

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 PER THE 10-6-13 COMPREHENSIVE ZONING PLAN AND BEING DEVELOPED UNDER THE R-20 CRITERIA.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A PLAN PREPARED BY FISHER COLLINS & CARTER, INC. EXISTING CONTOURS ARE BASED ON F-20-10 AS PRESENTED AS PROPOSED CONTOURS.
- 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. 0023 AND 30AB WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE STREAMS, OR THEIR REQUIRED BUFFERS AND FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, IF APPLICABLE.
- THERE ARE NO ON-SITE STEEP SLOPES GREATER THAN 25%.
- PER F-20-010 THERE IS NO FLOODPLAIN, STREAMS, WETLANDS OR THEIR BUFFERS LOCATED ON-SITE LOCATED IN THE LIMIT OF DISTURBANCE.
- PER F-20-010 THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- ON MAY 16, 2019 THE PLANNING BOARD OF HOWARD COUNTY, MARYLAND APPROVED PB NO. 444 FOR SP-19-001, CENTENNIAL RESERVE.
- THE FOREST CONSERVATION REQUIREMENTS FOR F-20-010 CENTENNIAL RESERVE SUBDIVISION HAVE BEEN MET THROUGH THE ON-SITE REFORESTATION OF 2.20 ACRES OF ON-SITE PLANTING.
- PREVIOUS DPZ FILES: ECP-19-022, WP-19-047, SP-19-001, PB CASE NO. 444, F-20-010
- WATER WILL BE FROM PUBLIC WATER MAIN CONTRACT NUMBERS: 24-5088-D.
- SEWER WILL BE FROM PUBLIC SEWER MAIN CONTRACT NUMBERS: 24-5088-D.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN IS SUBJECT TO SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS WHEREAS DECKS AND ENCLOSED PORCHES ARE PERMITTED IN THE SETBACKS. PLEASE NOTE THAT THE CENTENNIAL RESERVE DEVELOPMENT IS SUBJECT TO A 75' PROJECT BRL MEASURED FROM THE PROJECT BOUNDARY AND A 25' REAR BRL MEASURED FROM THE LOT LINES.
- F-20-010 HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL STATEMENT IN THE AMOUNT OF \$12,450.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT UNDER F-20-010. THERE IS NOT PROPOSED LANDSCAPING SHOWN UNDER THIS SDP. PLANTINGS ARE PROVIDED UNDER F-20-010.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON SEPTEMBER 17, 2018.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (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 BEING DONE.
- EXISTING UTILITIES SHOWN ARE BASED ON A PLANS PROVIDED BY FISHER, COLLINS & CARTER, INC..
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 104.0.F OF THE ZONING REGULATIONS, AT LEAST 10% OF THE SUBDIVISION IS SUBJECT TO SECTION 104.0.F OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF HOUSING TO INDICATE HOW THE M.I.H.U. REQUIREMENT WILL BE MET. THE M.I.H.U. AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT. G. M.I.H.U. REQUIRED (17 LOTS X 10% = 2 M.I.H.U. b. M.I.H.U. PROPOSED - DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT. C. AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT HAS BEEN COMPLETED AND RECORDED SIMULTANEOUSLY WITH THE PLAT. COMPLETED AND RECORDED SIMULTANEOUSLY WITH THE PLAT UNDER F-20-010.
