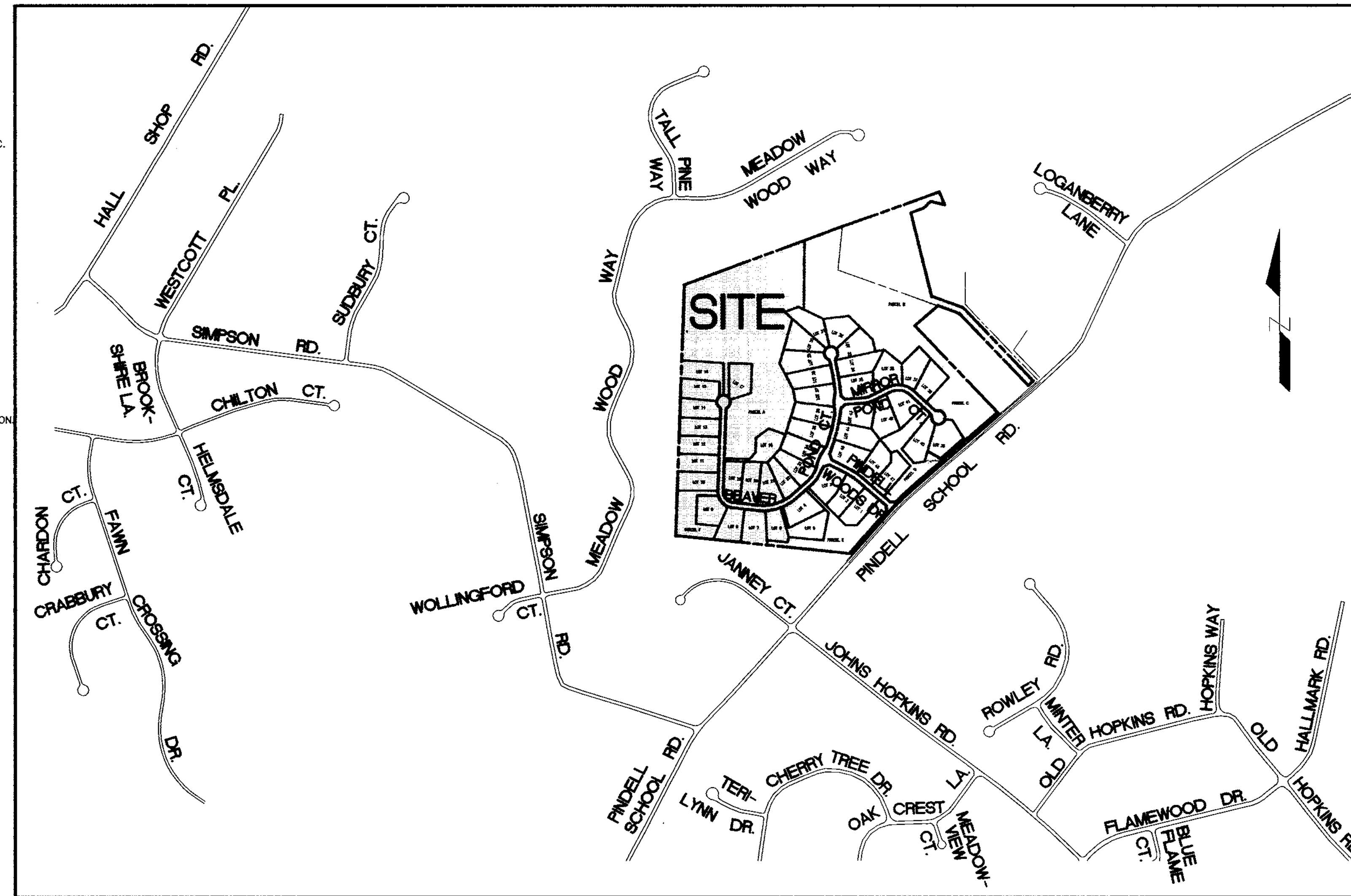


GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT ARE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
 LOCATION: FULTON, MARYLAND
 TAX MAPS/PARCELS: MAP 41, PARCELS 274, 275 (LOT 1), & 484 (LOT 1)
 ZONING: RR
 ELECTION DISTRICT: 5TH
 PREVIOUS SUBMITTALS: S-00-15
- EXISTING ZONING: RR-DEO
- DEED REFERENCES: 1154/46, 1498/491, 3510/0548
- THE PROPERTY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. DATED JUNE 1, 2000.
- GROSS AREA OF TRACT: 98.95 Acres
 AREA OF PROPOSED LOTS:
 A. BUILDABLE LOTS: 46.47 Acres
 B. PRESERVATION PARCELS: 47.92 Acres
 C. AREA OF PROPOSED ROADS: 4.66 Acres
- NUMBER OF PROPOSED LOTS/PARCELS:
 A. BUILDABLE LOTS: 47 and 1 Buildable Preservation Parcel
 B. PRESERVATION PARCELS (NON BUILDABLE): 5
- THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS TAKEN FROM CONSTRUCTION DRAWINGS BASED UPON MISS UTILITY LOCATION AND SUBSEQUENT FIELD LOCATED BY VOGEL & ASSOCIATES, INC.
- THE TOPOGRAPHY SHOWN HEREON IS COMPILED FROM POTOMAC AERIAL SURVEYORS AND FIELD RUN TOPOGRAPHY BY VOGEL & ASSOCIATES, INC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 41EA AND NO. 41EB. (NAD 83).
- THE PROPOSED WATER AND SEWER SYSTEMS TO BE PRIVATE WELL AND SEPTIC. THE PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- EXISTING CONTIGUOUS SLOPES 25% OR GREATER WHICH ARE GREATER THAN 20,000 S.F. WITHIN THE BOUNDARIES OF THE SITE HAVE BEEN SHADED/HATCHED.
- THERE ARE NO SCENIC ROADS ADJOINING THE SITE.
- THE FLOODPLAIN STUDIES WERE BASED UPON APPROVED FLOW RATES TAKEN FROM THE ADJOINING DOWNSTREAM SUBDIVISION.
- THE WETLAND DELINEATION STUDY WAS COMPLETED BY WILLIAM T. BRIDGELAND, WILDLIFE BIOLOGIST ON MARCH 1, 2000.
- THE TRAFFIC STUDY COMPILED BY LEE CUNNINGHAM WAS APPROVED AND SUBMITTED UNDER S-00-15.
- A NOISE STUDY WAS NOT APPLICABLE.
- THE GEOTECHNICAL REPORT WAS COMPLETED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. ON JULY 1, 2000.
- THE SIGHT DISTANCE ANALYSIS WAS SUBMITTED AND APPROVED AS PART OF THE S-00-15 SUBMISSION.
- STORMWATER MANAGEMENT WILL BE MET IN:
 EX. POND #1 ON PRESERVATION PARCEL A BY RETENTION
 POND #2 ON PRESERVATION PARCEL C BY RETENTION
- SEE PERCOLATION CERTIFICATION PLAT FOR PERCOLATION TEST LOCATIONS.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.136 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SEDIMENT AND EROSION CONTROL PLAN WILL BE PROVIDED AT FINAL PLAN SUBMISSION.
- THE MINIMUM LOT AREA 33,000 SF (SHARED SYSTEM) OR 40,000 SF (PRIVATE SYSTEM).
- THIS SUBDIVISION UTILIZES THE CLUSTER EXCHANGE OPTION AS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS. THE DEVELOPMENT RIGHTS FOR 24 OF THE TOTAL 47 RESIDENTIAL LOTS/PARCELS INCLUDED WITHIN THIS SUBDIVISION PER SEC. 106 MUST BE TRANSFERRED FROM QUALIFIED SENDING PARCEL PRIOR TO FINAL PLAT RECORDATION. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO ACRES. (49 ALLOWABLE).
- THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELL AND SEPTIC AREAS LOCATED WITHIN 100' OF THE PROPERTY ARE SHOWN, WHERE APPLICABLE.
- ALL PROPOSED WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE APPROVAL UNLESS OTHERWISE WAIVED BY THE HEALTH DEPT.
- GROUNDWATER APPROPRIATION PERMIT MUST BE APPROVED FOR ALL LOTS PRIOR TO FINAL PLAT SIGNATURE APPROVAL.
- TREE PROTECTION FENCE OR BLAZE ORANGE FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE SEWAGE DISPOSAL EASEMENT PRIOR TO ANY CONSTRUCTION OF ROAD OR LOT IMPROVEMENTS TO INSURE THAT PLACEMENT OF FILL MATERIAL UPON THE EASEMENT AREA WILL NOT OCCUR.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR SHARED SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THE AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM.
- LOTS 6 & 22 WHICH UTILIZE THE SHARED SEPTIC SYSTEM SHALL BE JOINTLY APPROVED BY THE HOWARD COUNTY BUREAU OF UTILITIES, MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF THE FINAL PLAT FOR SIGNATURE APPROVAL.
- THE 5% OPEN SPACE REQUIRED FOR DEO/CEO RECEIVING SUBDIVISION WILL BE PROVIDED BY NON-BUILDABLE PRESERVATION PARCELS C, D, E AND F FOR THIS SUBDIVISION IN THE AMOUNT OF 4.95 ACRES (5% REQUIRED AND 9.89 ACRES PROVIDED IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE SUBDIVISION REGULATIONS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS AND STREAM OR THEIR BUFFERS, EXCEPT AS DETERMINED AS AN ESSENTIAL DISTURBANCE BY DPZ AND SOIL CONSERVATION DISTRICT FOR SWM POND #1 IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- THERE ARE NO HISTORIC STRUCTURES, BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- EXISTING HYDRONAUTICS RESEARCH LAB (BA-358-C) STRUCTURES AND PARKING AREAS ARE TO BE REMOVED FOR THIS SUBDIVISION.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 28.59 ACRES AND 3.64 ACRES OF REFORESTATION (2.8 ACRES REQUIRED) FOR A TOTAL FOREST CONSERVATION EASEMENT AREA OF 32.23 ACRES.
- TOTAL AREA OF 100 YR. FLOOD PLAIN = 5.9 AC.
- THE PURPOSE OF THE PRESERVATION PARCELS IS AS FOLLOWS:
 PRESERVATION PARCEL A - STORM WATER MANAGEMENT & FOREST CONSERVATION
 PRESERVATION PARCEL B - BUILDABLE PARCEL & FOREST CONSERVATION
 PRESERVATION PARCEL C - STORM WATER MANAGEMENT & FOREST CONSERVATION
 PRESERVATION PARCEL D - FOREST CONSERVATION
 PRESERVATION PARCEL E - SHARED SEPTIC AND FOREST CONSERVATION
 PRESERVATION PARCEL F - FOREST CONSERVATION
- THE EXACT LOCATION OF BRL'S WILL BE DETERMINED AT FINAL PLAN STAGE.



LOCATION MAP
SCALE : 1" = 600'

PRELIMINARY PLAN PINDELL WOODS

LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F

A RESUBDIVISION OF PARCEL 275, LOT 1, AND PARCEL 484, LOT 1, AND SUBDIVISION OF PARCEL 274

TAX MAP # 41, GRID 2, 3, 8 AND 9

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND.

BENCHMARKS

HOWARD COUNTY MONUMENT #41EA
 ELEVATION: 407.599'
 DESCRIPTION: STANDARD STAMPED DISC SET ON TO CONCRETE (3' DEEP) COLUMN.
 HOWARD COUNTY MONUMENT #41EB
 ELEVATION: 464.502'
 DESCRIPTION: STANDARD STAMPED DISC SET ON TO CONCRETE (3' DEEP) COLUMN.

INDEX OF SHEETS

SHEET #	DESCRIPTION
1	PRELIMINARY PLAN - COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
5	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
6	PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN
7	PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN
8	PRELIMINARY LANDSCAPE & FOREST CONSERVATION TABULATION AND DETAILS
9	MISCELLANEOUS DETAILS

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	45,228 S.F.	3,211 S.F.	42,017 S.F.
16	45,385 S.F.	2,978 S.F.	42,407 S.F.
18	43,688 S.F.	3,688 S.F.	40,000 S.F.

DENSITY TABULATION

ALLOWABLE DENSITY = 23 (98.95 Ac./4.25 Ac.)
 TRANSFERRED DENSITY = 24
 TOTAL UNITS PROPOSED = 47 (48 INCLUDING EXISTING DWELLING)
 TOTAL UNITS ALLOWED = 49 (1 PER 2 GROSS ACRES)

COORDINATE TABLE

POINT#	NORTH	EAST	POINT#	NORTH	EAST
262	548220.9668	1336328.3395	308	550122.6671	1336922.1992
250	548352.6935	1335026.9158	265	550039.5830	1337155.2433
221	550207.5888	1335092.0222	309	549498.4058	1337673.2424
249	550635.2498	1336260.4382	310	549464.7108	1337636.2812
288	550890.8576	1336979.5619	216	549996.4606	1337127.3058
222	550794.2116	1337020.2378	257	550053.3402	1336967.7633
304	550819.6066	1336918.8910	225	549907.2838	1336797.5991
305	550814.9246	1336905.6971	258	549256.8985	1337418.9111
306	550783.3695	1336876.5746	259	548719.3161	1336798.8473
307	550769.0818	1336857.2411	261	548486.7266	1336563.7623
226	550738.0336	1336768.6264			

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1-5, 7-21, AND 23-47; AND FOR PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR LOTS 6 & 22.
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 11/17/00

PREPARED BY: [Signature]
 DEPT. OF HEALTH AND ENVIRONMENTAL SERVICES
 DATE: 12/6/00



A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484 (LOT 1) AND SUBDIVISION OF PARCEL 274

PROJECT NAME: **PINDELL WOODS**
 LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F
 5TH ELECTION DISTRICT TAX MAP # 41, GRID 2, 3, 8 AND 9
 PARCEL 275 (LOT 1), PARCEL 484 (LOT 1) AND PARCEL 274
 HOWARD COUNTY, MARYLAND.

