

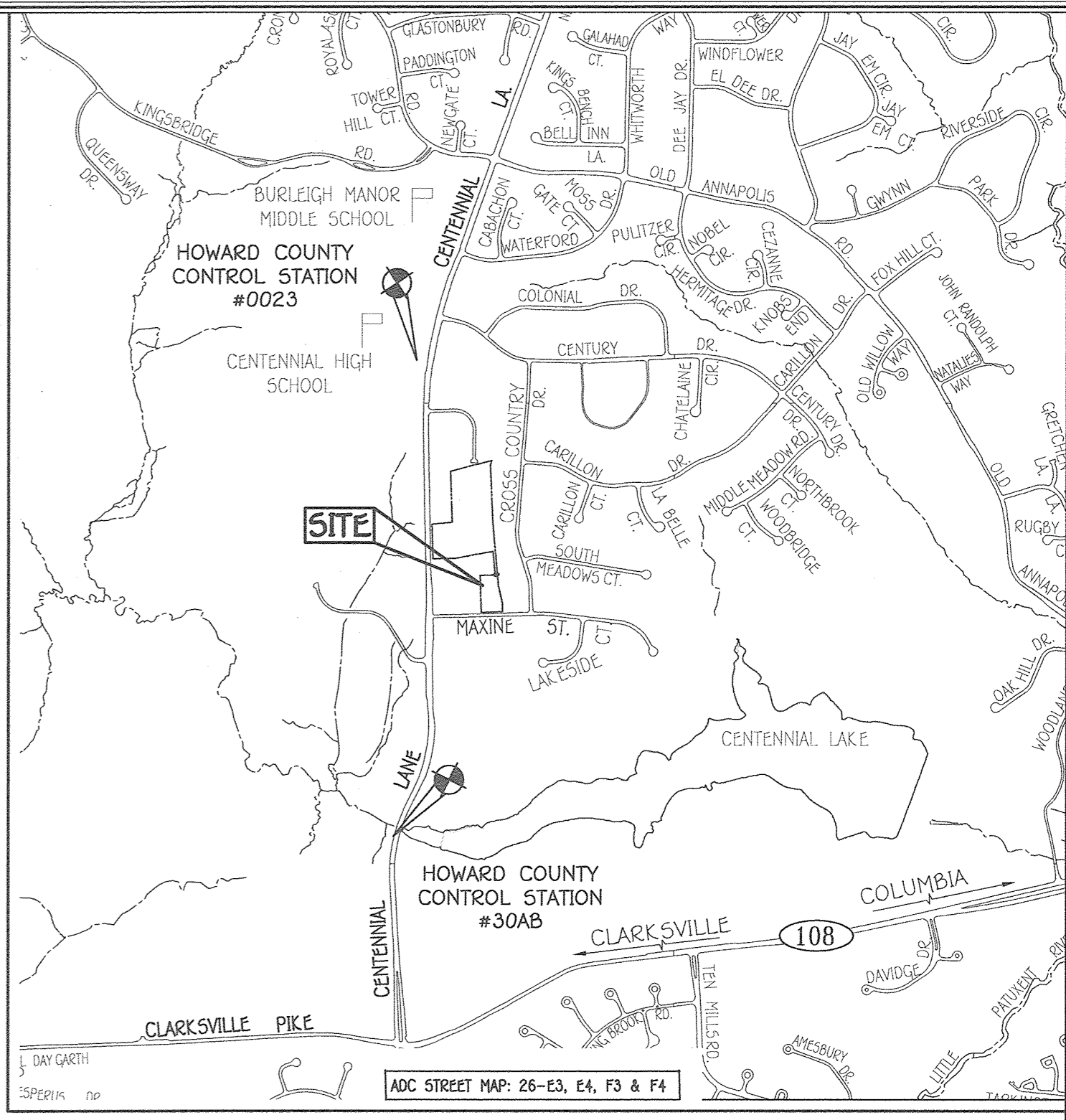
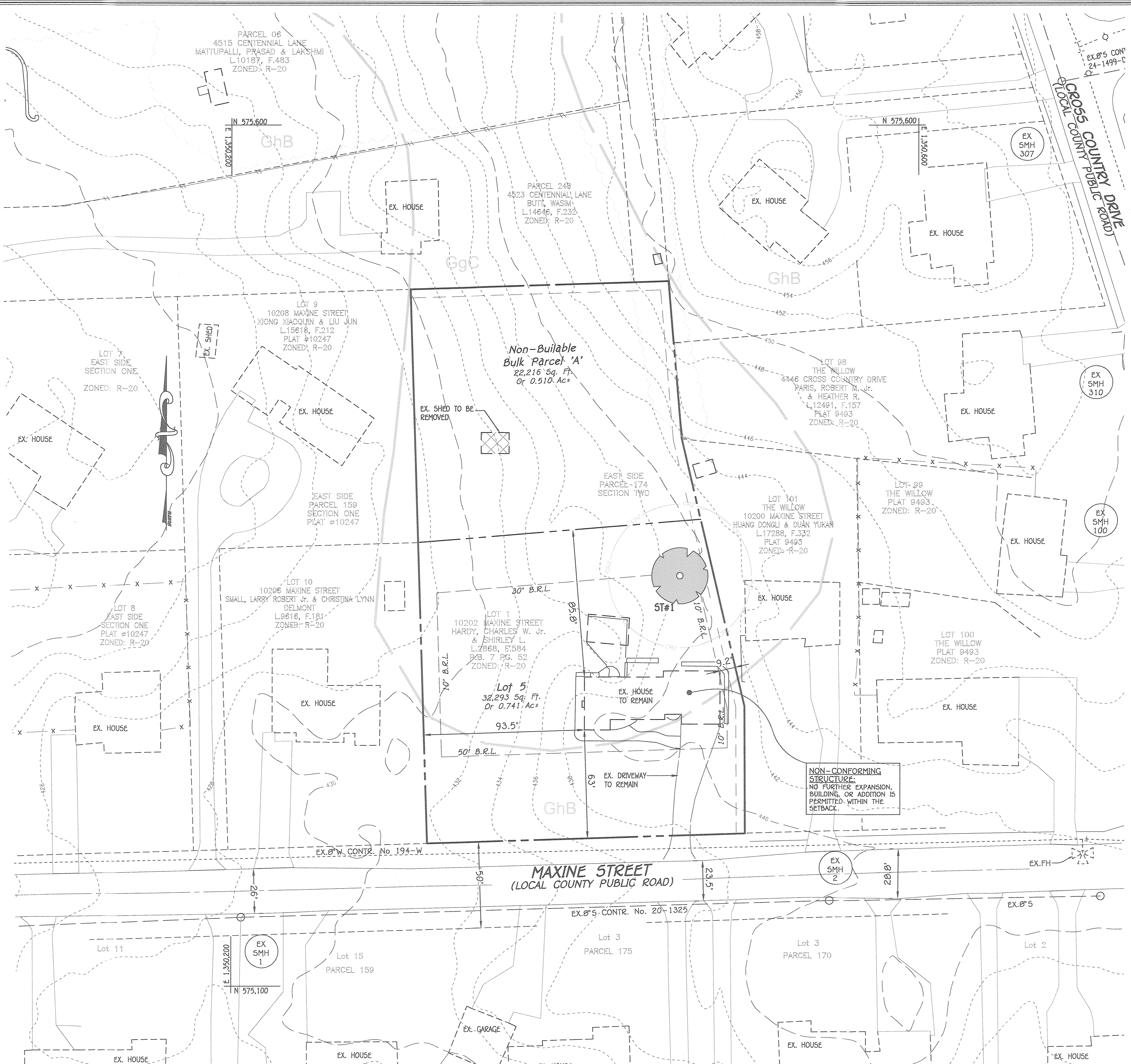
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
x448.5	SPOT ELEVATION
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	BUILDING AND DRIVES TO BE REMOVED
---	EXISTING PAVING
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
GhB, GgC	SOIL LINES AND TYPES
○	DENOTES EXISTING TREES TO REMAIN
○	CRITICAL ROOT ZONE

