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COORDINATE TABLE		
POINT	NORTH	EAST
1	956,949.16	1,330,739.89
2	956,695.53	1,330,485.71
3	956,730.55	1,330,467.95
4	956,873.30	1,330,398.65
5	957,034.93	1,330,598.62
6	957,130.13	1,330,652.03

# SITE DEVELOPMENT PLAN

# LUTFI PROPERTY

## LOT 1 & NON-BUILDABLE BULK PARCEL 'A'

### ZONING: R-12

## TAX MAP No. 35      GRID No. 13

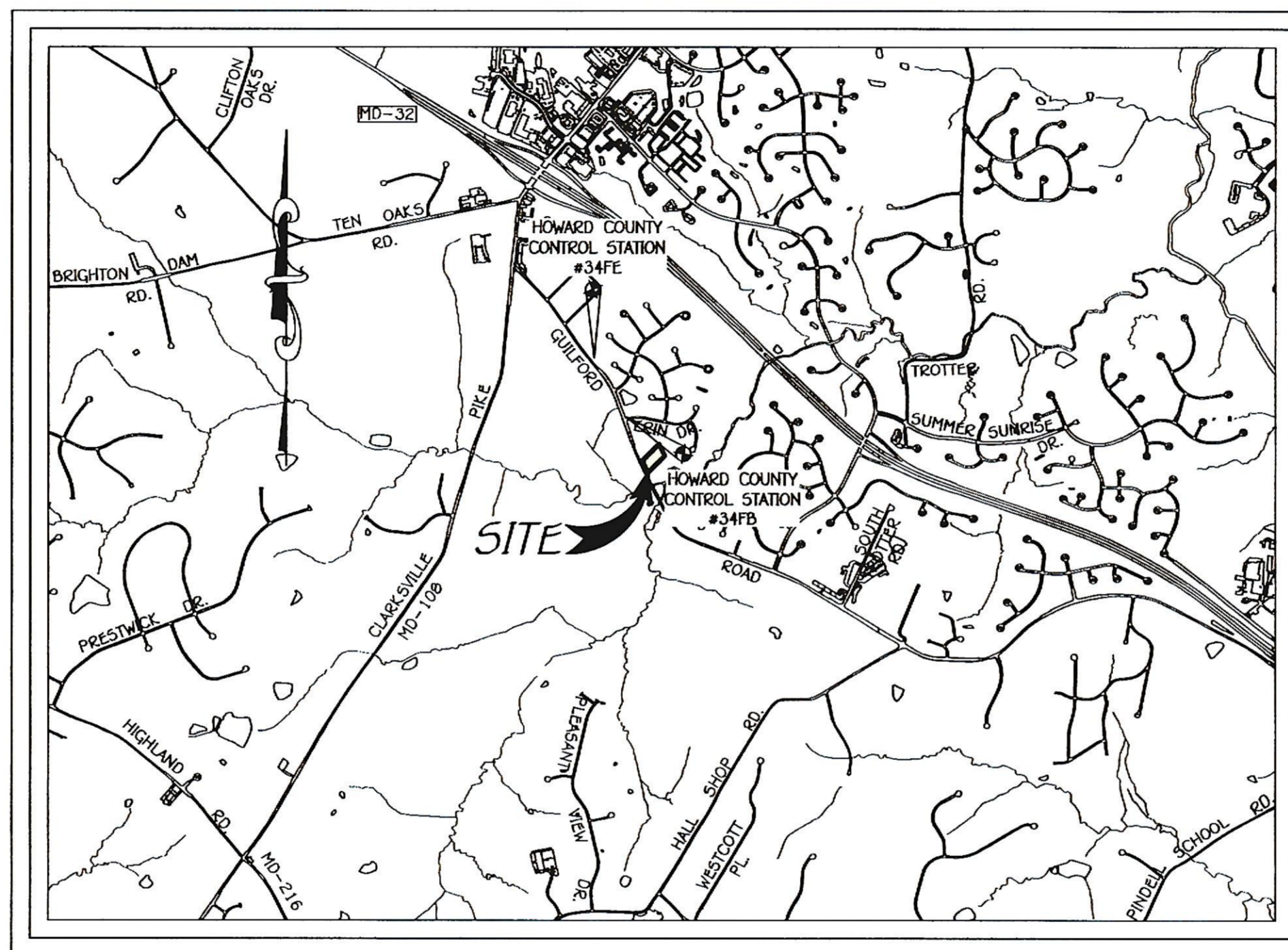
## PARCEL No. 56

MODERATE INCOME HOUSING CHART (MIHU) APPLICATION EXEMPTION	
TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	1 PROPOSED (4 FUTURE)
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ON-SITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	5
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	LOT 1

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	13,275 Sq.Ft.	1,212 Sq.Ft.	12,055 Sq.Ft.

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	EASEMENT WIDTH
DRIVEWAY	PRIVATE USE-IN-COMMON DRIVEWAY	15 M.P.H.	24'

STORMWATER MANAGEMENT PRACTICES					
LOT No.	DRY WELLS (M-5) Y/N, NUMBER, SIZE	MICRO-BIORETENTION (M-6) Y/N, NUMBER	NON-ROOFTOP DISCONNECTION (N-2) Y/N	ROOFTOP DISCONNECTION (N-1) Y/N	BIO-RETENTION FACILITY (F-6) Y/N
1	YES - 1 (4'x8'x4')	YES - 1	NO	NO	NO



REFER TO HOWARD CO. ADC MAP 31 E-3

VICINITY MAP  
SCALE: 1" = 2000'

## FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### GENERAL NOTES

- 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 (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "M&S UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JULY 17, 2017.
- THE COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 34-FB AND NO. 34-FE  
HOWARD COUNTY MONUMENT NO. 34-FB - N 557,439.9130 E 1,330,191.3224 ELEV. (NAVD83) = 406.148  
HOWARD COUNTY MONUMENT NO. 34-FE - N 558,339.6005 E 1,329,709.0245 ELEV. (NAVD83) = 431.110
- PROPOSED WATER IS PUBLIC (CONTRACT NUMBER 14-1828-D)  
PROPOSED SEWER IS PUBLIC (CONTRACT NUMBER 14-1828-D)
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE NEW MDE, CHAPTER 5 REGULATIONS AND THE NEW HOWARD COUNTY SWM MANUAL ADOPTED ON OR AROUND MAY 4, 2010. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL NOT BE NEEDED FOR THIS PROJECT. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
- EXISTING UTILITIES ARE BASED ON CONT. No. 34-4918-D (8'S) & 44-3299-0 (12"W)
- FLOODPLAIN INFORMATION IS BASED ON FEMA FLOOD MAPS DATED 10/16/12. IT DOES NOT APPEAR THAT THERE IS A FLOODPLAIN ON THIS PROPERTY.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH, 2017. THERE ARE NO WETLANDS ON-SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY M&S GROUP DATED MAY 2016 AND APPROVED ON DECEMBER 26, 2018.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE GEO-TECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES, ENGINEERING ASSOCIATE INC. DATED SEPTEMBER 13, 2018.
- BACKGROUND INFORMATION:  
a. SUBDIVISION NAME: LUTFI PROPERTY  
b. TAX MAP NO. 35  
c. PARCELS NO. 56  
d. ZONING R-12  
e. ELECTION DISTRICT: FIFTH  
f. TOTAL AREA OF TRACT = 1.56 ACRES  
g. NUMBER OF PROPOSED LOTS: 1  
h. NUMBER OF NON-BUILDABLE BULK PARCELS: 1  
i. AREA OF BUILDABLE LOTS = 0.31 ACRES  
j. AREA OF NON-BUILDABLE BULK PARCEL: 1.10 ACRES  
k. AREA OF ROADWAY TO BE DEDICATED: 0.07 ACRES  
l. PREVIOUS FILE NUMBERS: ECP 17-038 (FORMERLY SUNDSTROM PROPERTY), WP-18-080, WP-19-092, SP-18-002  
m. AREA OF FLOODPLAIN = 0.00 ACRES  
n. AREA OF 25% AND GREATER SLOPES = 0.05 ACRES  
o. NET AREA OF TRACT = 1.51 AC.+
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO 75-2003 AND THE COMP. LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DETERMINATION OF CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- SUBJECT PROPERTY IS ZONED R-12 PER THE COMPREHENSIVE ZONING PLAN.
- OPEN SPACE REQUIREMENTS:  
a. AREA OF OPEN SPACE REQUIRED = 1.56 X 8% = 0.125 ACRES  
b. AREA OF OPEN SPACE PROVIDED = 0.00 ACRES. A FEE-IN-LIEU PAYMENT OF \$6000.00 (4 LOTS X \$ 1,500.00) HAS BEEN PAID WITH THE FINAL PLAT SUBMISSION.
- ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
- EXISTING STRUCTURES LOCATED ON SITE ARE TO BE RAZED AS SHOWN ON THE PLAN.
- BOUNDARY OUTLINE BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED JULY 17, 2017.
- THERE IS ONE AREA OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.b. (10.18 AC.)
- THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH A FEE-IN-LIEU PAYMENT OF \$9,801.00 (0.3 ac. x 43560 sq.ft. x \$0.75/sq.ft.) FOR THE REQUIRED 0.3 ACRES OF AFFORESTATION OBLIGATION.  
