

SITE DATA:

- PROPERTY INFORMATION: LOT 2
- HOWARD COUNTY TAX MAP NUMBER 43, GRID 6, PARCEL 80
- PROPERTY ACREAGE: ± 6.54 AC
- ZONE: R-12 (MEDIUM DENSITY RESIDENTIAL)
- BULK REGULATIONS:
 MINIMUM SETBACK AT FRONT B.R.L.: 60'
 PRINCIPAL STRUCTURE: 35'
 MINIMUM LOT SIZE: 12,000 SF
 MINIMUM SETBACK REQUIREMENTS:
 ARTERIAL COLLECTOR PUBLIC STREET RIGHT OF WAY:
 FRONT OR SIDE: 30'
 REAR: 50'
 USES OTHER THAN STRUCTURES: 20'
 FROM PUBLIC ROW:
 FRONT OR SIDE: 20'
 EXCEPT PIPESTEM LOTS FACING PROJECT BOUNDARY: 30'
 REAR: 30'
 FROM LOT LINES:
 FRONT: 20'
 SIDE: 7.5'
 REAR: 30'
- OPEN SPACE REQUIRED: 8% OF GROSS TRACT AREA
 (LOT 1 INCLUDED, SEE NOTE #5 - 7.33 AC X 8% = 0.59 AC)
 OPEN SPACE PROVIDED: ±1.01 AC
- ACTIVITY SPACE REQUIRED: 200 SF PER UNIT (10 UNITS @ 200 SF PER UNIT = 2,000 SF)
 ACTIVITY SPACE PROVIDED: FEE-IN-LIEU
 PER SECTION 16.121 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, THE DEPARTMENT OF PLANNING AND ZONING MAY AT THE DEPARTMENT'S DISCRETION REQUIRE THE DEVELOPER TO PAY A FEE-IN-LIEU OF ACTUAL ESTABLISHMENT OF OPEN SPACE IF THE SIZE OF THE AREA REQUIRED FOR DEDICATION IS SMALL (GENERALLY UNDER ¼ ACRE) AND HAS NO POTENTIAL FOR EXPANSION VIA THE SUBDIVISION OF AN ADJACENT PARCEL.
- LOTS PROVIDED: 10

GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN HEREON OBTAINED FROM HOWARD COUNTY GIS, NOVEMBER 2011.
- TOPOGRAPHY INFORMATION SHOWN HEREON OBTAINED FROM HOWARD COUNTY GIS, SPRING, 2004.
- THIS PLAN HAS BEEN PREPARED WITHOUT A DETAILED ENVIRONMENTAL INVESTIGATION BY CHRISTOPHER CONSULTANTS, LTD. IF IT IS DETERMINED THAT THERE ARE ENVIRONMENTAL CONSTRAINTS ON SITE (I.E. WETLAND, STREAMS, STEEP SLOPES, FLOODPLAIN) THIS PLAN WOULD NEED TO BE REVISED.
- THIS IS A CONCEPTUAL LAYOUT PLAN THAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A GRADING STUDY. ADDITIONAL REVISIONS MAY BE NECESSARY BASED ON DETERMINATIONS FROM A GRADING STUDY.
- STORMWATER MANAGEMENT SHOWN IS CONCEPTUAL. ADDITIONAL REVISIONS MAY BE NECESSARY, BASED ON DETERMINATIONS FROM A STORMWATER MANAGEMENT STUDY.

NOTES:

- PER PLAT 14104, THE SUBDIVISION SECTION 16.121 OPEN SPACE REQUIREMENTS SHALL BE COMPLIED WITH UPON ANY FURTHER SUBDIVISION AND/OR DEVELOPMENT OF LOT 2. THIS LAYOUT SATISFIES THE OPEN AREA RATION REQUIREMENTS OF 8% OPEN AREA (5.9 ACRE), AND IS SUBJECT TO THE APPROVAL OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. THIS LAYOUT IS ALSO SUBJECT TO RECREATIONAL OPEN SPACE REQUIREMENTS, WHICH MAY QUALIFY FOR FEE-IN-LIEU.
- PER PLAT 14104, FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION WERE DEFERRED BY A DECLARATION OF INTENT FOR REAL ESTATE TRANSACTION, WITH ANY FURTHER SUBDIVISION OR DEVELOPMENT OF LOT 1 OR 2. THE FOREST CONSERVATION OBLIGATIONS OF SECTION 16.1202 OF THE HOWARD COUNTY SUBDIVISION AND LAND MANAGEMENT REGULATIONS MUST BE ADDRESSED.
- PRELIMINARY FOREST CONSERVATION CALCULATIONS REQUIRE 0.76 ACRES OF REFORESTATION, PROVIDED EITHER WITHIN AN OFF-SITE FOREST MITIGATION BANK OR VIA PAYMENT OF FEE-IN-LIEU. A FOREST STAND DELINEATION WILL BE REQUIRED TO DELINEATE ACTUAL EXTENT OF ON-SITE FOREST.
- PER PLAT 14104, VEHICULAR INGRESS AND EGRESS IS RESTRICTED AT DORSEY RUN ROAD.
- PER PLAT 14104, AREA IS SUBJECT TO MARYLAND AVIATION ADMINISTRATION (MAA) AIRPORT ZONING PERMIT NO 99-32, WHICH WAS APPROVED ON JUNE 23, 1999, WITH THE PROVISION NO PROPOSED IMPROVEMENTS AND THE SUBDIVISION OF FOR THE PURPOSE OF SEPARATING OWNERSHIP OF THE PROPERTY INTO TWO (2) LOTS.
- PER PLAT 14104, THE LANDSCAPING REQUIREMENTS WERE DEFERRED BY A DECLARATION OF INTENT FOR REAL ESTATE TRANSACTION, WITH ANY FURTHER SUBDIVISION OR DEVELOPMENT OF LOT 2. THE LANDSCAPE REQUIREMENTS OF THE HOWARD COUNTY LANDSCAPE MANUAL AND SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS MUST BE ADDRESSED.
- PER PLAT 14104, THE PROPERTY IS SUBJECT TO FAA NOISE 65 LDN 1996 BWI AIRPORT NOISE ZONE ESTABLISHED BY THE MARYLAND AVIATION ADMINISTRATION (MAA) WHICH ENCUMBERS THE SOUTHWEST PORTION OF LOT 2.
- LOT 2 IS NON-BUILDABLE UNTIL:
 a. IT IS APPROVED FOR RESIDENTIAL DEVELOPMENT BY THE MARYLAND AVIATION ADMINISTRATION (MAA) AND
 b. THE REQUIRED SUBSEQUENT SUBDIVISION PLAN/PLAT FOR THIS LOT IS SUBMITTED WITH THE MAA AIRPORT ZONING PERMIT FOR RESIDENTIAL DEVELOPMENT, THE FINAL PLAT IS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING (DPZ) AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND
 c. ANY REQUIRED SITE DEVELOPMENT PLAN(S) HAVE BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING (DPZ).



Kane Property, Lots 1 and 2

conceptual site layout

howard county, maryland
 date: 11.22.11

project #:



scale: 1" = 50'