- SUBDIVISION IS SUBJECT TO WP-19-047 (REVISED), WITH APPROVAL ON JUNE 12, 2019 FOR THE REMAINING REQUESTS. THE PLANNING DIRECTOR APPROVED THESE REQUESTS FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7) - ON-SITE FOREST RETENTION AND SECTION 16.119(F)(1) - SECTION 16.1205(A)(7) - ON-SITE FOREST RETENTION AND SECTION 16.119(F)(1) - ACCESS RESTRICTIONS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - PER DEED COMMENTS: DIRECT ACCESS ONTO CENTENNIAL LANE WILL ONLY BE PERMITTED IF THE PROPOSED ACCESS MEETS ALL CURRENT DESIGN STANDARDS REGARDING LAYOUT, SLOPES AND SIGHT DISTANCES. ANY DEFICIENCY MUST BE REMEDIATED OR THE DIRECT ACCESS TO CENTENNIAL LANE WILL NOT BE PERMITTED.
  - REMOVAL OF SPECIMEN TREE #15 SHALL BE MITIGATED 2:1 BY PLANTING 2 NATIVE TREES OF 2.5" CALIPER, PREFERABLY WITHIN THE FOREST CONSERVATION EASEMENT. PLEASE ADD THE TREES FOR MITIGATION TO THE LANDSCAPE PLANS WITH A NOTE IDENTIFYING WHICH TREES SATISFY THIS CONDITION OF APPROVAL.
  - FOR RELIEF OF SECTION 16.119(F)(1) ACCESS RESTRICTIONS - AS AN ALTERNATIVE COMPLIANCE, THE DEVELOPER SHALL PROVIDE THE PAVED WALKING PATH AS PROPOSED IN THE EXHIBITS AND PLANS THAT CONNECTS CENTENNIAL RESERVE WITH CENTENNIAL WOODS LANE.
  - UPDATE ANY NOTES ON THE PLAN THAT WERE REQUIRED UNDER THE PREVIOUS APPROVAL DATED JANUARY 24, 2019 AND PERTAIN TO THE ADJOINER DEED FOR LOT 6 TO INDICATE THAT SINCE LOT 6 IS NO LONGER PART OF THE SUBDIVISION, THE APPROVAL FOR RELIEF OF SECTION 16.147 IS VOID.
  - APPROVAL IS SUBJECT TO COMPLIANCE WITH ALL SRC COMMENTS REGARDING APPROVAL OF SP-19-001 CENTENNIAL RESERVE.
  - THE PREVIOUS APPROVAL OF SECTION 16.147 FINAL SUBDIVISION PLAN AND FINAL PLAT IS VOID SINCE PARCEL 6 HAS BEEN REMOVED FROM THE SUBDIVISION.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAY APRON TO BE PER STANDARD DETAIL R-6.03.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- STORM WATER MANAGEMENT FOR THIS LOT WILL UTILIZE DRYWELLS (M-5) AS PREVIOUSLY APPROVED UNDER F-20-010. THESE FACILITIES ARE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER. ALL STORMWATER MANAGEMENT IN OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. HOWARD COUNTY WILL MAINTAIN THE PIPES AND THE HOA WILL MAINTAIN THE FACILITIES.
- A NOISE STUDY WAS APPROVED FOR THIS DEVELOPMENT UNDER F-20-010.
- THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.
- TRASH PAD MAINTENANCE AND LANDSCAPE SCREENING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHICH ACCESS ONTO THE APPLICABLE SHARED DRIVEWAYS AND SHALL BE MADE PART OF THE USE-IN-COMMON MAINTENANCE AGREEMENTS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT BE RESPONSIBLE FOR UPKEEP.
- THERE ARE NO HISTORIC HOUSE ON-SITE PER F-20-010. ANY EXISTING STRUCTURES LOCATED ON THE PROPERTY ARE TO BE REMOVED AS PART OF F-20-010.
- OPEN SPACE DEDICATION TO A HOMEOWNER'S ASSOCIATION SHALL BE ON THE PLAT IN ACCORDANCE WITH SECTION 16.121(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A DESIGN MANUAL WAIVER HAS BEEN APPROVED ALLOWING A ROADWAY RADIUS LESS THAN 210- FEET AND IS SUBJECT TO THE FOLLOWING DPW COMMENTS: - THE PAVEMENT WIDTH MUST BE WIDENED ALONG THE INSUFFICIENT CURVE. - NO PARKING SIGNS MUST BE PLACED ALONG THE INSUFFICIENT CURVE.
- PER F-20-010 THERE ARE NO WETLANDS, STREAM OF THEIR BUFFERS LOCATED ON THE LOT.

