Site Analysis Data Chart

1. General Site Data
   - a. Present Zoning: R-20
   - b. Applicable DPZ File References: S-00-17 F-99-170, PLAT No. 14167
   - c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
   - Proposed Water and Sewer Systems: X Public - _Private
   - Any Other Information Which May be Relevant:

2. Area Tabulation
   - a. Total Area of Site: 7.835 Acres.
   - b. Approximate Area of 100 Year Floodplain: 0.0
   - c. Approximate Area of Steep Slopes (25% or Greater): 0.0
   - d. Net Area of Site: 7.835 Acres.
   - e. Area of Proposed Building Lots: 6.14 +/- Acres.
   - f. Area of Proposed Open Space Lots: 0.97 +/- Ac. (0.92 Ac. credited plus 0.05 Ac. non-credited Open Space).
   - g. Area of Proposed Preservation Parcels: 0.0 Acres.
   - h. Area of Bulk Parcels: 0.0 Acres.
   - i. Area of Proposed Public Roads: 0.73 +/- Acres.
   - j. Area of Proposed Private Roads: 0.0 Acres.

3. Unit/Lot Tabulation
   - a. Total Number of Residential Units/Lots Allowed for Project: N/A
   - b. Total Number of Residential Units/Lots Proposed on this Submission: 11
   - c. Density of Project Per Gross Acre: 1.4 Lots / Acre
   - d. Total Number of Lots Allowed Per Deo/Ceo: N/A
   - e. Total Number of Preservation Parcels Proposed 0
   - f. Total Number of Open space Lots Proposed 2
   - g. Total Number of Non - Buildable Bulk Parcels Proposed: NA
   - h. Total Number of Lots/ Parcels Proposed: 13

4. Open Space Data
   - a. Minimum Residential Lot Size Selected: 18,000 Square Feet
   - b. Open Space Required: 0.78 Acres (10%)
   - c. Total Open Space Provided on This Submission: 0.97 Acres (12.4%)
     - Total credited open spaces provided 0.92 Ac. (11.8 %)
     - Total non-credited open spaces provided 0.05 Ac. (0.6 %)
   - d. Area of Recreation Open Space Required: N/A
   - e. Area of Rec. Open Space Provided on This Submission: N/A

FOREST CONSERVATION NOTE:
Approximately 6.8 acres of forest exists on site as described by the Forest Stand Delineation included with Sketch Plan submittal DPZ file S-00-17. No retention credit can be achieved on-site, and proposed forest clearing generates a reforestation requirement of 4.5 + acres, to be satisfied off-site as shown on sheet #3.

