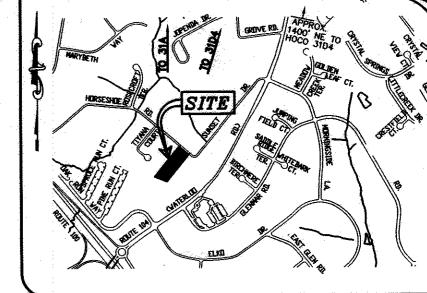


R. JACOB HIKMAT P.E.



VICINITY MAP SCALE:1"=2000' ADC MAP 28, GRID A-7

- 1. SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.

- PROPOSED USE FOR SITE: RESIDENTIAL.
- DPZ FILE NOS: ECP-14-002, F-14-074
- AREA OF BUILDABLE LOTS : 0.47 AC. ±
- 6. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND
- STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 AND 31D4.
- STA. 31A3 N567750.955, E1364842.701 EL.499.82 STA. 31D4 N571700.681, E1369606.396 EL.495.181
- 7. THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- 8. STEEP SLOPES GREATER THAN 25% AND OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON SITE.
- 9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM
- A) WDTH 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
- 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.
- F) STRUCTURE CLEARANCES MINIMUM 12 INCHES
- G) MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- 10. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$10,781.10.
- 11. 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
- 12. 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.
- 13. 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.
- 15. ADJACENT PARCEL 39 IS IDENTIFIED AS HISTORIC SITE HO-889 "LOTZ HOUSE CIRCA 1900". SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 16. NO WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES GREATER THAN 25% OR FOREST EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED JULY 2013. A
- TOTAL OF THREE (3) SPECIMEN TREES EXIST ON LOT 1 WHICH ARE TO REMAIN. 17. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 64-W AND 302-S).
- 18. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF 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 HOUSE TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED
- 19. IN ACCORDANCE WITH SECTION 16.134.(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE SIDEWALK REQUIREMENT WILL BE SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,244.00 WITH THIS PLAN. FUNDS WILL BE USED IN ELLICOTT CITY PLANNING DISTRICT DPW CAPITAL PROJECT #K-5061.
- 20. NON BUILDABLE BULK PARCEL "A" HAS BEEN CREATED IN ORDER TO PROVIDE IN-FEE SIMPLE FRONTAGE TO ADJACENT PARCEL 39 FOR FUTURE SUBDIVISION OF THAT PARCEL. NON-BUILDABLE BULK PARCEL "A" WILL BE DEEDED TO PARCEL 39 UPON RECORDING OF THE ACRA PORPERTY. A CROSS EASEMENT HAS BEEN CREATED WHICH WILL ALLOW USE, MAINTENANCE AND IMPROVEMENT OF THE USE-IN-COMMON DRIVEWAY BY THE FUTURE
- 21. NON-BUILDABLE BULK PARCEL "B" HAS BEEN CREATED IN ORDER TO BE FURTHER RE-SUBDIVDED INTO TWO RESIDENTIAL LOTS WHEN ALLOCATIONS ARE GRANTED.

ACRA I

1, NON-BUILDABLI
NON-BUILDABLI
N DISTRICT, TAX MAP
SUPPLEN LOTS

PROPERTABLE BULK I

MILDENBERG, BOENDER &

OF

F-17-026