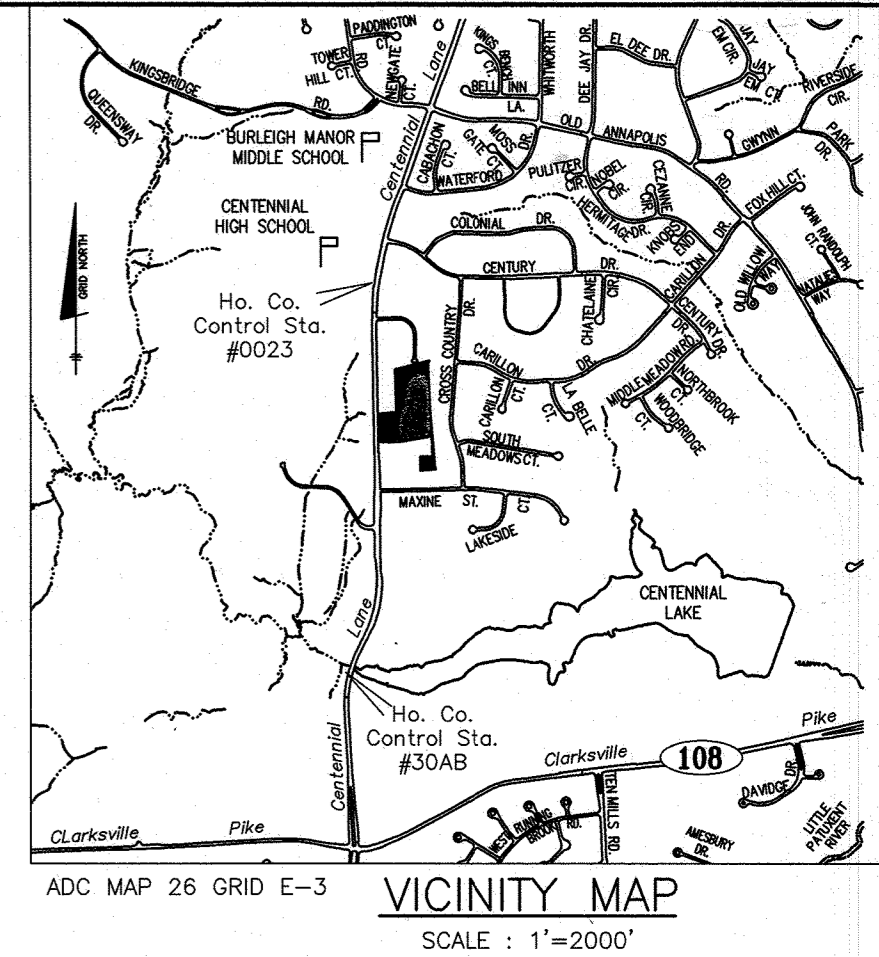
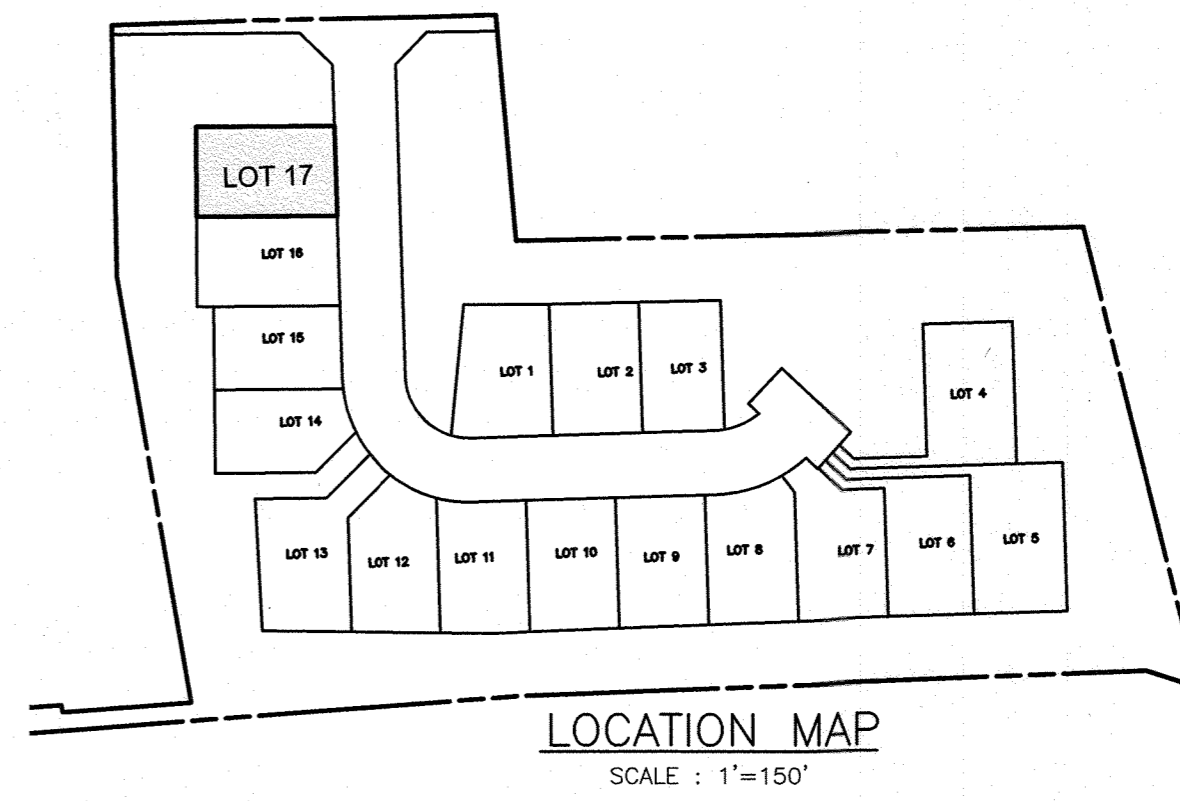
# RESIDENTIAL SITE DEVELOPMENT PLAN

