



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Ellicott City, Maryland 21043

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Voice/Relay

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TECHNICAL STAFF REPORT Centennial Reserve

Planning Board Quasi-Judicial Public Hearing of May 2, 2019

Case No./Petitioner: PB Case No. 444 Centennial Reserve / Centennial Reserve, LLC

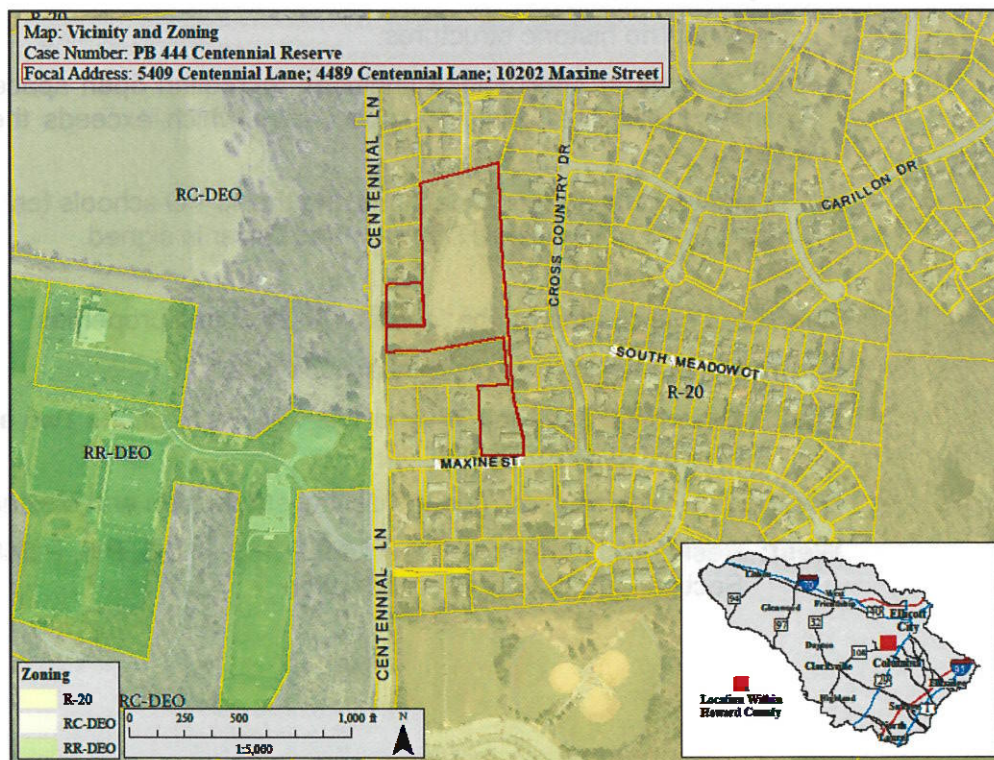
Project Name: SP-19-001 Centennial Reserve, Lots 1-17 & Open Space Lot 18

DPZ Planner: Donna Despres, 410-313-3429, ddepres@howardcountymd.gov

Request: The Petitioner seeks approval of Preliminary Equivalent Sketch Plan SP-19-001 for Centennial Reserve, a 17 lot and one open space lot subdivision, consistent with Section 107.0.F. of the Howard County Zoning Regulations. Development in the R-ED District requiring a Sketch or Preliminary Equivalent Sketch Plan must be approved by the Planning Board, applying Section 1.105 of their Rules of Procedure. While the property is zoned R-20, the petitioner proposes to develop per Residential: Environmental Development District (R-ED), which is allowed under Section 108.0,G.3.

Location: The development (Tax Map 30, Parcels 4, 5, 174, and unnumbered Parcel – known as Chateau Builders right-of-way in the Second Election District of Howard County, Maryland) will be accessed from Centennial Lane, north of Maxine Street.

DPZ Recommendation: **Approval**, subject to Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.



Property Descriptions:

Centennial Reserve is a 17 lot and one open space lot subdivision on the east side of Centennial Lane, north of Maxine Street. It includes four properties - three in their entirety and one that is being subdivided to transfer a portion to the subdivision, with the remainder going to the current owner. They include:

- Tax Map 30, Parcel 5 – 6.55 acres at 4509 Centennial Lane
- Tax Map 30, Parcel 4 – 0.75 acres at 4489 Centennial Lane
- Right-of-Way Chateau Builders Inc. – A 20-foot-wide strip along The Willows Subdivision western boundary
- Tax Map 30, Parcel 174, Lot 1 East Side Section Two – Part of 1.252 acres at 10202 Maxine Street. The remainder, containing the existing house and driveway, will go to the current owner.

Plan Summary:

The Preliminary Equivalent Sketch Plan shows the preliminary lot layout, street network, open space, sidewalks and pathways, site drainage, stormwater management (SWM), landscaping, and forest conservation areas.

