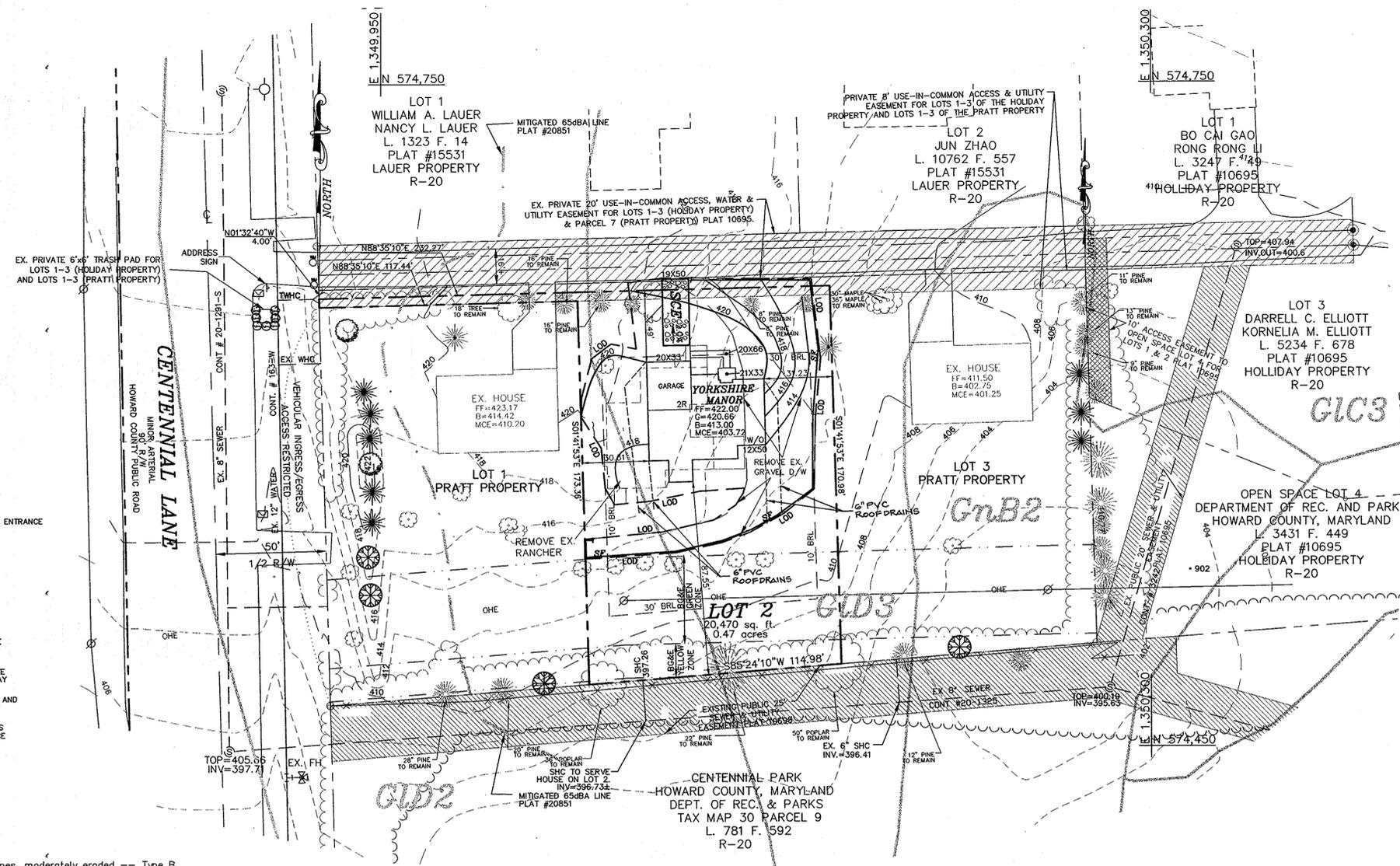


VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON BASED ON DEED INFORMATION AND FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY MILDBERG, BOENDER AND ASSOCIATES, INC. ON JUNE 2007.
- SITE ANALYSIS DATA:
TOTAL AREA: 0.47 AC ± 20,470 SQ.FT. ZONING: R-20
LIMIT OF DISTURBED AREA: 0.23 AC ±
PROPOSED USE: SINGLE FAMILY DETACHED.
UNITS PROPOSED: 1 ELECTION DISTRICT; SECOND TAX MAP: 30 GRID: 1 PARCEL: 7 LOT: 2
DPZ FILES: F-08-037 & WF-08-049, WF-09-187 (APFO EXTENSIONS)
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 30AB & 30DC.
30AB - N=573,239.3778 E=1,349,547.8145 ELEV=361.992
30DC - N=571,937.6734 E=1,349,597.1212 ELEV=421.433
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUM & SEWER STANDARDS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY 410-313-4900
HOWARD COUNTY BUREAU OF UTILITIES 410-313-4900
AT&T CABLE 410-313-4900
BALTIMORE GAS & ELECTRIC 410-685-0123
STATE HIGHWAY ADMINISTRATION 410-313-1880
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION 410-313-1880
- IN ACCORDANCE WITH SECTION 122 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- NO BURIAL GROUNDS OR CELESTIALS EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO FLOODPLAINS EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INSPECTION AND CERTIFICATION PROVIDED UNDER F-08-037.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT, LESS THAN 5,000 SF NET DISTURBANCE.
- OPEN SPACE REQUIREMENTS HAVE BEEN PROVIDED UNDER F-08-037.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.)
C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT 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 DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DRIVEWAY APRON SHALL MEET HOWARD COUNTY STANDARD DETAIL R-6.06.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 12171 AT FOLIO 243 ON OCTOBER 15, 2009.
- THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003. 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/GRAVING PERMIT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-08-037.