## CENTENNIAL RESERVE

### LOT 17

### 2ND ELECTION DISTRICT

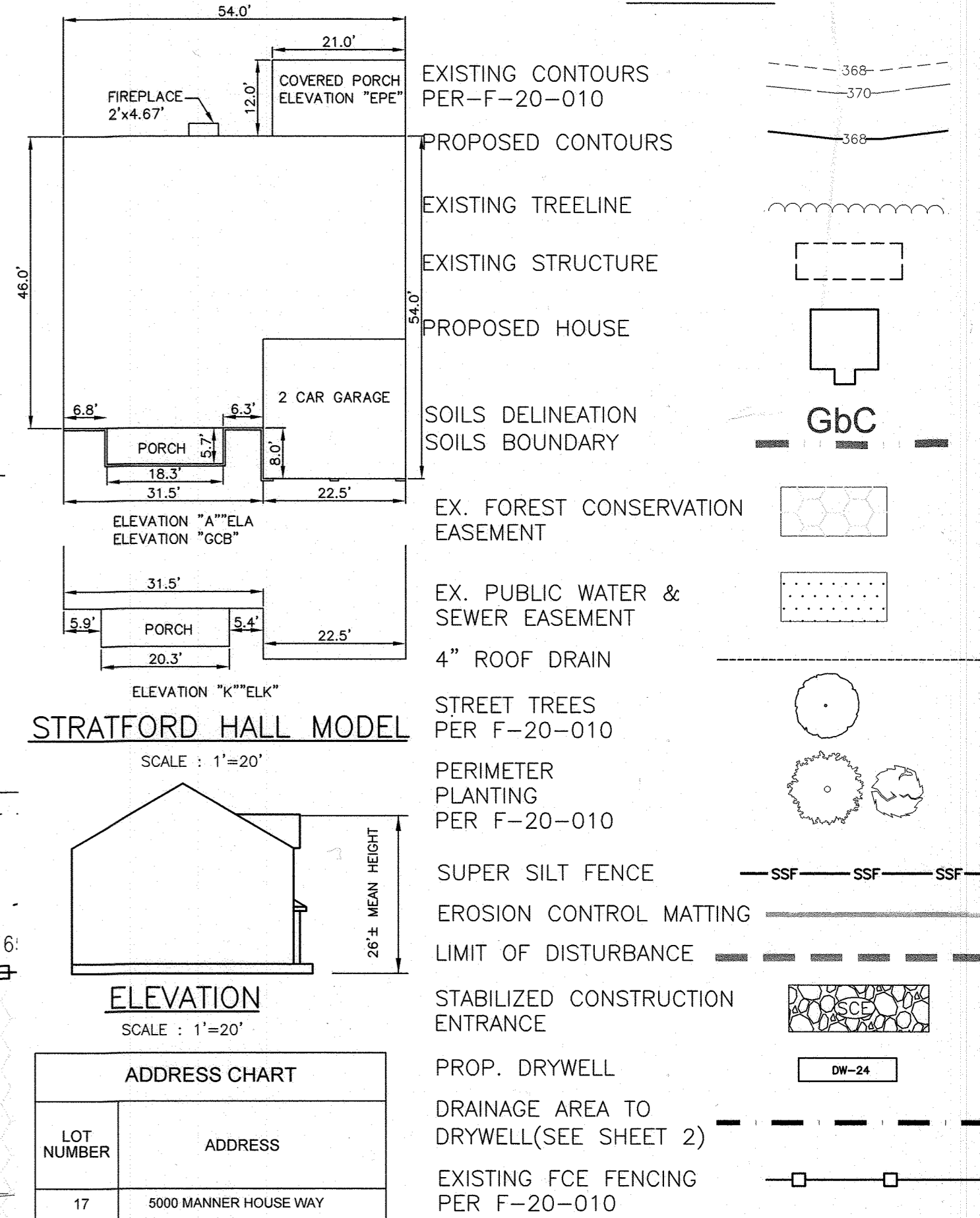
### HOWARD COUNTY, MARYLAND



SHEET INDEX	
SHEET	TITLE
1	SITE DEVELOPMENT PLAN
2	SEDIMENT CONTROL NOTES AND DETAILS

BENCH MARKS	
HO. CO. #0023 (NAD '83)	ELEV. 479.248
N 577373.143	E 1349751.273
HO. CO. #30AB (NAD '83)	ELEV. 361.90
N 573239.385	E 1349547.846