TITLE: **COVER SHEET**
 S-00-15

OWNERS: CLARENCE AND MARTHA CARVELL
 7106 PINDELL SCHOOL ROAD
 FULTON, MD. 20759
 H Y REAL ESTATE JOINT VENTURE
 1821 ROCKVILLE PIKE, SUITE 300
 ROCKVILLE, MD. 20852

DEVELOPER: MOUNT VIEW, L.L.C.
 6258 CARDINAL LA.
 COLUMBIA, MD. 21044

PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.
 10749 BIRMINGHAM WAY
 WOODSTOCK, MD 21153
 TEL: (410) 485-7903
 FAX: (410) 485-3845

DES.: JL/DCW/AVG JOB: [Blank]
 DRW.: AVG/DTA/JNC PROJ.: [Blank]
 CHK.: D.C.W. DATE: 09.19.00

SCALE: AS SHOWN SHEET 1 OF 9

K:\PINDELL\COVER.dwg Wed Nov 01 11:55:19 2000

POINT	NORTHING	EASTING
203	550316.553	1336229.474
216	549996.461	1337121.306
221	550207.589	1335092.022
222	550794.212	1337020.238
225	549907.284	1336797.599
226	550738.034	1336768.626
249	550635.250	1336260.438
250	548352.693	1335026.916
257	550053.340	1336967.763
258	549256.899	1337418.911
259	548719.316	1336798.847
261	548466.727	1336563.762
262	548220.967	1336328.339
265	550039.583	1337155.243
288	550890.858	1336979.562
304	550819.607	1336918.891
305	550814.925	1336905.697
306	550783.370	1336876.575
307	550769.082	1336857.241
308	550122.667	1336922.199
309	549498.406	1337673.242
310	549464.711	1337636.281

LINE	LENGTH	BEARING
L1	356.64	N02°00'37"E
L2	162.92	N72°20'26"E
L3	215.46	N02°00'37"E
L4	103.82	N88°02'47"W
L5	35.02	N00°08'28"W
L6	54.92	N84°51'01"E
L7	70.95	N38°47'28"E
L8	104.95	N02°12'12"E
L9	25.28	N48°54'49"E
L10	25.80	S44°20'20"E
L11	29.54	N50°41'26"E
L12	206.86	S55°32'35"E
L13	97.65	S15°59'05"W
L14	214.92	S27°28'05"E
L15	96.48	S09°50'51"E
L16	233.86	S17°11'57"W
L17	18.19	S21°31'16"W
L18	131.58	N69°56'46"W
L19	118.63	S53°21'27"W
L20	103.35	S02°00'37"W
L21	68.90	S39°34'45"W
L22	187.07	N87°59'23"W

LINE	LENGTH	BEARING
L23	103.02	N02°00'37"E
L24	108.60	N76°21'44"E
L24A	23.27	S37°07'43"E
L24B	37.17	N78°54'30"E
L24C	23.54	N01°20'08"E
L25	41.48	S88°10'13"E
L26	210.09	N77°36'27"E
L27	19.97	S33°14'07"E
L28	35.44	S23°30'01"E
L29	19.66	S03°34'24"W
L30	166.38	S48°54'49"W
L31	40.05	S02°13'48"W
L32	314.88	N86°08'41"W

NON-BUILDABLE PRESERVATION PARCEL 'E'
 AREA = 2.65 ACRES
 DEDICATED TO H-O-A

- LEGEND:**
- 325 EXISTING CONTOURS
 - 330 PROPERTY LINE
 - SETBACK LINE
 - EXISTING TREELINE
 - TREE LINE TO REMAIN
 - 100-YR FLOODPLAIN
 - 75' STREAM BUFFER
 - 25' WETLAND BUFFER
 - WETLAND
 - EXISTING INDIVIDUAL SEPTIC AREA
 - POSSIBLE INDIVIDUAL SEPTIC AREA
 - POSSIBLE SHARED SEPTIC AREA
 - TCD #1 TRAFFIC CALMING DEVICE
 - POSSIBLE HOUSE LOCATION
 - PROP. WELL LOCATION
 - EX. WELL LOCATION
 - SS POSSIBLE SHARED SEPTIC LOT
 - 25% OR GREATER SLOPE
 - 15%-24.9% SLOPE
 - PERCOLATION TEST PASSED
 - PERCOLATION TEST FAILED
 - STREET LIGHT
 - LI FOREST CONSERVATION EASEMENT
 - EX. ELECTRIC LINE
 - EX. WATER MAIN



NON-BUILDABLE PRESERVATION PARCEL 'F'
 AREA = 1.64 ACRES
 DEDICATED TO H-O-A

AREA TO BE REFORESTED, SEE SHEET 6 OF 9

LEGEND:

Proposed Road	Road Classification	Pavement Width	Maximum Curve Radius	Right-of-Way
Beaver Pond Court from Station 0+40 to Station 16+51	Public Access Place	18 Feet	150 Feet	40 Feet
Pindeell Woods Drive	Public Access Street	22 Feet	230 Feet	40 Feet
Mirror Pond Court	Public Access Place	18 Feet	150 Feet	40 Feet
Beaver Pond Court between the Roundabouts	Public Access Street	22 Feet	150 Feet	40 Feet

Roadway Classification	Min. Pole Height	Pole Type	Fixture	Lamp Size
Residential	30 Ft.	Fiberglass bronze,	Pendant Fixture	150w/LPS w/12' Arm

*LOCATIONS AS SHOWN ON PLAN

A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484 (LOT 1) AND SUBDIVISION OF PARCEL 274

ROAD NAME	STATION TO STATION	CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHRD BEARING
PINDELL WOODS DRIVE	3+25.58 - 4+55.20	C-1	129.26	500.00	14°51'13"	65.18	129.26'	N56°18'29"W
BEAVER POND COURT (L)	0+78.23 - 2+29.31	C-2	154.08	400.00	22°04'13"	78.01	153.13'	S37°18'01"W
	3+54.21 - 6+48.15	C-3	291.95	350.00	47°47'33"	155.07	283.56'	N72°13'54"E
	8+33.19 - 9+86.58	C-4	154.39	103.00	85°52'57"	95.85	140.34'	N40°55'52"W
BEAVER POND COURT (R)	0+72.62 - 1+79.26	C-8	106.64	400.00	15°16'30"	53.64	106.32'	N18°37'39"E
	3+48.97 - 5+39.20	C-9	190.23	465.00	23°26'22"	96.46	188.91'	N00°57'47"E
MIRROR POND COURT	1+32.25 - 2+75.34	C-10	143.09	300.00	27°19'41"	72.93	141.74'	N78°30'11"E
	3+87.41 - 5+70.59	C-11	182.98	150.00	69°53'31"	104.82	171.84'	S82°12'54"E

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

PLAN
 SCALE: 1" = 100'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1-5, 7-21, AND 23-47; AND FOR PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR LOTS 6 & 22.
 HOWARD COUNTY HEALTH DEPARTMENT
 DATE: 4/17/20

APPROVED: CLARENCE AND MARTHA CARVELL
 7106 PINDELL SCHOOL ROAD
 FULTON, MD. 20759
 H Y REAL ESTATE JOINT VENTURE
 1821 ROCKVILLE PKE, SUITE 300
 ROCKVILLE, MD. 20852
 DEVELOPER: MOUNT VIEW, LLC.
 6258 CARDINAL LA.
 COLUMBIA, MD. 21044

DES.: JL/DCW/AVG JOB: SCALE: SHEET 2 OF 9
 DRW.: AVG/DTA/UNC PROJ.: DATE: 09.26.00
 CHK.: D.C.W. DATE: 09.26.00

P-01-06

LINE	LENGTH	BEARING
L33	256.45	S02°00'05"W
L34	803.27	S89°53'47"W
L35	803.17	N42°22'41"E
L36	78.04	N75°23'28"E
L37	73.65	N78°59'33"E
L38	111.77	N43°33'38"E
L39	74.05	N75°22'58"E
L40	78.63	N35°35'00"E
L41	182.90	N43°22'51"E
L42	33.31	N61°53'54"E
L43	51.30	S79°20'24"E
L44	27.66	N44°28'53"E
L45	128.18	N62°19'08"E
L46	124.98	N44°31'15"E
L47	33.94	N85°57'17"E

LINE	LENGTH	BEARING
L48	211.56	S55°32'35"E
L49	21.57	S06°12'12"W
L50	82.94	S22°38'33"E
L51	19.57	S84°37'44"E
L52	38.67	S19°58'03"E
L53	42.52	S08°58'43"E
L54	100.97	S43°10'57"W
L55	119.29	S47°42'59"W
L56	85.97	S04°08'33"W
L57	79.43	S46°03'55"W
L58	48.28	S74°05'28"W
L59	38.75	S38°02'38"W
L60	53.83	S65°30'48"W
L61	40.14	S64°46'07"W
L62	23.02	S55°39'18"W
L63	408.08	N00°35'11"E
L64	46.21	S64°44'10"E
L65	108.28	N69°57'27"E
L66	76.86	N48°47'58"W
L67	225.09	N19°59'05"E

LINE	LENGTH	BEARING
L145	35.40	N02°51'27"W
L146	153.29	S84°31'13"E
L147	38.85	N12°38'38"E
L148	256.29	S84°46'19"E
L149	145.58	N10°50'52"E
L150	65.52	S72°04'35"E
L151	196.16	S02°24'57"E
L152	19.01	S89°27'00"W
L153	18.95	S00°33'00"E
L154	499.18	N84°13'13"W

LINE	LENGTH	BEARING
L155	335.97	S02°00'37"W
L156	300.08	N89°18'12"W
L157	157.48	S89°18'20"E
L158	210.98	N02°00'37"E
L159	171.05	N84°13'13"W
L160	108.22	N23°52'32"E
L161	278.57	S84°13'13"W

CURVE	LENGTH	RADIUS
C1	23.18	25.00
C2	63.53	50.00
C4	35.38	123.00

LINE	LENGTH	BEARING
L162	69.50	N48°52'53"W
L163	168.82	S41°07'07"W
L164	77.06	S48°42'22"E
L165	38.52	N41°22'02"E
L166	126.76	N38°43'11"E
L167	3.47	N02°58'02"W

PROPOSED ROAD	ROAD CLASSIFICATION	PAVEMENT WIDTH	MAXIMUM CURVE RADIUS	RIGHT-OF-WAY
Beaver Pond Court from Station 0+40 to Station 16+51	Public Access Place	18 Feet	150 Feet	40 Feet
Pindeell Woods Drive	Public Access Street	22 Feet	230 Feet	40 Feet
Mirror Pond Court	Public Access Place	18 Feet	150 Feet	40 Feet
Beaver Pond Court between the Roundabouts	Public Access Street	22 Feet	150 Feet	40 Feet

Roadway Classification	Min. Pole Height	Pole Type	Fixture	Lamp Size
Residential	30 Ft.	Fiberglass bronze,	Pendant Fixture	150w/LPS w/12' Arm

*LOCATIONS AS SHOWN ON PLAN

A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484 (LOT 1) AND SUBDIVISION OF PARCEL 274

PROJECT NAME	TITLE	OWNERS
PINDELL WOODS	PRELIMINARY PLAN	CLARENCE AND MARTHA CARVELL 7106 PINDELL SCHOOL ROAD FULTON, MD. 20759 H Y REAL ESTATE JOINT VENTURE 1821 ROCKVILLE PKE, SUITE 300 ROCKVILLE, MD. 20852
	9-00-15	MARSHALL P. TULIN 1821 ROCKVILLE PKE, SUITE 300 ROCKVILLE, MD. 20852 DEVELOPER: MOUNT VIEW, LLC. 6258 CARDINAL LA. COLUMBIA, MD. 21044

DES.: JL/DCW/AVG JOB: SCALE: SHEET 2 OF 9
 DRW.: AVG/DTA/UNC PROJ.: DATE: 09.26.00
 CHK.: D.C.W. DATE: 09.26.00

P-01-06

LINE TABLE - FCE 5

LINE	LENGTH	BEARING
L68	408.08	S00°36'11"W
L69	15.06	S55°05'16"W
L70	41.88	S82°35'58"W
L71	89.45	N82°34'53"W
L72	56.86	N87°24'32"W
L73	93.25	S51°30'40"W
L74	173.61	N05°29'22"E
L75	783.81	N70°22'41"W
L76	224.25	N49°21'35"E
L77	134.03	N46°18'35"E
L78	83.00	N43°41'25"E
L79	182.53	N45°06'45"E
L80	168.88	S51°05'28"E
L81	64.29	N77°37'04"E
L82	91.02	S13°33'28"E
L83	248.19	S45°34'22"E
L84	189.01	N82°22'30"E
L85	159.06	S64°44'05"E

LINE TABLE - FCE 6

LINE	LENGTH	BEARING
L86	184.01	N05°32'58"E
L87	101.88	N86°18'36"E
L88	59.16	S85°36'42"E
L89	60.46	N82°46'58"E
L90	42.21	N71°44'05"E
L91	292.20	S09°24'10"W
L92	245.00	N70°22'41"W

LINE TABLE - FCE 7

LINE	LENGTH	BEARING
L93	101.68	S05°32'14"W
L94	300.00	S70°28'59"W
L95	125.88	N09°24'10"E
L96	88.34	N35°25'46"E
L97	114.78	N87°30'28"E
L98	96.37	S87°06'28"E

LINE TABLE - FCE 8

LINE	LENGTH	BEARING
L99	278.25	S69°53'47"W
L100	101.68	N05°32'14"E
L101	11.69	S77°24'20"E
L102	79.58	N53°02'43"E
L103	63.24	N69°40'12"E
L104	85.36	S46°52'27"E
L105	28.07	S87°40'51"E
L106	31.80	S65°02'41"E