\*No Clearing, Grading or Construction is Permitted Within the Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.\*
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.
- THE LANDSCAPE SURVEY IN THE AMOUNT OF \$5,550.00 (10 shade trees & 5 shrubs) FOR THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, HAVE BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION.
- SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:  
a. WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)  
b. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
c. GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.  
d. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
e. DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER THE DRIVEWAY SURFACE.  
f. STRUCTURE CLEARANCES - MINIMUM 12'-FEET.  
g. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS.
- FOR THE USE IN COMMON DRIVEWAY FOR LOT 1 AND FUTURE LOTS 2-5, A PRIVATE RANGE ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATE.
- SOILS INFORMATION TAKEN FROM SOIL SURVEY MAP NO. 23, HOWARD COUNTY, MARYLAND.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-18-080 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(10), WHICH IDENTIFIES SPECIMEN TREES AS A FOREST RETENTION PRIORITY. THIS WAIVER HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 12, 2018 SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE REMOVAL OF SPECIMEN TREE #1 MUST BE MITIGATED WITH A 3:1 REPLACEMENT OF A NATIVE SPECIES MEASURING AT LEAST 2" CALIPER AT PLANTING; IF POSSIBLE, IT SHOULD BE REPLACED WITH A SPECIES OF MAPLE. SILVER MAPLES ARE PROHIBITED FOR PLANT USE PER A POLICY MEMO DATED JULY 1, 2010.  
2. THE REMOVAL OF SPECIMEN TREE #5 MUST BE MITIGATED WITH A 2:1 REPLACEMENT OF A NATIVE SPECIES MEASURING AT LEAST 1 1/2" TO 2" CALIPER AT PLANTING; IF POSSIBLE, IT SHOULD BE REPLACED WITH A RED OAK OR OTHER SPECIES OF OAK.  
3. THIS ALTERNATIVE COMPLIANCE DOES NOT PERMIT REMOVAL OF ANY OTHER SPECIMEN TREES. ADDITIONAL APPROVAL WILL BE REQUIRED IF ADDITIONAL SPECIMEN TREES ON-SITE ARE REMOVED DURING THE DEVELOPMENT OF THIS PROPERTY.  
4. PROVIDE A DETAILED NOTE ON ALL SUBSEQUENT PLANS DETAILING THIS ALTERNATIVE COMPLIANCE REQUEST, INCLUDING SECTIONS, DATE AND CONDITIONS OF APPROVAL.
- LOT 1 AND FUTURE LOTS 2-5 ARE SUBJECT TO SECTION 109.0.E OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE AN M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U. AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT IN THE OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT.  
MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION:  
a. M.I.H.U. REQUIRED = (5 LOTS X 10%) = 1 M.I.H.U.  
b. M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT.  
c. AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND WILL BE RECORDED AND WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORD PLAT.
- THE DEVELOPER IS RESPONSIBLE FOR A FEE-IN-LIEU PAYMENT FOR ROAD FRONTAGE IMPROVEMENTS WITH THIS SITE DEVELOPMENT PLAN. THE FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$ 1,100.00 HAS BEEN PAID AS PART OF DEVELOPER'S AGREEMENT.