- The site is in:
 - PlanHoward 2030 - Established Communities Allocation Area, Ellicott City Planning Area
 - Little Patuxent watershed
 - Planned Service Area (PSA) for public water and sewer
- Zoned R-20 but developed under the R-ED Zone. Maximum density is two dwelling units per net acre and the minimum lot size is 6,000 sq. ft.
- 17 single-family detached, fee simple lots that front Public Roads A and B. One neighborhood density receiving lot right is being imported.
- There are no 25% or greater slopes; however, the site has 0.04 acres of 15% or greater slopes.
- There are no historic structures.
- 4.072 acres of open space (includes recreation open space and a pathway connecting to Centennial Woods Lane), which exceeds the required 4.065 acres.
- Tentative housing unit allocations and the APFO schools test will be evaluated after the Planning Board Decision and Order is signed.

Vicinal Properties:

The site is surrounded by the following R-20 zoned properties:

North: Centennial Woods residential subdivision

East: Centennial Section Five and The Willows Sections Two and Three residential subdivisions

South: East Side Section Two residential subdivision and Maxine Street

West: Residential parcels – P.3, P.161, P.162, p.185, P.6, P.248 and East Side Section One residential subdivision

I. General Comments

- A. **Legal Notices** - DPZ staff verified that the property was properly posted and advertised in two local newspapers in advance of the hearing.
- B. **Regulatory Compliance** - Subject to Howard County Subdivision and Land Development Regulations, Howard County Zoning Regulations, DPW Design Manual, Maryland Department of Environment Storm Water Design Manual, Adequate Public Facilities Ordinance, Forest Conservation Manual, Landscape Manual, and Soils Conservation District, Health Department and the Department of Recreation and Parks requirements.
- C. **General Plan** - Consistent with PlanHoward 2030.
- D. **Pre-submission Community Meeting** – Held September 17, 2018.
- E. **History:**
- Environmental Concept Plan, ECP-19-022 Centennial Reserve submitted November 20, 2018, and approved March 28, 2019.
 - SP-19-001 Centennial Reserve submitted November 29, 2018 and received approvable status March 29, 2019.
 - F-19-050 East Side Section 2 Re-subdivision of Lot 1 submitted January 18, 2019 and received Technically Complete March 8, 2019. Lot 1 East Side Section Two recorded in the Howard County Land Records Plat Book 7, Page 52, 1959.
- F. **Bulk Regulations:**
- **Density** - Two dwellings per net acre. The site is 8.13 net acres, which allows up to 16 lots. Sections 108.0,G.2. and 3. and 128.0,K. address density exchange and allow a 10% dwelling unit bonus for the transfer of one additional unit using the Neighborhood Density Sending process. One dwelling unit right, imported from Belmont Manor, is proposed pending completion of a sending plat.
 - **Lot Size Requirements** – All lots are at least 6,000 square feet.
 - **Minimum Lot Width** – All lots are at least 50' lot wide, measured at the front building restriction line.
 - **Building Restriction Setbacks** – All residential structures and uses will be at least 75 feet from lot lines and all other structures and uses will be at least 50 feet.

II. Site Analysis

- A. **Existing Conditions** - The site is comprised of two residential parcels, part of a residential lot and a 20' wide right-of-way. Parcel 4 contains a house with existing trees along the northern and southern property lines, while Parcel 5 contains a house, outbuilding and barn. Parcel 5 is mainly open field surrounded by trees and forest, with a wetland along the western boundary. The rear portion of Parcel 174, to be part of the subdivision, has scattered trees and lawn.

B. Site and Density Information Chart

Gross Site Area.....	8.13 ac.
Minus 100-Year Floodplain.....	0.00 ac.
Minus 25% or Greater Slopes.....	0.00 ac.
Net Site Area.....	8.13 ac.
Permitted Density (2 units per net acre)	16 lots
Proposed Lots.....	17 lots
<i>* This development imports one bonus lot</i>	
Acreage of 17 lots.....	2.83 ac.
Moderate Income Housing Units (MIHU)	
Required (10% of dwellings)	1.6 Units (one unit is exempt)
Provided.....	0 Units (fee-in lieu proposed)
Approximate Limit of Disturbance.....	5.82 ac. (71.5% of gross site area)
Open Space	
Required (50% of gross area)	4.065 ac.
Proposed.....	4.072 ac. or 50%
Recreational Open Space	
Required (300 sq. ft. per unit)	5,100 sq. ft.
Provided (credited).....	5,168 sq. ft.
Proposed Public Road ROW.....	1.12 ac.

C. Access and Frontage – Lots will front on and directly access two new public roads, with road A intersecting Centennial Lane.

D. Water and Sewer Service – Public water and sewer service will be provided, and existing wells and septic systems will be abandoned.

