

SOILS LEGEND		
SOIL	NAME	CLASS
CHC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
M0	MIXED ALLUVIAL LAND	D
M102	MT. AIRY CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	A

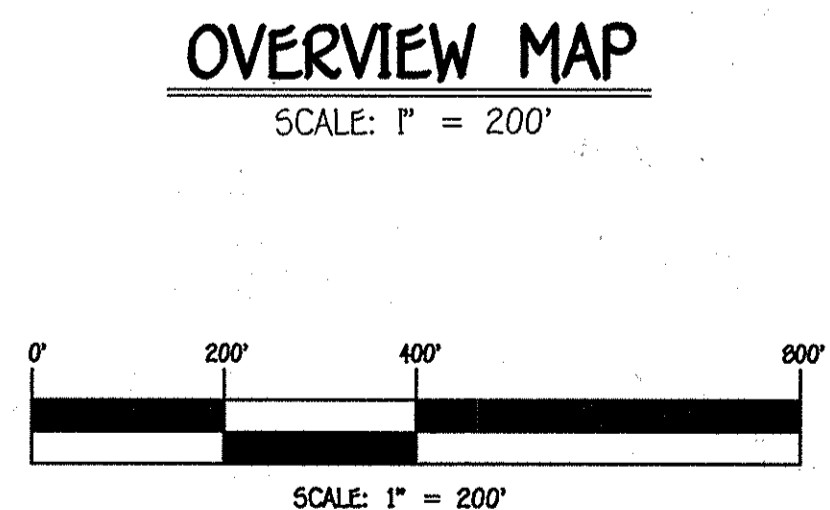
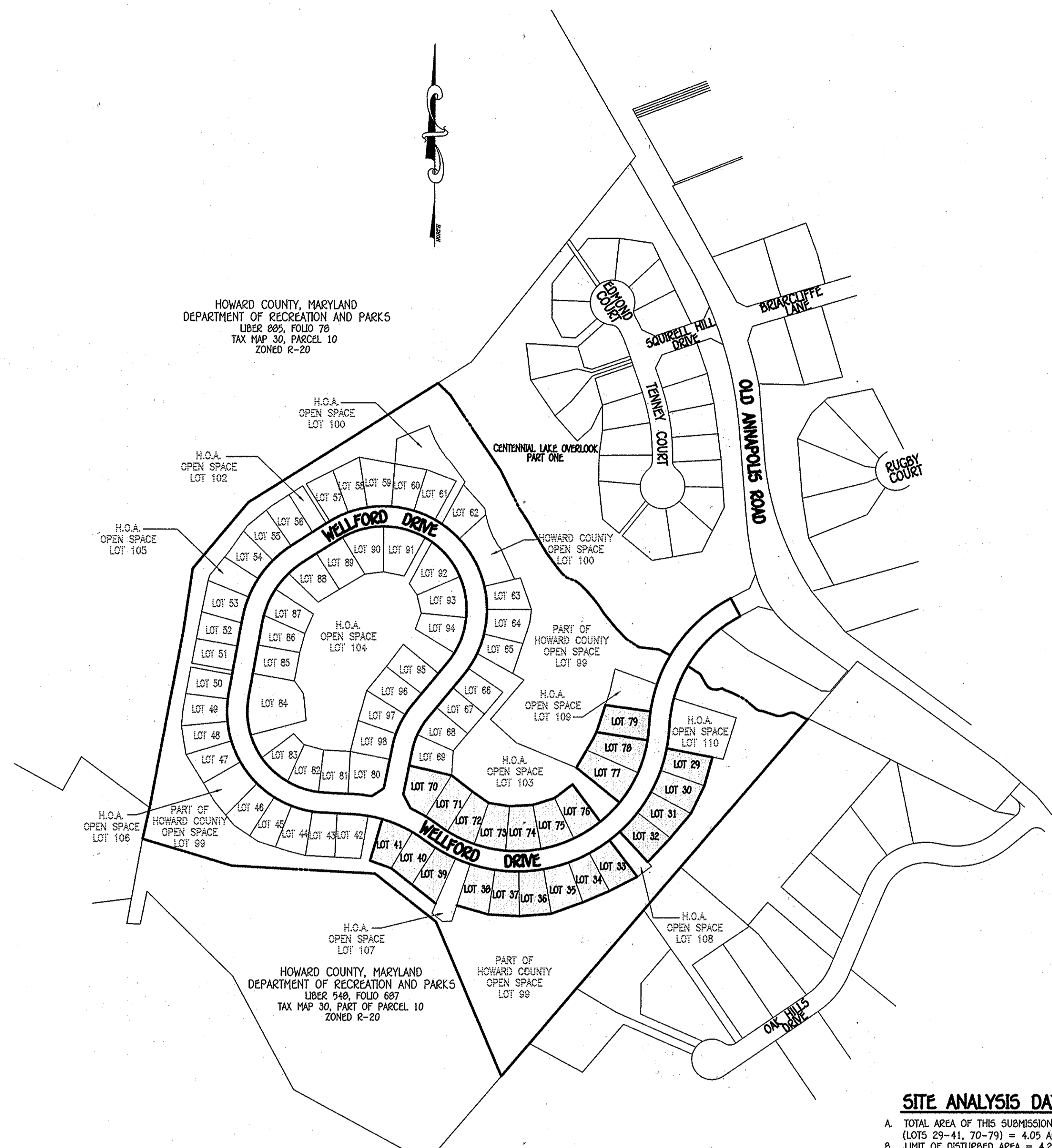
NOTES:  
 \* HYDRIC SOILS AND/OR CONTAINS HYDRIC INCLUSIONS  
 \*\* MAY CONTAIN HYDRIC INCLUSIONS  
 † GENERALLY ONLY WITHIN 100-YEAR FLOODPLAIN AREAS

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
29	8615 WELLFORD DRIVE
30	8619 WELLFORD DRIVE
31	8623 WELLFORD DRIVE
32	8627 WELLFORD DRIVE
33	8633 WELLFORD DRIVE
34	8637 WELLFORD DRIVE
35	8641 WELLFORD DRIVE
36	8645 WELLFORD DRIVE
37	8649 WELLFORD DRIVE
38	8653 WELLFORD DRIVE
39	8659 WELLFORD DRIVE
40	8663 WELLFORD DRIVE
41	8667 WELLFORD DRIVE
70	8669 WELLFORD DRIVE
71	8762 WELLFORD DRIVE
72	8659 WELLFORD DRIVE
73	8654 WELLFORD DRIVE
74	8646 WELLFORD DRIVE
75	8636 WELLFORD DRIVE
76	8630 WELLFORD DRIVE
77	8618 WELLFORD DRIVE
78	8614 WELLFORD DRIVE
79	8610 WELLFORD DRIVE

