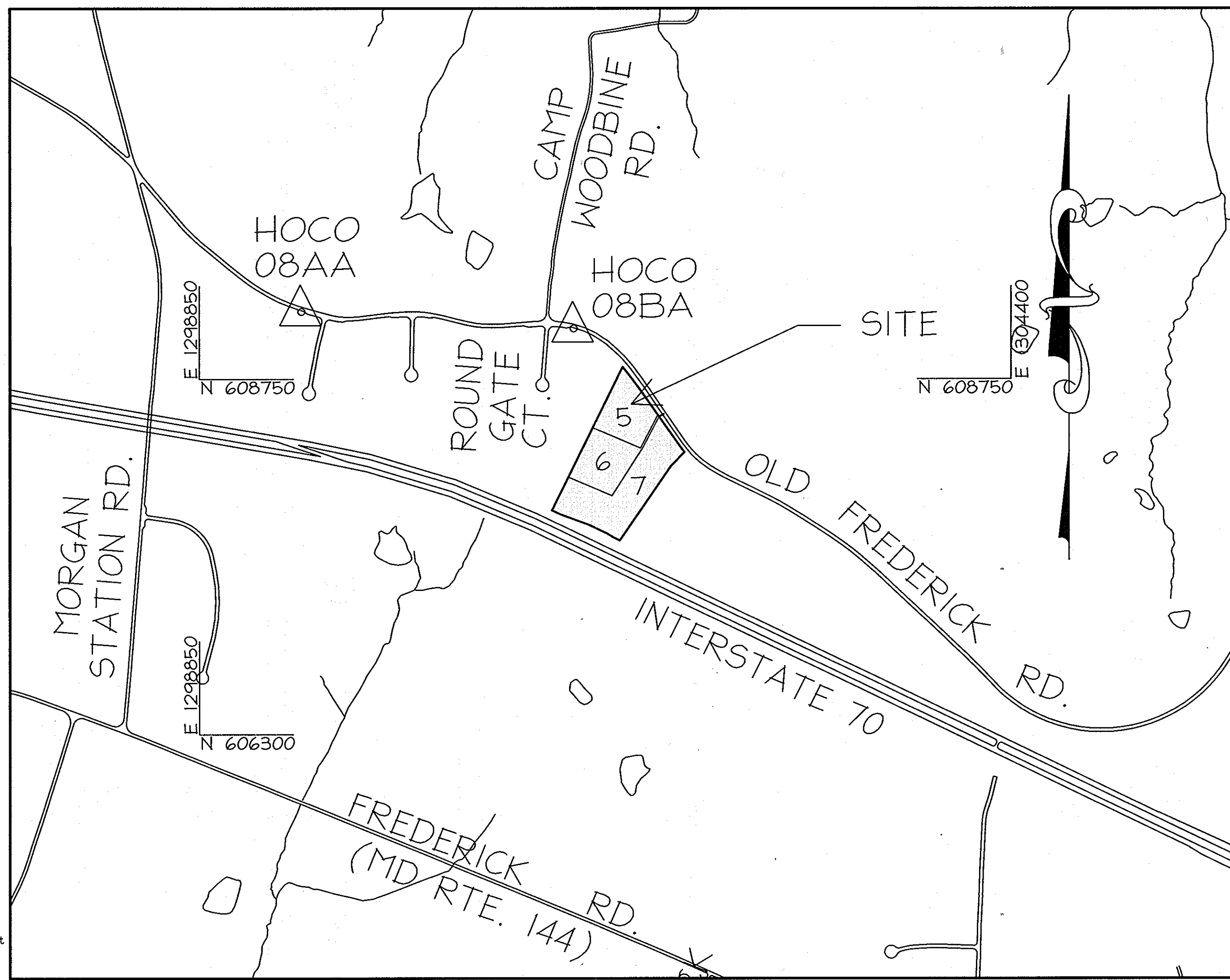


GENERAL NOTES

- 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.
- Dead References: Parcel 19 Liber 222 Folio 47
Parcel 350 Liber 1049 Folio 202
- Total area of property: 12.3809 Ac.±
Limit of disturbance: 0.69 Ac±
- No wetlands, streams or their buffers, Forest Conservation Easement or 100 Year Floodplain exist on Lots 5 or 6.
- The lots shown herein comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment (MDE).
- All existing wells and septic systems within 100 feet of the lot which may affect this proposal have been shown.
- The topography shown is taken from Howard County aerial photogrammetry and field run topography within the buildable area of the lots and driveway.
- The boundary shown herein is based on a field run boundary survey performed by LDE, Inc. dated January, 2005.
- Any changes to the private sewage easements shall require a revised percolation certification plan.
- These areas designate a private sewage easement of 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. 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 necessary.
- All wells shall be located a minimum of 15' from the road or use-in-common driveway and 30 feet from any duelling.
- The wells for Lots 5, 6 and 7 have been drilled.
- The Howard County Health Department approved the percolation certification plat for these lots on 4/11/08 and Revised Percolation Certification Plat on 7/28/2009.
- There are existing duellings and structures located on proposed Lots 5 and 7 to remain. No new buildings, extensions or additions to the existing duellings or structures are to be constructed at a distance less than the zoning regulations require.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscaping Manual. Financial Surety for Landscaping (5 shade trees) of \$ 1,500.00 will be posted with the Builder's Grading Permit for Lot 6.
- See Sheet 3 for Landscaping Schedule 'A', Planting Details, Landscape Notes and Landscape Perimeter Summary.
- There are no on-site and off-site contiguous areas of steep slopes located on this project which comprise an area of 20,000 sf or greater.
- 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 is provided 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).
- Soils data shown based on USDA Natural Resources Conservation Service - Web Soil Survey 2.0 - Version 5, Sept 21, 2006 - Howard County. The soils on site are designated as Glenelg loam. Glenelg is listed as Hydrologic Soil Group "B". The computations herein utilize Hydrologic Soil Group "C" for the stormwater analysis.
- 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 the F12-046 plat.
- The pipestem for Lot 6 is 257 feet +/- long. The pipestem meets the requirements of Section 16.120(b)(6)(ii) of the Subdivision Regulations.
- For 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.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (6 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 - Structures (culverts/bridges) capable of supporting 25 gross tons (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.
- The Wetland Investigation was completed by LDE, Inc. dated March, 2010. There are no Wetlands onsite.
- No 100 Yr Floodplain areas are located within this subdivision.
- This plan is subject to WP-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 all County and State Regulations will be required at the time of Lot 3 and 4 resubdivision. 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.
- 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.
- This subdivision complies with the requirements of Section 16.1200 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).
- This plan is subject to WP 12-0794, 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. The subdivision layout shall ensure that the noise level in the rear yard does not exceed the standard set in 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 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 preservation parcel under 10 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 1/2 acre, whether forested or not, of a proposed development, exclusive of any 100 year floodplain, utility transmission line easements, or preservation parcels 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.
- Trash and recycling pickup will be at Old Frederick Road within 5' of the roadway.
- The 25' building restriction line shown on Lot 6 and Lot 7 is a Design Manual requirement as it relates to the 65dBA noise line.
- This project was presented to the Historic District Commission on April 5, 2012 for advisory comments (HDC 12-09).
- 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.
- 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.
- The residue area for Lot 7 of 3.0702 acres was excluded from the forest conservation calculations and requirements with this subdivision because there is no change in use of the property; however, upon further resubdivision of Lot 7, then separate forest conservation calculations and requirements will be provided based on acreage size.