E. Existing Environmental Site Characteristics:

- **General Site Features** – The site contains fields, surrounded by forest and hedgerows, and two residential lots with existing homes. Topography generally slopes down from east to west.
- **Environmental Resources** – A February 2019 report by Eco-Science Professionals identified wetlands, forest resources and 18 specimen trees. DPZ visited the site and verified their locations. The development preserves 17 of the 18 specimen trees.
- **Soils** – The site contains three soil types and except for the wetlands they are well drained.

F. Historic Resources – There are no historic resources.

G. Proposed Development Plan

- **Subdivision Plan** – Seventeen single-family lots and one open space lot are proposed. The residential lots range from 6,689 square feet to 8,174 square feet. Fourteen will front a public road

(Public Road A and B) while Lots 8, 9, and 10 will access Public Road B via a shared use-in-common driveway.

- **Community Compatibility for Residential Infill** – A residential infill development must be compatible with a surrounding neighborhood. In this case, that is accomplished by homes with a similar architectural character and design as those in the surrounding neighborhood. A 75-foot wide landscape buffer, which includes Homeowner's Association owned open space, is proposed along the adjoining properties and subdivisions as a transition.
- **Open Space** - At least 50% of the gross site area must be open space and 50% is proposed. Open Space Lot 18 is at the perimeter of the site and it includes a 1.03 acre reforestation easement. Recreation open space, with a gazebo, is located at the south east corner of Public Road A and Centennial Lane.
- **Forest Conservation** – The 2-acre reforestation obligation will be fulfilled by planting trees on-site, however, details will be finalized with the Final Plan submission.
- **Landscaping** – Landscaping complies with the Landscape Manual.
- **Stormwater Management** – SWM will meet or exceed required Environmental Site Design (ESD).
- **Adequate Public Facilities Ordinance (APFO):**

Roads Test – MD 108 at Centennial Lane/Beaverbrook Road and Centennial Lane at Old Annapolis Road/Breconshire Road intersections were analyzed. All were shown to operate at an acceptable level-of-service and have been approved by the Development Engineering Division (DED) and the Department of Public Works (DPW).

Schools Test – The subdivision is in the Established Communities Planning Area, the North School Region, the Centennial Lane Elementary School District and the Burleigh Manor Middle School District. Housing allocations and open/closed schools will be tested once the Decision and Order has been signed.

III. Planning Board Criteria:

Section 107.0.F.6. of the Zoning Regulations establishes review criteria that must be considered when evaluating a Preliminary Equivalent Sketch Plan:

1. **The proposed lay-out of the lots and open space effectively protects environmental and historic resources.**

There are no historic resources and the environmental resources, wetlands and specimen trees, are addressed as follows:

The wetland and its related buffer, located adjacent to lots 7 and 8, will be protected by a split rail fence.

The specimen tree to be removed will be replaced with two native trees that are at least 2.5" in caliper. The existing mature perimeter and specimen trees serve to screen and buffer neighboring properties. Along the east of the site, the wooded edge with 12 specimen trees provides a buffer to the properties on Cross Creek Drive. Site layout and grading avoid impacting those trees and provides a perimeter open space lot.

2. **Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

Site clearing has been reduced by locating SWM facilities at low points, where there is no existing forest.

3. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

The development complies with a 75' perimeter setback, required in Section 107.0.D.4., which helps preserve mature trees on the eastern edge of the site. In addition, the design of the proposed path to Centennial Woods Lane significantly reduces impacts to the adjacent neighborhood. Instead of a switchback trail to negotiate a 9-foot grade change in a distance of 15 feet, stairs are being used to limit grading and tree removal.

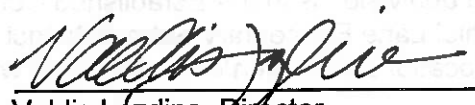
The area cleared behind lots 5, 6, and 7 will be planted and afforested and placed in a Forest Conservation easement.

The property does not front on a scenic road nor is it in an historic district.

All landscaping meets the Howard County Landscape Manual.

SRC Action: On March 29, 2019, the developer was notified that SP-19-001, may be approved subject to complying with SRC comments and any conditions by the Planning Board.