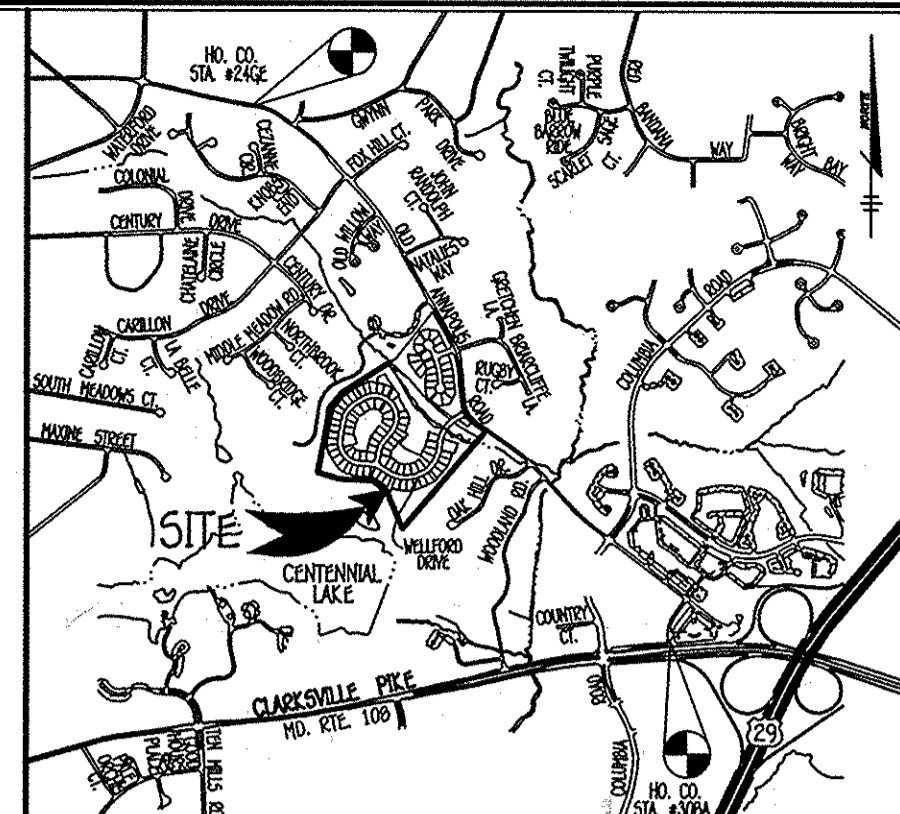
STORMWATER MANAGEMENT PRACTICES							
LOT NO.	STREET ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF N (Y/N)	DISCONNECTION OF NON-ROOFTOP RUNOFF N (Y/N)	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	BIO-RETENTION F-6 (Y/N)	GRASS SHALE M-9 (NUMBER)
29	8615 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
30	8619 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
31	8623 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
32	8627 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
33	8633 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
34	8637 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
35	8641 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
36	8645 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
37	8649 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
38	8653 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
39	8659 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
40	8663 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
41	8667 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
70	8669 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
71	8762 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
72	8659 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
73	8654 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
74	8646 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
75	8636 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
76	8630 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
77	8618 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
78	8614 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		
79	8610 WELLFORD DRIVE	Y	Y	Y	Y (PROVIDED BY F-14-081)		

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
362.2	SPOT ELEVATION
---	PROPOSED WALKOUT
-----	FOREST CONSERVATION EASEMENT
SSP-SSP	SUPER SILT FENCE
---	EROSION CONTROL MATTING
---	LIMIT OF DISTURBANCE
---	EXISTING STREET TREE TAKEN FROM F-14-02

SHEET INDEX	
SHEET	DESCRIPTION
SHEET 1	TITLE SHEET, GENERAL NOTES, LEGEND, SOILS LEGEND, ADDRESS CHART, SHEET INDEX
SHEET 2	HOUSE TYPES & GENERIC BOXES
SHEET 3	SITE DEVELOPMENT PLAN, LOTS 29 THRU 35 & 75 THRU 79
SHEET 4	SITE DEVELOPMENT PLAN, LOTS 36 THRU 41 & 70 THRU 74, STORMWATER MANAGEMENT DETAILS & NOTES
SHEET 5	SEDIMENT/EROSION CONTROL PLAN, LOTS 29 THRU 35 & 75 THRU 79
SHEET 6	SEDIMENT/EROSION CONTROL PLAN, LOTS 36 THRU 41 & 70 THRU 74
SHEET 7	SEDIMENT/EROSION CONTROL DETAILS & NOTES



**BENCH MARKS**  
 T.P. 24GE ELEV. 446.44  
 N. 578,706.500  
 E. 1,352,699.713  
 LOC. NEAR INTERSECTION  
 OF OLD ANNAPOLIS ROAD  
 & QYNN PARK DRIVE  
  
 T.P. 308A ELEV. 397.14  
 N. 573,149.094  
 E. 1,357,083.174  
 LOC. NEAR INTERSECTION  
 OF COLUMBIA ROAD &  
 MD. RTE. 108



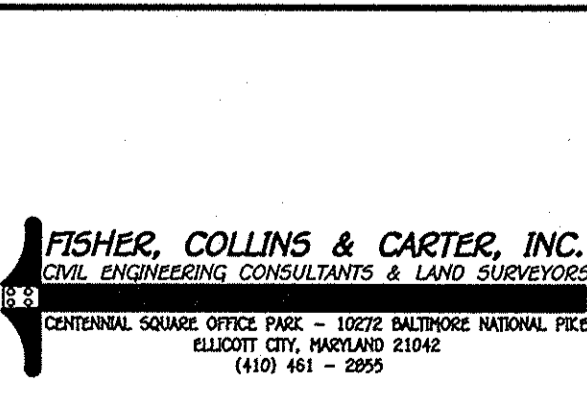
**VICINITY MAP**  
 SCALE: 1" = 200'  
 HO. CO. ADC MAP NO. 11, H-13 & J-13