LOCATION MAP

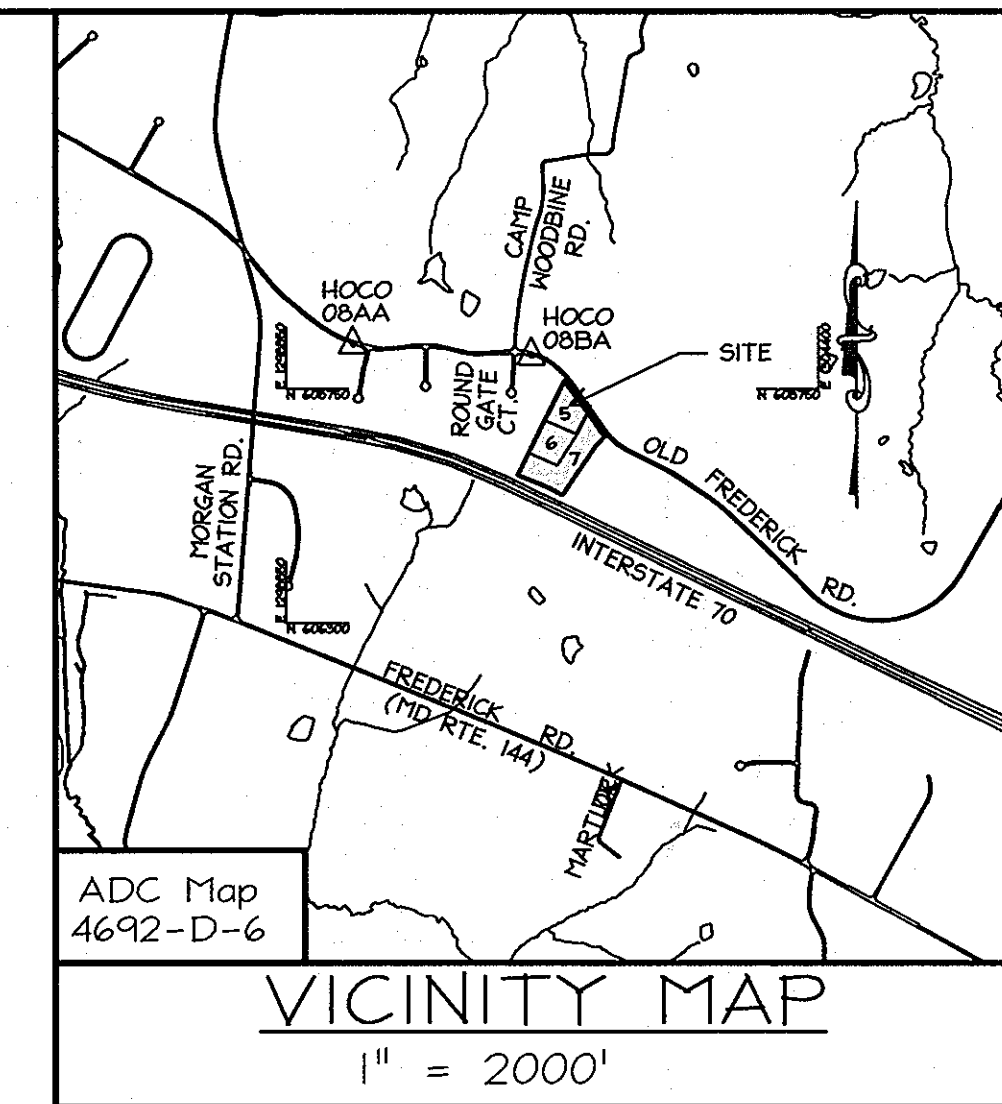
Scale: 1" = 600'

SUPPLEMENTAL PLANS

**HARBIN ACRES
LOTS 5, 6 AND 7**

A Resubdivision of Harbin Acres Lot 3 and Lot 4
Plat #19702
(# 15055 and #15015 Old Frederick Road)

Tax Map No. 8 Grid No. 9 Parcel 19 & 350
4th Election District - Howard County, Maryland



INDEX OF SHEETS	
No.	Description
1	Cover Sheet
2	Supplemental, Landscape and Forest Conservation Plan
3	Use-In-Common Driveway Profile, Details & Landscape Notes & Details
4	Forest Stand Delineation Plan

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

LEGEND

- PRIVATE 24' USE-IN-COMMON ACCESS, DRAINAGE & UTILITY EASEMENT
- 520 EXISTING 10' CONTOURS
- 522 EXISTING 2' CONTOURS
- 520 PROPOSED 10' CONTOURS
- 522 PROPOSED 2' CONTOURS
- PRIMARY WELL SITE
- ALTERNATE WELL SITE
- EXISTING WELL TO BE ABANDONED
- PROPOSED SEWAGE DISPOSAL EASEMENT
- EXISTING SEWAGE DISPOSAL EASEMENT
- BUILDING RESTRICTION LINE
- PROPOSED DWELLING
- EX. STREAM
- EX. TREELINE
- SOIL BOUNDARY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief Development Engineering Division
 DATE: 7-19-12

DEVELOPER'S / BUILDER'S CERTIFICATION
 I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Signature: George E. Harbin
 DATE: 7-12-12

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4184, EXPIRATION DATE: 6/30/13.
 Signed: Bruce D. Burton
 DATE: 7/12/12