LINE TABLE - FCE 9

LINE	LENGTH	BEARING
L107	241.44	N42°14'44"E
L108	352.38	N43°57'59"W
L109	83.00	N46°18'35"E
L110	438.15	S43°41'25"E
L111	57.70	S14°15'11"W
L112	25.63	N83°30'41"W
L113	111.49	S77°04'42"W
L114	51.91	S28°18'54"W
L115	48.12	S12°52'59"E
L116	28.67	S43°22'21"W
L117	56.57	S83°28'57"W
L118	51.49	N47°11'59"W

LINE TABLE - FCE 10

LINE	LENGTH	BEARING
L119	135.03	N31°40'59"W
L120	35.00	N58°18'01"E
L121	16.73	S67°12'00"E
L122	40.41	S81°30'37"E
L123	49.42	N67°58'44"E
L124	58.42	N38°30'45"E
L125	52.15	N04°52'11"E
L126	94.61	N21°11'46"W
L127	53.77	N57°46'04"E
L128	43.62	N18°25'13"E
L129	276.51	S43°41'25"E
L130	298.79	S49°04'31"W

POINT NORTHING EASTING

216	549996.461	1337127.306
221	550207.589	1335092.022
222	550794.212	1337020.238
225	549907.284	1336797.599
226	550738.034	1336768.626
249	550635.250	1336260.438
250	548352.693	1335026.916
257	550053.340	1336967.763
258	549256.899	1337418.911
259	548719.316	1336798.847
261	548486.727	1336563.762
262	548220.967	1336328.339
265	550039.583	1337155.243
288	550890.858	1336979.562
304	550819.607	1336918.891
305	550814.925	1336905.697
306	550783.570	1336876.575
307	550789.082	1336857.241
308	550122.667	1336922.199
309	549498.406	1337673.242
310	549464.711	1337636.281

LINE TABLE - FCE 11

LINE	LENGTH	BEARING
L131	166.68	S63°50'25"W
L132	237.26	S45°51'03"W
L133	74.41	N47°16'09"W
L134	336.39	N39°27'36"E
L135	136.28	N40°55'29"W
L136	78.30	S82°37'51"W
L137	67.03	N16°11'44"E
L137A	96.06	S41°08'39"E
L138	440.62	N48°51'21"E
L139	6.57	N87°52'59"E
L140	61.37	S48°52'53"E
L141	299.48	S41°07'07"W
L142	151.06	S40°55'29"E
L143	45.88	N70°46'46"E
L144	128.48	S39°39'53"E

- LEGEND:**
- 425 3.30 EXISTING CONTOURS
 - PROPERTY LINE
 - SETBACK LINE
 - EXISTING TREELINE
 - TREE LINE TO REMAIN
 - 100-YR FLOODPLAIN
 - 75' STREAM BUFFER
 - 25' WETLAND BUFFER
 - WETLAND
 - EXISTING INDIVIDUAL SEPTIC AREA
 - POSSIBLE INDIVIDUAL SEPTIC AREA
 - POSSIBLE SHARED SEPTIC AREA
 - TCD #1 TRAFFIC CALMING DEVICE
 - POSSIBLE HOUSE LOCATION
 - PROP. WELL LOCATION
 - EX. WELL EX. WELL LOCATION
 - SS POSSIBLE SHARED SEPTIC LOT
 - 25% OR GREATER SLOPE
 - 15%-24.9% SLOPE
 - PERCOLATION TEST PASSED
 - PERCOLATION TEST FAILED
 - ☀ STREET LIGHT
 - LI FOREST CONSERVATION EASEMENT
 - EX. ELECTRIC LINE
 - EX. WATER MAIN

AREA TO BE REFORESTED, SEE SHEET 6 OF 9

NON-BUILDABLE PRESERVATION PARCEL 'D' AREA = 2.23 AC. DEDICATED TO H-O-A

NON-BUILDABLE PRESERVATION PARCEL 'C' AREA = 3.37 ACRES DEDICATED TO H-O-A

NOTE: SWM & STORMDRAIN EASEMENT ARE SUBTRACTED FROM FCE CALCULATIONS.

PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

Caroly Hamilton 12/6/09
PLANNING DIRECTOR DATE

David Wilson
HOWARD COUNTY HEALTH DEPARTMENT

PAVEMENT AND RIGHT-OF-WAY WIDTHS

Proposed Road	Road Classification	Pavement Width	Maximum Curve Radius	Right-of-Way
Beaver Pond Court from Station 0+00 to Station 16+51	Public Access Place	18 Feet	150 Feet	40 Feet
Pindell Woods Drive	Public Access Street	22 Feet	230 Feet	40 Feet
Mirror Pond Court	Public Access Place	18 Feet	150 Feet	40 Feet
Beaver Pond Court between the Roundabouts	Public Access Street	22 Feet	150 Feet	40 Feet

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1-5, 7-22, AND 23-47; AND FOR PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR LOTS 6 & 22.

HOWARD COUNTY HEALTH DEPARTMENT

Doree M. Hester 11/17/09
HOWARD COUNTY HEALTH OFFICER DATE

TABLE 5.03
ACCEPTABLE STREET LIGHT POLE AND FIXTURE

Roadway Classification	Min. Pole Height	Pole Type	Fixture	Lamp Size
Residential	30 Ft.	Fiberglass bronze, w/12' Arm	Pendant Fixture	150w.LPS

*LOCATIONS AS SHOWN ON PLAN

A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484, (LOT 1), AND SUBDIVISION OF PARCEL 274

PROJECT NAME
PINDELL WOODS

LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F
5th ELECTION DISTRICT TAX MAP # 41, GRID 2, 3, 8 AND 9
PARCEL 275 (LOT 1), PARCEL 484 (LOT 1) AND PARCEL 274
HOWARD COUNTY, MARYLAND

TITLE
PRELIMINARY PLAN
9-00-15

OWNERS:
CLARENCE AND MARTHA CARVELL
708 PINDELL SCHOOL ROAD
FULTON, MD 20759
H Y REAL ESTATE JOINT VENTURE
1821 ROCKVILLE PKE, SUITE 300
ROCKVILLE, MD 20852

DEVELOPER:
MOUNT VIEW, LLC
6258 CARDINAL LA.
COLUMBIA, MD 21044

PREPARED BY:
AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.
10748 BIRMINGHAM WAY
NOTESBORO, MD 21085
TEL (410) 465-7903
FAX (410) 465-8845

DES.: JL/DCW/AVG **JOB:**

DRW.: AVG/DIA/JNC **PROJ.:**

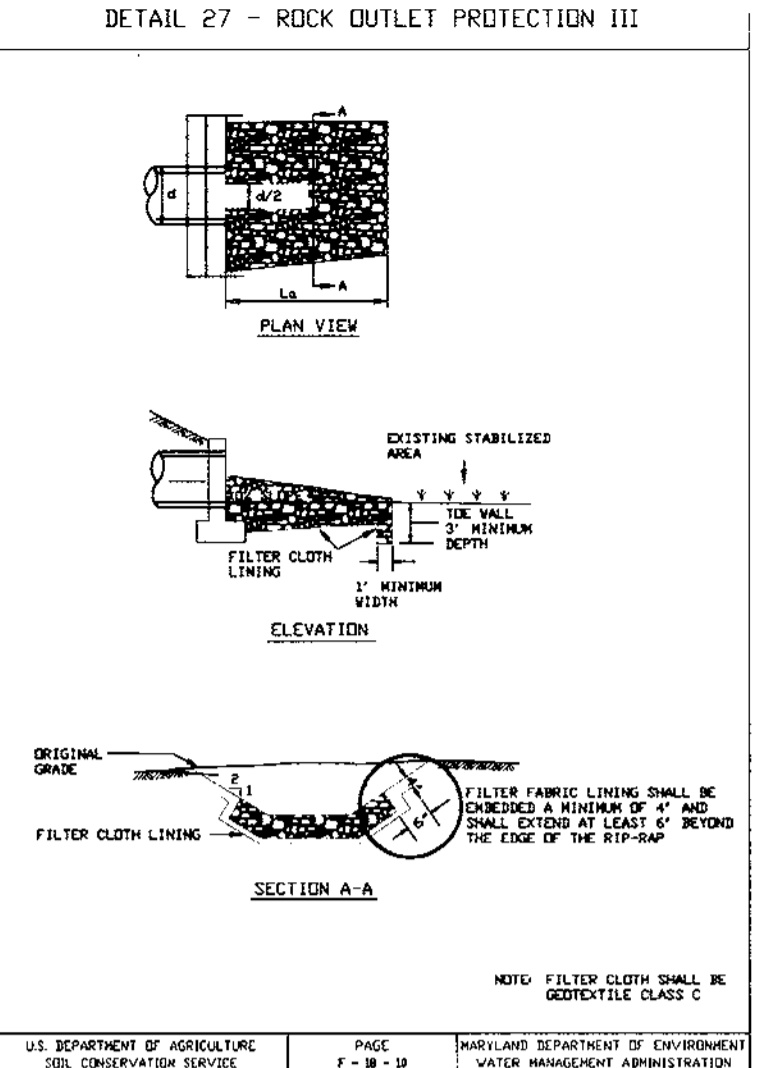
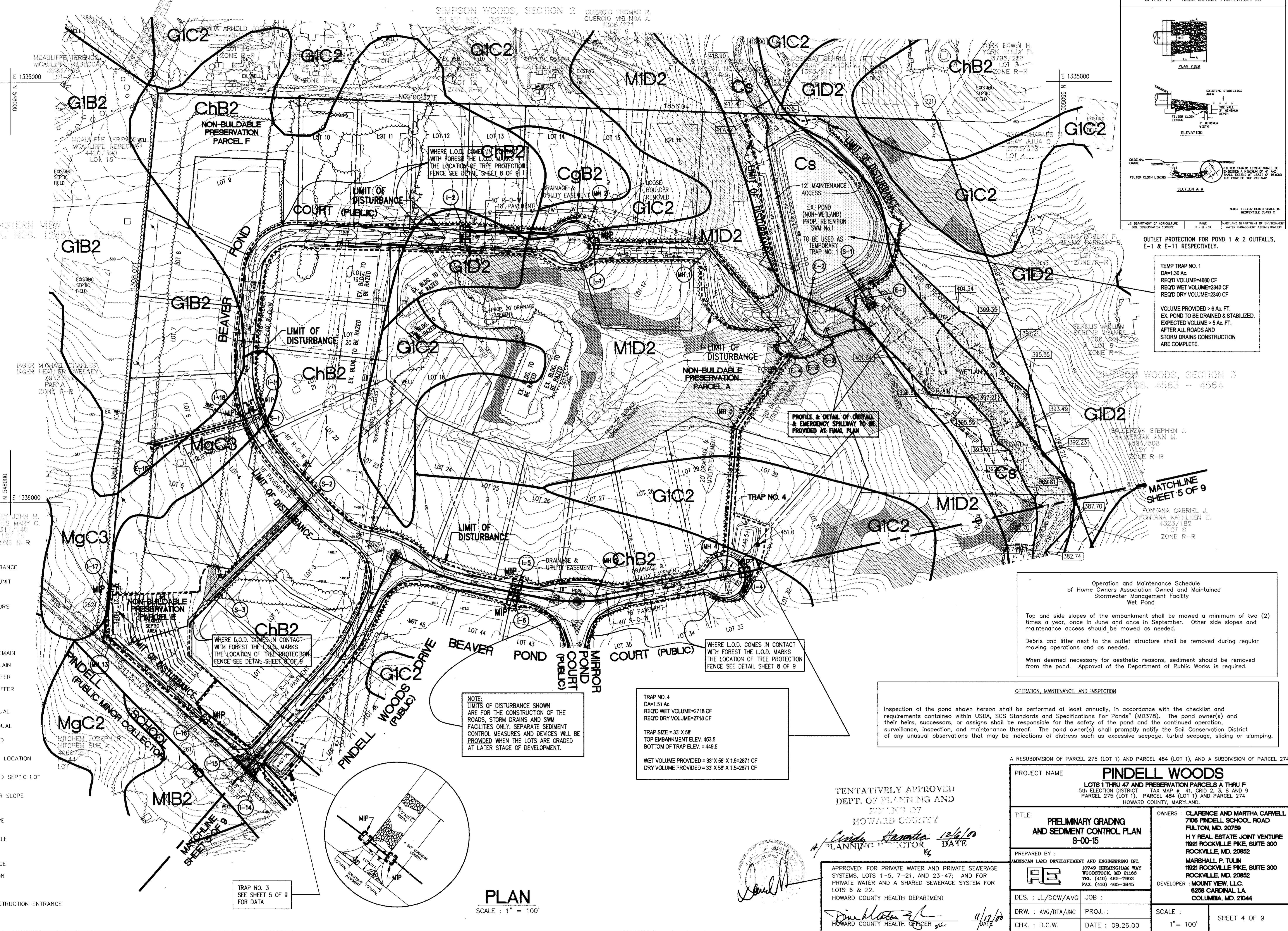
CHK.: D.C.W. **DATE:** 09.26.00

SCALE: 1" = 100'

SHEET 3 OF 9

POINT	NORTHING	EASTING
203	550316.553	1336229.474
216	549995.461	1337127.306
221	550207.589	1335092.022
222	550794.212	1337020.238
225	549907.284	1336797.599
226	550738.034	1336768.626
249	550635.250	1336260.438
250	548352.693	1335026.916
257	550053.340	1336967.763
258	549256.899	1337418.911
259	548719.316	1336798.847
261	548486.727	1336563.762
262	548220.967	1336328.339
265	550039.583	1337155.243
288	550890.858	1336979.562
304	550819.607	1336918.891
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306	550783.370	1336876.575
307	550769.082	1336857.241
308	550122.667	1336922.199
309	549498.406	1337673.242
310	549464.711	1337636.281

- LEGEND:**
- LIMIT OF DISTURBANCE
 - SOILS MAPPING UNIT
 - EXISTING CONTOURS
 - PROPERTY LINE
 - SETBACK LINE
 - EX. TREE LINE
 - TREE LINE TO REMAIN
 - 100-YR FLOODPLAIN
 - 75' STREAM BUFFER
 - 25' WETLAND BUFFER
 - WETLAND
 - EXISTING INDIVIDUAL SEPTIC AREA
 - POSSIBLE INDIVIDUAL SEPTIC AREA
 - POSSIBLE SHARED SEPTIC AREA
 - POSSIBLE HOUSE LOCATION
 - SS
 - POSSIBLE SHARED SEPTIC LOT
 - 25% OR GREATER SLOPE
 - 15%-24.9% SLOPE
 - TEMPORARY SWALE
 - S
 - SILT FENCE
 - SF
 - SUPER SILT FENCE
 - C
 - INLET PROTECTION
 - MIP
 - SCE
 - STABILIZED CONSTRUCTION ENTRANCE



OUTLET PROTECTION FOR POND 1 & 2
E-1 & E-11 RESPECTIVELY.

