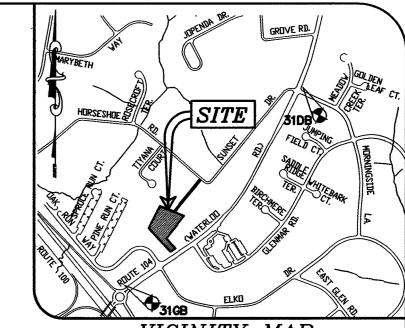


MIHU FEE-IN-LIEU

(INDICATED LOT/UNIT NUMBERS

1110119

R. JACÓB HIKMAT P.E.



SCALE: 1"=1000 ADC MAP 16, GRID F-7

GENERAL NOTES:

- 1. SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 2. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND: LOCATION: TAX MAP: 31 PARCEL: 39 GRID: 2 ELECTION DISTRICT: SECOND ZONING: R-20 PROPOSED USE FOR SITE: RESIDENTIAL. TYPE OF PROPOSED UNIT: SFD DPZ FILE NOS: ECP-14-087, F-14-074, WP-15-072
- AREA TABULATION
 A. TOTAL TRACT AREA: 1.968 AC.± NUMBER OF PROPOSED BUILDABLE LOTS: 3
 NUMBER OF OPEN SPACE LOTS: 0
 AREA OF PUBLIC RIGHT-OF-WAY: 0.015 AC.±
 AREA OF BUILDABLE LOTS: 1.953 AC. ±
- 5. ON-SITE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MAY, 2014.
- 6. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD
- COUNTY CONTROL STATIONS NO. 30IA AND 31D4 STA. 31DB N 569,583.630, E 1,369,155.134 EL.492.343
- STA. 31GB N 567,567.508, E 1,367,353.376 EL.511.318 7. THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- 8. STEEP SLOPES GREATER THAN 25% AND OVER 20,000 S. F. IN AREA DO NOT EXIST ON SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM
- WIDTH 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE). B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP
- C) GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT
- TURNING RADIUS.
- D) STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS
- E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH
- NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE. STRUCTURE CLEARANCES - MINIMUM 12 INCHES
- MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS PLAN COMPLIED WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$32,670.00 TO THE FOREST CONSERVATION FUND FOR 1.0 ACRE OF REQUIRED REFORESTATION; OBLIGATION IS BASED ON THE GROSS AREA OF PARCEL 39. THE AREA OF NON-BUILDABLE BULK PARCEL A (THE PIPE STEM AREA FOR LOTS 1 AND 2) WAS UTILIZED IN CALCULATION OF FOREST CONSERVATION OBLIGATION UNDER F-14-074, ACRA PROPERTY.
- 11. LANDSCAPING FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURET FOR THE REQUIRED LANDSCAPING WILL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN
- 12. 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 MATERIALS 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
- 13. AT THE TIME OF INSTALLMENT, 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 LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION 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 REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 14. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- 15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 16. STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA DRYWELLS (M-5) AND NON-ROOFTOP DISCONNECTIONS (N-2). 17. A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING
- IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- 18. THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
- 19. LOT 3 CONTAINS AN HISTORIC SITE IDENTIFIED AS SITE HO-889 "LOTZ HOUSE CIRCA 1900" TO REMAIN. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 20. NO WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES GREATER THAN 25%, EXIST ON SITE.
- 21. FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY, 2014. TOTAL OF 2 SPECIMEN TREES EXIST ON SITE.
- 22. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 64-W AND 302-S).
- 23. NON BUILDABLE BULK PARCEL "A" WAS CREATED IN ORDER TO PROVIDE A FEE SIMPLE FRONTAGE TO PARCEL 39 FOR FUTURE SUBDIVISION OF THAT PARCEL UNDER F-14-074. NON-BUILDABLE BULK PARCEL "A" WAS DEEDED TO PARCEL 39 UNDER PLAT # 24099. A CROSS EASEMENT HAS BEEN CREATED WHICH WILL ALLOW USE, MAINTENANCE AND
- IMPROVEMENT OF THE USE-IN-COMMON DRIVEWAY BY THIS SUBDIVISION OF PARCEL 39. 24. A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATE.
- 25. THIS PLAN CAME BEFORE THE HISTORIC PRESERVATION COMMISSION ON SEPTEMBER 4, 2014 FOR ADVISORY COMMENTS. THE APPLICANT STATED THAT THE CEDAR TREES WILL BE SAVED AND THE FORESTED AREA WILL BE RETAINED, CREATING AS LITTLE DISTURBANCE AS POSSIBLE AROUND THE NEW HOMES.
- 26. THIS PLAN IS SUBJECT TO WAIVER PETITION WP-15-072, WAIVING SECTION 16.119(f)(1) REQUIRING THAT WHEN A SUBDIVISION FRONTS ON A MAJOR COLLECTOR OR ARTERIAL ROAD, THE STREET LAYOUT SHOULD PROVIDE ACCESS BY A LOWER CLASSIFICATION OF PUBLIC ROAD. WAIVER PETITION WAS APPROVED ON DECEMBER 10, 2014 SUBJECT TO THE FOLLOWING CONDITIONS:
- 1. "VEHICULAR INGRESS/EGRESS RESTRICTION NOTE SHALL BE ADDED TO THE PLANS ALONG THE FRONTAGE OF LOT 3, EXCEPT THE LOCATION OF THE EXISTING
- APPROVAL OF THIS WAIVER SHALL NOT CONSTRUED TO ALLOW THE CREATION OF LOTS 1 AND 2 AT A LOT SIZE BELOW THE MINIMUM 20,000 S.F.
- 27. ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

4 SHADE TREES

0 SHRUBS

O EVERGREEN TREES

O SUBSTITUTION TREES

O EVERGREEN TREES

O SUBSTITUTION TREES

0 SHRUBS

O EVERGREEN TREES

0 SUBSTITUTION TREES

0 SHRUBS

O EVERGREEN TREES

OTHER TREES (2:1 SUBSTITUTION) 0 SUBSTITUTION TREES

SHRUBS (10:1 SUBSTITUTION) 0 SHRUBS

EVERGREEN TREES

MILDENBI BOENDER

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