### GENERAL NOTES: CONTINUED

- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-19-092 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(10), WHICH IDENTIFIES SPECIMEN TREES AS A FOREST RETENTION PRIORITY. THIS WAIVER HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 28, 2019 SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE REMOVAL OF SPECIMEN TREES #2 AND #3 MUST BE MITIGATED WITH A 2:1 REPLACEMENT OF A NATIVE SPECIES MEASURING AT LEAST 2"-3" CALIPER AT THE TIME OF PLANTING; IF POSSIBLE, THEY SHOULD BE REPLACED WITH A RED MAPLE SPECIES OF MAPLE. PROHIBITED FOR PLANT USE PER A POLICY MEMO DATED JULY 1, 2010.  
2. THIS ALTERNATIVE COMPLIANCE DOES NOT PERMIT REMOVAL OF ANY OTHER SPECIMEN TREES. ADDITIONAL APPROVAL WILL BE REQUIRED IF ADDITIONAL SPECIMEN TREES ON-SITE ARE REMOVED DURING THE DEVELOPMENT OF THIS PROPERTY.  
3. THE REVISED PLANS FOR SP-18-002 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING WITHIN 30-DAYS OF THE ORIGINAL MAY 16, 2019 DEADLINE (ON OR BEFORE JUNE 16, 2019).  
4. IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS, SECTION 16.144.(1)(2) STATES THAT IF THE DEPARTMENT OF PLANNING AND ZONING OR THE REVIEW COMMITTEE INDICATES THAT ADDITIONAL INFORMATION IS NEEDED IN ORDER TO DECIDE WHETHER TO APPROVE THE PRELIMINARY PLAN, THE DEVELOPER SHALL PROVIDE THE INFORMATION WITHIN 45 DAYS OF RECEIVING SUCH INDICATION.
- THIS PLAN IS SUBJECT TO DESIGN MANUAL WAIVER FOR AN ALTERNATIVE TEE-TURN AROUND OF HOWARD COUNTY DESIGN MANUAL IV, STANDARD DETAIL R-3.05 TO ALLOW FOR A NON-STANDARD TEE-TURN AROUND AT THE END OF THE USE-IN-COMMON DRIVEWAY. THIS APPROVAL LETTER IS DATED MAY 30, 2019.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date
Director - Department of Planning and Zoning	Date



**ENGINEER'S CERTIFICATE**

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer (print name below signature) Aldo Michael Vitucci Date

**DEVELOPER'S CERTIFICATE**

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer (print name below signature) Date

**Owner & Developer**

Mr. Lutfi On  
8434 HIGH RIDGE ROAD  
ELLCOTT CITY, MARYLAND 21043  
410-531-3300

NO.		REVISION		DATE	
SUBDIVISION		SECTION/AREA		LOT Nos.	
LUTFI PROPERTY		---		LOT 1	
DEED NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
13535/00492	N/A	R-12	35	5th	606901

TITLE SHEET

## LUTFI PROPERTY

### LOT 1 & NON-BUILDABLE BULK PARCEL 'A'

(FORMALLY KNOWN AS SUNDSTROM FAMILY PROPERTY)

Zoned: R-12  
Tax Map No.: 35      Grid No.: 13      Parcel No.: 56  
Fifth Election District      Howard County, Maryland

Scale: As Shown  
Date: August 6, 2020  
Sheet 1 Of 11