NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

31. THIS PROJECT WAS PRESENTED BEFORE THE PLANNING BOARD ON AUGUST 18, 2022. AFTER EVALUATING THE PROPOSED INITIAL PLAN SUBMITTAL USING THE CRITERIA SPECIFIED IN SECTION 16.125(C)(5) OF THE HOWARD COUNTY CODE AND AFTER CONSIDERING A VISUAL ASSESSMENT OF THE AFFECTED SCENIC ROAD, THE PLANNING

BOARD APPROVED THE PLAN, IN ACCORDANCE WITH SECTION 16.125(C) WITH ONE

APPLICANT WILL REPLACE THE 24"DBH SHADE BEING REMOVED ALONG THE PERIMETER OF THE SCENIC ROAD OF THE PROPOSED DRIVEWAY.

### MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	2
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	1*
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS	1-2

ONE APFO ALLOCATION CREDIT WILL BE GRANTED FOR THE EXISTING HOUSE TO REMAIN ON LOT 1.

## OWNER/DEVELOPER

KEVIN WYNNE **ELIZABETH WYNNE** 5668 TROTTER ROAD CLARKSVILLE, MD 21029 301-829-7820

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF AMS PLATE AND THE SETTING OF MARKERS HAVE BEEN COUNTY. MD. REG. NO. 574 AREA TABULATION (TOTAL) NUMBER OF BUILDABLE LOTS NUMBER OF BULK PARCELS NUMBER OF OPEN SPACE LOTS 0 NUMBER OF LOTS OR PARCELS 1.05AC± AREA OF BUILDABLE LOTS AREA OF BULK PARCELS AREA OF OPEN SPACE LOTS OAC± AREA OF ROAD DEDICATION OAC±

APPROVED: FOR PUBLIC WATER AND PUBLIC

HOWARD COUNTY HEALTH OFFICER A

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

MD

APPROVED: HOWARD COUNTY DEPARTMENT OF

HOWARD COUNTY HEALTH DEPARTMENT

1.05AC±

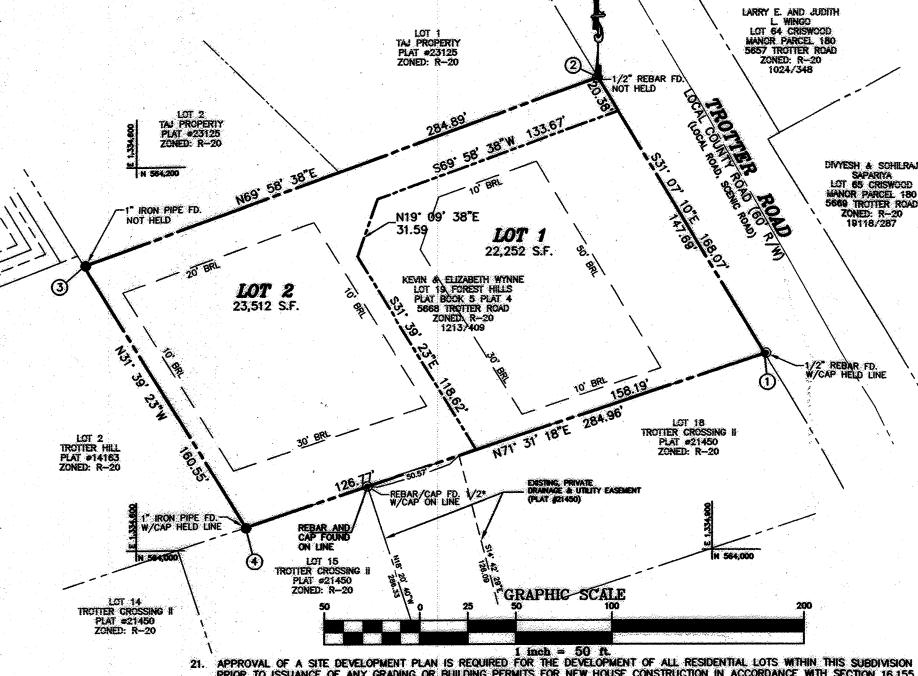
4/14/23

424.<u>23</u>

TOTAL AREA

SEWERAGE SYSTEMS

PLANNING AND ZONING



21. APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

- 22. A COMMUNITY MEETING FOR THIS PROJECT WAS VIRTUAL, HELD ON MAY 24, 2021 AT 6:00 PM.
- 23. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 24. THIS PROJECT IS EXEMPT FROM THE APFO TRAFFIC STUDY SINCE THERE ARE NO MAJOR WITH MAJOR OR HIGHER CLASSIFICATION ROAD INTERSECTIONS WITHIN 1.5 MILES IN EACH DIRECTION OF THIS PROPERTY.
- 25. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- 26. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 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.
- 27. PER SECTION 16.134(b)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SIDEWALKS ALONG TROTTER ROAD ARE NOT REQUIRED SINCE IT IS CLASSIFIED AS A SCENIC ROAD.
- 28. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127—RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND
- 29. IN ACCORDANCE WITH SECTION 104.0.F OF ZONING REGULATIONS, ALL 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. IF THE EXISTING HOUSE ON LOT 1 IS DEMOUSHED AND REBUILT IN THE FUTURE, IT WILL BE SUBJECT TO MIHU REQUIREMENTS. AN MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE
- 30. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-22-100 OF SECTIONS 16.1205(a)(3) AND 16.127(C)(4)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IT WAS APPROVED BY THE PLANNING DIRECTOR ON JUNE 22, 2022. APPROVAL IS SUBJECT TO THE FOLLOWING:
- APPROVAL FOR ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.1205(a)(3) IS FOR ALLOWING THE REMOVAL OF A SPECIMEN TREE. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:

  1. THE REMOVAL OF SPECIMEN TREE 1/2 IS PERMITTED AND REQUIRES THE ONSITE PLANTING OF 2 NATIVE TREES WITH A DBH
- of 3". The trees shall be shown on the final subdivision landscape plan sheet and must be bonded as a
- APPROVAL FOR ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.127(C)(4)(1) IS FOR ALLOWING TWO SEPARATE DRIVEWAYS FOR THE PROPOSED LOTS 1 AND 2. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING
  - 1. INCLUDE A NOTE ON ALL PLAN SUBMISSIONS WITH THE ALTERNATIVE COMPLIANCE FILE NUMBER, A SUMMARY OF REQUEST, DATE OF APPROVAL AND CONDITIONS OF APPROVAL.

    2. COMPLIANCE WITH ALL SRC COMMENTS F-22-016, WYNNE PROPERTY.

# SITE MIDDLE PATUXENT ENVIRONMENTAL

NOTES: SCALE : 1"= 1,000 SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.

- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2021 BY MILDENBERG, BOENDER & ASSOC., INC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 35AA & 35BB N 560,767.733; E 1,335,483.839; EL. 431.609 (NAVD88)
- N 560,790.416; E 1,336,537.267; EL. 394.975 (NAVD88) DENOTES A REBAR FOUND DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. DENOTES IRON PIPE FOUND
- ALL AREAS ARE MORE OR LESS.
- NO KNOWN BURIAL GROUNDS OR CEMETERIES EXIST ON OR ADJACENT TO THE PROPERTY.
- no historic districts are adjacent to or on this site.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 34-4805).
- NO WETLANDS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED MARCH, 2021.
- 12. THE FOREST CONSERVATION OBLIGATIONS FOR THIS RESUBDIVISION IS PROVIDED BY A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$10,890.00 FOR 0.2 ACRES (8,712.00 SQ FT.) OF AFFORESTATION.
- 13. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. STORMWATER MANAGEMENT REQUIREMENTS FOR THIS PROJECT WILL BE SATISFIED VIA MICROSCALE FACILITIES, IT WILL BE PRIVATELY OWNED AND MAINTAINED. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT plan, the developer will be required to execute the declaration of covenants and/or a developer's AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND MAINTENANCE AGREEMENT.
- 14. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SURETY FOR THE REQUIRED 5 SHADE, 9 EVERGREEN TREES AND 150 LF OF PRIVACY FENCE AND AN ADDITIONAL 2 SHADE TREES AS PER PLANNING BOARD REQUEST IN THE AMOUNT OF \$4,950.00 will be provided with the grading permit.
- 15. THIS PROJECT IS IN THE PLANNED SERVICE AREA AND THE CLOSEST MAJOR-MAJOR INTERSECTION IS MORE THAN 1.5 MILES (108 AND HOMEWOOD/HARPERS FARM).
- 16. NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN MARCH 2021.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE) SURFACE -6 inches of compacted crusher run base with tar and chip coating (1-1/2).
  - GEOMETRY MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS. STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN A FOOT OF DEPTH OVER DRIVEWAY SURFACE. STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- junction of the flag or pipestem and road right—of—way line and not onto the pipestem lot
- 20. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. 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, ALTERNATIVE COMPLIANCE PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

ILL LOTS 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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY

INCHOLAS C. PARRISH JR., OPAL DAVIS AND JUDITH PARRISH TO KEVIN P. AND SLIZABETH A. WYNNE BY DEED DATED DECEMBER 01, 1983, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, WARYLAND IN LIBER NO. 1213 AT FOLIO 409, 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.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 19 OF FOREST HILLS, PLAT BOOK 5 PAGE 4, INTO WYNNE PROPERTY LOTS 1 AND 2.

RECORDED AS PLAT 24318 ON 5-12-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

# WYNNE PROPERTY

LOTS 1 AND 2

TAX MAP 35 PARCEL NO. 167 GRID: 02

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE : 1"=50" DATE: FEBRUARY 2023 DPZ FILE NOS. ECP-21-045, WP-22-100



MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors 8318 Forrest Street, Suite 300, Ellicott City, MD 21043 (410) 997-0296 Tel. (410) 997-0298 Fax.

OWNER'S STATEMENT

WE, KEVIN P. AND ELIZABETH A. WYNNE, OWNERS 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, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS—OF—WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) 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 , 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SMILLAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 30 DAY OF MANCH

,2023

MINIMUM LOT SIZE CHART

MINIMUM LOT SIZE

LOT NO. GROSS AREA PIPESTEM AREA

NO. 574, EXPIRES 3/21/25

SHEET 1 OF