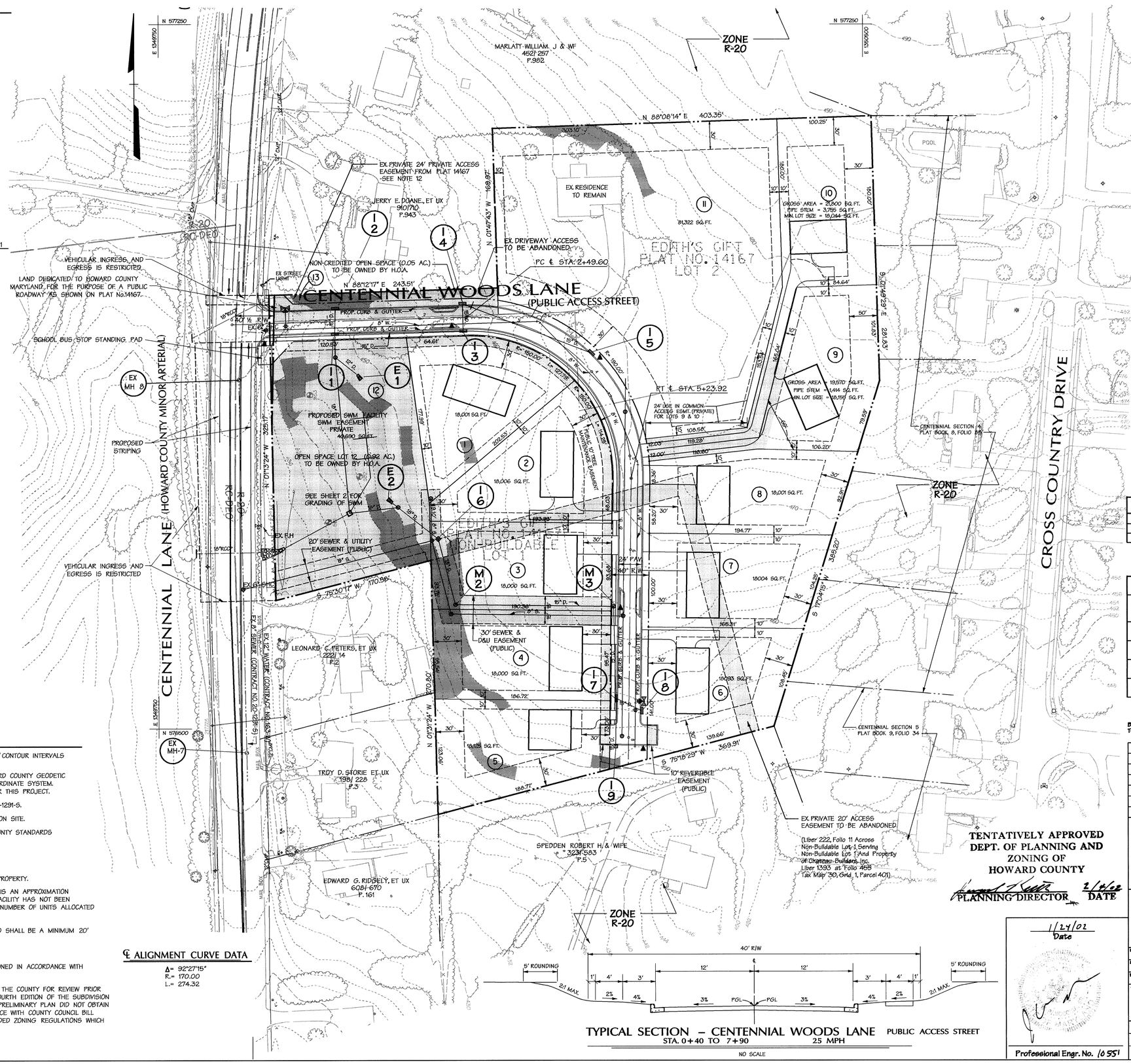
NOTE:
Our forest conservation obligation of 4.5 Acres will be satisfied on the property known as Chase Farm Lot 5 Tax Map 21 and plans will be submitted with final plan review.

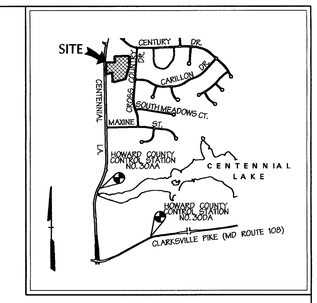
Minimum Lot Size Chart

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
9	19,570	1414	18156
10	21,800	3755	18044

General Notes

1. THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL TOPO WITH 2' CONTOUR INTERVALS PREPARED BY 3DI, LLC. DATED FEB. 3, 2001.
2. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30AA AND 30DA WERE USED FOR THIS PROJECT.
3. EXISTING UTILITIES ARE BASED ON CONTRACT NOS. 163-W AND 20-1291-S.
4. THERE IS NO FLOODPLAIN, WETLAND, STREAMS OR STEEP SLOPES ON SITE.
5. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
6. PROPOSED WATER SYSTEM IS PUBLIC.
7. PROPOSED SEWER SYSTEM IS PUBLIC.
8. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
9. THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
10. ALL LANDSCAPING ALONG THE STORMWATER MANAGEMENT POND SHALL BE A MINIMUM 20' FROM THE TOE OF THE EMBANKMENT.
11. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
12. EXISTING 24' ACCESS EASEMENT SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH GENERAL NOTE 15 ON RECORDED PLAT, F-99-170.
13. AS A RESULT OF THIS PRELIMINARY PLAN BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11/15/01, ON 06/05/01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THIS PRELIMINARY PLAN DID NOT OBTAIN SIGNATURE APPROVAL PRIOR TO 11/01/01, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS THE ZONING REGULATIONS, AND THE AMENDED ZONING REGULATIONS WHICH BECOME EFFECTIVE ON 01/08/02.