REVISIONS		
No.	Date	Description

LDE Inc.
 Engineers, Surveyors, Planners
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX (410)715-3540

DESIGNED: ED5, BDB
 DRAWN: ED5, LDE
 CHECKED: BDB
 DATE: 7/2012

SUPPLEMENTAL PLAN COVER SHEET
HARBIN ACRES
LOTS 5, 6 AND 7
 A Resubdivision of Harbin Acres Lots 3 & 4
 Plat #19702
 (# 15055 & #15015 Old Frederick Road)
 Tax Map No. 8 Grid No. 9 Parcel 19 & 350
 4th Election District - Howard County, Maryland - Zoned: RC-DEO
 Previous Submittals: VP 76-95, F 81-42, WP 07-14, F 07-62, ECP 11-014, WP 12-079, HDC 12-09

OWNER/DEVELOPER: George & Shirley Harbin
 15055 Old Frederick Road
 Woodbine, MD 21794
 410-494-4150

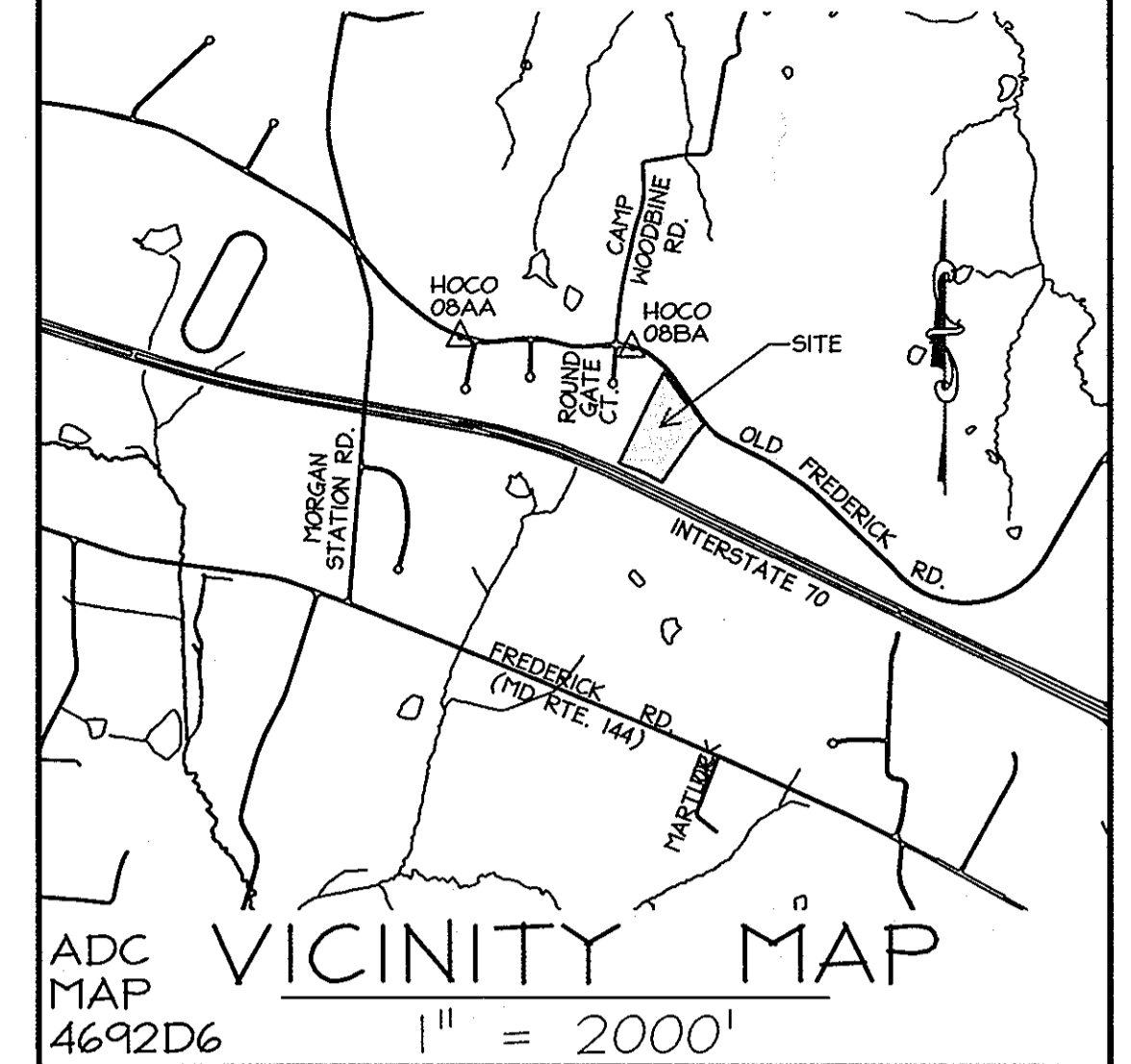
SCALE: As Shown
 DRAWING: 1 of 4
 JOB NO.: 09-003
 FILE NO.:

LEGEND

- Existing Contour- (2' Interval)
- Existing Contour- (10' Interval)
- Soils Boundary
- Existing Driveway
- Proposed Driveway
- Existing Treenline
- Existing Tree To Be Retained
- Existing Septic Easement
- Proposed Septic Easement
- Primary Well Site
- Alternate Well Site
- Existing Well
- Proposed 2' Contour
- Proposed 10' Contour
- Existing Driveway to be Removed
- Rooftop Disconnection from Roof Leader (RL) 500 SF Max.
- Specimen Tree Signage
- Limit of Disturbance
- Passed Conventional Perc Test Location 4/4/07
- Passed Sandround Test 4/4/07
- Failed Conventional Perc Test Location Clay 4 Rock 5/23/07

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. 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 SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