SPECIMEN TREE TABLE			
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)
ST#1	SILVER MAPLE	55.5'	83.25'

SITE ANALYSIS DATA CHART	
A.	TOTAL AREA OF THIS SUBMISSION = 1.251 AC.±
B.	LIMIT OF DISTURBED AREA = 0.00 FT. OR 0 AC.±
C.	PRESENT ZONING DESIGNATION = R-20
D.	PROPOSED USE: RESIDENTIAL (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
E.	PREVIOUS HOWARD COUNTY FILES: SP 19-001, ECP-19-022
F.	TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.±
G.	TOTAL AREA OF STEEP SLOPES: MODERATED STEEP SLOPES: 15%-24.9% = 0.00 AC.± STEEP SLOPES: 25% OR GREATER = 0.00 AC.±
H.	TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.±
I.	TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.±
J.	TOTAL AREA OF EXISTING FOREST = 0.00 AC.±
K.	TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.±
L.	TOTAL AREA OF LOTS / BUILDABLE PARCELS = 1.741 AC.±
M.	TOTAL AREA OF NON-BUILDABLE PARCELS = 0.510 AC.±
N.	TOTAL GREEN OPEN AREA = 1.16 AC.±
O.	TOTAL IMPERVIOUS AREA = 0.09 AC.±
P.	TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.±
P.	TOTAL AREA OF ROAD DEDICATION = 0.000 AC.±