VICINITY MAP
SCALE: 1" = 2,000'

LEGEND
- PROPERTY LINE
- EX. SPOT ELEV.
- EX. CONTOUR
- EX. BUILDING
- EX. WOODS LINE
- ZONING LINE
- PROP. LOT LINE
- SOIL LINE
- BUILDING SETBACK LINE
- EX. SEWER LINE
- EX. WATER LINE
- LOT NUMBER
- SLOPE (15% - 24.99%)
- PROPOSED STREET LIGHT :
- TRAFFIC CALMING DEVICE - CHOKER

Sheet Index

SHEET	DESCRIPTION
1	PRELIMINARY PLAN
2	SCHEMATIC SEDIMENT CONTROL AND PRELIMINARY GRADING
3	PRELIMINARY LANDSCAPE PLAN

Street Light Table

ROAD STATION & OFFSET	DESCRIPTION
0+36, 22' RT.	250-WATT HPS VAPOR PENDANT FIXTURE (sag) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE WITH A 12' ARM RADIAL TO FILLET AT CENTENNIAL WOODS LANE
2+34, 10' RT	100-WATT HPS VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
3+95, 16' LT	100-WATT HPS VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
6+62, 10' RT	100-WATT HPS VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
8+11, 15' LT	100-WATT HPS VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE

DATA SOURCES:
BOUNDARY PER RECORD PLAT 14167, TOPO PER 3DI AERIAL DATAED FEB. 3, 2001, TOPO FOR CENTENNIAL LANE PER DAFT McCUNE WALKER DATED APRIL 25, 2001

Date	No.	Revision Description

OWNER: MICHAEL O' DONNELL, KEITH O' DONNELL
MELINDA O' DONNELL, NATHAN O' DONNELL
C/O NORTHRIDGE DEVELOPMENT. LLC.
14045 GARED DRIVE
GLENWOOD, MD 21738

DEVELOPER: NORTHRIDGE DEVELOPMENT. LLC
14045 GARED DRIVE
GLENWOOD, MD 21738

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE 2/4/02

℄ ALIGNMENT CURVE DATA
Δ= 92°27'15"
R.= 170.00
L.= 274.32

TYPICAL SECTION – CENTENNIAL WOODS LANE PUBLIC ACCESS STREET
STA. 0+40 TO 7+90 25 MPH
NO SCALE

1/24/02
Date

Professional Engr. No. 10551

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

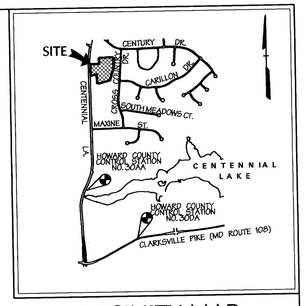
SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #
EDITH'S GIFT				294
PLAT/ OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
14167	19,1	R-20	24, 30	2	
WATER CODE		SEWER CODE		
-		-		

TITLE
CENTENNIAL WOODS
RESUBDIVISION OF EDITH'S GIFT LOTS 1 & 2
PRELIMINARY PLAN

Des By RLH	Scale 1" = 50'	Proj. No. 00044
Drn By KDE	Date 1/21/02	1 OF 3
Chk By	Approved	

Thu Jan 24 11:17:57 2002 n:\00044\00044.pl

P-01-22



VICINITY MAP

SCALE: 1" = 2,000'

SWQ NOTES

BMP TYPE - F-1 - SURAFCE SAND FILTER
HAZARD CLASS - A

NO.	CATEGORY	DA 1		DA 2	DA 3
		REQUIRED CF	PROVIDED CF		
1	WQv	3790	4700	N/A	N/A
2	Rev	1001	1001	N/A	N/A
3	Cpv	5925	6970	less than 2 cfs	less than 2 cfs
4	Qp10	8720	8720	N/A	N/A
5	Qp100	N/A		N/A	N/A
6	Ex. D.A.! DP	6.67 AC.±		0.95 AC.±	1.90 AC.±
7	DEV. D.A. !DP	8.09 AC.±		0.33 AC.±	1.10 AC.±
8	DEV. TO POND	7.60 AC.±		N/A	N/A
9	WQv WSE	439.0 - 441.0		N/A	N/A
10	Rev WSE	441.0 - 442.0		N/A	N/A
11	Cpv WSE	441.0 - 442.62		N/A	N/A
12	10 yr. WSE	443.20±		N/A	N/A

BMP SELECTION (PER CHAPTER 4.) -

1) FILTERING SYSTEM 'OK'. WATERSED IS NOT SPECIAL, (NO CRITICAL AREA, NO CLASS III or IV STREAMS, NO SENSITIVE STREAM, NO AQUIFER PROTECTION, NO RESERVIOR PROTECTION NOR SHELLFISH BREACH).