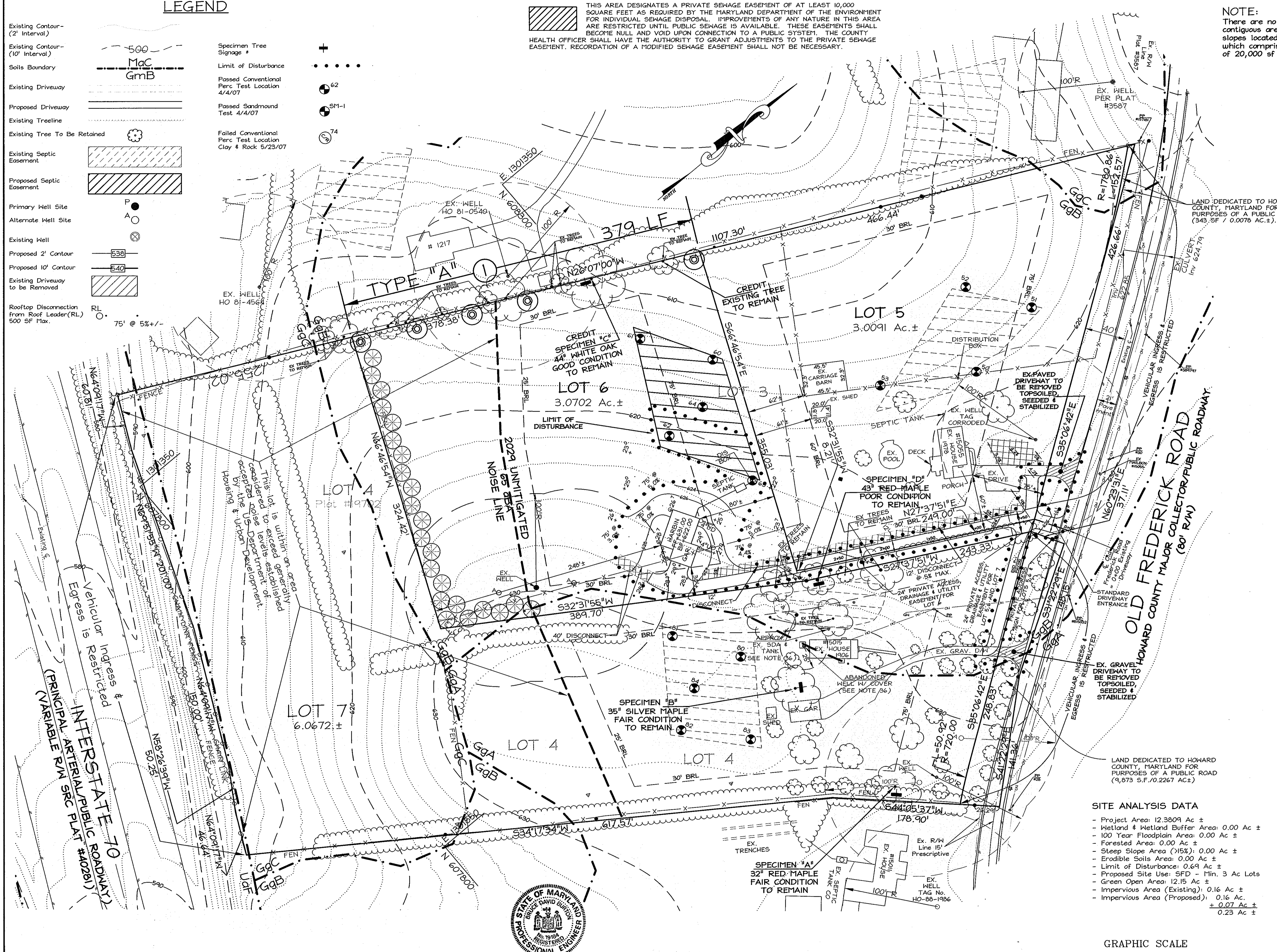
NOTE:
There are no onsite contiguous areas of steep slopes located on LOT 6 which comprise an area of 20,000 sf or greater.



SPECIMEN TREE TABLE

DESIGNATION	SPECIES	SIZE (dbh)	CONDITION	REMARKS
A	RED MAPLE	32"	FAIR	RETAIN
B	SILVER MAPLE	35"	FAIR	RETAIN
C	WHITE OAK	44"	GOOD	RETAIN
D	RED MAPLE	43"	POOR	RETAIN

- HATCH LEGEND**
- NON-ROOFTOP DISCONNECTION AREAS
 - HEALTH DEPARTMENT STORMWATER MANAGEMENT SETBACK / EXCLUSION ZONE
 - EXISTING DRIVEWAY TO BE REMOVED



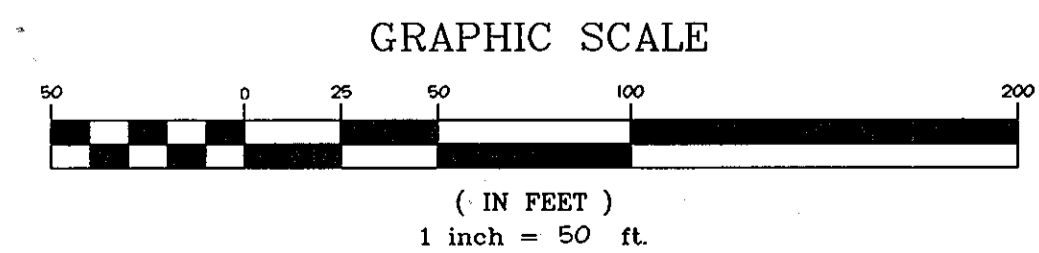
SITE ANALYSIS DATA

- Project Area: 12.3809 Ac ±
- Wetland & Wetland Buffer Area: 0.00 Ac ±
- 100 Year Floodplain Area: 0.00 Ac ±
- Forested Area: 0.00 Ac ±
- Steep Slope Area (>15%): 0.00 Ac ±
- Erodeable Soils Area: 0.00 Ac ±
- Limit of Disturbance: 0.69 Ac ±
- Proposed Site Use: SFD - 11in. 3 Ac Lots
- Green Open Area: 12.15 Ac ±
- Impervious Area (Existing): 0.16 Ac ±
- Impervious Area (Proposed): 0.16 Ac ±
- Total Impervious Area: 0.32 Ac ±

SOILS LEGEND

HYDROLOGIC SOIL GROUP	SOIL SYMBOL	DESCRIPTION	REMARKS
B	GgA	Glenelg loam, 0% - 3% slopes	-
B	GgB	Glenelg loam, 3% - 8% slopes	-
B	GgC	Glenelg loam, 8% - 15% slopes	-
B	UaF	Udorthents, Highway 0% - 6% slopes	-

The soils on site are designated as Glenelg loam. Glenelg is listed as Hydrologic Soil Group "B". The computations herein will utilize Hydrologic Soil Group "C" for the stormwater analysis.



REVISIONS

No.	Date	Description

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 7-19-12
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Ket Slaughter 8/21/12
CHIEF, DIVISION OF LAND DEVELOPMENT

DEVELOPER'S / BUILDER'S CERTIFICATION

I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

George Harbin 1-12-13
SIGNATURE OF DEVELOPER / BUILDER

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19184, EXPIRATION DATE: 6/30/13.