GENERAL NOTES CONTINUED:

26. SHOULD NON-BUILDABLE BULK PARCEL 'A' NOT BE CONVEYED TO THE CENTENNIAL RESERVE DEVELOPER AND/OR THE CENTENNIAL RESERVE SUBMISSION FILE TO BE RECORDED AS PROPOSED NON-BUILDABLE BULK PARCEL 'A' REMAINS UNBUILDABLE UNTIL SUCH TIME A REVISION PLAN IS REVISED AND RECORDED THAT RECONVEYERS LOT LINES TO GRANT ROAD FRONTAGE. ESTABLISH REQUIRED SETBACKS AND RESTRICTIONS RECORDED IN EFFECT AT THE TIME FOR BUILDABLE LOTS. THIS CONDITION AND NOTE DOES NOT GUARANTEE APPROVAL OF THIS PARCEL AT A FUTURE DATE.
27. THIS PLAN IS SUBJECT TO W-19-047 WHICH ON JANUARY 24, 2019 THE PLANNING BOARD APPROVED A REQUEST FOR ALTERNATIVE CONFORMANCE OF SECTION 16.117 - FINAL SUBMISSION PLAN AND FINAL PLAT AND SECTION 16.121(C) - ACCESS AND FRONTAGE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. APPROVAL OF RELIEF FROM SECTION 16.117 - FINAL SUBMISSION PLAN AND FINAL PLAT TO ALLOW TRANSFER OF PART OF PARCEL 6 TO PARCEL 5 OR LESS, SEE CONDITION 2) OF PARCEL 6 (NATURALLY OCCURRING) TO PARCEL 5 BY ADDRESSING THE APPROVAL OF THE CENTENNIAL RESERVE. APPROVAL OF FUTURE SUBMISSION OF PARCEL 6 OF TAX MAP 30 (NATURALLY OCCURRING) AS OUTLINED IN HEARING NOTES AND SUPPORTING DOCUMENTS SUBMITTED WITH APPLICATION. ANY FUTURE SUBMISSION OF THIS PROPERTY WILL BE SUBMITTED AND RECORDED THROUGH THE STANDARD SUBMISSION PROCESS.
 2. THE OWNER OF THE STATED SUBMISSION SHALL BE NOTIFIED BY CERTIFIED LETTER THAT THE REVISIONS TO THE REMAINING PORTION OF PARCEL 6 IS DEPENDENT ON RECORDING OF THIS PLAN. THE RECORDING OF THIS PLAN STATES THAT ONE NET ACRE IS REQUIRED TO SUBDIVIDE LOTS CLASSIFIED AS NON-BUILDABLE UNTIL THE CONTROLLED LETTER SHALL BE RECORDED. THIS ACRE RESERVE FOR PARCEL 6 ONLY ENSURES SUBMISSION "POTENTIAL" SUBMISSIONS TO SUBDIVIDE PARCEL 6. A LETTER WILL BE RECORDED FOR COMPLIANCE WITH THE REGULATIONS IN EFFECT AT THE TIME.
 3. THE TRANSFER OF PROPERTY FROM PARCEL 6 TO PARCEL 5 SHALL BE COMPLETE PRIOR TO FINAL PLAN APPROVAL OF CENTENNIAL RESERVE. PLEASE INCLUDE A REFERENCE TO COUNTY FILE NUMBER W-19-047 IN THE ADDRESS BOOK AND RECORDING IN THE LAND RECORDS OF HOWARD COUNTY AS PART OF THE FINAL PLAN SUBMISSION.
 4. FINAL PLANS FOR REVISION OF LOT 1 OF EAST SIDE LOT 5 AND NON-BUILDABLE BULK PARCEL 'A' (W-19-050) SHALL ACHIEVE TECHNICALLY COMPLETE STATUS OR BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY PRIOR TO SIGNATURE APPROVAL OF SP-19-001.
 5. FINAL PLANS FOR REVISION OF LOT 1 EAST SIDE LOT 5 AND NON-BUILDABLE BULK PARCEL 'A' SHALL INCLUDE THE FOLLOWING:
 - a. A NOTE INDICATING FILE REFERENCES TO W-19-047 AND SP-19-001.
 - b. A CLEAR LABEL IDENTIFYING THE PARCEL AS NON-BUILDABLE.
 - c. A PURPOSE STATEMENT INDICATING THE CREATION OF NON-BUILDABLE BULK PARCEL 'A' IS FOR ULTIMATE INCORPORATION INTO CENTENNIAL RESERVE SUBMISSION AS AN OPEN SPACE LOT.