TEMP TRAP NO. 1
DA=1.30 AC
REQD VOLUME=4680 CF
REQD WET VOLUME=2340 CF
REQD DRY VOLUME=2340 CF

VOLUME PROVIDED > 6 AC. FT.
EX. POND TO BE DRAINED & STABILIZED.
EXPECTED VOLUME > 5 AC. FT.
AFTER ALL ROADS AND
STORM DRAIN CONSTRUCTION
ARE COMPLETE.

OPERATION, MAINTENANCE, AND INSPECTION

Operation and Maintenance Schedule
of Home Owners Association Owned and Maintained
Stormwater Management Facility
Wet Pond

Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes and maintenance access should be mowed as needed.

Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.

When deemed necessary for aesthetic reasons, sediment should be removed from the pond. Approval of the Department of Public Works is required.

TRAP NO. 4
DA=1.51 AC
REQD WET VOLUME=2718 CF
REQD DRY VOLUME=2718 CF

TRAP SIZE = 33' X 58'
TOP EMBANKMENT ELEV. 453.5
BOTTOM OF TRAP ELEV. = 449.5

WET VOLUME PROVIDED = 33' X 58' X 1.5=2871 CF
DRY VOLUME PROVIDED = 33' X 58' X 1.5=2871 CF

NOTE:
LIMITS OF DISTURBANCE SHOWN
ARE FOR THE CONSTRUCTION OF THE
ROADS, STORM DRAINS AND SWIM
FACILITIES ONLY. SEPARATE SEDIMENT
CONTROL MEASURES AND DEVICES WILL BE
PROVIDED WHEN THE LOTS ARE GRADED
AT LATER STAGE OF DEVELOPMENT.

WHERE L.O.D. COMES IN CONTACT
WITH FOREST THE L.O.D. MARKS
THE LOCATION OF TREE PROTECTION
FENCE SEE DETAIL SHEET 8 OF 9

WHERE L.O.D. COMES IN CONTACT
WITH FOREST THE L.O.D. MARKS
THE LOCATION OF TREE PROTECTION
FENCE SEE DETAIL SHEET 8 OF 9

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY

Cecilia Hamada 12/6/10
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE
SYSTEMS, LOTS 1-5, 7-21, AND 23-47; AND FOR
PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR
LOTS 6 & 22.

HOWARD COUNTY HEALTH DEPARTMENT

Dina Klotter
HOWARD COUNTY HEALTH OFFICER

12/10
DATE

A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484 (LOT 1), AND A SUBDIVISION OF PARCEL 274

PROJECT NAME PINDELL WOODS		OWNERS: CLARENCE AND MARTHA CARVELL 7108 PINDELL SCHOOL ROAD FULTON, MD. 20759	
LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F 5th ELECTION DISTRICT TAX MAP # 41, GRID 2, 3, 8 AND 9 PARCEL 275 (LOT 1), PARCEL 484 (LOT 1) AND PARCEL 274 HOWARD COUNTY, MARYLAND.		H Y REAL ESTATE JOINT VENTURE 1621 ROCKVILLE PIKE, SUITE 300 ROCKVILLE, MD. 20852	
TITLE PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN S-00-15		MARSHALL P. TULIN 1621 ROCKVILLE PIKE, SUITE 300 ROCKVILLE, MD. 20852	
PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 10749 BIRKINGHAM WAY WOODSTOCK, MD 21163 TEL. (410) 465-7903 FAX (410) 465-3845		DEVELOPER: MOUNT VIEW, LLC 6256 CARDINAL LA. COLUMBIA, MD. 21044	
DES.: JL/DCW/AVG	JOB:	SCALE:	SHEET 4 OF 9
DRW.: AVG/DIA/JNC	PROJ.:	1" = 100'	
CHK.: D.C.W.	DATE: 09.26.00		

PLAN
SCALE: 1" = 100'

K:\PINDELL\GAD\PLANS\G15.dwg Wed Nov 15 16:03:23 2010

BALCERZAK STEPHEN J.
 BALCERZAK ANN M.
 1004/508
 LOT 7
 ZONE R-R

FONTANA GABRIEL J.
 FONTANA KATHLEEN E.
 4325/132
 LOT 8
 ZONE R-R

COON STEPHEN P.
 COON GEORAH B.
 4325/132
 ZONE R-R

HANSEN
 4325/132
 ZONE R-R

PARTEL THIR
 13948/484
 LOT 11
 ZONE R-R

FREDERICK HENRY F.
 FREDERICK CHARLNE M.
 2881/045
 P.464
 ZONE : R-R

NOTE : THE TREES REMAINING ON THIS PLAN ARE THE RESULT OF PROP. GRADING. THE TREES REMAINING ON THE SHEET 2 & 3 ARE ANTICIPATED CLEARING AS PART OF THE PRIVATE DEVELOPMENT THIS CLEARING WILL BE DONE UNDER THE GRADING PROPOSED ON PLOT PLANS NOT FINAL CONSTRUCTION PLANS.

TRAP NO. 4
 SEE SHEET 4 OF 9
 FOR DATA

WHERE L.O.D. COMES IN CONTACT WITH FOREST THE L.O.D. MARKS THE LOCATION OF TREE PROTECTION FENCE SEE DETAIL SHEET 8 OF 9

WHERE L.O.D. COMES IN CONTACT WITH FOREST THE L.O.D. MARKS THE LOCATION OF TREE PROTECTION FENCE SEE DETAIL SHEET 8 OF 9

PROFILE & DETAIL OF OUTFALL TO BE PROVIDED AT FINAL PLAN

PROP. SWM FAC. NO. 2 TO BE EXCAVATED 1' ABOVE FINAL GRADE AND SHALL BE USED AS SEDIMENT TRAP UNTIL ALL ROADS AND STORM DRAIN CONSTRUCTION ARE COMPLETE AND THE DISTURBED AREAS ARE STABILIZED.

Operation and Maintenance Schedule of Home Owners Association Owned and Maintained Stormwater Management Facility Wet Pond

Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes and maintenance access should be mowed as needed.

Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.

When deemed necessary for aesthetic reasons, sediment should be removed from the pond. Approval of the Department of Public Works is required.

OPERATION, MAINTENANCE, AND INSPECTION

Inspection of the pond shown herein shall be performed at least annually, in accordance with the checklist and requirements contained within USDA, SCS Standards and Specifications For Ponds* (MD378). The pond owner(s) and their heirs, successors, or assigns shall be responsible for the safety of the pond and the continued operation, surveillance, inspection, and maintenance thereof. The pond owner(s) shall promptly notify the Soil Conservation District of any unusual observations that may be indications of distress such as excessive seepage, turbid seepage, sliding or slumping.

A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484 (LOT 1), AND A SUBDIVISION OF PARCEL 274

PROJECT NAME PINDELL WOODS		OWNERS : CLARENCE AND MARTHAL CARVELL 7106 PINDELL SCHOOL ROAD FULTON, MD. 20759	
TITLE PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN 8-00-15		H Y REAL ESTATE JOINT VENTURE 1821 ROCKVILLE PKE, SUITE 300 ROCKVILLE, MD. 20852	
PREPARED BY : AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. 10749 BIRMINGHAM WAY WOODSTOCK, MD 21165 TEL. (410) 465-7903 FAX (410) 465-3845		MARSHALL P. TULIN 1821 ROCKVILLE PKE, SUITE 300 ROCKVILLE, MD. 20852	
DES. : JL/DCW/AVG		DEVELOPER : MOUNT VIEW, LLC 6258 CARDINAL LA. COLUMBIA, MD. 21044	
DRW. : AVG/DTA	PROJ. :	SCALE :	SHEET 5 OF 9
CHK. : D.C.W.	DATE : 09.26.00	1" = 100'	

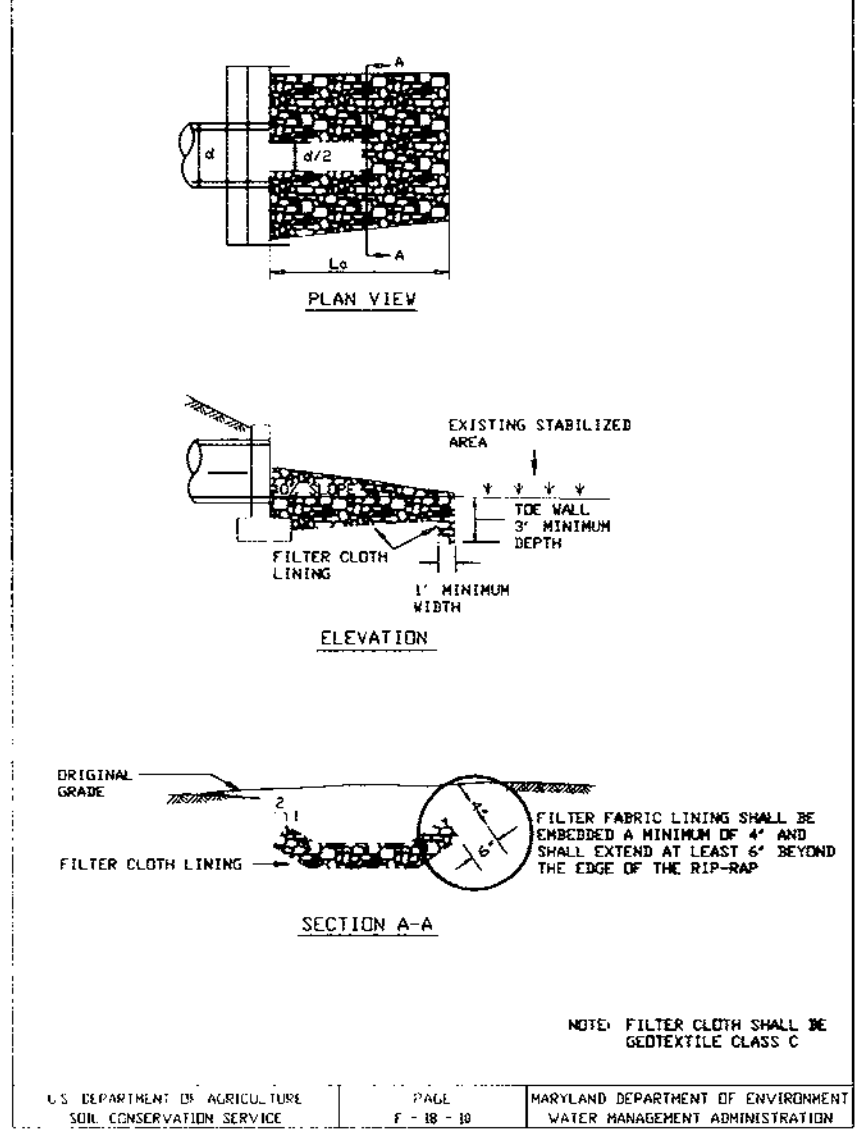
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY

David Hamilton 12/6/00
 PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1-5, 7-21, AND 23-47; AND FOR PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR LOTS 6 & 22.
 HOWARD COUNTY HEALTH DEPARTMENT
David Hamilton 11/7/00
 HOWARD COUNTY HEALTH OFFICER DATE

PLAN
 SCALE : 1" = 100'

DETAIL 27 - ROCK OUTLET PROTECTION III



OUTLET PROTECTION FOR POND NO. 1 & 2 OUTFALLS, E-1 & E-11, RESPECTIVELY.

NOTE:
 LIMITS OF DISTURBANCE SHOWN ARE FOR THE CONSTRUCTION OF THE ROADS, STORM DRAINS AND SWM FACILITIES ONLY. SEPARATE SEDIMENT CONTROL MEASURES AND DEVICES WILL BE PROVIDED WHEN THE LOTS ARE GRADED AT LATER STAGE OF DEVELOPMENT.