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. ON JANUARY, 2012
- TOPOGRAPHY SHOWN IS BASED ON FINAL ROAD CONSTRUCTION, GRADING AND STORMWATER MANAGEMENT PLANS F-14-081.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- HOWARD COUNTY MONUMENT 24GE N 578,706.500, E 1,352,699.713 ELEVATION 446.44  
 HOWARD COUNTY MONUMENT 308A N 573,149.094, E 1,357,083.174 ELEVATION 397.14  
 IN ACCORDANCE WITH SECTION 128.0A.1.1. OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 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.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- THERE ARE NO EXISTING DWELLING/STRUCTURE(S) LOCATED ON THIS SITE TO REMAIN.
- NO CEMETERIES EXIST ON THIS SITE BASED ON BOTH A SITE VISIT AND AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NOS.: ECP-12-053, WP-13-096, SP-13-004, PB-399, AND F-14-081, F-14-081A, F-14-081B, F-14-081C, F-14-081D, F-14-081E, F-14-081F, F-14-081G, F-14-081H, F-14-081I, F-14-081J, F-14-081K, F-14-081L, F-14-081M, F-14-081N, F-14-081O, F-14-081P, F-14-081Q, F-14-081R, F-14-081S, F-14-081T, F-14-081U, F-14-081V, F-14-081W, F-14-081X, F-14-081Y, F-14-081Z.
- PROPERTY IS LOCATED IN METROPOLITAN DISTRICT AND IS SERVED BY PUBLIC WATER AND PUBLIC SEWER (CONTRACT NO. 24-4763-D).
- IN ACCORDANCE WITH SECTION 124 OF THE LANDSCAPE MANUAL, PERIMETER LANDSCAPING IN PERIMETER NOS. 4, 5, PART OF 6 AND SWM FACILITY ESD NO. 2 ON OPEN SPACE LOT 110 SHALL BE AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THE FINAL ROAD CONSTRUCTION DRAWINGS FOR F-14-081. SURETY POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-14-081.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT WERE PREVIOUSLY ADDRESSED UNDER F-14-002. BY PROVIDING 3.82 ACRES OF ON-SITE RETENTION, 5.14 ACRES OF ON-SITE REFORESTATION AND 0.14 ACRES OF ON-SITE AFFORESTATION, SURETY WAS POSTED WITH DEVELOPER'S AGREEMENT FOR F-14-002.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON JUNE 7, 2012 FOR ADVISORY COMMENTS.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 MDE CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. I, CHAPTER 5 ADOPTED ON OR AROUND MAY 4, 2010 THROUGH THE USE OF DRYWELLS (M-5). DRYWELLS WILL BE OWNED AND MAINTAINED BY THE LOT OWNER WHICH THAT ANY PARTICULAR DRYWELL IS LOCATED. ADDITIONAL SWM FACILITIES HAVE BEEN PREVIOUSLY PROVIDED BY F-14-002.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLS-CORRIGAN ENGINEERING ASSOCIATES, INC. DATED AUGUST 2012 AND WAS APPROVED ON MARCH 14, 2013.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC GROUP, INC. DATED JANUARY 2012 AND WAS APPROVED MARCH 14, 2013.
- THERE IS NO FLOODPLAIN WITHIN THE LIMITS OF THIS SITE DEVELOPMENT PLAN.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.B.
- FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 2012.
- THE FLOODPLAIN STUDY SHOWN HEREON WAS PREPARED BY FISHER, COLLINS & CARTER, INC., DATED MARCH 2012 AND WAS APPROVED ON MARCH 14, 2013.
- THE LOTS CREATED BY THIS SUBDIVISION PLAN AREA IS SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF THE INSTALLATION OF THE WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE SECTION 18.112. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A. WIDTH-12' (16' SERVING MORE THAN ONE RESIDENCE);  
 B. SURFACE-6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);  
 C. GEOMETRY-MAX. 1.5% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
 D. STRUCTURES (CULVERTS/BODIES)-CAPABLE OF SUPPORTING 25 GROSS TONS (425,000 LBS) LOADING;  
 E. DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
 F. STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
 G. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- RESIDENTIAL SINGLE FAMILY DETACHED SERVICE CONNECTIONS:  
 A. WHC: 1 1/2" W/ 1" OUTSIDE METER SETTING  
 B. SHC: 4" PVC
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- THIS R-20 ZONED SUBDIVISION IS BEING DEVELOPED PURSUANT TO SECTION 107.0.D OF THE R-ED ZONING DISTRICT REGULATIONS AND CRITERIA PER SECTION 108.0.C.3 OF THE ZONING REGULATIONS.
- SUBJECT PROPERTY ZONED R-20, USING THE R-ED REGULATIONS. THIS PROPERTY IS SUBJECT TO COUNCIL BILL NO. 2, "SECTION 128.0A.1.1. OF THE ZONING REGULATIONS (CB-2-2012) WHICH ALLOWS SUNROOMS AND ROOM EXTENSIONS NOT MORE THAN 10 FEET INTO THE REAR SETBACK ALONG NOT MORE THAN 60% OF THE REAR FACE OF THE DWELLING ON A LOT WHICH ADDS OPEN SPACE ALONG A MAJORITY OF THE REAR LOT LINE FOR R-ED LOTS RECORDED AFTER THE EFFECTIVE DATE OF 5/13/12.
- CENTENNIAL LAKE OVERLOOK HOMEOWNERS ASSOCIATION, INC. AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND, IN LIBER 19901 AT FOLIO 223. FIRST SUPPLEMENT DECLARATION TO THE CENTENNIAL LAKE OVERLOOK HOMEOWNERS ASSOCIATION, INC. IS RECORDED IN LIBER 21476 AT FOLIO 10.
- THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

**SITE ANALYSIS DATA CHART**

- A. TOTAL AREA OF THIS SUBMISSION (LOTS 29-41, 70-79) = 4.09 AC.±
- B. LIMIT OF DISTURBED AREA = 4.24 AC.±
- C. PRESENT ZONING DESIGNATION = R-20
- D. PROPOSED USE: SINGLE FAMILY DETACHED
- E. FLOOR SPACE ON EACH LEVEL OF BUILDING: N/A
- F. TOTAL NUMBER OF UNITS = 23 UNIT
- G. TOTAL NUMBER OF PARKING SPACES REQUIRED = 58 SPACES  
 2.5 X 23 LOTS = 58 SPACES
- H. TOTAL NUMBER OF PARKING SPACES PROVIDED = 92 SPACES  
 (EACH LOT HAS 2 SPACES IN DRIVEWAY AND A 2 CAR GARAGE)
- I. OPEN SPACE WITHIN SUBDIVISION LIMITS SITE = 0.00 AC.±
- J. BUILDING COVERAGE OF SITE:
- K. TOTAL AREA OF FLOODPLAIN WITHIN SUBDIVISION LIMITS: 0.00 AC.±
- L. TOTAL AREA OF SLOPES IN EXCESS OF 25% WITHIN SUBDIVISION LIMITS = 0.00 AC.±
- M. AREA OF WETLANDS = 0.00 AC.±
- N. AREA OF FOREST = 0.00 AC.±
- O. IMPERVIOUS AREA = 1.82 AC.±