- PERIMETER LANDSCAPING FOR LOT 2 WAS PROVIDED UNDER F-08-037 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY WILL BE POSTED FOR THE REQUIRED NUMBER OF TREES FOR LOTS 1 AND 3; NO NEW LANDSCAPING IS BEING PROVIDED ON LOT 2.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR REPLACEMENT OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- LOD - LIMIT OF DISTURBANCE
- EXISTING SHADE TREE
- EXISTING EVERGREEN TREE
- DENOTES EXISTING PRIVATE USE-IN-COMMON DRIVEWAY
- DENOTES EXISTING SEWER AND UTILITY EASEMENT
- DENOTES EXISTING ACCESS EASEMENT TO OPEN SPACE

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
GID2	Glenelg loam, 15% to 25% slopes, moderately eroded --- Type B
GIC3	Glenelg loam, 8% to 15% slopes, severely eroded --- Type B

OWNER
4825 CENTENNIAL LANE, LLC
805 FREDERICK ROAD, REAR LEVEL
CATONSVILLE, MARYLAND 21228

DEVELOPER
CHUCK KARTONTA
DEVELOPMENT CONTRACTORS
805 FREDERICK ROAD, REAR LEVEL
CATONSVILLE, MARYLAND 21228
410-977-4443

DEVELOPERS 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: *Chuck Kartonta* 4/23/10
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: *R. Jacob Hikmat* 4/23/10
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL CONSERVATION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

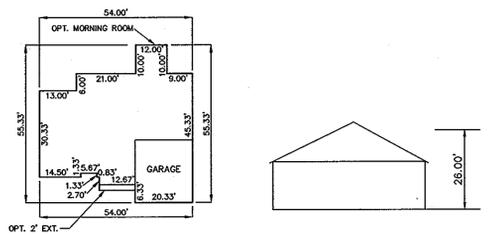
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *John P. Blanton* 3/10/10
DATE



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: 17942 EXPIRATION DATE: 09/01/2010

Signature: *R. Jacob Hikmat* 4/23/10
DATE

PLAN VIEW
SCALE: 1"=30'



YORKSHIRE MANOR
ELEVATION 327
SCALE: 1"=30'

SITE DISTURBANCE TABULATION

SURFACE	EXISTING	PROPOSED	NET INCREASE
IMPERVIOUS	5,217 SQ. FT.	2,822 SQ. FT.	-2,395 SQ. FT.
GRASS	15,256 SQ. FT.	17,651 SQ. FT.	2,395 SQ. FT.
WOODS	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.

0 SF - LAND USE CHANGE
EXEMPT FROM STORMWATER MANAGEMENT
LESS THAN 5,000 SF OF NET DISTURBANCE

ADDRESS CHART

LOT/PARCEL NO.	STREET ADDRESS
LOT 2	4825 CENTENNIAL LANE

INDEX OF DRAWINGS

NO.	DESCRIPTION
1	SITE DEVELOPMENT, SEDIMENT CONTROL & LANDSCAPE PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
PRATT PROPERTY	N/A	LOT 2, PARCEL 7
PLAT # OR L/F	BLOCK #	TAX MAP #
PLAT # 20851	1	30
		ELEC. DIST.
		SECOND
		CENSUS TRACT
		602304

PROPOSED IMPROVEMENTS:
RAZE RANCHER, CONSTRUCT HOUSE, ASSOCIATED GRADING & SEDIMENT CONTROL.