 - d. ADD A NOTE STATING THAT SHOULD THE PARCEL NOT BE CONVEYED TO THE CENTENNIAL RESERVE DEVELOPER AND/OR THE CENTENNIAL RESERVE SUBMISSION FILE TO BE RECORDED AS PROPOSED PARCEL 'A' REMAINS UNBUILDABLE UNTIL SUCH TIME A REVISION PLAN IS REVISED AND RECORDED THAT RECONVEYERS LOT LINES TO GRANT ROAD FRONTAGE. ESTABLISH REQUIRED SETBACKS AND RESTRICTIONS RECORDED IN EFFECT AT THE TIME FOR BUILDABLE LOTS. THIS CONDITION AND NOTE DOES NOT GUARANTEE APPROVAL OF THIS PARCEL AT A FUTURE DATE.
 6. APPROVAL OF RELIEF FROM SECTION 16.117 - FINAL SUBMISSION PLAN AND FINAL PLAT AND SECTION 16.121(C) - ACCESS AND FRONTAGE DOES NOT CONSTITUTE APPROVAL OF SP-19-001 CENTENNIAL RESERVE.
 7. PER DED COMMENTS: AS PART OF THE DEVELOPMENT OF PARCEL 5, THE PROPOSED PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITIES LAND EXPANSIONS MUST BE EXTENDED TO THE PROPERTY LINE OF PARCEL 6 FOR THEIR FUTURE CONNECTION.
 8. PER DED COMMENTS: THE ADDRESS TRANSFER BETWEEN PARCEL 5 AND 6 MUST BE COMPLETED PRIOR TO PLAT OR FINAL PLAN APPROVAL. THE RECORDING REFERENCES MUST BE SHOWN ON THE PLANS.
 9. PLEASE PROVIDE AN UPDATED "EXISTING CONDITIONS" DRAWING FOR THE ALTERNATIVE COMPLIANCE FILE THAT BUILDS UPON THE 5 EXISTING PARCELS. PLEASE BE SURE TO SHOW ALL THE BOUNDARIES AND SETBACKS AND BOUNDS FOR THE CENTRAL ISLANDS PER TO CONVEY IT SUBJECT A BOUNDARY WITH EAST SIDE LOT 1. SHOW IN A SEPARATE EXHIBIT THE PROPOSED ULTIMATE BOUNDARIES OF CENTENNIAL RESERVE.
 10. APPROVAL OF THIS REQUEST IS TO ALLOW TRANSFER OF PART OF PARCEL 6 TO PARCEL 5 AND CREATE A TEMPORARILY DESIGNATED NON-BUILDABLE BULK PARCEL 'A' FROM LOT 1 EASTSIDE SECTION 2. NO OTHER LOTS OR PARCELS ARE BEING LEGALLY ENDED. NO ADDITIONAL LOTS ARE TO BE CREATED AND NO NEW DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS ARE PERMITTED UNDER THIS REQUEST.
28. THESE CONDITIONS OF APPROVAL MUST BE ILLUSTRATED ON THE ASSOCIATED ROAD CONSTRUCTION DRAWINGS.
 1. IN RESPONSE, 1998 GRANTOR (GRANTOR) CAPTIONED "CENTRAL BUILDERS, INC. IN RESPONSE TO HOWARD COUNTY CAPTIONED "CENTRAL BUILDERS, INC. V. CHARLES W. HARDY, JR. AND SHIRLEY L. HARDY, ET AL. (CASE NO. 93-CV-2369) (THE "LITIGATION"). IN THAT ACTION, GRANTOR ALLEGED THAT IT OWNED A 20' WIDE STRIP ALONG AND WITHIN THE EAST SIDE OF THE HARDY'S LOT. THE PURPOSE OF THE LITIGATION WAS RESOLVED AND GRANTOR AND THE ACTION HAS BEEN DISMISSED TO ELIMINATE ANY QUESTION ABOUT THE HARDY'S OWNERSHIP OF THE HARDY'S LOT. GRANTOR HAS GRANTED, RELEASED, RELEASED, AND GUARANTEE UNTO GRANTEE, ALL GRANTEE'S RIGHT, TITLE INTEREST AND ESTATE IN AND TO THE HARDY'S LOT IF ANY QUESTION BEING RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3589 AT FOLD 18.
29. THE INTENTION OF CREATING NON-BUILDABLE BULK PARCEL 'A' IS FOR THE ULTIMATE INCORPORATION INTO THE CENTENNIAL RESERVE SUBMISSION. THE DEVELOPER IS AWARE THAT THE LOT DOES NOT MEET ACCESS REQUIREMENTS TO BE CONSIDERED A BUILDABLE LOT.