LEGEND :

- LIMIT OF DISTURBANCE
- SOILS MAPPING UNIT
- 325 EXISTING CONTOURS
- 330 EXISTING CONTOURS
- PROPERTY LINE
- SETBACK LINE
- EXIST. TREE LINE
- 100-YR FLOODPLAIN
- 75' STREAM BUFFER
- 25' WETLAND BUFFER
- EXISTING INDIVIDUAL SEPTIC AREA
- POSSIBLE INDIVIDUAL SEPTIC AREA
- POSSIBLE SHARED SEPTIC AREA
- TCD #1 TRAFFIC CALMING DEVICE
- POSSIBLE HOUSE LOCATION
- SS POSSIBLE SHARED SEPTIC LOT
- 25% OR GREATER SLOPE
- 15%-24.9% SLOPE
- A-1 --- A-1 TEMPORARY SWALE
- S --- SILT FENCE
- SF --- SUPER SILT FENCE
- INLET PROTECTION
- SCE STABILIZED CONSTRUCTION ENTRANCE

LINE TABLE - FCE 1		
LINE	LENGTH	BEARING
L1	356.64	N02°00'37"E
L2	162.92	N72°20'25"E
L3	215.46	N02°00'37"E
L4	103.82	N88°52'47"W
L5	35.02	N02°08'28"W
L6	54.92	N84°51'01"E
L7	70.95	N38°47'58"E
L8	104.95	N02°12'12"E
L9	25.29	N48°54'49"E
L10	25.80	S44°20'20"E
L11	29.54	N50°41'02"E
L12	206.86	S55°32'35"E
L13	97.85	S15°59'05"W
L14	214.82	S27°59'05"E
L15	96.48	S03°34'24"W
L16	233.86	S71°15'27"W
L17	18.19	S21°31'16"W
L18	131.58	N69°56'46"W
L19	116.63	S53°21'27"W
L20	103.35	S02°09'37"W
L21	68.90	S39°54'45"W
L22	187.07	N87°59'23"W

LINE TABLE - FCE 2		
LINE	LENGTH	BEARING
L23	103.02	N02°00'37"E
L24	108.60	N76°21'44"E
L24A	23.27	S37°07'43"E
L24B	37.17	N78°54'30"E
L24C	23.34	N01°20'08"E
L25	41.48	S88°10'13"E
L26	210.08	N77°36'57"E
L27	19.97	S73°14'10"E
L28	35.44	S29°30'01"E
L29	19.66	S03°34'24"W
L30	166.38	S48°54'49"W
L31	40.05	S02°13'48"W
L32	314.88	N86°08'41"W

LINE TABLE - FCE 3		
LINE	LENGTH	BEARING
L33	256.45	S02°30'05"W
L34	203.27	S89°53'47"W
L35	80.17	N42°24'41"E
L36	78.04	N72°23'28"E
L37	73.65	N78°59'33"E
L38	111.77	N43°33'38"E
L39	74.05	N78°22'38"E
L40	78.62	N35°35'00"E
L41	182.90	N43°27'51"E
L42	33.31	N61°53'54"E
L43	51.30	S79°20'24"E
L44	27.66	N44°28'53"E
L45	129.18	N62°19'38"E
L46	124.98	N44°31'15"E
L47	33.94	N85°57'17"E

LINE TABLE - FCE 4		
LINE	LENGTH	BEARING
L48	211.56	S55°32'55"E
L49	21.57	S06°12'27"W
L50	82.94	S22°39'33"W
L51	19.57	S84°57'48"E
L52	38.67	S18°58'03"E
L53	42.52	S06°55'43"E
L54	100.97	S43°10'57"W
L55	119.29	S47°42'39"W
L56	86.97	S04°08'03"W
L57	79.43	S48°03'55"W
L58	48.28	S72°05'28"W
L59	38.75	S36°02'39"W
L60	53.83	S65°30'46"W
L61	40.14	S64°48'07"W
L62	23.02	S55°05'16"W
L63	408.08	N00°35'11"E
L64	46.21	S64°44'10"E
L65	108.28	N69°57'27"E
L66	70.88	N48°47'58"W
L67	225.09	N15°59'05"E

LINE TABLE - FCE 12		
LINE	LENGTH	BEARING
L145	35.40	N02°51'27"W
L146	153.29	S84°13'13"E
L147	38.85	N12°38'38"E
L148	296.29	S84°46'19"E
L149	145.58	N105°05'27"E
L150	66.52	S79°04'35"E
L151	196.16	S02°24'57"E
L152	19.01	S89°27'00"W
L153	18.95	S00°33'00"E
L154	499.18	N84°13'13"E

LINE TABLE - FCE 13		
LINE	LENGTH	BEARING
L155	335.97	S02°00'37"W
L156	300.08	N89°18'12"W
L157	157.48	S89°18'20"E
L158	210.98	N02°00'37"E
L159	171.05	N84°13'13"W
L160	108.22	N23°53'23"E
L161	278.57	S84°13'13"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	23.18	25.00
C2	63.53	50.00
C4	35.38	123.00

(NON-BUILDABLE) PRESERVATION PARCEL 'F'
 AREA = 1.57 ACRES
 DEDICATED TO H-O-A

FOR PERIMETER LANDSCAPE INFO CONSULT TABULATION ON SHEET 8 OF 9

(NON-BUILDABLE) PRESERVATION PARCEL 'E'
 AREA = 2.65 ACRES
 DEDICATED TO H-O-A

JANNEY JOHN M.
 BACKUS HARRY C.
 2317714H
 LOT 19
 ZONE R-R

MATCHLINE SHEET 7 OF 9
 FONTANA KATHLEEN E.
 4325/182
 LOT 8
 ZONE R-R

EASTERN VIEW
 PLAT NOS. 10457 - 10459
 ZONE R-R

N. 548000
 E 1336000

00895 N
 E 1335000

E 1335000
 N 550000

(NON-BUILDABLE) PRESERVATION PARCEL 'A'
 AREA = 19.58 ACRES

FOR PERIMETER LANDSCAPE INFO CONSULT TABULATION ON SHEET 8 OF 9

(NON-BUILDABLE) PRESERVATION PARCEL 'E'
 AREA = 2.65 ACRES
 DEDICATED TO H-O-A

JANNEY JOHN M.
 BACKUS HARRY C.
 2317714H
 LOT 19
 ZONE R-R

MATCHLINE SHEET 7 OF 9
 FONTANA KATHLEEN E.
 4325/182
 LOT 8
 ZONE R-R

N. 548000
 E 1336000

00895 N
 E 1335000

E 1335000
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LINE TABLE - FCE 5		
LINE	LENGTH	BEARING
L68	408.08	S09°35'11"W
L69	15.06	S53°05'16"W
L70	41.88	S82°35'58"W
L71	80.45	N82°34'53"W
L72	56.86	N87°24'32"W
L73	93.25	S53°30'40"W
L74	173.61	N05°29'22"E
L75	783.81	N70°22'41"W
L76	224.25	N48°51'21"E
L77	134.03	N43°41'25"W
L78	83.00	N46°18'35"E
L79	182.53	N45°08'45"E
L80	168.88	S51°05'29"E
L81	64.29	N77°27'04"E
L82	91.02	S13°33'28"E
L83	248.20	S45°34'22"E
L84	189.01	N83°22'30"E
L85	159.06	S64°44'05"E

LINE TABLE - FCE 11		
LINE	LENGTH	BEARING
L131	166.68	S63°50'25"W
L132	237.26	S45°51'03"W
L133	74.41	N47°18'09"W
L134	336.39	N39°27'36"E
L135	138.28	N40°55'29"W
L136	78.30	S82°37'51"W
L137	67.03	N16°11'44"E
L137A	98.06	S41°08'39"E
L138	440.62	N48°51'21"E
L139	6.57	N87°52'59"E
L140	61.37	S48°52'53"E
L141	299.48	S41°07'07"W
L142	151.06	S40°55'29"E
L143	45.68	N70°46'46"E
L144	128.48	S39°39'53"E

LINE TABLE - FCE 6		
LINE	LENGTH	BEARING
L86	184.01	N05°32'58"E
L87	101.88	N86°18'38"E
L88	59.16	S85°36'42"E
L89	60.46	N82°46'58"E
L90	42.21	N71°44'05"E
L91	292.20	S09°24'10"W
L92	245.00	N70°22'41"W

LINE TABLE - FCE 7		
LINE	LENGTH	BEARING
L93	101.68	S05°32'14"W
L94	300.00	S70°29'59"W
L95	125.88	N09°41'02"E
L96	98.34	N38°25'45"E
L97	114.78	N87°30'28"E
L98	96.37	S87°06'28"E

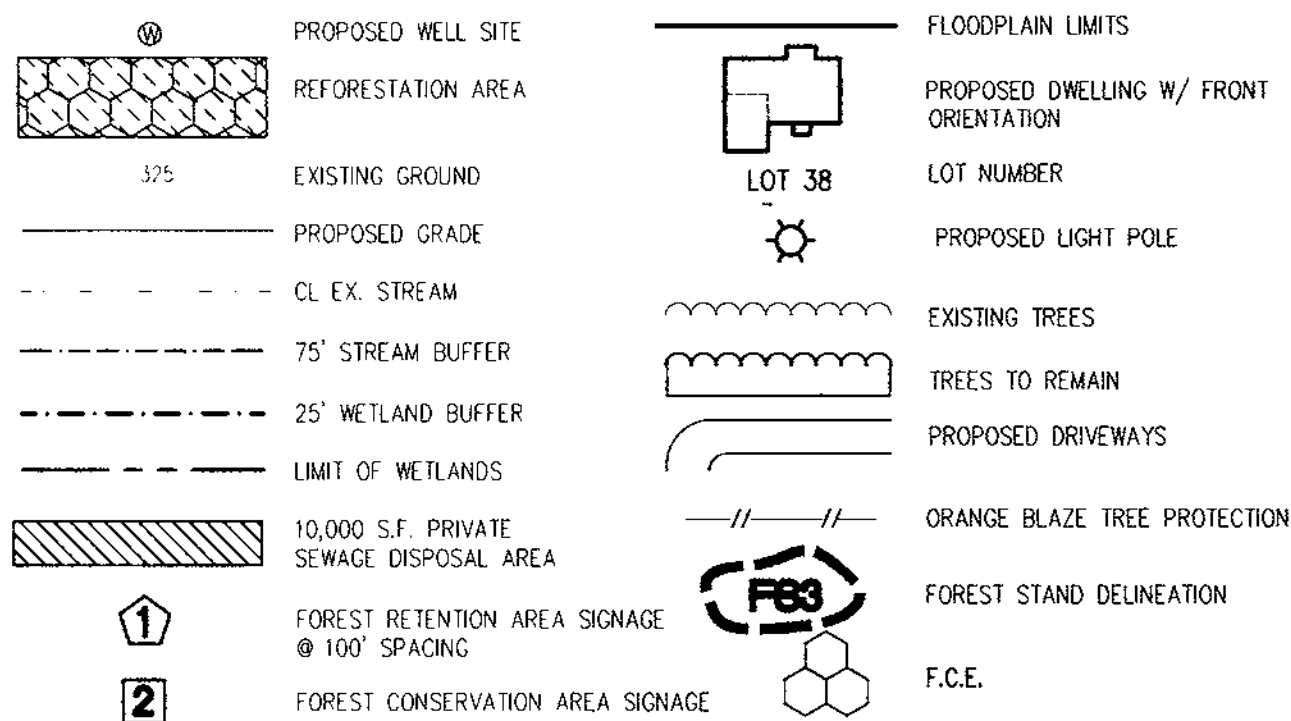
LINE TABLE - FCE 8		
LINE	LENGTH	BEARING
L99	278.25	S89°53'47"W
L100	101.68	N05°32'14"E
L101	11.69	S77°24'20"E
L102	79.58	N53°02'43"E
L103	63.24	N69°40'12"E
L104	85.36	S46°52'27"E
L105	26.07	S87°40'51"E
L106	31.80	S65°02'41"E

LINE TABLE - FCE 9		
LINE	LENGTH	BEARING
L107	241.44	N42°14'44"E
L108	352.38	N43°57'59"W
L109	83.00	N46°18'35"E
L110	438.15	S43°41'25"E
L111	57.70	S14°15'11"W
L112	25.63	N83°30'41"W
L113	111.49	S77°04'42"W
L114	61.91	S08°16'54"W
L115	49.32	S12°52'58"E
L116	28.67	S43°20'21"W
L117	56.57	S83°26'57"W
L118	51.49	N47°11'52"W

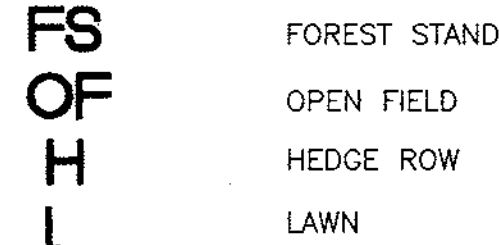
LINE TABLE - FCE 10		
LINE	LENGTH	BEARING
L119	135.43	N31°40'59"W
L120	35.00	N58°19'01"E
L121	16.73	S67°12'00"E
L122	40.41	S61°30'37"E
L123	49.42	N67°58'44"E
L124	58.42	N38°30'45"E
L125	52.15	N04°52'11"E
L126	94.61	N21°11'46"W
L127	53.77	N57°46'04"W
L128	43.62	N18°25'13"E
L129	276.51	S43°41'25"E
L130	298.79	S49°04'31"W

- NOTE: 1. TREES TO REMAIN AS SHOWN BASED UPON ANTICIPATED LOT GRADING. ACTUAL LOT GRADING TO BE ON SITE PLAN.
2. ALL OF PRESERVATION PARCEL "A" EXCLUDING SWM FACILITY WILL BE ENCLOSED BY A FOREST CONSERVATION EASEMENT.
3. THE HEDGE ROW ON LOTS 4-9 CONSISTS OF 25' PINES AND WILL BE RELOCATED TO BUFFERS ONE (1) AND TWELVE (12)

LANDSCAPE LEGEND:



LEGEND:

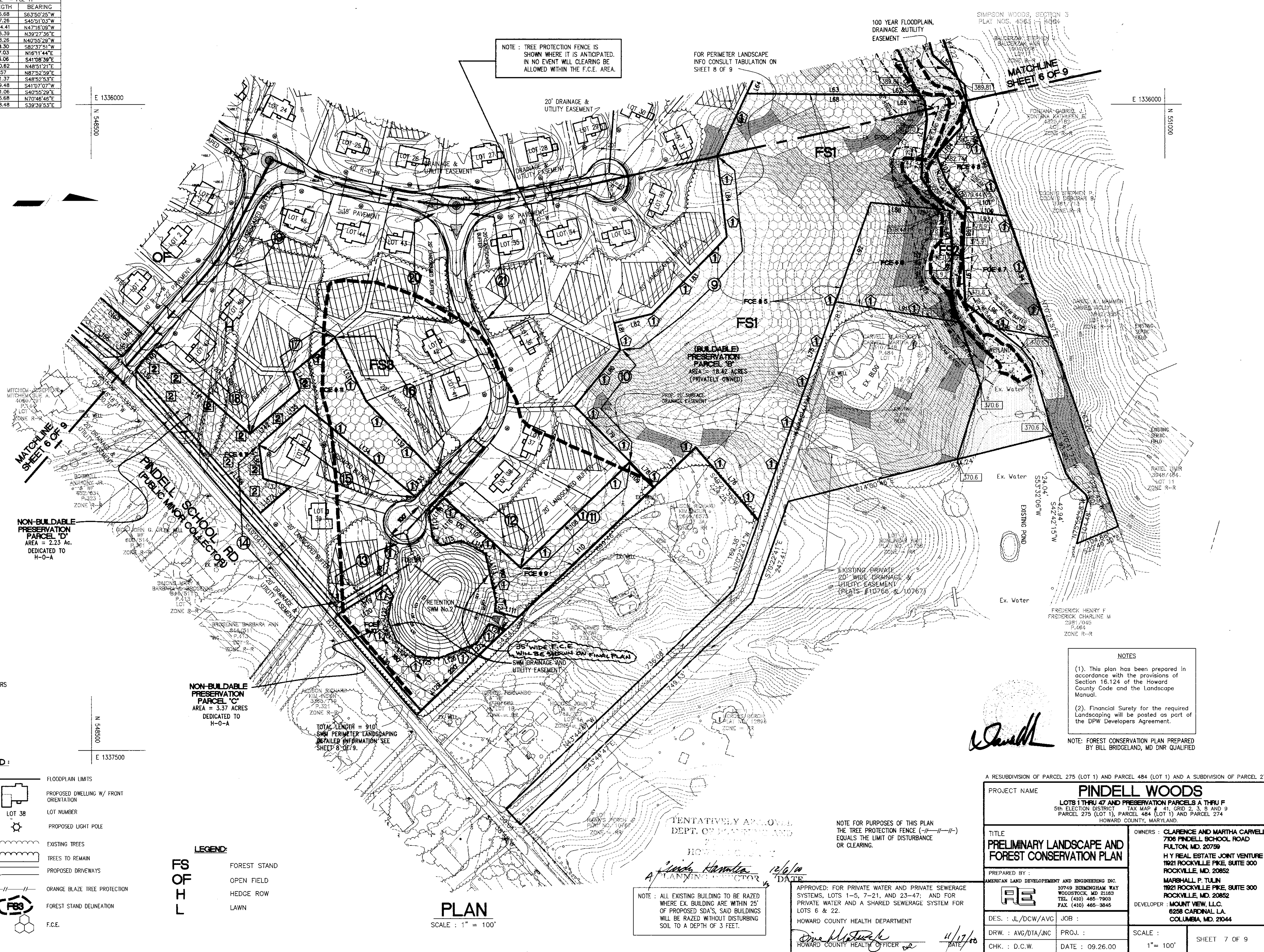


PLAN

SCALE: 1" = 100'

NOTE: TREE PROTECTION FENCE IS SHOWN WHERE IT IS ANTICIPATED. IN NO EVENT WILL CLEARING BE ALLOWED WITHIN THE F.C.E. AREA.

FOR PERIMETER LANDSCAPE INFO CONSULT TABULATION ON SHEET 8 OF 9



NOTES

(1). This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.

(2). Financial Surety for the required Landscaping will be posted as part of the DPW Developers Agreement.

NOTE: FOREST CONSERVATION PLAN PREPARED BY BILL BRIDGELAND, MD DNR QUALIFIED

Bill Bridgeland

TENTATIVELY APPROVED
DEPT. OF HEALTH AND ENVIRONMENT
HOWARD COUNTY

Janice Hamilton 12/6/10
PLANNING DIRECTOR DATE

NOTE: ALL EXISTING BUILDING TO BE RAZED WHERE EX. BUILDING ARE WITHIN 25' OF PROPOSED SDA'S. SAID BUILDINGS WILL BE RAZED WITHOUT DISTURBING SOIL TO A DEPTH OF 3 FEET.

NOTE FOR PURPOSES OF THIS PLAN THE TREE PROTECTION FENCE (---)---) EQUALS THE LIMIT OF DISTURBANCE OR CLEARING.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1-5, 7-21, AND 23-47; AND FOR PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR LOTS 6 & 22.
HOWARD COUNTY HEALTH DEPARTMENT
Dina Motuak 11/17/10
HOWARD COUNTY HEALTH OFFICER DATE

A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484 (LOT 1) AND A SUBDIVISION OF PARCEL 274

PROJECT NAME: **PINDELL WOODS**

LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F
5th ELECTION DISTRICT, TAX MAP # 41, GRID 2, 3, 8 AND 9
PARCEL 275 (LOT 1), PARCEL 484 (LOT 1) AND PARCEL 274
HOWARD COUNTY, MARYLAND.

TITLE: **PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN**

OWNERS: CLARENCE AND MARTHA CARVELL
7106 PINDELL SCHOOL ROAD
FULTON, MD. 20759
H Y REAL ESTATE JOINT VENTURE
1921 ROCKVILLE PIKE, SUITE 300
ROCKVILLE, MD. 20852
MARSHALL P. TULIN
1921 ROCKVILLE PIKE, SUITE 300
ROCKVILLE, MD. 20852
DEVELOPER: MOUNT VIEW, LLC.
6258 CARDINAL LA.
COLUMBIA, MD. 21044

PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.
10749 BIRMINGHAM WAY
WOODBRIDGE, MD 21153
TEL. (410) 465-7903
FAX (410) 465-3845

DES.: JL/DCW/AVG JOB: DRW.: AVG/DTA/JNC PROJ.: CHK.: D.C.W. DATE: 09.26.00

SCALE: 1" = 100' SHEET 7 OF 9

SCHEDULE "D" STORMWATER MANAGEMENT AREA LANDSCAPING			
	SW#1	SW#2	
Linear Feet of Perimeter	1720'	1010'	
Number of Trees Required			
Shade Trees 1-50	35	21	
Evergreen Trees 1-40	43	26	
Credit for Existing Vegetation* (No. Yes, and X)			
Credit for Other Landscaping (No. Yes and X)			
Number of Plants Provided			
Shade Trees	0	3	
Evergreen Trees	0	3	
Other Trees (2:1 substitution)	0	0	

*The forest surrounding the pond consists of mature hardwoods and pines for exceeding the number required.

SCHEDULE "A" PERIMETER LANDSCAPE EDGE			
Category	Adjacent to Roadways	Adjacent to Perimeter Properties	
Landscaping Type	B	A	
Linear Feet of Roadway Frontage/Perimeter	2415	8543	
Credit for Existing Vegetation (Yes, No, Linear Feet)	350 (2065)	7833 (710)	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	NO	NO	
Number of Plants Required			
Shade Trees	A= 710 FT. 42	12	
Evergreen Trees	B= 2065 FT. 52	0	
Shrubs	0	0	
Number of Plants Provided			
Shade Trees			
Evergreen Trees			
Other Trees (2:1 substitution)			
Shrubs (10:1 substitution)			
(Describe plant substitution credits below if needed)			

*TO BE SHOWN ON FINAL PLAN

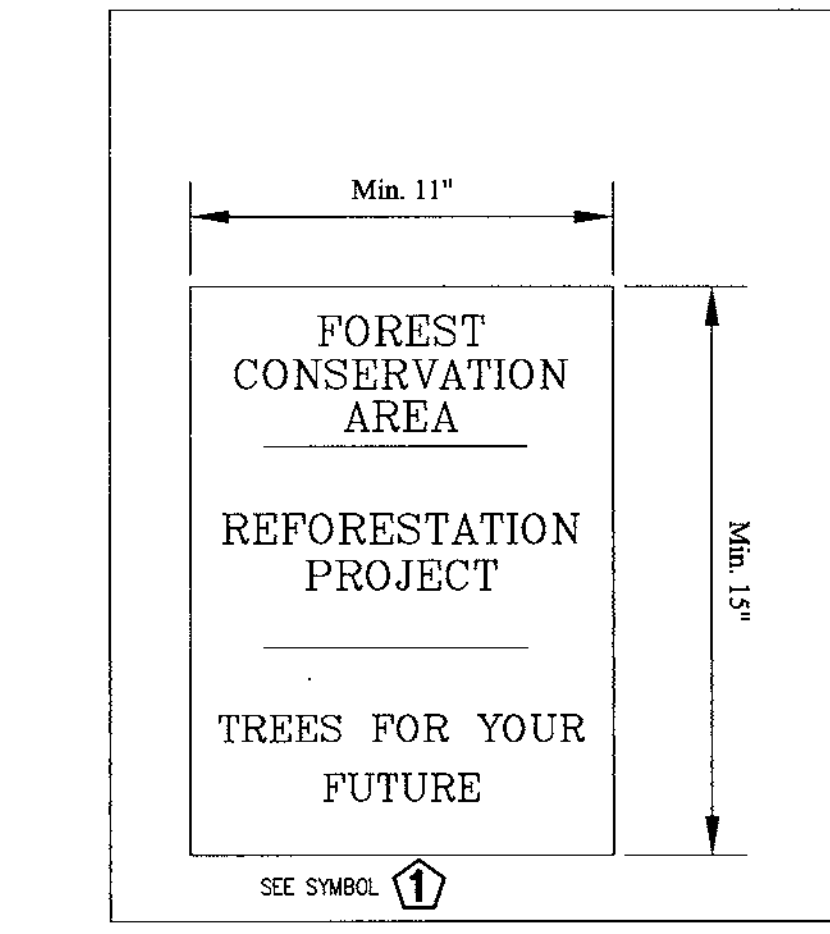
LANDSCAPE EDGES ADJACENT TO PERIMETER PROPERTIES			
Land Use	Adjacent Land Use	Landscaping Type	
Single Family Detached	All Uses	A	
Single Family Attached	SFD	C	
	SFA	B	
	All Other Uses	A	
Apartments	SFD	C	
	SFA	B	
	All Other Uses	A	
Non-Residential	Residential	C	
	All Other Uses	A	
Loading	Residential	D	
	All Other Uses	C	

LANDSCAPE EDGES ADJACENT TO ROADWAYS			
Land Use	Orientation of Structure to Roadway	Landscaping Type	
Single Family Detached	Front Side/Rear	None	
	Side/Rear	B	
Single Family Attached	Front Side/Rear	None	
	Side/Rear	B	
Apartments	All Sides	B	
Non-Residential	Front/Side Rear - II Loading	B	
Parking	NA	E	

PERIMETER LANDSCAPE TYPES - BASED ON ADJACENT LAND USE				
Landscaping Edge Type	Landscaping Character	Shade Trees/Linear Feet	Evergreen Trees/Linear Feet	Shrubs/Linear Feet
A	Light Buffer	1:60	0	0
B	Moderate Buffer	1:50	1:40	0
C	Heavy Buffer	1:40	1:20	0
D	Screen	1:60	1:10	0
E	Buffer - Parking Adjacent to Roadway	1:40	0	1:4

PERIMETER SUMMARY			
Side	Type	Length of Side	Length of Credit
1	B	415'	0
2	A	1115'	930'
3	A	1630'	1575'
4	A	3130'	310'
5	A	549'	549'
6	A	608'	608'
7	A	251'	251'
8	A	1040'	1040'
9	A	600'	600'
10	A	380'	380'
11	A	360'	360'
12	A	250'	250'
13	A	240'	240'
14	B	430'	0
15	A	480'	280'
16	A	410'	410'
17	A	320'	50'
18	B	300'	50'
19	B	250'	50'
20	B	250'	150'
21	B	250'	100'
22	B	250'	0
23	B	270'	0
TOTAL A		8543'	7833'
TOTAL B		2415'	350'

APPENDIX E FOREST CONSERVATION WORKSHEET			
	Acre (1/16th)		
I. BASIC SITE DATA			
GROSS SITE AREA	99.0		
AREA WITHIN 100 YEAR FLOODPLAIN AREA WITHIN PRESERVATION PARCEL (IF APPLICABLE)	4.9		
NET TRACT AREA LAND USE CATEGORY (R-R1D, R-R2D, R-S, C-0, I)	0.0		R-R2D
II. INFORMATION FOR CALCULATIONS			
A. NET TRACT AREA	99.1		
B. REFORESTATION THRESHOLD (25% x A)	23.3		
C. AFFORESTATION MINIMUM (20% x A)	18.6		
D. EXISTING FOREST ON NET TRACT AREA	16.0		
E. FOREST AREAS TO BE CLEARED	32.4		
F. FOREST AREAS TO BE RETAINED	28.6		
III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION			
If existing forest areas equal or exceed the afforestation minimum (F is equal to or more than C), and clearing of forest areas is proposed, reforestation requirements may apply.			
GO TO SECTION IV			
If existing forest areas are less than the afforestation minimum (F is less than C), afforestation requirements apply.			
GO TO SECTION V			
IV. REFORESTATION CALCULATIONS			
A. Net Tract Area	99.1		
B. Reforestation Threshold (25% x A)	23.3		
C. Existing Forest on Net Tract Area	16.0		
D. Forest Areas to be Cleared	32.4		
E. Forest Areas to be Retained	28.6		
F. Forest Areas Cleared Above Reforestation Threshold (C-B, if E is equal to or greater than B, Alternate 1)	32.4		
G. Forest Areas Cleared Below Reforestation Threshold (D-F, if applicable)	0.0		
H. Forest Areas Retained Above Reforestation Threshold (E-B, Retention Credit, if applicable)	5.3		
SELECT THE ALTERNATIVE THAT APPLIES:			
1. CLEARING ABOVE THE THRESHOLD ONLY			
If forest areas to be retained equal or are greater than the reforestation threshold (if F is equal to or greater than B), the following calculations apply:			
Reforestation for clearing above threshold	8.1		
F x 1/4	5.3		
Credit for forest areas retained above threshold	5.3		
H = Retention Credit	2.8		
Total Reforestation required (F x 1/4) - H	N/A		
2. CLEARING BELOW THE THRESHOLD			
If forest areas to be retained are less than the reforestation threshold (if F is less than B), the following calculations apply:			
Reforestation for clearing above threshold			
F x 1/4			
Total Reforestation required (F x 1/4) - (G x 2)	N/A		
Since clearing occurs below the threshold, no forest retention credit is possible.			
V. AFFORESTATION CALCULATIONS			
	N/A		