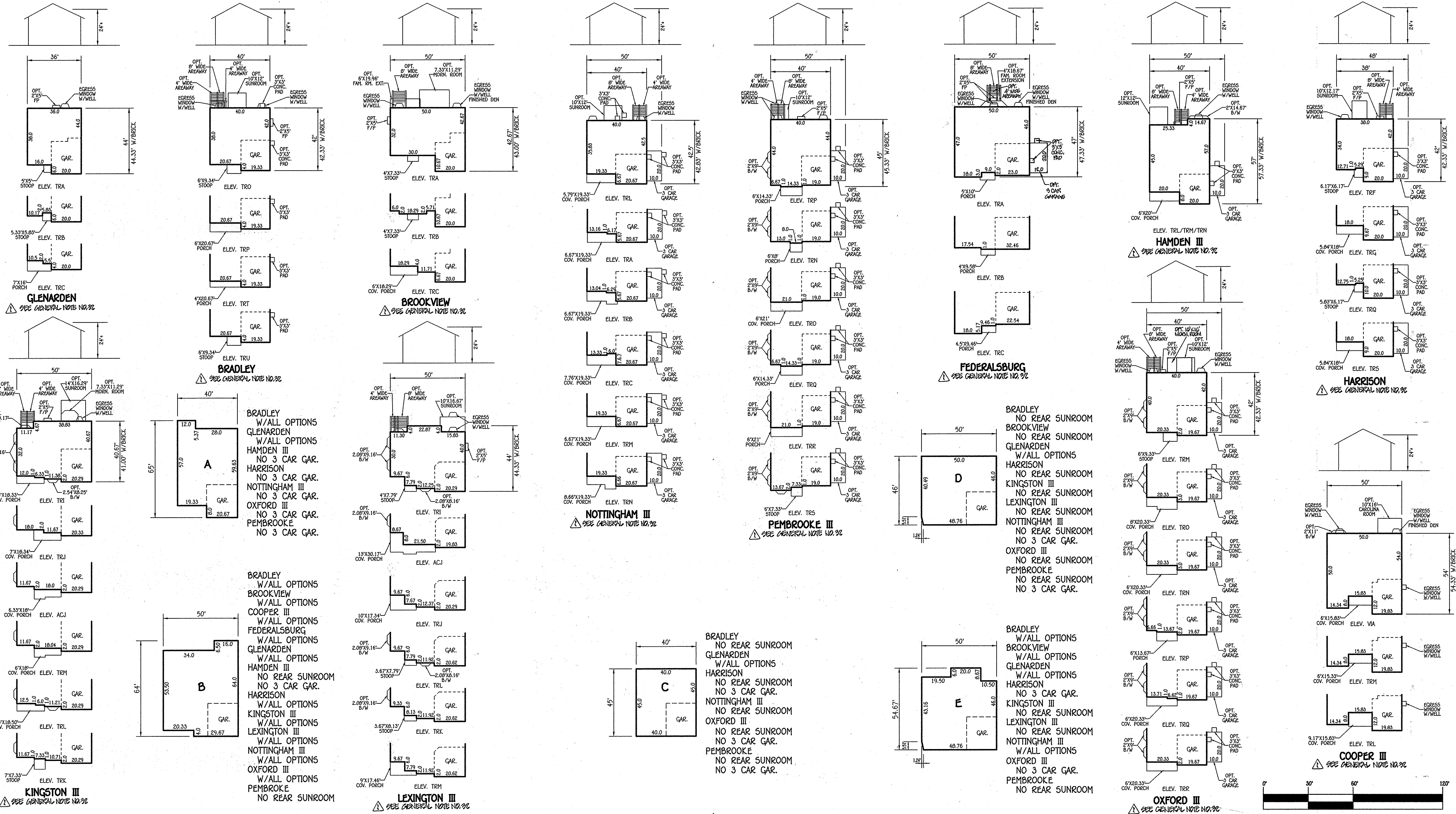
**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.  
 John Manning II, P.L.S. 4/16/15  
 DATE

**OWNER/DEVELOPER**  
 BEAZER HOMES, CORP.  
 8965 GUILFORD ROAD  
 SUITE 209  
 COLUMBIA, MARYLAND 21046  
 410-720-5071  
 ATTN: BRIAN KNAUFF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
<i>Kurt Davidson</i> Chief, Division of Land Development	5-19-15				
<i>Al Schuler</i> Chief, Development Engineering Division	5-14-15				
<i>Mark A. Bivell</i> Director - Department of Planning and Zoning	5/21/15				
PROJECT	SECTION				
CENTENNIAL LAKE OVERLOOK	TWO				
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23291-23298	2	R-20	30	SECOND	6023.04
WATER CODE	SEWER CODE				
E-15	7640000				

**TITLE SHEET**  
 SINGLE FAMILY DETACHED  
**CENTENNIAL LAKE OVERLOOK**  
 SECTION TWO  
 LOTS 29 THRU 41 & 70 THRU 79  
 PREVIOUS HOWARD COUNTY FILES: ECP-12-053, WP-13-096, SP-13-004, PB-399, F-14-081, F-14-081A, F-14-081B, F-14-081C, F-14-081D, F-14-081E, F-14-081F, F-14-081G, F-14-081H, F-14-081I, F-14-081J, F-14-081K, F-14-081L, F-14-081M, F-14-081N, F-14-081O, F-14-081P, F-14-081Q, F-14-081R, F-14-081S, F-14-081T, F-14-081U, F-14-081V, F-14-081W, F-14-081X, F-14-081Y, F-14-081Z.  
 & CONTACT NO. 24-4764-D  
 PLAT NUMBERS: 23291 THRU 23298  
 TAX MAP NO.: 30 PARCEL NO.: 96 GRID NO.: 2  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 14, 2015  
 SHEET 1 OF 7