2) NO TERRAIN FACTORS.

3) THE BMP SELECTED IS F-1 SURFACE SAND FILTER.

Rev - MAY BE PROVIDED BY EXFILTRATION.
Cpv - CONTROL ALLOWED
Qp - CONTROL ALLOWED
NO SAFETY CONCERNS
THIS IS NOT A HOT SPOT
SPECIAL NATURAL SOILS NOT NEEDED
EX.WATER TABLE > 2' BELOW SAND BOTTOM
DRAINAGE AREA = 7.6 Ac.± < 10 Ac.
SLOPE RESTRICTIONS - NONE
HEAD > 5.0'
ULTRA-URBAN = N/A
OWNERSHIP/MAINTENANCE RESPONSIBILITY - HOA

NOTE:

ANY SILT FENCE SYSTEMS PLACED SHALL CONFORM TO THE MOST CURRENT M.D.E. SPECIFICATIONS FOR SLOPE STEEPNESS, MAX. SLOPE LENGTH, AND MAX. SILT FENCE LENGTH.

APPROXIMATE LIMIT OF DISTURBANCE 246047 S.F. +/-, 5.65 AC.+/-

TEMPORARY STORM WATER MANAGEMENT WILL BE PROVIDED IN SEDIMENT TRAP # 1.

PRIOR APPROVAL S-00-17

DATA SOURCES:

BOUNDARY PER RECORD PLAT 14167, TOPO PER 301 AERIAL DATAED FEB. 3, 2001, TOPO FOR CENTENNIAL LANE PER DAFT McCUNE WALKER DATED APRIL 25, 2001

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — 2/4/02 DATE

LEGEND

340	EXISTING CONTOUR
340	PROPOSED CONTOUR
15" D	PROPOSED STORMDRAIN
EX 12" WATER	EXISTING WATER
18"RCCP	EXISTING STORMDRAIN
EX 8" SEWER	EXISTING SEWER

FOR SCHEMATIC SEDIMENT CONTROL

SF	SILT FENCE SYSTEM
SSF	SUPER SILT FENCE SYSTEM
	LIMIT OF DISTURBANCE
	MOUNTABLE BERM

1/21/02
Date

Professional Engr. No. 10551

Date	No.	Revision Description

OWNER: MICHAEL O' DONNELL, KEITH O' DONNELL
MELINDA O' DONNELL, NATHAN O' DONNELL
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(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME: EDITH'S GIFT		SECT/CONA/BLK	LOT/PARCEL # 294
PLATS OR LIP: 14167	BLOCK # 19,1	ZONE R-20	TAX/ZONE MAP 24, 50	ELECT. DISTRICT 2	CENSUS TRACT
WATER CODE -		SEWER CODE -	

TITLE
CENTENNIAL WOODS
RESUBDIVISION OF EDITH'S GIFT LOTS 1 & 2
SCHEMATIC SEDIMENT & EROSION CONTROL
AND PRELIMINARY GRADING PLAN

Des By	RLH	Scale	1" = 50'	Proj. No. 00044.A
Drn By	KDE	Date	1/21/02	2 OF 3
Chk By		Approved		

P-01-22

Mon Jan 21 08:55:00 2002 n:\00044\00044.SC1

FOREST CONSERVATION NOTE:
Approximately 6.8 acres of forest exists on site as described by the Forest Stand Delineation included with Sketch Plan submittal DP&Z file S-00-17. No retention credit can be achieved on-site, and proposed forest clearing generates a reforestation requirement of 4.5 + acres, to be satisfied off-site as shown on sheet ~~4~~ 3 .

NOTE:
Our forest conservation obligation of 4.5 Acres will be satisfied on the property known as Chase Farm Lot 5 Tax Map 21 and plans will be submitted with final plan review.

SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FT OF PERIMETER (TYPE "B")	740 LF
NUMBER OF TREES REQUIRED SHADE TREES @ 1/50 L.F. EVERGREEN TREES @ 1/40 L.F.	 17 21
CREDIT FOR EXISTING VEGETATION	NA
CREDIT FOR OTHER LANDSCAPING	NA
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES SHRUBS	

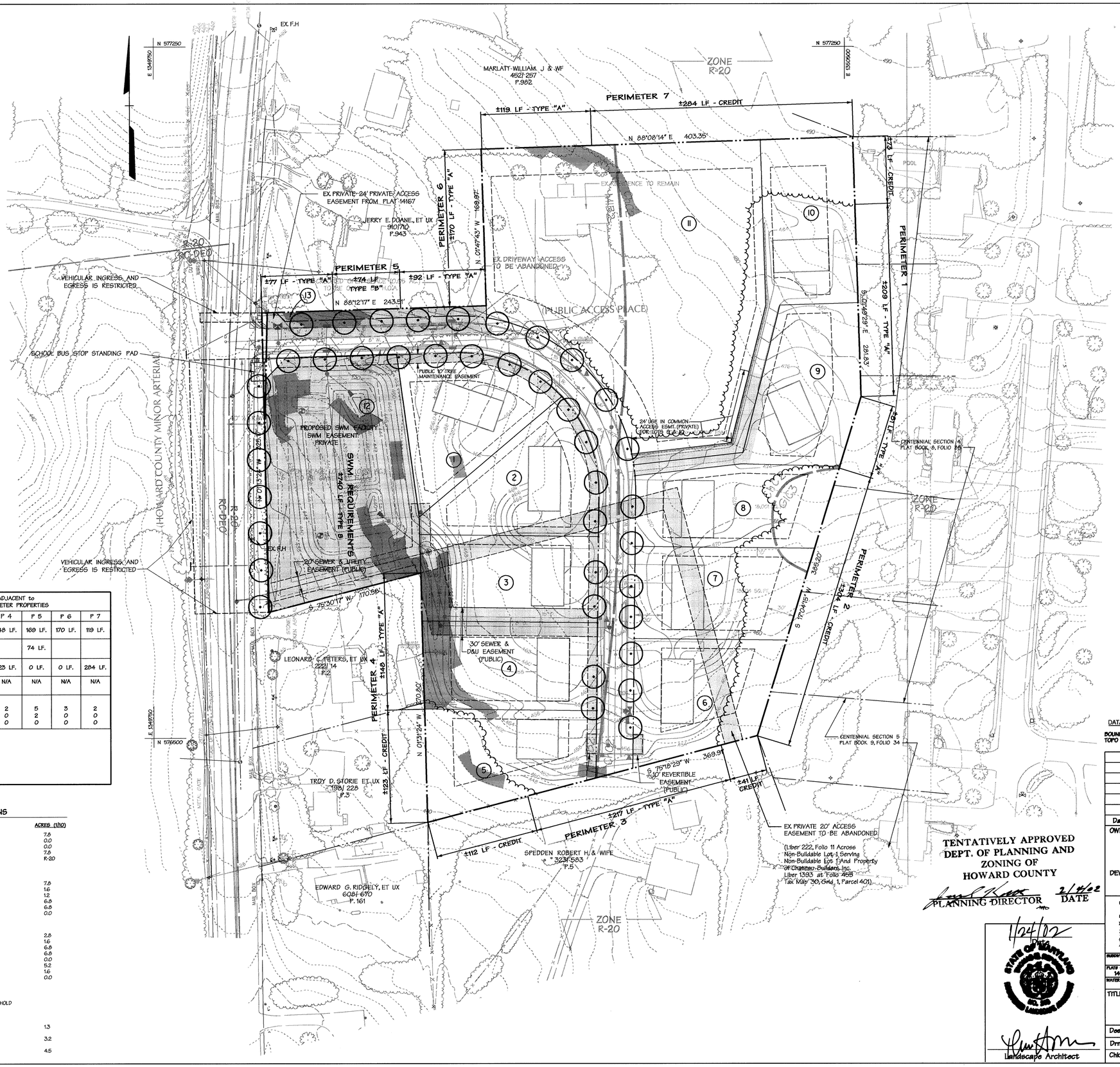
SCHEDULE A
PERIMETER LANDSCAPE EDGE

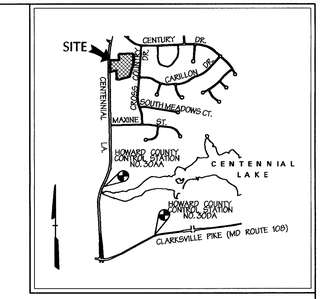
CATEGORY	ADJACENT to PERIMETER PROPERTIES						
PERIMETER	P 1	P 2	P 3	P 4	P 5	P 6	P 7
LANDSCAPE TYPE "A" LINEAR FEET OF PERIMETER	209 LF.	81 LF.	217 LF.	148 LF.	169 LF.	170 LF.	119 LF.
LANDSCAPE TYPE "B" LINEAR FEET OF PERIMETER					74 LF.		
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	73 LF.	304 LF.	153 LF.	123 LF.	0 LF.	0 LF.	284 LF.
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 3 0 0	 1 0 0	 4 0 0	 2 0 0	 5 2 0	 3 0 0	 2 0 0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2 :1 SUBSTITUTION) SHRUBS (10 :1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

* NOTE: STREET TREES WILL BE PROVIDED @ 1/40 LF.

FOREST CONSERVATION CALCULATIONS

BASIC SITE DATA	ACRES (1/10)
GROSS SITE AREA	7.8
AREA WITHIN 100 YEAR FLOODPLAIN	0.0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.0
NET TRACT AREA	7.8
LAND USE CATEGORY	R-20
INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	7.8
B. REFORESTATION THRESHOLD (20% x A)	1.6
C. AFFORESTATION MINIMUM (15% x A)	1.2
D. EXISTING FOREST ON NET TRACT AREA	6.8
E. FOREST AREAS TO BE CLEARED	6.8
F. FOREST AREAS TO BE RETAINED	0.0
REFORESTATION CALCULATIONS	
A. NET TRACT AREA	2.8
B. REFORESTATION THRESHOLD (20% x A)	1.6
C. EXISTING FOREST ON NET TRACT AREA	6.8
D. FOREST AREAS TO BE CLEARED	6.8
E. FOREST AREAS TO BE RETAINED	0.0