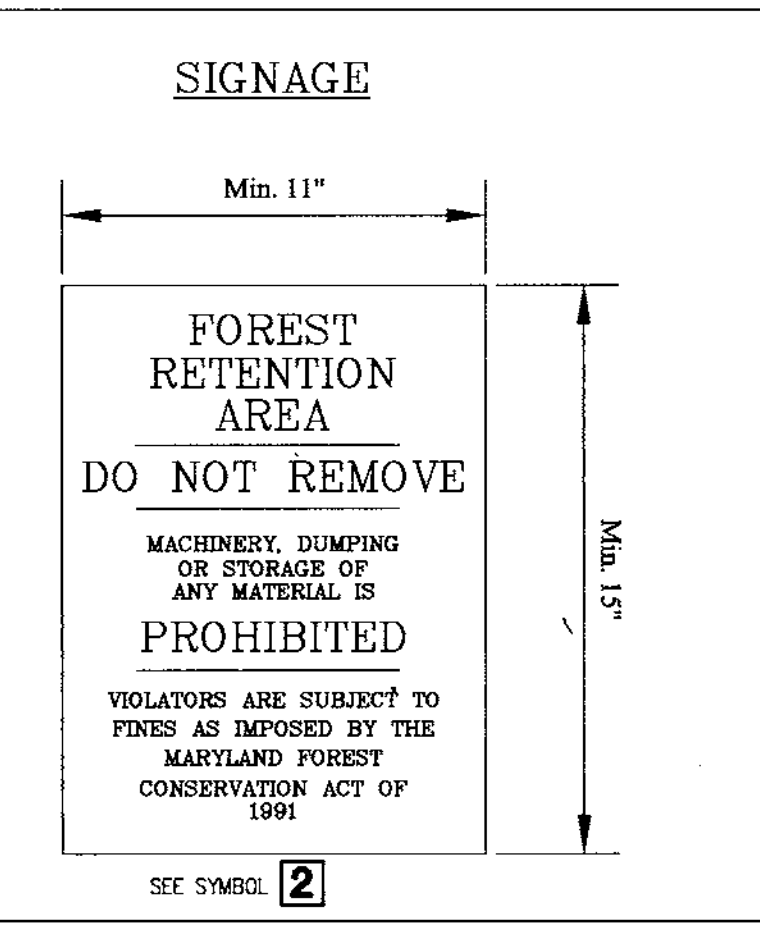
FOREST CONSERVATION AREA TABULATION					
Easement No.	Non-Wooded Floodplain/Wetlands	Wooded Retention Area	Reforestation Area	Total Easement Area	
FC # 1	0 Ac.±	5.04 Ac.±	1.37 Ac.±	6.41 Ac.±	
FC # 2	0 Ac.±	1.34 Ac.±	0 Ac.±	1.34 Ac.±	
FC # 3	0 Ac.±	2.46 Ac.±	0 Ac.±	2.46 Ac.±	
FC # 4	0 Ac.±	3.33 Ac.±	0 Ac.±	3.33 Ac.±	
FC # 5	0 Ac.±	8.82 Ac.±	0 Ac.±	8.82 Ac.±	
FC # 6	0 Ac.±	1.32 Ac.±	0 Ac.±	1.32 Ac.±	
FC # 7	0 Ac.±	0.89 Ac.±	0 Ac.±	0.89 Ac.±	
FC # 8	0 Ac.±	0.48 Ac.±	0 Ac.±	0.48 Ac.±	
FC # 9	0 Ac.±	1.19 Ac.±	0 Ac.±	1.19 Ac.±	
FC # 10	0 Ac.±	0.79 Ac.±	0 Ac.±	0.79 Ac.±	
FC # 11	0 Ac.±	1.38 Ac.±	0.95 Ac.±	2.33 Ac.±	
FC # 12	0 Ac.±	0.74 Ac.±	0.27 Ac.±	1.01 Ac.±	
FC # 13	0 Ac.±	0.81 Ac.±	0.76 Ac.±	1.57 Ac.±	
FC # 14	0 Ac.±	0 Ac.±	0.29 Ac.±	0.29 Ac.±	
TOTAL		28.59 Ac.±	3.64 Ac.±	32.23 Ac.±	

The area of stream buffer/forestation planting shall be protected during construction per the following:

FOREST PROTECTION PROCEDURES - Preconstruction Phase

Stress Reduction and Protection of Specimens Trees Isolated from Forest Retention Areas and General Forest Retention Areas (As They May Apply)

- The edge of the woods to be protected will be marked (painted or flagged) in the field per the limits of disturbance shown in the approved final construction plan prior to the start of construction activity. All areas within protective fences are to be considered "off limits" to any construction activities. The protective fencing shall be installed at the outside edge of forested areas and specimen trees to be retained and should be combined with sediment control devices when possible. The limit of the critical root zone and therefore the location of the protective devices is to be determined as follows:
 - Isolated Specimen Trees - 1.5 feet of protective radius per inch of DBH
 - Edge of Forestal Area - 1 foot of protective radius/each of DBH or an eight foot protective radius, whichever is greater.
- Construction activities expressly prohibited within the retention areas are:
 - Piling trees into protected areas
 - Placing construction equipment into or through protected areas
 - Burning in or in close proximity to protected areas
 - Staking or staking supplies of any kind
 - Concrete work-off areas
 - Conducting trenching operations
 - Grading beyond the limits of disturbance
 - Parking vehicles or construction equipment
 - Removal of root mat or topsoil
 - Siting and construction of: Utility lines
 - Access roads
 - Impervious surfaces
 - Storm water management devices
 - Staging Areas
- Protective fencing (see Figure "Protective Fencing") shall be the responsibility of the general contractor. The general contractor shall indicate signs to the fencing at 25' minimum intervals indicating that these areas are "Forest Retention Areas" or "Specimens Trees" (see Figure "Signage"). The general contractor shall take great care to assure the retained areas are not violated and that root systems are protected from severing, flooding, excessive watering from de-watering operations, off-site run-off, spillage and drainage or solutions containing materials hazardous to tree roots.
- All trees which are not to be preserved within fifty feet of any tree preservation areas are to be removed in a manner that will not damage those trees that are designated for preservation. It is highly recommended that tree stumps within this fifty foot area be ground out with a stump grinding machine to minimize damage.
- The general contractor shall designate a "walk out" area outside for concrete trucks which will not drive toward a protected area.
- A pre-construction meeting shall be held with local authorities before any disturbance has taken place on site.



SIGNAGE

Min. 11" x Min. 15"

FOREST CONSERVATION AREA
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIAL IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

FOREST PROTECTION PROCEDURES - Construction Phase

Forest and tree conditions should be monitored during construction and corrective measures taken when appropriate.

The following shall be monitored:

- Soil compaction
- Root injury - prune and monitor; consider crown reduction
- Limbs injury - prune and monitor; correct problem
- Flooded conditions - drain and monitor; correct problem
- Thought conditions - water and monitor; correct problem
- Other stress signs - determine source; correct, and monitor

FOREST PROTECTION PROCEDURES - Post-Construction Phase

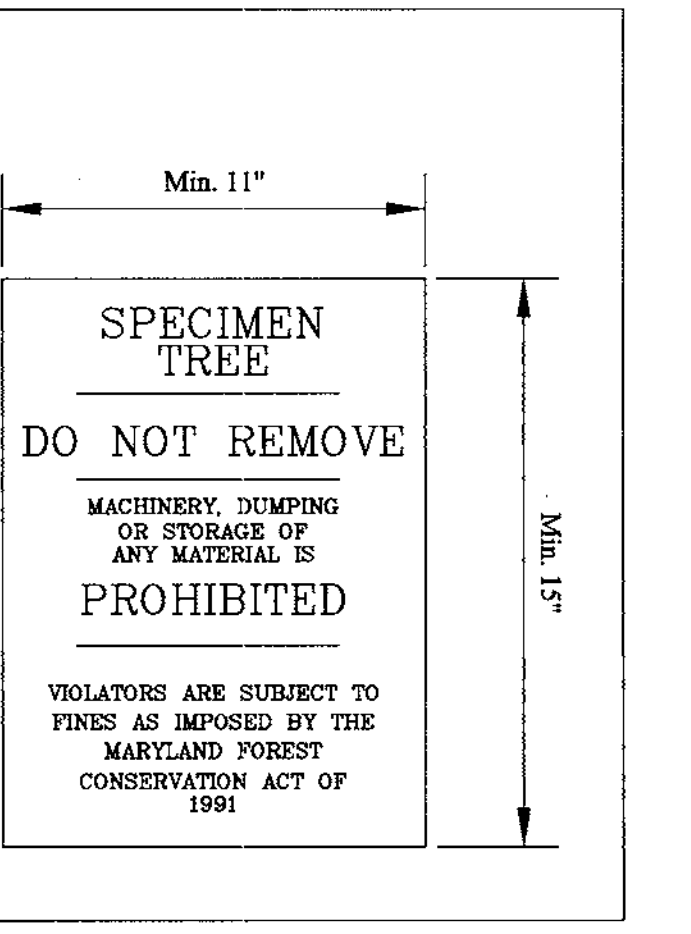
The following measures shall be taken:

- Corrective measures if damages were determined due to negligence:
 - Stress reduction
 - Removal of dead or dying trees. This may be done only if trees pose an immediate safety hazard.
- Removal of temporary structures:
 - No burial of discarded materials will occur outside within the retention area.
 - No open burning within 100 feet of a wooded area.
 - All temporary forest protection structures will be removed after construction.
- Remove temporary roads by removing stone or frontloading mulch; pre-construction erosion should be maintained.
- Aerate compacted soil.
- Replace disturbed sites with trees, shrubs and/or herbaceous plants.
- Retain signs for retention areas or specimen trees.
- A county official shall inspect the entire site.

SIGNAGE

Min. 11" x Min. 15"

FOREST RETENTION AREA
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIAL IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991



SIGNAGE

Min. 11" x Min. 15"

SPECIMEN TREE
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIAL IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