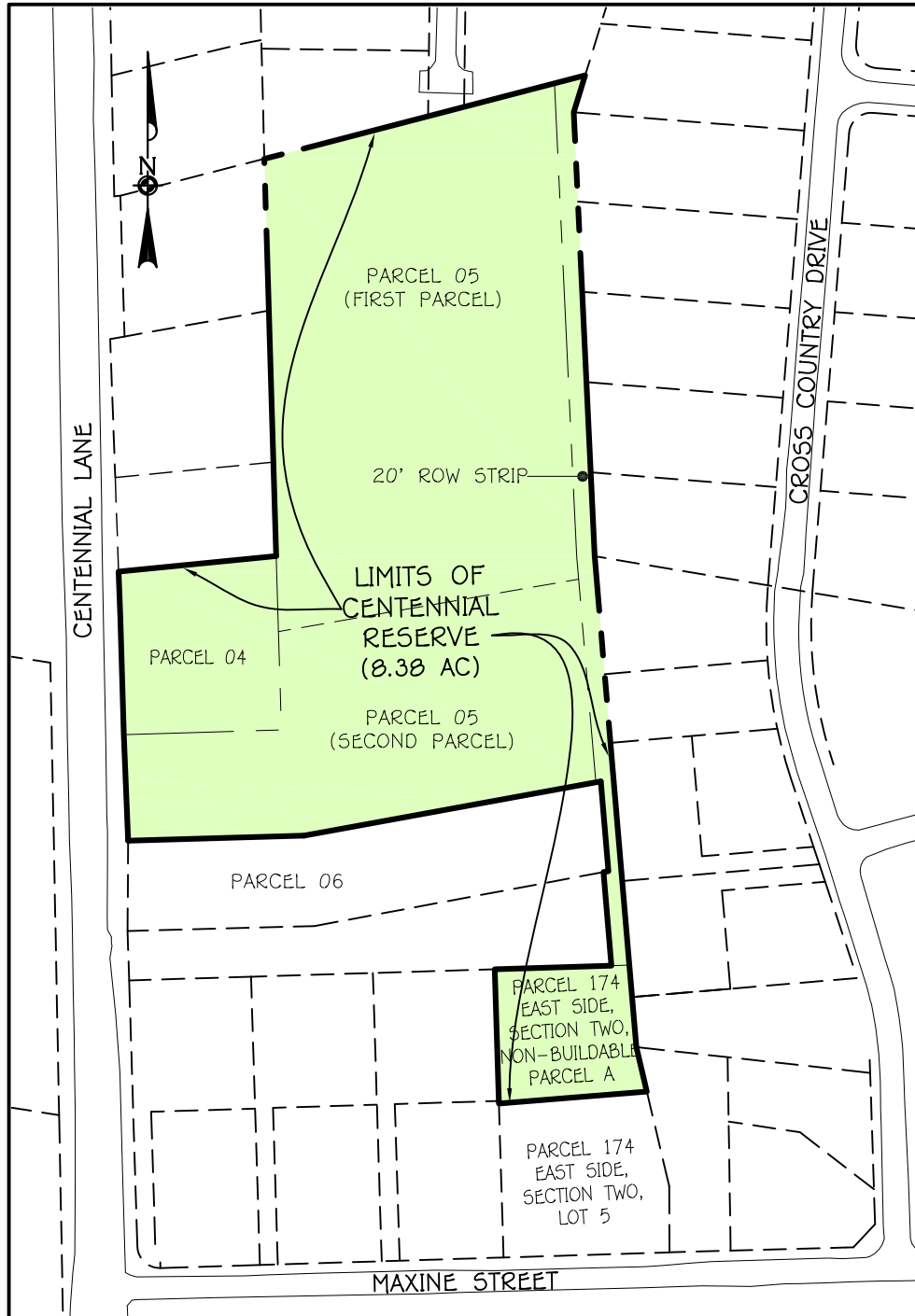
Recommendation: The Department of Planning and Zoning recommends the Planning Board approve SP-19-001 Centennial Reserve, subject to complying with SRC comments and any conditions by the Planning Board.



Valdis Lazdins, Director
Department of Planning and Zoning

4-10-19
Date

This file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.



BOUNDARY DELINEATION

SCALE: 1" = 200'

PRELIMINARY EQUIVALENT SKETCH PLAN

CENTENNIAL RESERVE

LOTS 1 THRU 17; OPEN SPACE LOT 18

ZONING: R-20 (RESIDENTIAL: SINGLE DISTRICT)

TAX MAP No. 30 GRID No. 01 PARCEL No. 05

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN) AND BEING DEVELOPED USING R-20 CRITERIA AS PERMITTED BY SECTION 108.0.3.3 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2013 ZONING REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A SITE DEVELOPMENT PLAN.
- SOIL ANALYSIS:
 - a. GROSS TRACT AREA = 8.13 AC +/-
 - b. LIMIT OF DISTURBANCE = 5.82 AC +/-
 - c. FLOODPLAIN AREA = 0 AC
 - d. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.04 AC (0 AC 25% OR GREATER)
 - e. NET TRACT AREA = 8.13 AC
 - f. DPZ FILE NO.: ECP-19-002; WF-19-047; ECP-19-026
- PROPERTY DEED REFERENCES: LIBER 382, FOLD 988 (SPEDDEN, PARCEL 5); LIBER 2884, FOLD 584 (PARCELS 174); LIBER 16372, FOLD 97 (HAWKICK, PARCEL 04); LIBER 1993, FOLD 455 (CHATEAU BUILDERS ROW STRIP)
- TOPOGRAPHY INFORMATION SHOWN IS TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT AUGUST 2016 BY FISHER COLLINS & CARTER, INC.
- BOUNDARY INFORMATION IS BASED ON A SURVEY PERFORMED ON OR ABOUT AUGUST 2016 BY FISHER COLLINS & CARTER, INC.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL
 - a. STATIONS NO. 0023 AND NO. 3048:
 - b. HOWARD COUNTY MONUMENT NO. 0023 N 577,573.143
 - c. HOWARD COUNTY MONUMENT NO. 3048 E 1,245,751.273 ELEV. 475.246
 - d. HOWARD COUNTY MONUMENT NO. 3048 N 573,239.395
 - e. HOWARD COUNTY MONUMENT NO. 3048 E 1,249,547.848 ELEV. 361.90