**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2995

NO.	REVISION	DATE
1	ADDED NOTATIONAL OPTIONS FOR THE FEDERALSBURG & OXFORD III HOUSE TYPES	6/10/15
2	GENERAL NOTE NO. 92 ADDED	6/9/15



**PROFESSIONAL CERTIFICATION**  
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*Frank John Manalansan II*  
FRANK JOHN MANALANSAN II, L.S. 4/14/15 DATE

**OWNER/DEVELOPER**  
BEAZER HOMES, CORP.  
9955 GUILFORD ROAD  
SUITE 209  
COLUMBIA, MARYLAND 21046  
410-720-5071  
ATTN: BRIAN KNAUFF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Keith Sheehy* 5-19-15  
Chief, Division of Land Development Date

*W. J. ...* 5-14-15  
Chief, Development Engineering Division Date

*David A. ...* 5/6/15  
Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
CENTENNIAL LAKE OVERLOOK	TWO	29 THRU 41 & 70 THRU 79

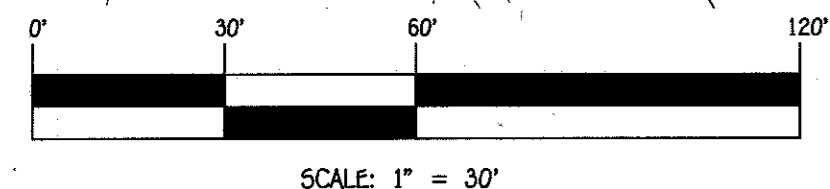
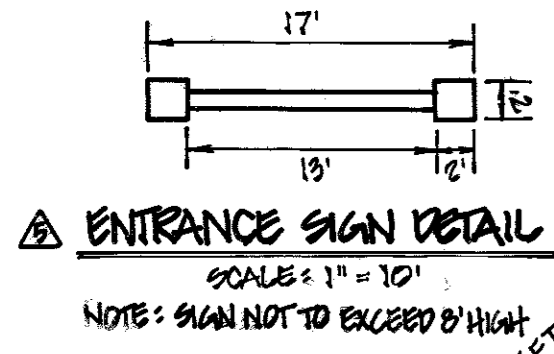
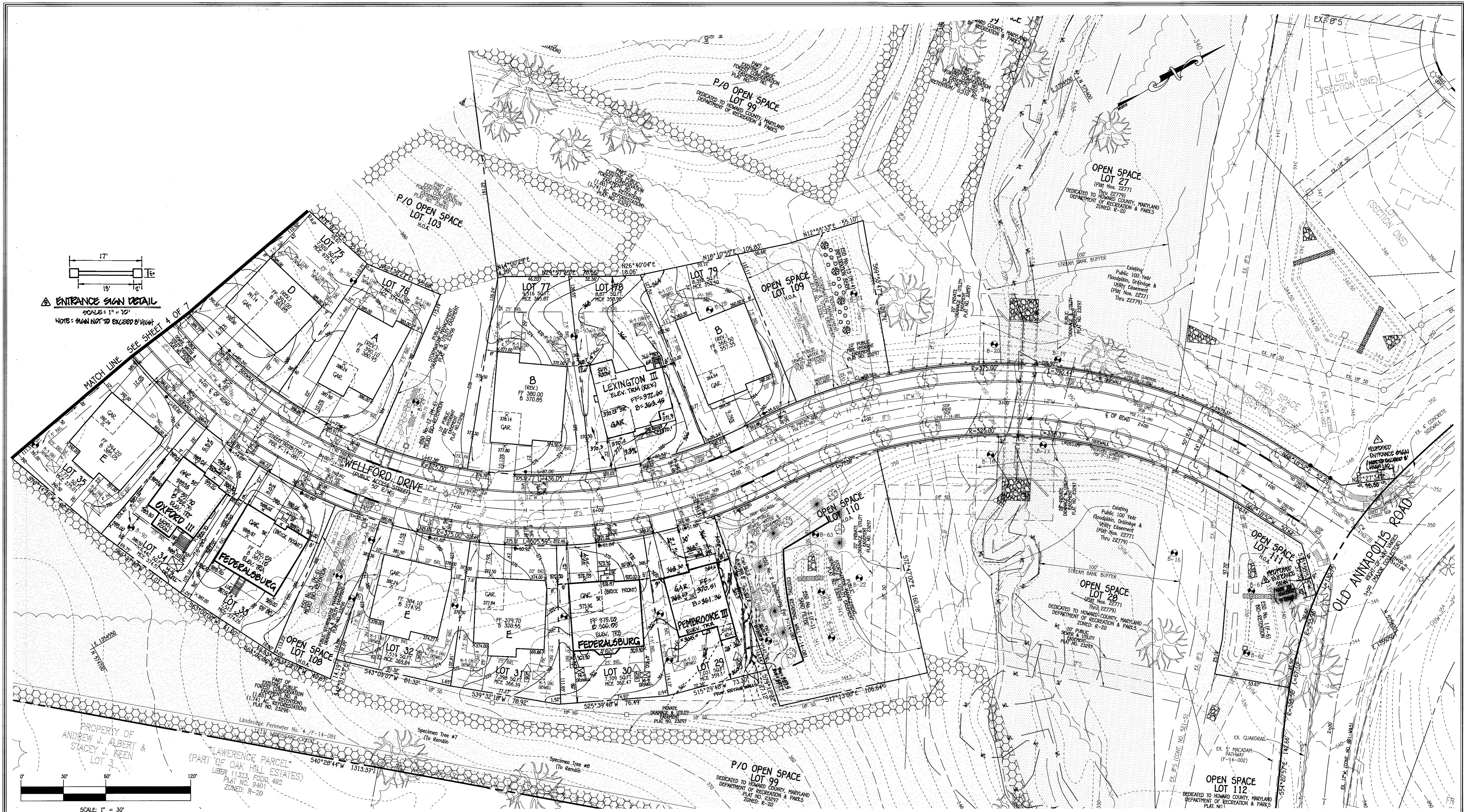
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23291-23299	2	R-20	30	SECOND	6023.04