**LEGEND**



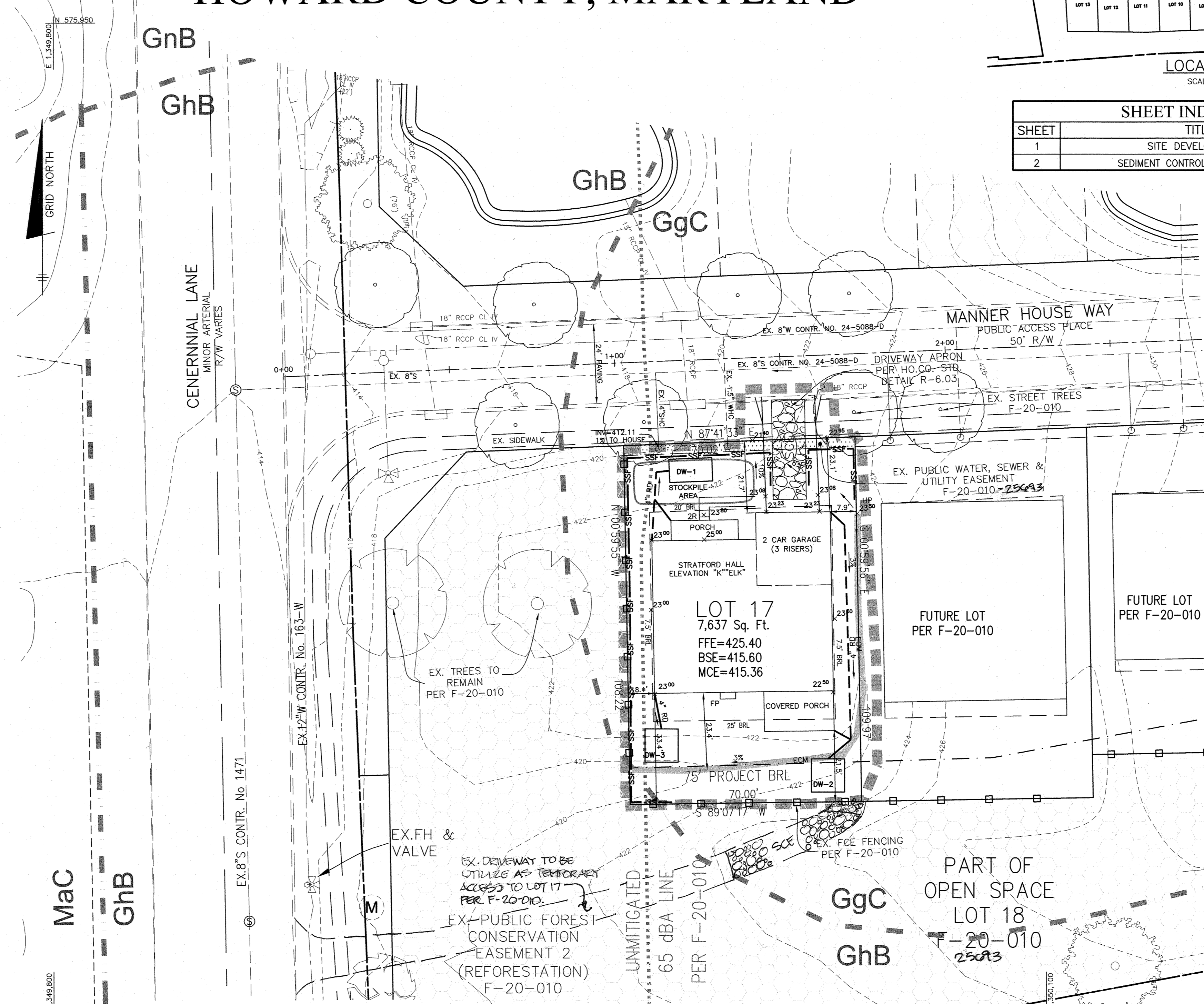
ADDRESS CHART	
LOT NUMBER	ADDRESS
17	5000 MANNER HOUSE WAY

**BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS**  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6444  
 WWW.BEI-CVLENGINEERING.COM

Professional Certification. 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. 23998, Expiration Date: 6-30-2021.