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	PRELIMINARY EQUIVALENT SKETCH PLAN
5	PRELIMINARY EQUIVALENT SKETCH PLAN
6	PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN
7	PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN
8	PRELIMINARY ROAD PROFILES
9	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP
10	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP
11	INLET DRAINAGE AREA MAP
12	INLET DRAINAGE AREA MAP
13	STORMWATER MANAGEMENT NOTES AND DETAILS
14	STORMWATER MANAGEMENT DRAINAGE AREA MAP
15	PARCEL EXHIBIT/ BOUNDARY DELINEATION

SOILS LEGEND

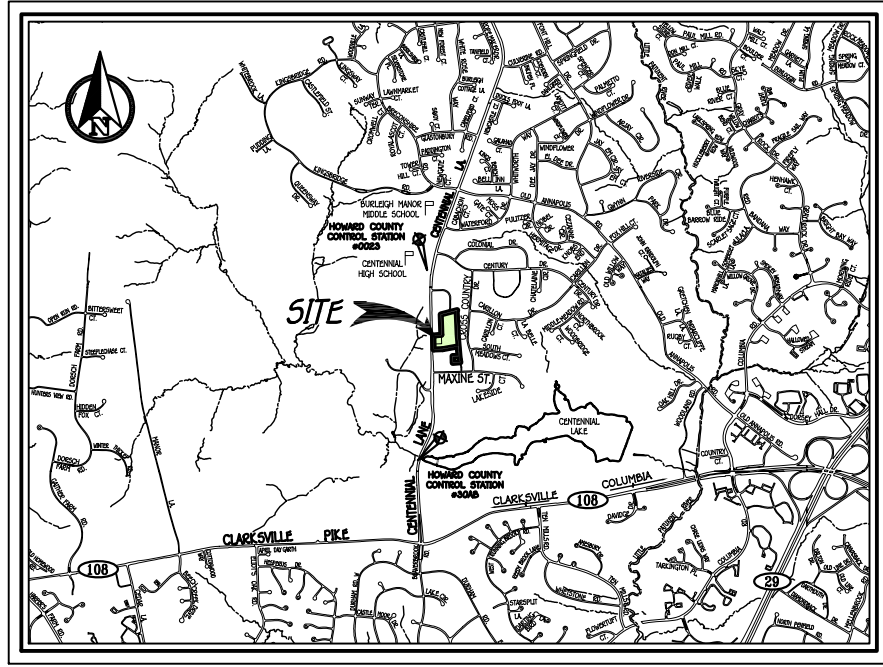
SOIL	NAME	CLASS	K VALUE
GqB	Glenelig loam, 3 to 8 percent slopes	B	0.20
GqC	Glenelig loam, 8 to 15 percent slopes	B	0.20
GqB	Glenelig-Urban land complex, 0 to 8 percent slopes	B	0.20

STORMWATER MANAGEMENT PRACTICES

AREA ID.	DRYWELL (M-5) NUMBER	MICRO-BIO (M-6) NUMBER	REMARKS
LOT 1	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 2	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 3	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 4	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 5	0		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 6	0		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 7	0		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 8	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 9	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 10	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 11	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 12	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 13	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 14	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 15	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 16	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE
LOT 17	3		DRIVEWAY DRAINS TO MICRO-BIO ON OPEN SPACE

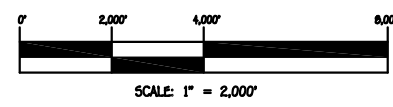
GENERAL NOTES (continued)