WATER CODE: E-15 SEWER CODE: 7640000

**HOUSE TYPES & GENERIC BOXES**

SINGLE FAMILY DETACHED  
**CENTENNIAL LAKE OVERLOOK**  
SECTION TWO  
LOTS 29 THRU 41 & 70 THRU 79  
PREVIOUS HOWARD COUNTY FILES: ECP-12-053, WP-13-096,  
SP-13-004, PB-399, F-14-081, F-14-081S1, F-14-081S2, F-14-081S3  
& CONTACT NO. 24-4764-D  
PLAT NUMBERS: 23291 THRU 23298  
TAX MAP NO.: 30 PARCEL NO.: 86 GRID NO.: 2  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 14, 2015  
SHEET 2 OF 7 **5DP-15-040**





**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL LAKE OFFICE: PARK 11072 BALDOROCK NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2295

NO.	REVISION	DATE
1	REV. LOT 29 TO SHOW ASSEMBLY CONDITIONS	9/2/16
2	REV. LOT 29 TO SHOW PEMBROKE III	2/12/16
3	ADD ENTRANCE SIGN DETAIL & SIGN LOCATIONS TO PLAN VIEW	12/31/15
4	REV. HSE & GRD. LOT 78 FROM GEN. BOX 'E' TO LEXINGTON III	9/22/15
5	REV. HSE & GRD. LOT 29 FROM GEN. BOX 'C' TO PEMBROKE III	7/15/15
6	REV. HSE & GRD. LOT 29 FROM GEN. BOX 'C' TO FEDERALSBURG	6/28/15
7	REV. HSE & GRD. LOT 29 FROM GEN. BOX 'C' TO PEMBROKE III	6/18/15



**PROFESSIONAL CERTIFICATION**  
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 Frank John Manalansan II, L.S. 4/14/15 DATE

**OWNER/DEVELOPER**  
 BEAZER HOMES, CORP.  
 8905 GUILDFORD ROAD  
 SUITE 209  
 COLUMBIA, MARYLAND 21046  
 410-722-5071  
 ATTN: BROWN KNAUFF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kat Stelrod* 5-19-15 Date  
 Chief, Division of Land Development

*W. H. H. H.* 5-14-15 Date  
 Chief, Development Engineering Division

*Frank H. H. H.* 5/14/15 Date  
 Director - Department of Planning and Zoning

PROJECT	SECTION	LOTS NO.
CENTENNIAL LAKE OVERLOOK	TWO	29 THRU 41 & 70 THRU 79

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23291-23298	2	R-20	30	SECOND	6023.04

WATER CODE: E-15 SEWER CODE: 7640000

**SITE DEVELOPMENT PLAN**  
 SINGLE FAMILY DETACHED  
**CENTENNIAL LAKE OVERLOOK**  
 SECTION TWO  
 LOTS 29 THRU 41 & 70 THRU 79  
 PREVIOUS HOWARD COUNTY FILES: ECP-12-053, WP-13-096,  
 SP-13-004, PB-399, F-14-081, F-14-08151, F-14-08152, F-14-08153  
 & CONTRACT NO. 24-4764-D  
 PLAT NUMBERS: 23291 THRU 23298  
 TAX MAP NO.: 30 PARCEL NO.: 86 GRID NO.: 2  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 14, 2015  
 SHEET 3 OF 7 50P-15-040





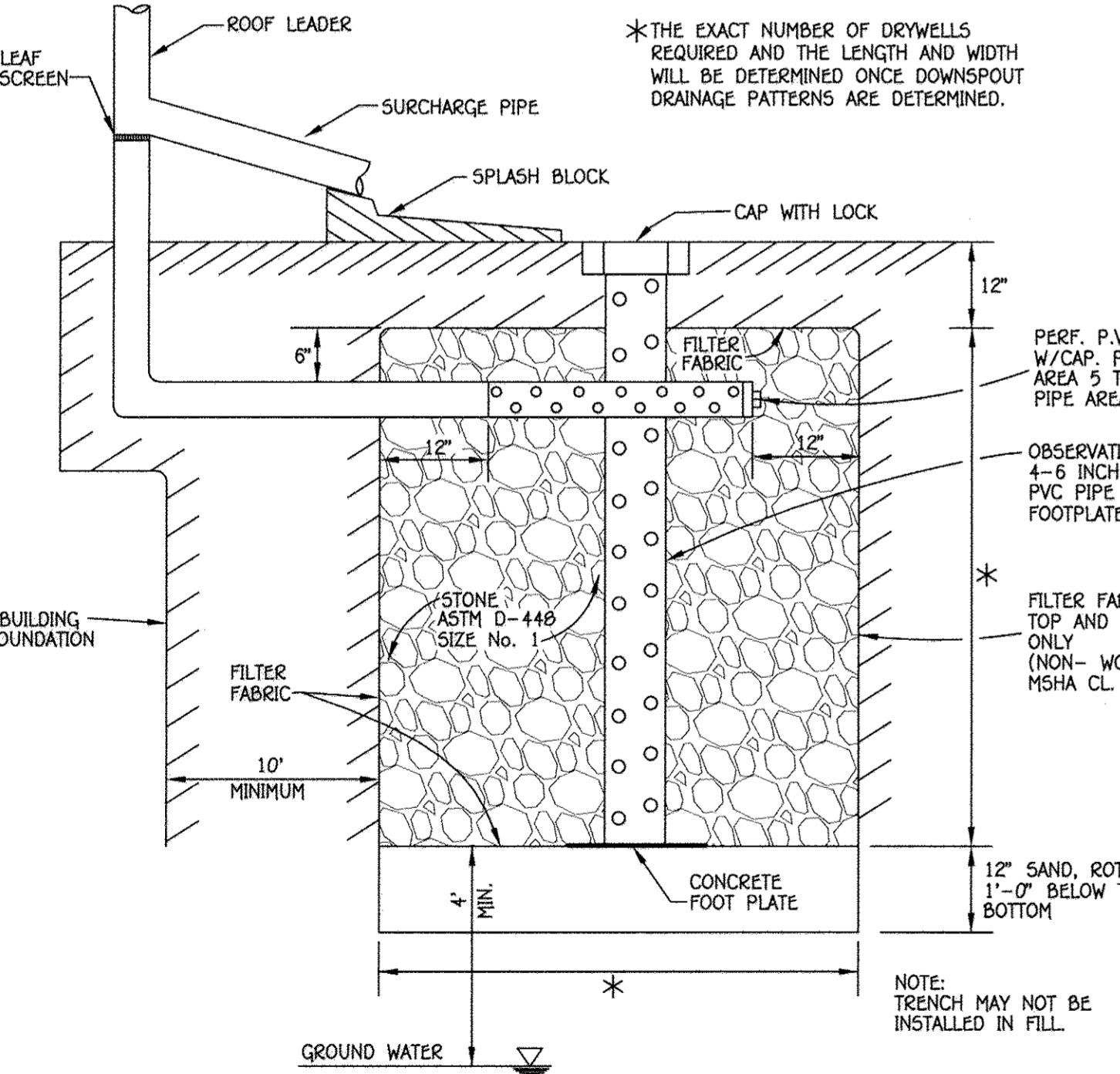
**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)**

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.