VICINITY MAP
SCALE: 1" = 1200'

- GENERAL NOTES**
1. SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
 2. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 0023 AND NO. 304B.
 3. THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2018 BY FISHER, COLLINS & CARTER, INC.
 4. B.R.L. DENOTES BUILDING RESTRICTION LINE.
 5. ○ DENOTES IRON PIN SET CAPPED "F.C.C. 106".
 6. ○ DENOTES IRON PIPE OR IRON BAR FOUND.
 7. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 8. ■ DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
 9. ■ DENOTES CONCRETE MONUMENT OR STONE FOUND.
 10. ALL AREAS ARE MORE OR LESS (±).
 11. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
 12. PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS.: SP 19-001, ECP-19-022, W-19-047 AND CASE NO. 93-CV-2369.
 13. NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
 14. THERE IS AN EXISTING DWELLING AND STRUCTURE ON LOT 5 TO REMAIN. THERE ARE EXISTING STRUCTURES ON NON-BUILDABLE BULK PARCEL 'A' TO BE REMOVED. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 15. THERE ARE NO WETLANDS OR FOREST STANDS EXISTING ON-SITE. SEE ENVIRONMENTAL FINDINGS REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 5, 2018.
 16. SITE IS NOT ADJACENT TO A SCENIC ROAD.
 17. 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, AND STEEP SLOPES DO NOT EXIST ON-SITE.
 18. SOILS INFORMATION TAKEN FROM SOIL SURVEY MAP NO. 18, HOWARD COUNTY MARYLAND.
 19. EXISTING TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS, & CARTER INC. DATED AUGUST, 2018 AND SUPPLEMENTED WITH HOWARD COUNTY TOPOGRAPHY.
 20. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 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, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
 21. LOT 5 IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY ZONING CODE AND THE LANDSCAPE MANUAL BECAUSE IT CONTAINS AN EXISTING DWELLING TO REMAIN.
 22. A COMMUNITY MEETING WAS CONDUCTED SEPTEMBER 17, 2018 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS PER SECTION 16.128(D) OF THE SUBDIVISION REGULATIONS. THIS MEETING WAS HELD WITHIN THE PLAN FOR CENTENNIAL RESERVE, COUNTY FILE NO. SP-19-001.
 23. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND SEWER.
 24. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 25. NO NOISE STUDY IS REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME III, ROADS, BRIDGES, SECTION 5.2.F.2.

M.L.H.U. NOTE: PLEASE NOTE THAT LOT 5 IN THIS SUBDIVISION IS NOT SUBJECT TO SECTION 13.402(C)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR THE MODERATE INCOME HOUSING UNIT (M.I.H.U.) FEE-IN-LIEU REQUIREMENT. NO NEW BUILDABLE LOTS ARE PROPOSED.

SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes	B	0.20

SOILS MAP SHEET 18 SAVAGE NW, MARYLAND

SUPPLEMENTAL PLAN
EAST SIDE
SECTION TWO, LOT 5 AND
NON-BUILDABLE BULK PARCEL 'A'

TAX MAP NO.: 30 GRID NO.: 01 PARCEL NO.:174
ZONED R-20
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 13, 2019
SHEET 1 OF 1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin Seal
Chief, Division of Land Development
Date: 5-09-19

Paul Chamber
Chief, Development Engineering Division
Date: 5-8-19

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21351, EXPIRATION DATE: 07/15/2016.

Charles W. Hardy, Jr.
Signature of Professional Land Surveyor
Date: 5/2/2019

OWNER/DEVELOPER

CHARLES W. HARDY, JR. AND
SHIRLEY L. HARDY
10202 MAXINE STREET
ELLCITT CITY, MARYLAND 21042