42. SUBDIVISION IS SUBJECT TO WF-19-047, PARTIALLY APPROVED ON JANUARY 24, 2019. THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.147 - FINAL SUBDIVISION PLAN AND FINAL PLAT AND SECTION 16.121(X)(1) - ACCESS AND FRONTAGE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPROVAL OF RELIEF FROM SECTION 16.147 - (FINAL SUBDIVISION PLAN AND FINAL PLAT) IS TO ALLOW TRANSFER OF A PORTION (APPROXIMATELY 0.25 AC OR LESS, SEE CONDITION 3) OF PARCEL 6 (MATTURALLI PROPERTY) TO PARCEL 5 BY ADJACENT DEED.
 - APPROVAL DOES NOT CONSTITUTE APPROVAL OF FUTURE SUBDIVISION OF PARCEL 6 OR TAX MAP 30 (MATTURALLI PROPERTY) AS OUTLINED IN MEETING NOTES AND SUPPORTING DOCUMENTATION SUBMITTED WITH APPLICATION. ANY FUTURE SUBDIVISION OF THIS PROPERTY WILL BE SUBMITTED AND REVIEWED THROUGH THE STANDARD SUBDIVISION PROCESS.
 - THE OWNER OF PARCEL 6 SHALL BE NOTIFIED BY CERTIFIED LETTER THAT THE RE-SUBDIVISION POTENTIAL OF THE REMAINING PORTION OF PARCEL 6 IS DEPENDENT ON OBTAINING ONE FULL ACRE PER SECTION 108.0.F.2, WHICH STATES THAT ONE NET ACRE IS REQUIRED TO SUBDIVIDE LOTS CLASSIFIED AS NEIGHBORHOOD INFILL. THE CERTIFIED LETTER SHALL EMPHASIZE THAT AN ACCESS RESERVE FOR PARCEL 6 ONLY ENSURES SUBDIVISION "POTENTIAL". SUBMISSIONS TO SUBDIVIDE PARCEL 6 AT A LATER DATE WILL BE REVIEWED FOR COMPLIANCE WITH THE REGULATIONS IN EFFECT AT THE TIME.
 - THE TRANSFER OF PROPERTY FROM PARCEL 6 TO PARCEL 5 SHALL BE COMPLETE PRIOR TO FINAL PLAT APPROVAL OF CENTENNIAL RESERVE. PLEASE INCLUDE A REFERENCE TO COUNTY FILE NUMBER WF-19-047 IN THE ADJACENT DEED AND PROVIDE A COPY (AFTER RECORDING IN THE LAND RECORDS OF HOWARD COUNTY) AS PART OF THE FINAL PLAT SUBMISSION.
 - FINAL PLANS FOR RE-SUBDIVISION OF LOT 1 EAST SIDE INTO LOT 5 AND NON-BUILDABLE PARCEL A (F-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.
 - FINAL PLANS FOR RE-SUBDIVISION OF LOT 1 EAST SIDE INTO LOT 5 AND NON-BUILDABLE PARCEL A SHALL INCLUDE THE FOLLOWING:
 - A NOTE INDICATING FILE REFERENCES TO WF-19-047 AND SP-19-001.
 - A CLEAR LABEL IDENTIFYING THE PARCEL AS NON-BUILDABLE.
 - A PURPOSE STATEMENT INDICATING THE CREATION OF NON-BUILDABLE PARCEL A IS FOR ULTIMATE INCORPORATION INTO CENTENNIAL RESERVE. PLEASE INCLUDE A REFERENCE TO COUNTY FILE NUMBER WF-19-047 IN THE ADJACENT DEED AND PROVIDE A COPY (AFTER RECORDING IN THE LAND RECORDS OF HOWARD COUNTY) AS PART OF THE FINAL PLAT SUBMISSION.
 - ADD A NOTE STATING THAT SHOULD THIS PARCEL NOT BE CONVEYED TO THE CENTENNIAL RESERVE DEVELOPER AND/OR THE CENTENNIAL RESERVE SUBDIVISION FAILS TO BE RECORDED AS PROPOSED, PARCEL A REMAINS UNBUILDABLE UNTIL SUCH TIME A REVISION PLAT IS REVISED AND RECORDED THAT RECONVEYS LOT LINES TO GRANT ROAD FRONTAGE, ESTABLISH REQUIRED SETBACKS AND MEET ALL OTHER REQUIREMENTS IN EFFECT AT THE TIME FOR BUILDABLE LOTS. THIS CONDITION AND NOTE DOES NOT GUARANTEE APPROVAL OF THIS PARCEL AT A FUTURE DATE.
 - APPROVAL OF RELIEF FROM SECTION 16.147 - FINAL SUBDIVISION PLAN AND FINAL PLAT AND SECTION 16.121(X)(1) - ACCESS AND FRONTAGE DOES NOT CONSTITUTE APPROVAL OF SP-19-001 CENTENNIAL RESERVE.
 - PER DEED COMMENTS AS PART OF THE DEVELOPMENT OF PARCEL 5, THE PROPOSED PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITIES (AND EASEMENTS) MUST BE EXTENDED TO THE PROPERTY LINE OF PARCEL 6 FOR THEIR FUTURE CONNECTION.
 - PER DEED COMMENTS THE ADJACENT TRANSFER BETWEEN PARCEL 5 AND 6 MUST BE COMPLETED PRIOR TO PLAT OR FINAL PLAN APPROVAL. THE RECORDING REFERENCES MUST BE SHOWN ON THE PLAT.
 - PLEASE PROVIDE AN UPDATED "EXISTING CONDITIONS" EXHIBIT FOR THE ALTERNATIVE COMPLIANCE FILE THAT BETTER ILLUSTRATES THE 5 EXISTING PARCELS. PLEASE BE SURE TO SHOW ALL THE BOUNDARIES AND METES AND BOUNDS FOR THE CHATEAU BUILDERS PRIZE TO CORRECTLY SHARE A BOUNDARY WITH EAST SIDE LOT 1. SHOW IN A SEPARATE EXHIBIT THE PROPOSED ULTIMATE BOUNDARIES OF CENTENNIAL RESERVE. APPROVAL OF THIS REQUEST IS TO ALLOW TRANSFER OF PART OF PARCEL 6 TO PARCEL 5 AND CREATE A TEMPORARY LANDED NON-BUILDABLE PARCEL A FROM LOT 1 EASTSIDE SECTION 2. NO OTHER LOTS OR PARCELS ARE BEING LEGALLY ENCLOSED. NO ADDITIONAL LOTS ARE TO BE CREATED AND NO NEW DEVELOPMENT, CONSTRUCTION OR IMPROVEMENTS ARE PERMITTED UNDER THIS REQUEST.
 - THESE CONDITIONS OF APPROVAL MUST BE ILLUSTRATED ON THE ASSOCIATED ROAD CONSTRUCTION DRAWINGS.