Bruce D. Burton 7/12/12
SIGNATURE OF PROFESSIONAL ENGINEER

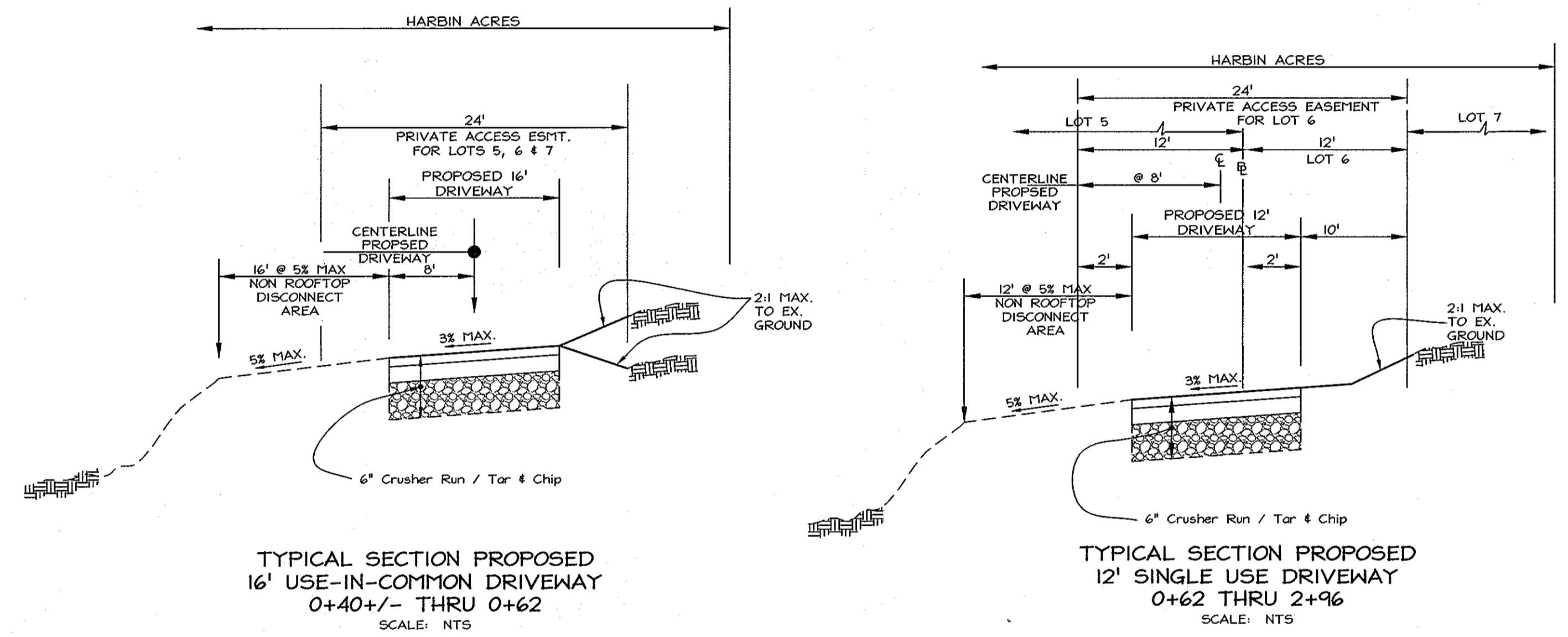
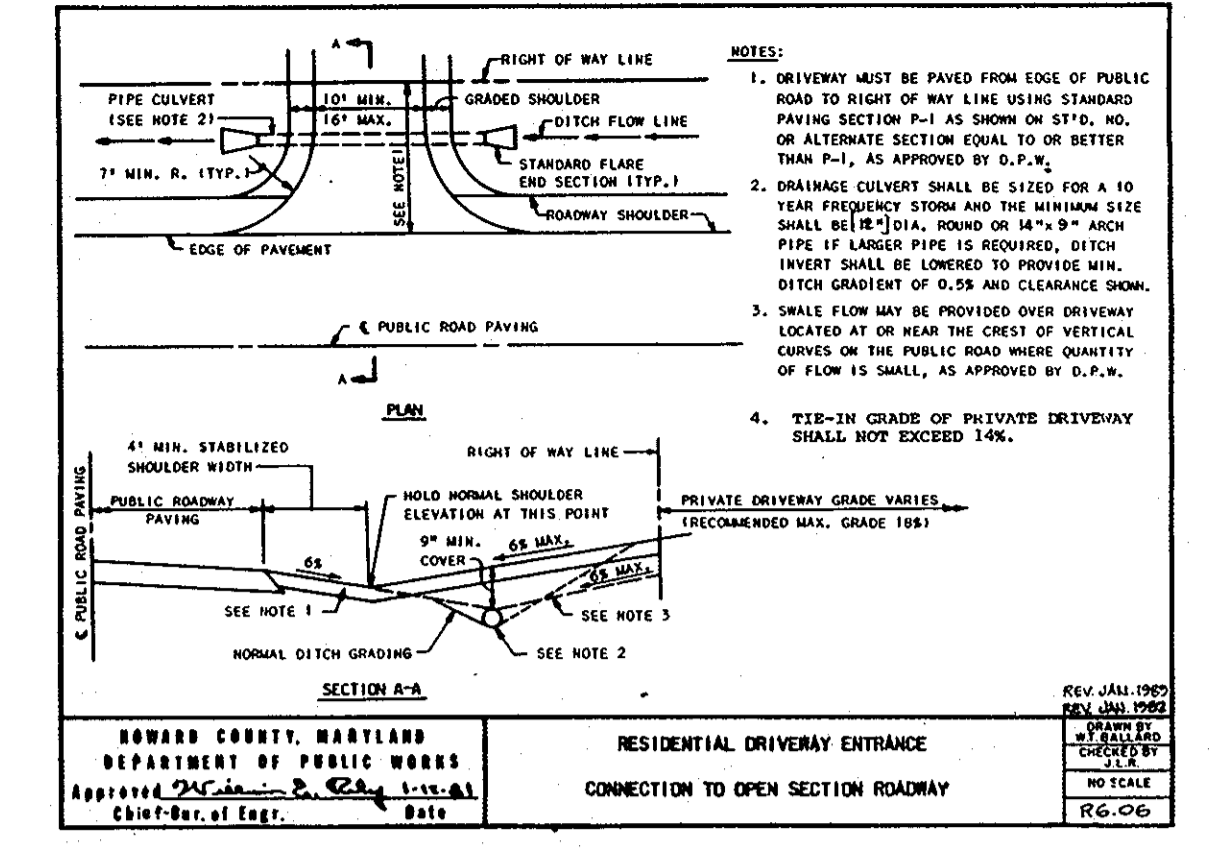
NOTE:
The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65 dBA noise exposure. The 65 dBA noise line was established by Howard County to alert developers, 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.

