

GENERAL NOTES:

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of The Environment regulations.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon NAD-83 Maryland State Plane Coordinate System. Howard County geodetic control Stations No. 077A and 07AB were used for this project.
- Water and sewer are private.
- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in the area are restricted until Public Sewage is available. These easements shall become null and void upon connection to 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.
- BR.L. - represents building restriction line.
- Percolation test holes shown hereon have been field located and shown thus.
- Subject property Zoned "RC-DEO" per 2/02/04 Comprehensive Zoning Plan.
- This is a resubdivider of Lots 28, 29 and 30 in the POPLAR HEIGHTS SUBDIVISION as recorded in Plat Book No. 3, Page 26, to include the entire areas of the three lots into the new lot.
- There is an existing house located on this site, which is to be removed.
- This plan is in compliance with the Amended Fifth Edition of the Subdivision and Land Development Regulations.
- There are no on site Environmental conditions, such as wetlands, streams, flood plains or their buffers on this site.
- Forest Conservation is exempted by Section 16.1202(b) (1) (Vii) - Resubdivision does not create any additional lots.
- Storm Water Management is exempted by Chapter 5 - sub-section 5.1.2.B.(2) - development not disturbing over 5,000 square feet.
- This plat is based on a field run monumented boundary survey performed on or about June 4, 2005 by Richard S. Krebs of R.S.K. surveys.
- The existing topography is taken from field run survey with maximum two foot contour intervals prepared by R.S.K. Surveys on June 4, 2005
- No Traffic study is required for this project.
- The contractor shall notify "Miss Utility" at 1-800-257-777 at least 48 hours prior to any excavation work being done.
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- Any damage to the County's right-of-way shall be corrected at the developer's expense.
- This property is not located within the W & S service area.
- The well and septic system are existing and have been approved by the Health Department.
- The existing 8' wide driveway will be upgraded to the following:
Width - 12'
Surface - 6" of compacted crusher run base w/ tar and chip coating (1-1/2" min.)
Geometry - Max. 14% grade, max. 10% grade change and min. 45' turning radius.
Structures - None required
Maintenance - sufficient to insure all weather use.

Mrs. Sullivan came in on 6-02-09 to discuss location of 3 shade trees in p. 2. Due to location of septic easement it was agreed that the 3 shade trees could be moved towards the side property lines. Sketch 6-02-09

EX. PLANT LIST

T1	24"	SILVER MAPLE	REMAIN
T2	40"	SILVER MAPLE	REMAIN
T3	12"	WHITE BIRCH	REMAIN
T4	60"	SILVER MAPLE	REMAIN
T5	10"	BLUE SPRUCE	REMAIN
T6	10"	BLUE SPRUCE	REMAIN
T7	10"	BLUE SPRUCE	REMAIN
T8	10"	BLUE SPRUCE	REMAIN
T9	10"	BLUE SPRUCE	REMAIN
T10	16"	BLACK WALNUT	REMAIN
T11	18"	BLACK WALNUT	REMAIN