VICINITY MAP

SCALE: 1" = 2,000'



MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	7,920 Sq.ft.	722 Sq.ft.	7,198 Sq.ft.
9	8,375 Sq.ft.	942 Sq.ft.	7,431 Sq.ft.
10	7,418 Sq.ft.	382 Sq.ft.	7,036 Sq.ft.

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 8.13 AC +/-**
 - PARCEL 4 = 0.76 AC
 - PARCEL 5 (FIRST PARCEL) = 4.12 AC
 - PARCEL 5 (SECOND PARCEL) = 2.28 AC
 - PART OF PARCEL 174 = 0.52 AC
 - 20' RIGHT-OF-WAY STRIP = 0.45 AC
 - = 8.13 AC

* NOTE THAT ACRES IS BASED ON A FIELD RUN UNMOUNTED BOUNDARY SURVEY WHICH DIFFERS FROM DEED ACRES.
- LIMIT OF DISTURBED AREA = 5.82 AC +/-**
- PRESENT ZONING DESIGNATION = R-20; UTILIZING R-ED ZONING**
- PROPOSED USE: SINGLE FAMILY DETACHED HOUSING**
- NET TRACT AREA = 8.13 AC**
- TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA (8.13 AC - (0.0 AC +/- + 0.0 AC)) = 8.13 AC +/-**
- DENSITY ALLOWED:**
 - 2 UNITS/ACRE X 8.13 = 16 UNITS
 - +1 UNIT IMPORTED FROM BELMONT DUE TO USE OF R-ED ZONING
 - DENSITY PROPOSED = 17 UNITS
- OPEN SPACE TABULATION:**
 - OPEN SPACE REQUIRED = 4.065 AC +/- (8.13 AC X 50%)
 - TOTAL OPEN SPACE PROVIDED = 4.174 AC +/-
 - NON-CREDITED = 4,431 Sq. Ft. (0.102 AC)
 - CREDITED = 177,393 Sq. Ft. (4.072 AC)
 - RECREATION OPEN SPACE TABULATION
 - RECREATION REQUIRED 300 Sq.Ft PER UNIT X 17 UNITS = 5,100 S.F.
 - TOTAL RECREATION SPACE PROVIDED = 5,168 S.F.
 - AMENITY CREDITS:
 - ASPHALT PATHWAY @ 439 S.F. X 3 = 1,317 S.F. (1,317 CREDITED)
 - TOTAL PROVIDED = 6,485 S.F.
- BUILDING COVERAGE OF SITE: 1.06 AC OR 13%**
- PREVIOUS HOWARD COUNTY FILES: EAST SIDE, SECTION TWO PB.7.5.2**
- J. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC.**
- K. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.04 AC (0 AC 25% OR GREATER)**
- L. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.28 AC +/-**
- M. TOTAL FOREST 0.8 AC +/-**
- N. TOTAL GREEN OPEN AREA = 6.08 AC +/-**
- O. TOTAL IMPERVIOUS AREA = 2.04 AC +/-**
- P. AREA OF ESCAPABLE SOILS = 0 AC**
- PARKING TABULATION:**
 - PARKING SPACE REQUIRED (17 UNITS X 2 SPACES/UNIT) = 34 SPACES
 - OVERFLOW VISITOR PARKING REQUIRED (17 UNITS X 0.5 SPACES/UNIT) = 8 SPACES
 - TOTAL PARKING REQUIRED = 40 SPACES
 - PARKING SPACES PROVIDED (17 UNITS X 4 (2 CAR GARAGE + 2 SPACES IN DRIVE)) = 68 SPACES