LDE Inc.
Engineers • Surveyors • Planners
Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
(410)795-6391 • (410)795-6392 • FAX(410)795-9340 • www.Landsurveyord.com

DESIGNED EDS	SUPPLEMENTAL PLAN SUPPLEMENTAL LANDSCAPE AND FOREST CONSERVATION PLAN HARBIN ACRES LOTS 5, 6 AND 7 A Resubdivision of Harbin Acres Lots 3 & 4 - Plot #19702 (# 15055 & #15015 Old Frederick Road) Tax Map No. 8 - Grid No. 9 - Parcel 19 & 350 4th Election District - Howard County, Maryland - Zones: RC-DEO Previous Submittals: VP 76-95, F 81-42, NP 07-14, F 07-62, ECP 11-014, NP 12-073, HDC 12-03	SCALE 1"=50'
DRAWN EDS		DRAWING 2 of 4
CHECKED BDB	OWNER/DEVELOPER: George & Shirley Harbin 15055 Old Frederick Road Woodbine, MD 21794 410-464-4158	JOB NO. 09-003
DATE 7/2012		FILE NO.

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	DESIGN SPEED (MPH)	PAVING MATERIAL (THICKNESS)	PAVING MATERIAL (THICKNESS)	PAVING MATERIAL (THICKNESS)	PAVING MATERIAL (THICKNESS)	PAVING MATERIAL (THICKNESS)	PAVING MATERIAL (THICKNESS)
P-1	PRIVATE DRIVEWAY	20	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT
P-2	PRIVATE DRIVEWAY	20	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT
P-3	PRIVATE DRIVEWAY	20	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT
P-4	PRIVATE DRIVEWAY	20	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT	1.5" ASPHALT

P-1 Proposed for Driveway Entrance to Old Frederick Rd, 0+10 thru 0+40+/- Only



MAINTENANCE CRITERIA FOR DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)
 MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION.

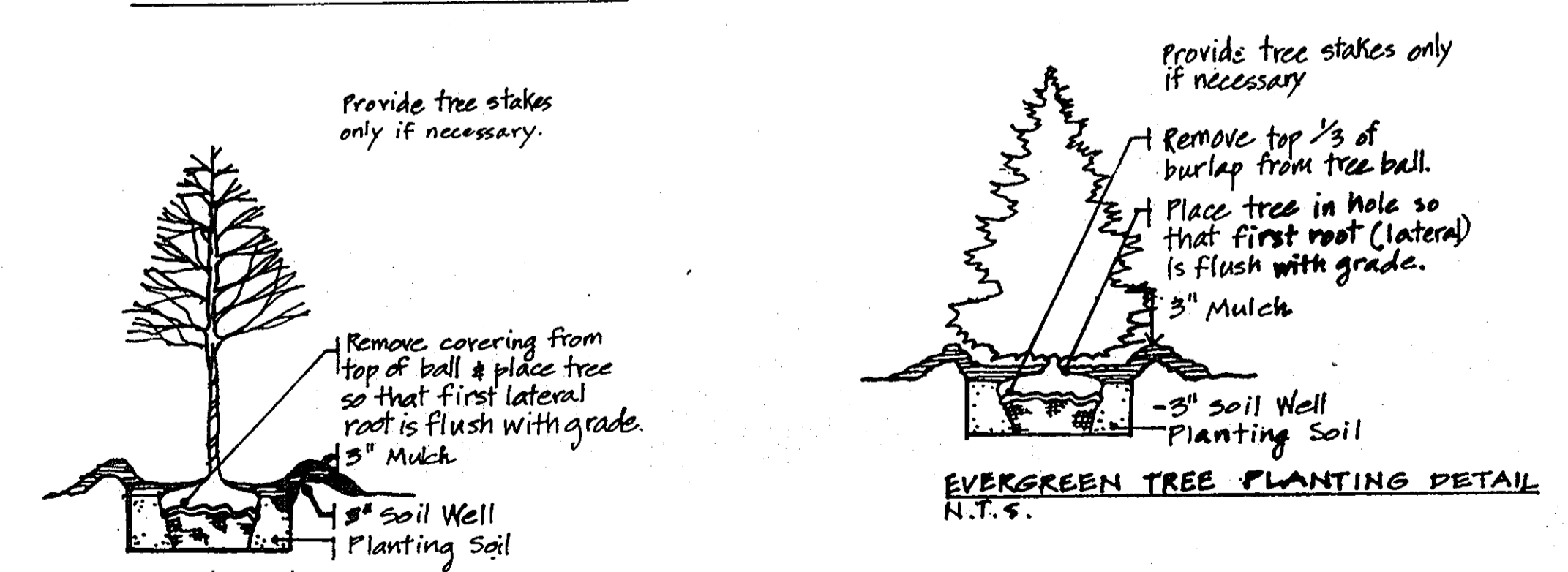
MAINTENANCE CRITERIA FOR DISCONNECTION OF ROOFTOP RUNOFF (N-1)
 MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION.

LANDSCAPE PLAN NOTES & DETAILS

- GENERAL NOTES**
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code, Landscape Manual and Forest Conservation Manual.
 - The Owner/Developer is responsible for the planting of all plant material required to meet the standards established by the Howard County Landscape Manual.
 - Financial Surety for the required landscaping will be posted as part of the Builder's Grading Permit for Lot 6 in the amount of \$1,500.00.
 - Should any tree designated for preservation for which landscaping credit is given, die prior to release of bonds, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the Howard County Landscape Manual.
 - The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant material shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and when necessary repaired and replaced.
 - At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revision made to applicable plans and certificates.