**STORMWATER MANAGEMENT NOTES**

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

LOT NO.	DRYWELL NUMBER	NO. OF DOWNSPOUTS	AREA OF ROOF PER DOWNSPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
29	M-5 (1)	2	622 SQ.FT.	89 CU.FT.	96 CU.FT.	100%	100%	2	8' X 6' X 5'
30	M-5 (2)	4	1,375 SQ.FT.	198 CU.FT.	200 CU.FT.	100%	100%	2	10' X 5' X 5'
31	M-5 (3)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
32	M-5 (4)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
34	M-5 (5)	2	900 SQ.FT.	129 CU.FT.	133 CU.FT.	100%	100%	1	9.5' X 7' X 5'
35	M-5 (6)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
36	M-5 (7)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
37	M-5 (8)	4	1,150 SQ.FT.	164 CU.FT.	170 CU.FT.	100%	100%	2	8.5' X 5' X 5'
38	M-5 (9)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
39	M-5 (10)	4	1,312 SQ.FT.	188 CU.FT.	192 CU.FT.	100%	100%	2	8' X 6' X 5'
40	M-5 (11)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
41	M-5 (12)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
75	M-5 (13)	4	1,150 SQ.FT.	164 CU.FT.	170 CU.FT.	100%	100%	2	8.5' X 5' X 5'
76	M-5 (14)	4	990 SQ.FT.	142 CU.FT.	154 CU.FT.	100%	100%	2	7' X 5.5' X 5'
77	M-5 (15)	4	1,375 SQ.FT.	198 CU.FT.	200 CU.FT.	100%	100%	2	10' X 5' X 5'
78	M-5 (16)	4	1,375 SQ.FT.	198 CU.FT.	204 CU.FT.	100%	100%	2	8.5' X 6' X 5'
79	M-5 (17)	2	899 SQ.FT.	129 CU.FT.	140 CU.FT.	100%	100%	1	10' X 7' X 5'



**DRY WELL DETAIL**  
NOT TO SCALE

- NOTES:
- DRYWELL DIMENSIONS SHOWN ARE BASED ON TREATMENT OF 50% OF THE AREA OF THE GENERIC BOX AREA PROPOSED FOR THE LOT ASSUMING THAT THE FRONT PORTION (50%) OF THE ROOF AREA OF THE PROPOSED HOUSE SPECIFIED WITHIN THE GENERIC BOX WILL BE CAPTURED UNDER THE SWM PRACTICES PROPOSED UNDER F14-081.
  - A MODIFICATION TO THE STORAGE REQUIREMENT (DRYWELL SIZE) MAY BE DETERMINE WHEN THE ACTUAL HOUSE TYPE IS SITED ON THE INDIVIDUAL LOT.
  - LOT 29, 34 & 79 REQUIRES ONLY ONE (1) DRYWELL.



**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. 21476, EXPIRATION DATE: 7/14/15.  
*Frank John Malalangan II*  
FRANK JOHN MALALANGAN II, L.S.  
DATE: 4/14/15

**OWNER/DEVELOPER**  
BEAZER HOMES CORP  
9865 GUILFORD ROAD  
SUITE 209  
COLUMBIA, MARYLAND 21046  
410-220-5071  
ATTN: BRIAN KNAUFF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Katherine Dwyer*  
Chief, Division of Land Development  
Date: 5-19-15

*David M. Galt*  
Chief, Development Engineering Division  
Date: 5-14-15

*Debra M. Galt*  
Director - Department of Planning and Zoning  
Date: 5/24/15

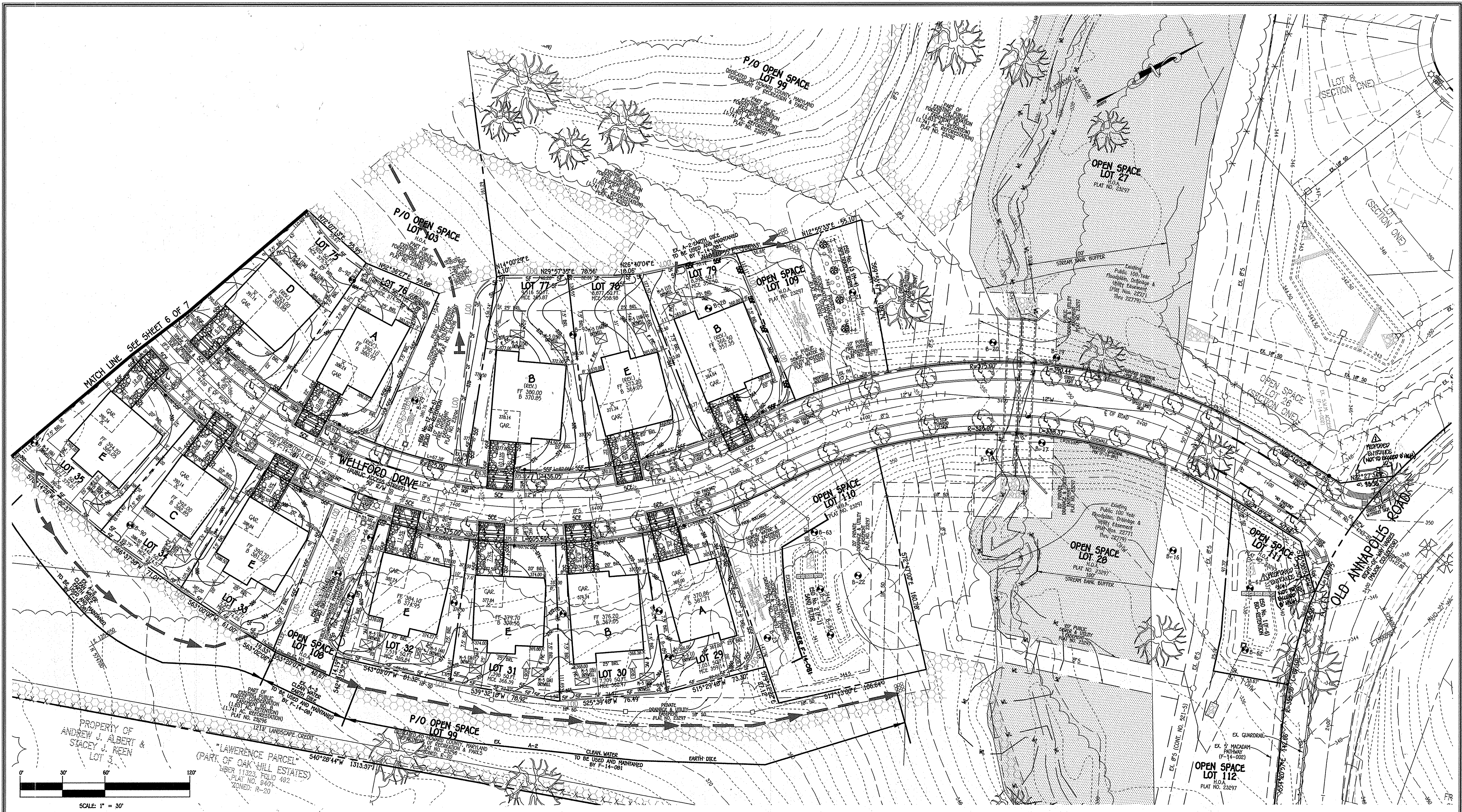
PROJECT	SECTION	LOTS NO.			
CENTENNIAL LAKE OVERLOOK	TWO	29 THRU 41 & 70 THRU 79			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23291-23298	2	R-20	30	SECOND	6023.04
WATER CODE	SEWER CODE				
E-15	7640000				