*Cl. Malagan*

OWNER: CENTENNIAL RESERVE, LLC 308 MAGOTHY ROAD SEVERNA PARK, MD 21146 240-319-1735	CENTENNIAL RESERVE LOT 17
DEVELOPER: NVR HOMES 9720 PATENT WOODS DRIVE COLUMBIA, MD 21046	TAX MAP: 30 GRID, 61 PARCEL: 04,05,174 & 449 ZONED: R-20 ELECTION DISTRICT NO. 2ND HOWARD COUNTY, MARYLAND
SITE DEVELOPMENT PLAN	
DATE: AUGUST 2020	BEI PROJECT NO. 2995
DESIGN: JCO	DRAFT: JCO
SCALE: AS SHOWN	SHEET 1 OF 2



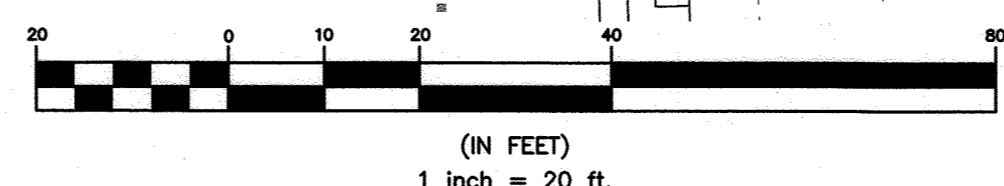
**PROJECT BACKGROUND INFORMATION**

PRESENT ZONING: R-20  
 LOCATION: TAX MAP 30 - GRID 01 - PARCELS 4, 5, 174, AND 449  
 APPLICABLE DPZ FILE REFERENCES: ECP-19-022, WP-19-047, F-20-010  
 SP-19-001, PB CASE # 444  
 DEED REFERENCES: L 18832 / F. 0115, L. 16372 / F. 0097,  
 L 1393 / F. 0455, L 18832 / F. 0172

PROPOSED USE OF SITE: SINGLE FAMILY DETACHED  
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

**SITE DATA TABULATION**

- TOTAL PROJECT AREA.....7,637 SF±(LOT 17)
- AREA OF 100-YR. FLOODPLAIN.....0.00 AC.
- AREA OF STEEP SLOPES:  
 MODERATE STEEP SLOPES: 15-25.9%.....0.00 AC.  
 STEEP SLOPES: 25% OR GREATER.....0.00 AC.
- AREA OF EXISTING FOREST.....0.00 AC.
- AREA OF ERODIBLE SOILS.....0.00 AC.
- AREA OF WETLANDS (INCLUDING BUFFER).....0.00 AC.
- AREA OF STREAM BUFFER (OUTSIDE WETLANDS & BUFFER).....0.00 AC.
- NET AREA OF LOT.....7,637 SF±
- APPROXIMATE LIMIT OF DISTURBANCE.....0.20 AC.±
- PRESENT ZONING DESIGNATION.....R-20
- PROPOSED USES FOR THE SITE & STRUCTURES.....RESIDENTIAL-SFD
- NUMBER OF PARKING SPACES REQUIRED.....2.5(2.5/DWELLING)
- NUMBER OF PARKING SPACES PROVIDED.....3(2 IN GARAGE ONE IN DRIVEWAY)
- TOTAL IMPERVIOUS AREA.....0.07 AC.±



PERMIT INFORMATION CHART					
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL#			
CENTENNIAL RESERVE	N/A	LOT 17			
PLAT No. 25-0A-0251A-0	GRID No. 01	ZONE R-20	TAX MAP 30	ELECTION DISTRICT 2 ND	CENSUS TRACT 6023.04

<b>ENGINEER'S CERTIFICATE</b>	
I HEREBY 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.	
<i>Cl. Malagan</i>	8-28-20
ENGINEER	DATE
<b>DEVELOPER'S CERTIFICATE</b>	
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT 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.	
<i>Pat Moore</i>	8-31-20
DEVELOPER	DATE
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS	
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
<i>John R. Blunt</i>	
HOWARD SCD	DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

4/1/21  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE

9/28/20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

4/19/21  
 DIRECTOR  
 DATE