- TREE PLANTING NOTES**
- Notify "Miss Utility" 72 hours prior to installation of all plant material.
 - Plant installation must conform to the minimum standards cited in the latest edition of Landscape Specification Guidelines, published by the Landscape Contractors Association.
 - Plants to be located in the field by the owner or owner's representative. Notify owner 72 hours in advance of planting.
 - A Certification of Landscape Installation is required as per the Howard County Landscape Ordinance.
 - The number, size, location of plants shall not be changed without the approval of the Landscape Architect. Substitutions must be included in the recommended plant list in the Howard County Landscape Ordinance.
 - Trees may not be planted within 5 feet of drain inlets, 5 feet of an open space access strip and 10 feet of a driveway.
 - Balled and burlapped plant material shall not be accepted if ball is cracked or broken before or during planting. Protect all plants from drying by either sun or wind.
 - Tree pits shall be backfilled with 50% topsoil, 25% peat 25% sand with one pound of 10-10-10 fertilizer per pit.
 - Top soil shall be sandy loam soil free from noxious weeds or grasses, roots, clay clumps, stones, sticks, etc. Peat moss shall be commercial with pH 4.5 to 5.5, free of woody material or harmful minerals.
 - All plants shall be watered at planting with weekly watering thereafter for the first 90 days. Watering shall continue bi-monthly or as necessary to maintain plants in a healthy condition during the guarantee period.
 - Maintain the site in an orderly manner. Streets and sidewalks shall be swept clean. All rejected or dead materials shall be immediately removed from the site.
 - Plant material to be alive and healthy at the time of the guarantee period (one year), as specified in the Howard County Landscape Ordinance.
 - Maintenance shall begin immediately after planting and continue to the end of guaranteed period.
 - Maintenance consists of pruning, watering, weeding, re-mulching, resetting plants to proper grades as needed and repairing guys and stakes as needed.
 - All plant materials shall come from a local nursery within 100 miles of the site.

TREE PLANTING DETAILS



SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Perimeter Properties (1)	Adjacent to Noise Source (3)
Perimeter	# 1 - SFD TO SFD = TYPE "A"	# 2
Landscape Type	A	—
Linear Feet of Roadway Frontage / Perimeter	379 L.F.	425 L.F.
Credit for Existing Vegetation* (Yes, No, Linear Feet)	YES 2 SHADE TREES (2)	No
Credit For Wall, Fence or Berm (Yes, No, Linear Feet)	NO	No
Number of Plants Required	1 per 60 Shade Trees = 6.3 7 Required	1 for 20' = 21
Number of Plants Provided	CREDIT 2 SHADE Shade Trees 5 Flowering Trees 0 Evergreens 0 Shrubs 0	7 SHADE PROVIDED 23 Evergreens Provided

- Perimeter Landscaping required only for new lot and not along internal subdivision lines. One (1) Perimeter Required along western boundary @ "Lisbon Acres", Lot 26.
- Retain Specimen Tree "C" and one (1) Non-Specimen along Perimeter #1. See Sheet 2
- The evergreen screening along perimeter #2 is not required to be bonded because the lot line is an internal subdivision line.

PERIMETER PLANTING SCHEDULE

NO	KEY	BOTANICAL/COMMON NAME	SIZE	COMMENT
SHADE TREES				
5	⊙	Acer saccharum 'Green Mountain'	2-1/2"-3" cal.	B4B
23	⊗	xCupressocyparis Leylandii Leyland Cypress	5'-6' HT.	B4B

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief Development Engineering
 7/19/12 DATE

DEVELOPER'S / BUILDER'S CERTIFICATION
 I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Signature of Developer / Builder: George E. Mohr
 7-12-12 DATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19184, EXPIRATION DATE: 6/30/13.
 Signature: Bruce D. Burton
 7/12/12 DATE



REVISIONS

No.	Date	Description

LDE Inc.
 Engineers • Surveyors • Planners
 Historic Carriage House • 7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
 (410)795-6391 • (410)795-6392 • FAX(410)795-9540 • www.Landsurveyord.com

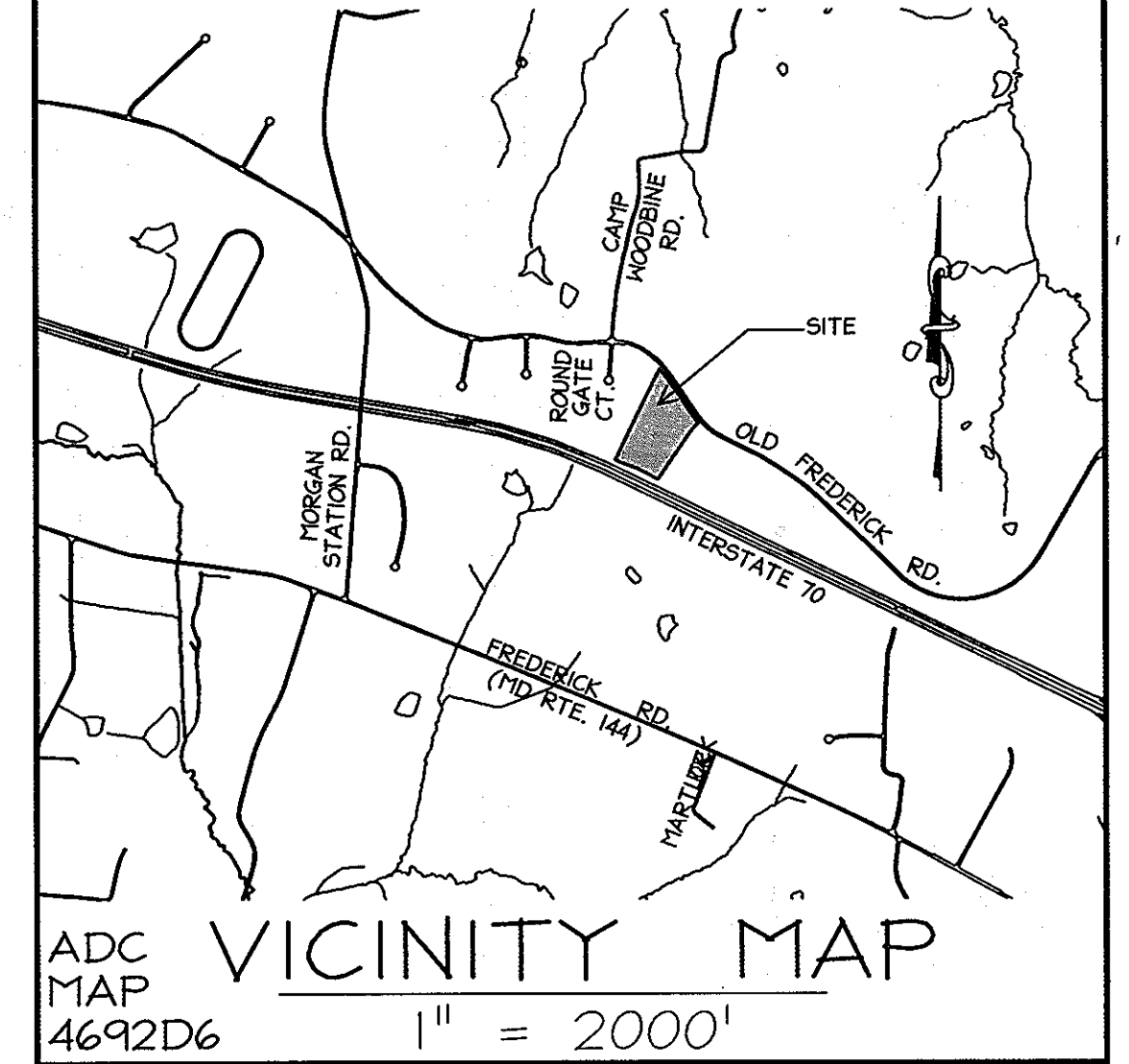
DESIGNED: EDS, BDB
 DRAWN: LDE
 CHECKED: BDB
 DATE: 7/2012