**SITE DEVELOPMENT PLAN, STORMWATER MANAGEMENT DETAILS & NOTES**  
SINGLE FAMILY DETACHED  
**CENTENNIAL LAKE OVERLOOK**  
SECTION TWO  
LOTS 29 THRU 41 & 70 THRU 79  
PREVIOUS HOWARD COUNTY FILES: ECP-12-053, WP-13-096, SP-13-004, PB-399, F-14-081, F-14-08151, F-14-08152 F-14-08153 & CONTRACT NO. 24-4764-D  
PLAT NUMBERS: 23291 THRU 23298  
TAX MAP NO.: 30 PARCEL NO.: 86 GRID NO.: 2  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30'  
DATE: APRIL 14, 2015  
SHEET 4 OF 7  
SOP-15-040

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE, OFFICE PARK - 18275 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-1295

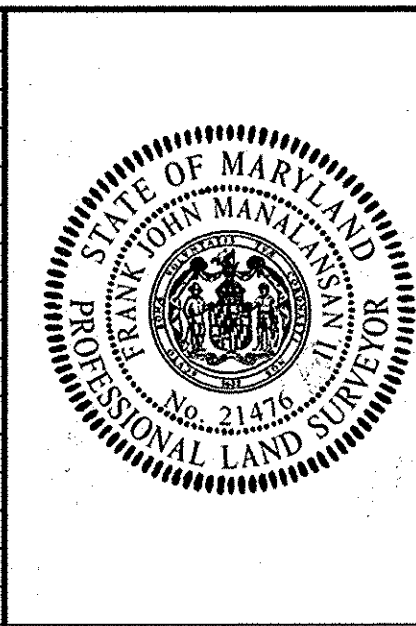
NO.	REVISION	DATE
1	REV. HSE. 1400, LOT 70, FROM GEN. BOX "C" TO PEMBROKE III	5/24/16
2	REV. HSE. 1400, LOT 73, FROM GEN. BOX "C" TO OXFORD III	9/25/15
3	REV. HSE. 1400, LOT 37, FROM GEN. BOX "D" TO OXFORD III	9/11/15
4	REV. HSE. 1400, LOT 41, FROM GEN. BOX "E" TO FEDERALSBURG	9/11/15
5	REV. HSE. 1400, LOT 40, FROM GEN. BOX "E" TO FEDERALSBURG	9/11/15
6	REV. HSE. 1400, LOT 39, FROM GEN. BOX "E" TO FEDERALSBURG	9/11/15





**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 481-2222

NO.	REVISION	DATE
1	ADD SUBDIVISION/ENTRANCE SIGNS	12/21/15



**PROFESSIONAL CERTIFICATE**  
 "I certify that this plan for erosion and sediment 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 Surveyor: *Frank John Manalansan II* Date: 4/14/15  
 License No. 21476  
 EXPIRATION DATE: 7/14/15

**BUILDER/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 any 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: *Brian A. Knauff* Date: 4/14/15  
 License No. 21476  
 EXPIRATION DATE: 7/14/15

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT  
*John R. Platten* 4/14/15  
 Hard SCD Date

**OWNER/DEVELOPER**  
 BEAZER HOMES, CORP.  
 8965 GULFORD ROAD  
 SUITE 209  
 COLUMBIA, MARYLAND 21046  
 410-720-5071  
 ATTN: BRIAN KNAUFF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Neil S. DeLoach* 5-19-15  
 Chief, Division of Land Development Date

*John C. Hill* 5-14-15  
 Chief, Development Engineering Division Date

*David A. Gwynn* 5/24/15  
 Director - Department of Planning and Zoning Date

PROJECT	SECTION	LOTS NO.
CENTENNIAL LAKE OVERLOOK	TWO	29 THRU 41 & 70 THRU 79

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
23291-23298	2	R-20	30	SECOND	6023.04

WATER CODE	SEWER CODE
E-15	7640000

**SEDIMENT/EROSION CONTROL PLAN**  
 SINGLE FAMILY DETACHED  
**CENTENNIAL LAKE OVERLOOK**  
 SECTION TWO  
 LOTS 29 THRU 41 & 70 THRU 79  
 PREVIOUS HOWARD COUNTY FILES: ECP-12-053, WP-13-096,  
 SP-13-004, PB-399, F-14-081, F-14-081S1, F-14-081S2, F-14-081S3  
 & CONTRACT NO. 24-4764-D  
 PLAT NUMBERS: 23291 THRU 23298  
 TAX MAP NO.: 30 PARCEL NO.: 86 GRID NO.: 2  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 14, 2015  
 SHEET 5 OF 7 SDP-15-040