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	5.2
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	1.6
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.0
CLEARING BELOW THE THRESHOLD	
IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF F IS LESS THAN B), THE FOLLOWING CALCULATIONS APPLY:	
REFORESTATION FOR CLEARING ABOVE THRESHOLD FGx(4)	1.3
REFORESTATION FOR CLEARING BELOW THRESHOLD GHx2	3.2
TOTAL REFORESTATION REQUIRED (Gx(4) + (Hx2)	4.5





VICINITY MAP
SCALE: 1" = 2,000'

LEGEND
- PROPERTY LINE
- EX. CONTOUR
- EX. BUILDING
- EX. WOODS LINE
- PROP. WOODS LINE
- ZONING LINE
- PROP. ROW LINE
- SOIL LINE
- BUILDING SETBACK LINE
- EX. SEWER LINE
- EX. WATER LINE
- LOT NUMBER
- SLOPE (15% - 24.99%)
- PROPOSED STREET LIGHT : Pole: 14' - Fiberglass- bronze, black or grey ornamental Post-top: Colonial, Modern Size: 100w.HPS 150w.HPS

DATA SOURCES:
BOUNDARY PER RECORD PLAT 14167, TOPO PER 301 AERIAL DATAED FEB. 5, 2001, TOPO FOR CENTENNIAL LANE PER DAFT McCUNE WALKER DATED APRIL 23, 2001

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 2/4/02

1/24/02
Date
Landscape Architect

Date	No.	Revision Description

OWNER: MICHAEL O' DONNELL, KEITH O' DONNELL
MELINDA O' DONNELL, NATHAN O' DONNELL
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SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
EDITH'S GIFT					284
PLAT# OR LF	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
14167	19,1	R-20	24, 30	2	
WATER CODE -			SEWER CODE -		

TITLE
CENTENNIAL WOODS
RESUBDIVISION OF EDITH'S GIFT LOTS 1 & 2
PRELIMINARY LANDSCAPE PLAN

Des By	RLH	Scale	1" = 50'	Proj. No.	00044
Drn By	AJS	Date	10/15/01	3 OF 3	
Chk By		Approved			

Thu Jan 24 11:26:46 2002 n:\00044\00044.lpt

P-01-22