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
- - - -	EXISTING CONTOUR 10' INTERVAL
----	PROPOSED CONTOUR 10' INTERVAL
----	PROPOSED CONTOUR 2' INTERVAL
x449.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN PIPE
---	EXISTING WATER LINE
---	PROPOSED SEWER
---	PROPOSED WATER
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	PROPOSED PAVING/PATH
---	PROPOSED SIDEWALKS
---	FOREST CONSERVATION EASEMENT (REFORESTATION)
---	FOREST CONSERVATION EASEMENT FENCING
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRYWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	EXISTING WETLANDS & WETLAND BUFFER
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	CRITICAL ROOT ZONE
---	DENOTES 15%-24.9% SLOPES

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	EASEMENT WIDTH
A	PUBLIC ACCESS PLACE	25 M.P.H.	50' ROW
B	PUBLIC ACCESS PLACE	25 M.P.H.	50' ROW

STORMWATER MANAGEMENT SUMMARY

AREA ID.	ESDy REQUIRED CU.FT.	ESDy PROVIDED CU.FT.	REMARKS
SITE	13,883	14,363	DRYWELLS (M-5), MICRO-BIORETENTION (M-6) & BIORETENTION (F-6)
TOTAL	13,883	14,363	

GROSS AREA = 8.13 ACRES
LOD = 5.82 ACRES (SITE)
RCN = 55
TARGET Pe = 1.0'

RECHARGE VOLUME (REV)

Rev = (5) (Rv) (A) / 12
= (0.26) (0.365) (5.82) / 12
= 0.046 AC-FT OR 2,005 CU-FT

AS PERMITTED IN CHAPTER 2 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL, RECHARGE VOLUME HAS BEEN INCLUDED WITHIN THE ESDY.

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. 36366, EXPIRATION DATE: 01/12/2026.



SIGNATURE OF PROFESSIONAL ENGINEER _____ DATE _____

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

Total Number of Lots/Units Proposed	17
Number of MIHU Required	1.7
Number of MIHU Provided Onsite (exempt from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	16
MIHU Fee-in-Lieu (Indicate lot/unit numbers)	LOTS 1 - 17

STREET SIGN CHART

STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
ROAD "A"	0+45	16' L	STOP	01-1

OWNERS

PARCEL 04
LENNIS HAWKICK
4489 CENTENNIAL LANE
ELlicOTT CITY, MD 21042

PARCEL 05
ROBERT & HELEN SPEDDEN
5710 SAN CAROLINE DRIVE
PENSACOLA, FL 32504

RIGHT-OF-WAY
CHATEAU BUILDERS, INC.
5505 WATERS CENTER DRIVE
SUITE 305
COLUMBIA, MD 21044

PARCEL 174
CHARLES & SHIRLEY HARDY
10222 MAXINE STREET
ELlicOTT CITY, MD 21042

DEVELOPER

CENTENNIAL RESERVE, LLC
308 MAGOOTH ROAD
SEVENOAK PARK, MARYLAND 21146
DAVE WIESSNER
410-461-0637

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PARK
ELlicOTT CITY, MARYLAND 21042
(410) 461 - 2925

PLANNING DIRECTOR	DATE
TENTATIVELY APPROVED	
DEPARTMENT OF PLANNING AND ZONING	
HOWARD COUNTY	

TITLE SHEET

CENTENNIAL RESERVE

LOTS 1 THRU 17, OPEN SPACE LOT 18
 4509 & 4489 CENTENNIAL LANE & 10222 MAXINE STREET

TAX MAP NO.: 30 GRID NO.: 01 PARCEL NOs.:04, 05, & 174
 ZONED R-20

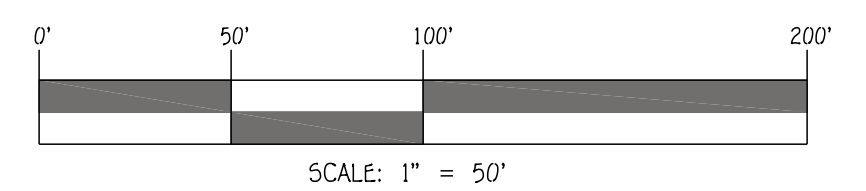
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: APRIL, 2019
 SHEET 1 OF 15

SP-19-001



CENTENNIAL RESERVE

ILLUSTRATIVE RENDERING





CENTENNIAL RESERVE

ILLUSTRATIVE RENDERING