Project	Date	Illustration	Scale	Approval
07-016	NOV 2009	engineering	MES	approval
		MES	MES	AS SHOWN

no.	description	date

PLAT 20851, TAX MAP 30, BLOCK 1, PARCEL 7, SFD.
PRATT PROPERTY LOT 2
SECOND ELECTION DISTRICT PARCEL 7 BLOCK 1
SITE DEVELOPMENT, SEDIMENT CONTROL & LANDSCAPE PLAN

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Elkridge, MD 21075
(410) 997-0288 Fax: (410) 997-0288

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING:

- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREA/FORM FERTILIZER (9 LBS./1000 SQ.FT.)

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

- SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.)

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1855).

OWNER

4625 CENTENNIAL LANE, LLC
805 FREDERICK ROAD, REAR LEVEL
CATONSVILLE, MARYLAND 21228

DEVELOPER

CHUCK KARFONTA
DEVELOPMENT CONTRACTORS
805 FREDERICK ROAD, REAR LEVEL
CATONSVILLE, MARYLAND 21228
410-977-4443

DEVELOPERS 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: [Signature] DATE: 1/27/10

CHUCK KARFONTA, DEVELOPMENT CONTRACTORS
PRINTED NAME OF DEVELOPER

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: [Signature] DATE: 1/27/10

R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] DATE: 3/14/10

CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] DATE: 3/14/10

CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] DATE: 3/14/10

DIRECTOR, DEP.
[Signature] DATE: 3/14/10

- 5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC.54), TEMPORARY SEEDING (SEC.50) AND MULCHING (SEC.52).

Table with 2 columns: Description and Value. Includes SITE ANALYSIS, TOTAL AREA OF SITE (0.47 ACRES), AREA DISTURBED (0.24 ACRES), etc.

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

TEMPORARY DUST CONTROL MEASURES

- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (1 DAY)

- a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

EROSION AND SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT CONTROL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH SECTION 219 OF THE HOWARD COUNTY VOLUME IV DESIGN MANUAL AND THE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL IN DEVELOPING AREAS.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

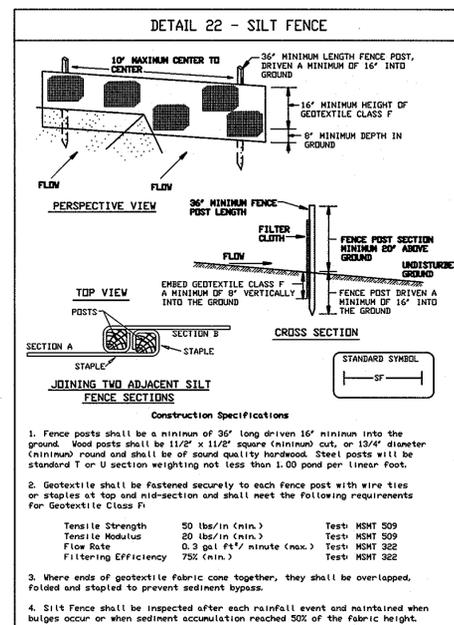


Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION. Includes page number 1-15-3.

SILT FENCE

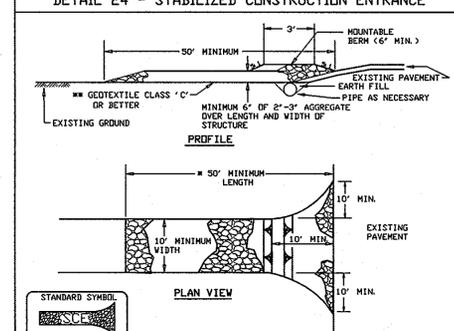
Silt Fence Design Criteria

Table with 3 columns: Slope Steepness, (Maximum) Slope Length, and (Maximum) Silt Fence Length. Includes rows for 50:1 to 2:1 slopes.

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION. Includes page number 1-15-3A.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



- 1. Length - minimum of 50' (#30' for single residence lots).

Table with 2 columns: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE and MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION. Includes page number 1-17-3.



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.: 17942 EXPIRATION DATE: 09/01/2010

R. JACOB HIKMAT
DATE: 1/27/10

Project information table with columns: date, project, illustration, scale, approval, and initials.

Revisions table with columns: description, revisions, and date.

FLAT 20501, TAX MAP 30, BLOCK 1, PARCEL 7, s.f.f. PRATT PROPERTY LOT 2
SECOND ELECTION DISTRICT PARCEL 7 BLOCK 1 HOWARD COUNTY, MARYLAND
SEDIMENT CONTROL NOTES AND DETAILS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Elkridge, MD 21075
(410) 997-0298 Fax. (410) 997-0296 Cell.