PERIMETER 2 PLANTING LIST

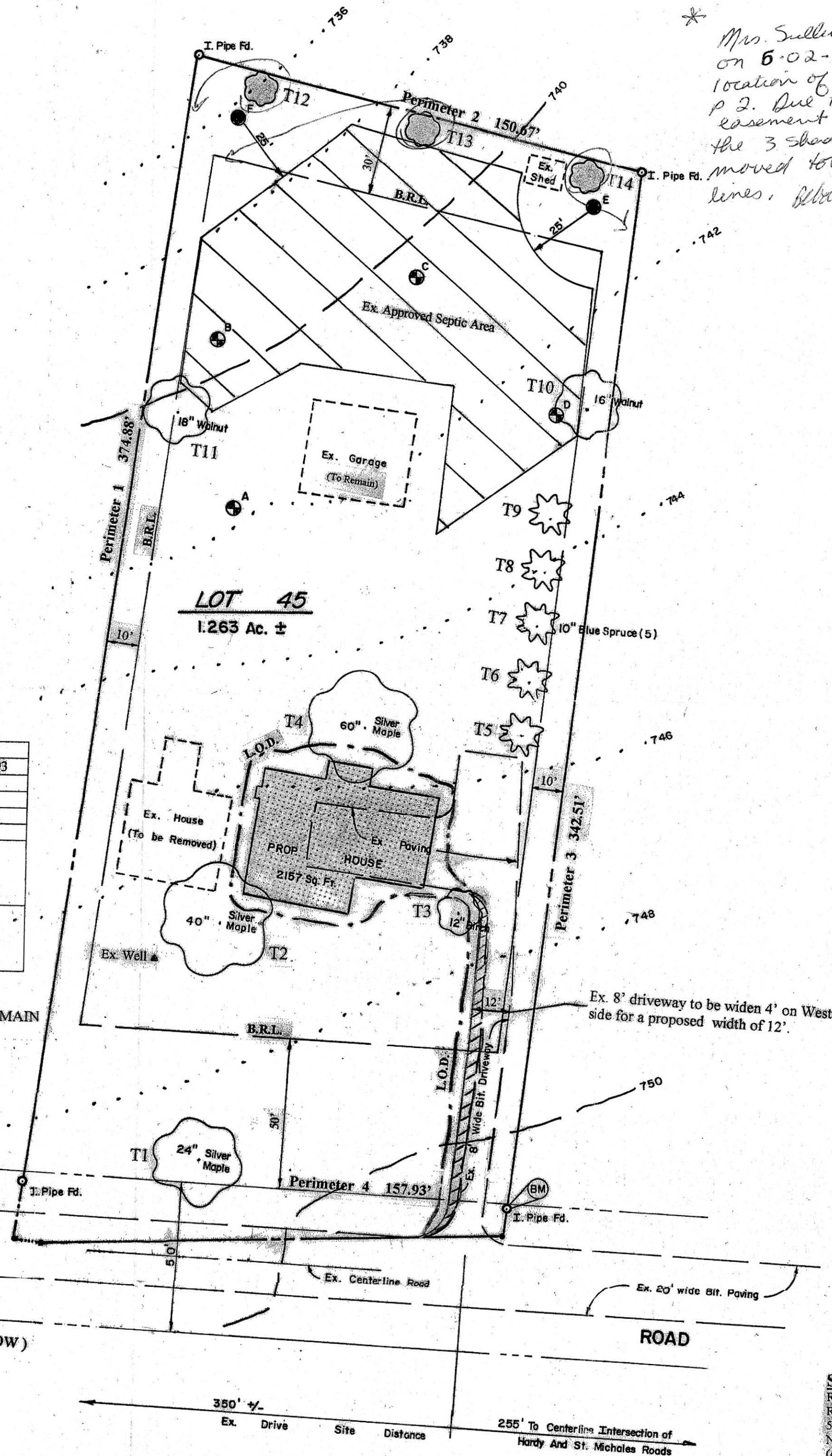
T12	2.5" - 3.0"	ACER RUBRUM
	Min. Cal.	Autumn Flame- Red Maple
T13	2.5" - 3.0"	ACER RUBRUM
	Min. Cal.	Autumn Flame- Red Maple
T14	2.5" - 3.0"	ACER RUBRUM
	Min. Cal.	Autumn Flame- Red Maple

SCHEDULE A

PERIMETER LANDSCAPE EDGE

Perimeter Number	1	2	3	4
Linear Feet of Perimeter	374.88	150.67	342.51	157.93
Adjacent to Roadway	No	No	No	Yes
Adjacent to Perimeter	Yes	Yes	Yes	No
Credit Ex. Vegetation	Yes	No	Yes	Yes
Credit wall, fence, berm	No	No	No	No
Number of Plants Req.	N/A		N/A	
Shade Trees	-	3	-	-
Evergreens	-	-	-	-
Others	-	-	-	-
Number Planted Provided				
Shade Trees	-	3	-	-
Evergreens	-	-	5	-
Others	3	-	2	1

NOTE: 1) PERIMETER 1 & 3 N/A (INTERIOR LOT)
2) ALL EXISTING TREES SHOWN ARE TO REMAIN



DEVELOPER'S LANDSCAPE CERTIFICATION

I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAT WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE PROJECT, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Richard W. Krebs (Signature) 12-13-07 (Date)
DEVELOPER DATE

12-14-07

**SITE ADDRESS: 17006 HARDY ROAD
MT. AIRY, MD. 21711**

SUPPLEMENTAL / LANDSCAPE PLAN

POPLAR HEIGHTS SUBDIVISION, LOT 45

A RESUBDIVISION OF LOTS 28, 29 AND 30

(Previously Recorded in Plat Book 3, Page 26)

Fourth Election District - Howard County, Md.

Tax Map 7, Grid 8, Parcel 35

Ex. Zoning: RC-DEO Date: 9/7/07 Scale: 1" = 30'

SURVEYOR
R.S.K. SURVEYS
Richard S. Krebs, L.S.
5640 Queen Anne Court
New Market, Md. 21774
(410) 967-1259



12-03-07

LEGEND
PROPOSED 3"
SHADE TREE

F08-003