SCALE: As Shown
 DRAWING: 3 of 4
 JOB NO.: 09-003
 FILE NO.: 410-664-4158

SUPPLEMENTAL PLAN
 USE-IN-COMMON DRIVEWAY PROFILE & DETAILS, AND LANDSCAPE NOTES & DETAILS
HARBIN ACRES
 LOTS 5, 6 AND 7
 A Resubdivision of Harbin Acres
 Lots 3 & 4 - Plot #19702
 (# 15055 & #15015 Old Frederick Road)
 Tax Map No. 8 - Grid No. 9 - Parcel 19 & 350
 4th Election District - Howard County, Maryland - Zoned: RC-DEO
 ECP II-014, IIP 12-073, HDC 12-03

- LEGEND**
- Minor Contour - (2' Interval)
 - Index Contour - (10' Interval)
 - Soils Boundary
 - Existing Driveway
 - Proposed Driveway
 - Existing Treeline
 - Field Located Tree
 - Approximate Location Existing Septic Easement
 - Proposed Septic Easement
 - Proposed Well
 - Existing Well
 - Proposed Contours
 - Existing Driveway to be removed

SPECIMEN TREE
DO NOT REMOVE
 MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
 VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991



ADC MAP 4692D6
 07/10/12

FOREST CONSERVATION WORKSHEET
 VERSION 1.0
 (Enter in Yellow Cells)

NET TRACT AREA:

A. Total tract area.....	6.31
B. Area within 100 year floodplain.....	0.00
C. Area to remain in agricultural production.....	
D. Net tract area.....	6.31

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	CA
	0	1	0	0	0	0

E. Afforestation Threshold..... 20% x D = 1.26
 F. Conservation Threshold..... 25% x D = 1.58

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....	0.00
H. Area of forest above afforestation threshold.....	0.00
I. Area of forest above conservation threshold.....	0.00

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation.....	0.00
K. Clearing permitted without mitigation.....	0.00

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.....	0.00
M. Total area of forest to be retained.....	0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold...=	0.00
P. Reforestation for clearing below conservation threshold...=	0.00
Q. Credit for retention above conservation threshold.....=	0.00
R. Total reforestation required.....=	0.00
S. Total afforestation required.....=	1.26
T. Total reforestation and afforestation required.....=	1.26

- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PLACEMENT OF 252 ACRES OF RETENTION EASEMENT IN THE QUARTZ HILL FOREST CONSERVATION BANK (SDP 10-104).
- THE RESIDUE AREA FOR LOT 7 OF 3.0702 ACRES WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION BECAUSE THERE IS NO CHANGE IN USE OF PROPERTY; HOWEVER, UPON FURTHER RESUBDIVISION OF LOT 7, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ACREAGE SIZE.

SOILS LEGEND

HYDROLOGIC SOIL GROUP	SOIL SYMBOL	DESCRIPTION	REMARKS
B	GyA	Glenelg loam, 0% - 3% slopes,	
B	GyB	Glenelg loam, 3% - 8% slopes,	
B	GyC	Glenelg loam, 8% - 15% slopes,	
B	UaF	Udorthents, Highway 0% - 65% slopes	

The soils on site are designated as Glenelg loam. Glenelg is listed as Hydrologic Soil Group "B". The computations herein will utilize Hydrologic Soil Group "C" for the stormwater analysis.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Paul Edwards 7/19/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

George E. Harbin 7-12-12
 SIGNATURE OF DEVELOPER / BUILDER

DEVELOPER'S / BUILDER'S CERTIFICATION
 I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, AND A COPY OF THIS PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19184, EXPIRATION DATE: 6/30/13.
Bruce D. Burton
 SIGNATURE OF PROFESSIONAL ENGINEER
 7/12/12

SPECIMEN TREE TABLE

DESIGNATION	SPECIES	SIZE (dbh)	CONDITION	REMARKS
A	RED MAPLE	32"	FAIR	RETAIN
B	SILVER MAPLE	35"	FAIR	RETAIN
C	WHITE OAK	44"	GOOD	RETAIN
D	RED MAPLE	43"	POOR	RETAIN

PROFESSIONAL CERTIFICATION:
Steve Heits
 Steve Heits, Qualified Professional, MDCA

REVISIONS

No.	Date	Description

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 CHECKED: BDB
 DATE: 7/2012

SCALE: 1" = 50'
 DRAWING: 4 of 4
 JOB NO.: 09-003
 FILE NO.: F 12-046

SUPPLEMENTAL PLAN
FOREST STAND DELINEATION PLAN
HARBIN ACRES
LOTS 5, 6 AND 7
 A Resubdivision of Harbin Acres
 Lots 3 & 4 - Plat #19702
 (# 15055 & #15015 Old Frederick Road)
 Tax Map No. 8 - Grid No. 9 - Parcel 19 & 350
 4th Election District - Howard County, Maryland - Zoned: RC-DEO
 Previous Submittals: VP 76-95, F 81-42, WF 07-14, F 07-62, ECP 11-014, WF 12-074, HDC 12-04

OWNER/DEVELOPER: George & Shirley Harbin
 15055 Old Frederick Road
 Woodbine, MD 21744
 410-484-4158