USACOE WETLAND DATA FORM

Project: Pindel Woods Date: 4/3/02 Page 1 of 2

Applicant: Mount View State: MD County: Howard

Delinquent: William Bridgeland Community Type: PF01

Site is: Normal Altered (Disturbed) Problem Area

Transect No.: 276 Plot No.: 276

Dominant Species: Q 20% or more coverage of sample plots

VEGETATION

1) Red maple Yes

2) Black cherry Yes

3) White oak Yes

4) Black gum Yes

5) Spicebush Yes

6) Arrowwood Yes

7) Skunk cabbage Yes

8) Black gum Yes

9) Spicebush Yes

10) Arrowwood Yes

11) Skunk cabbage Yes

12) Black gum Yes

13) Spicebush Yes

14) Arrowwood Yes

15) Skunk cabbage Yes

16) Black gum Yes

17) Spicebush Yes

18) Arrowwood Yes

19) Skunk cabbage Yes

20) Black gum Yes

21) Spicebush Yes

22) Arrowwood Yes

23) Skunk cabbage Yes

24) Black gum Yes

25) Spicebush Yes

26) Arrowwood Yes

27) Skunk cabbage Yes

28) Black gum Yes

29) Spicebush Yes

30) Arrowwood Yes

31) Skunk cabbage Yes

32) Black gum Yes

33) Spicebush Yes

34) Arrowwood Yes

35) Skunk cabbage Yes

36) Black gum Yes

37) Spicebush Yes

38) Arrowwood Yes

39) Skunk cabbage Yes

40) Black gum Yes

41) Spicebush Yes

42) Arrowwood Yes

43) Skunk cabbage Yes

44) Black gum Yes

45) Spicebush Yes

46) Arrowwood Yes

47) Skunk cabbage Yes

48) Black gum Yes

49) Spicebush Yes

50) Arrowwood Yes

51) Skunk cabbage Yes

52) Black gum Yes

53) Spicebush Yes

54) Arrowwood Yes

55) Skunk cabbage Yes

56) Black gum Yes

57) Spicebush Yes

58) Arrowwood Yes

59) Skunk cabbage Yes

60) Black gum Yes

61) Spicebush Yes

62) Arrowwood Yes

63) Skunk cabbage Yes

64) Black gum Yes

65) Spicebush Yes

66) Arrowwood Yes

67) Skunk cabbage Yes

68) Black gum Yes

69) Spicebush Yes

70) Arrowwood Yes

71) Skunk cabbage Yes

72) Black gum Yes

73) Spicebush Yes

74) Arrowwood Yes

75) Skunk cabbage Yes

76) Black gum Yes

77) Spicebush Yes

78) Arrowwood Yes

79) Skunk cabbage Yes

80) Black gum Yes

81) Spicebush Yes

82) Arrowwood Yes

83) Skunk cabbage Yes

84) Black gum Yes

85) Spicebush Yes

86) Arrowwood Yes

87) Skunk cabbage Yes

88) Black gum Yes

89) Spicebush Yes

90) Arrowwood Yes

91) Skunk cabbage Yes

92) Black gum Yes

93) Spicebush Yes

94) Arrowwood Yes

95) Skunk cabbage Yes

96) Black gum Yes

97) Spicebush Yes

98) Arrowwood Yes

99) Skunk cabbage Yes

100) Black gum Yes

101) Spicebush Yes

102) Arrowwood Yes

103) Skunk cabbage Yes

104) Black gum Yes

105) Spicebush Yes

106) Arrowwood Yes

107) Skunk cabbage Yes

108) Black gum Yes

109) Spicebush Yes

110) Arrowwood Yes

111) Skunk cabbage Yes

112) Black gum Yes

113) Spicebush Yes

114) Arrowwood Yes

115) Skunk cabbage Yes

116) Black gum Yes

117) Spicebush Yes

118) Arrowwood Yes

119) Skunk cabbage Yes

120) Black gum Yes

121) Spicebush Yes

122) Arrowwood Yes

123) Skunk cabbage Yes

124) Black gum Yes

125) Spicebush Yes

126) Arrowwood Yes

127) Skunk cabbage Yes

128) Black gum Yes

129) Spicebush Yes

130) Arrowwood Yes

131) Skunk cabbage Yes

132) Black gum Yes

133) Spicebush Yes

134) Arrowwood Yes

135) Skunk cabbage Yes

136) Black gum Yes

137) Spicebush Yes

138) Arrowwood Yes

139) Skunk cabbage Yes

140) Black gum Yes

141) Spicebush Yes

142) Arrowwood Yes

143) Skunk cabbage Yes

144) Black gum Yes

145) Spicebush Yes

146) Arrowwood Yes

147) Skunk cabbage Yes

148) Black gum Yes

149) Spicebush Yes

150) Arrowwood Yes

151) Skunk cabbage Yes

152) Black gum Yes

153) Spicebush Yes

154) Arrowwood Yes

155) Skunk cabbage Yes

156) Black gum Yes

157) Spicebush Yes

158) Arrowwood Yes

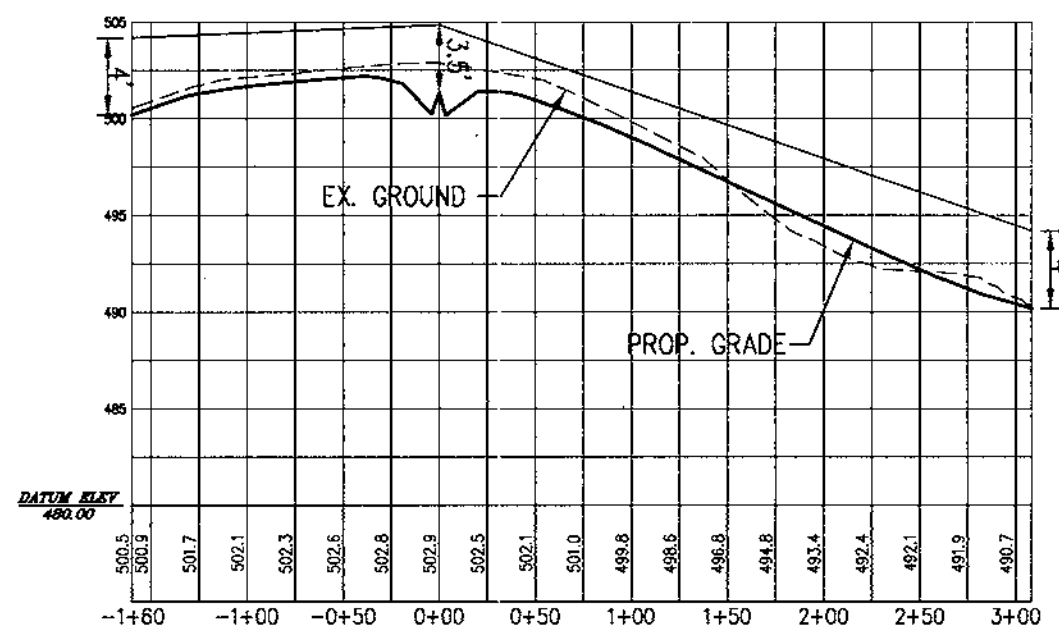
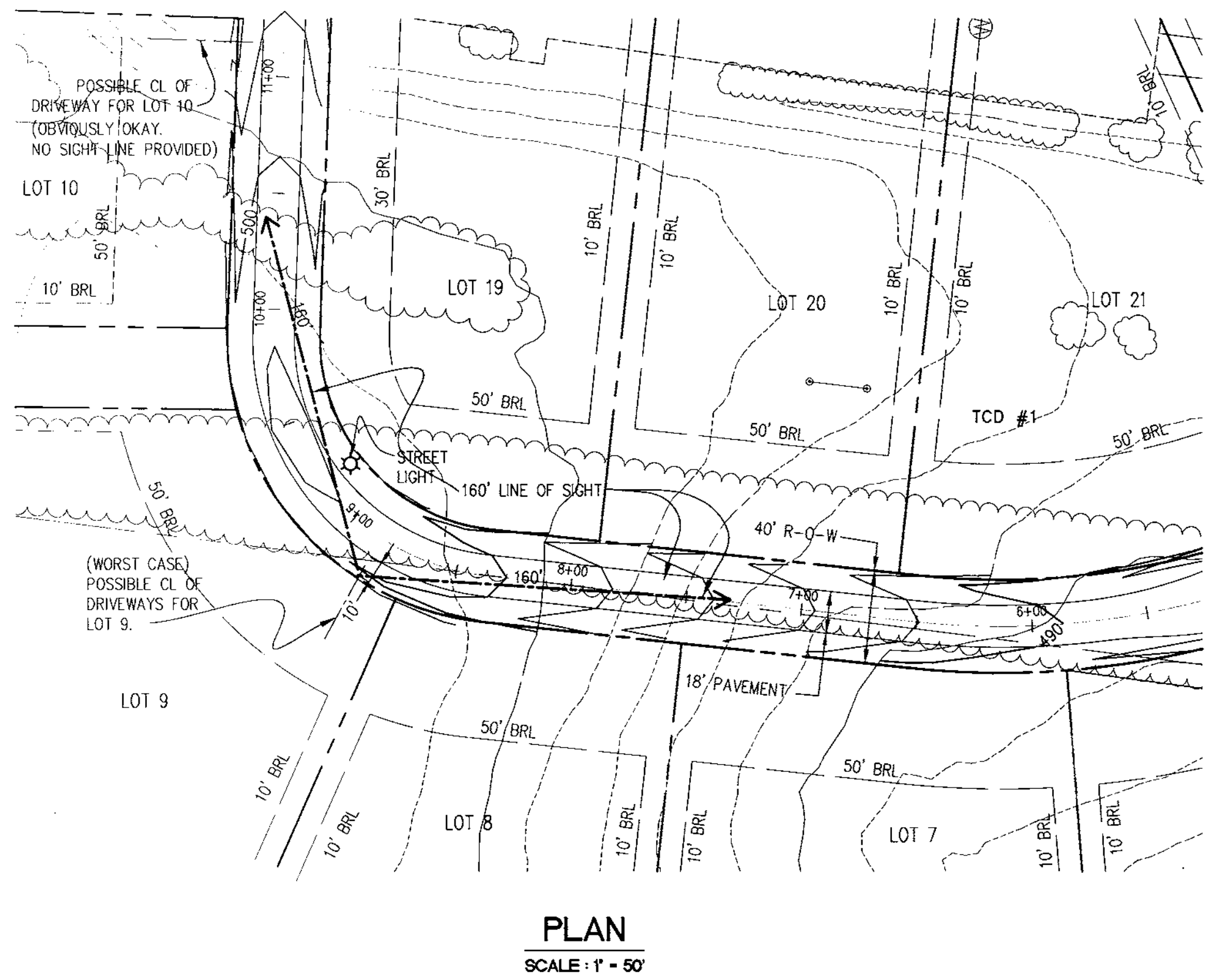
159) Skunk cabbage Yes

160) Black gum Yes

161) Spicebush Yes

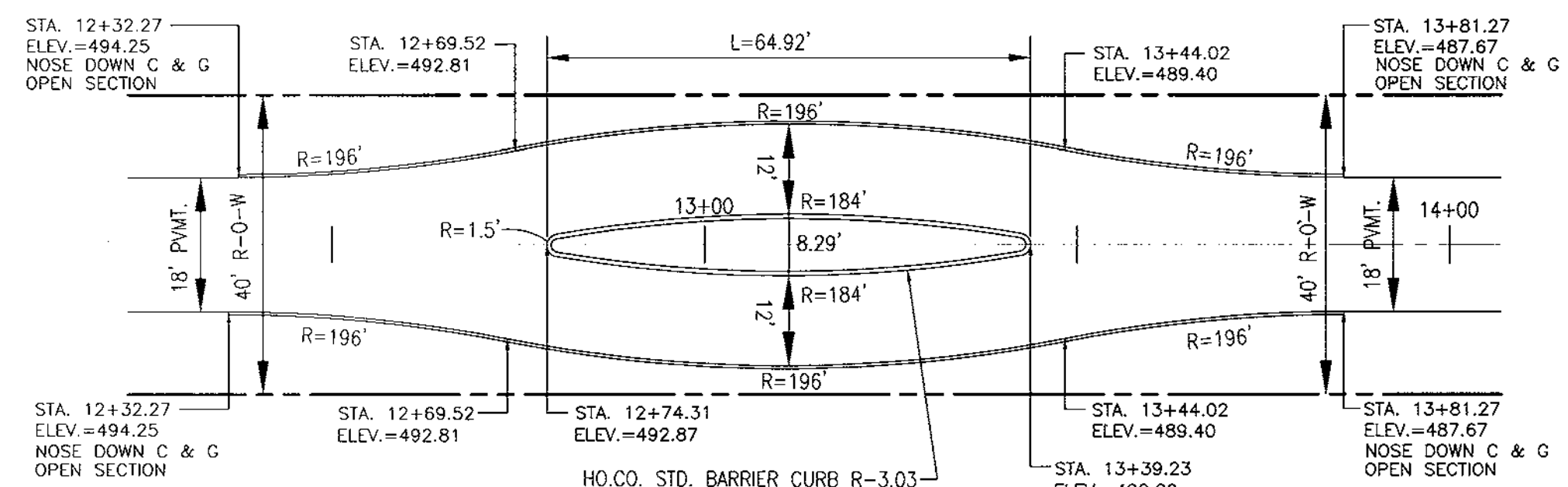
162) Arrowwood Yes

163) Skunk cabbage

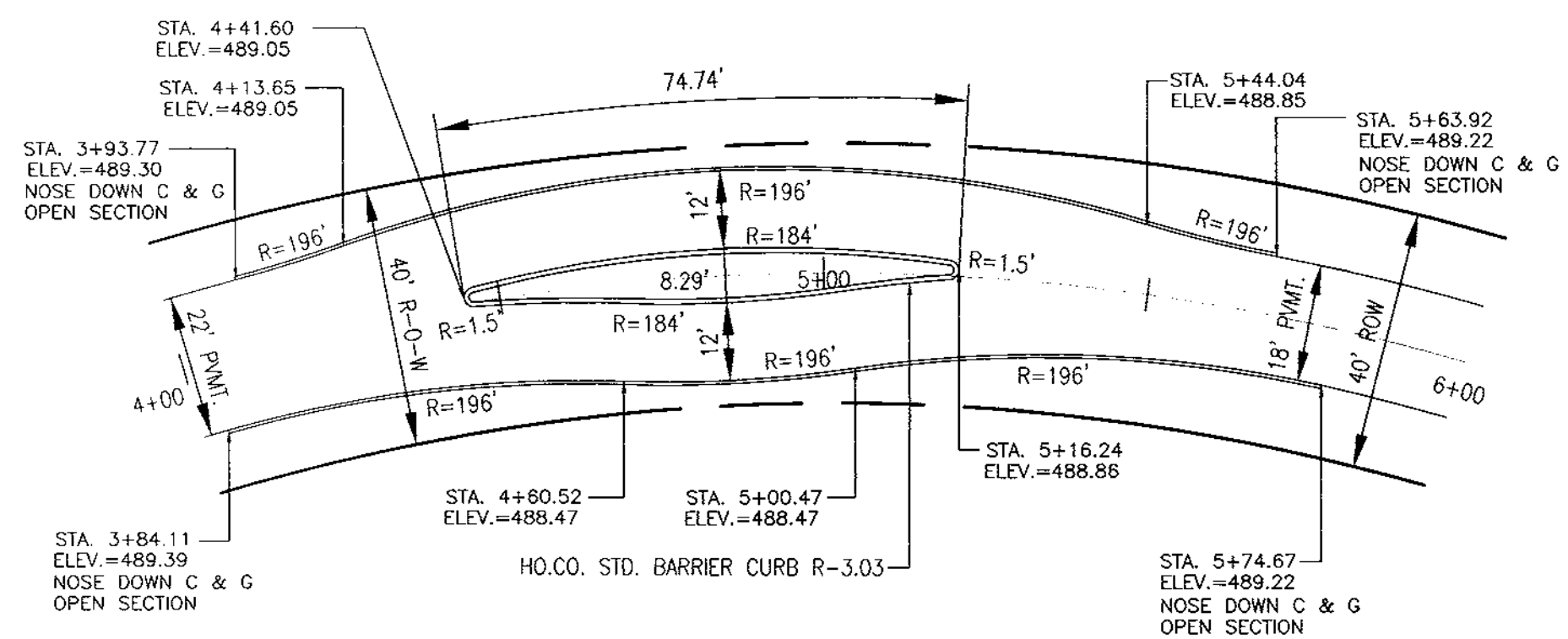


LOT 9 SIGHT LINE PROFILE
(WORST CASE)

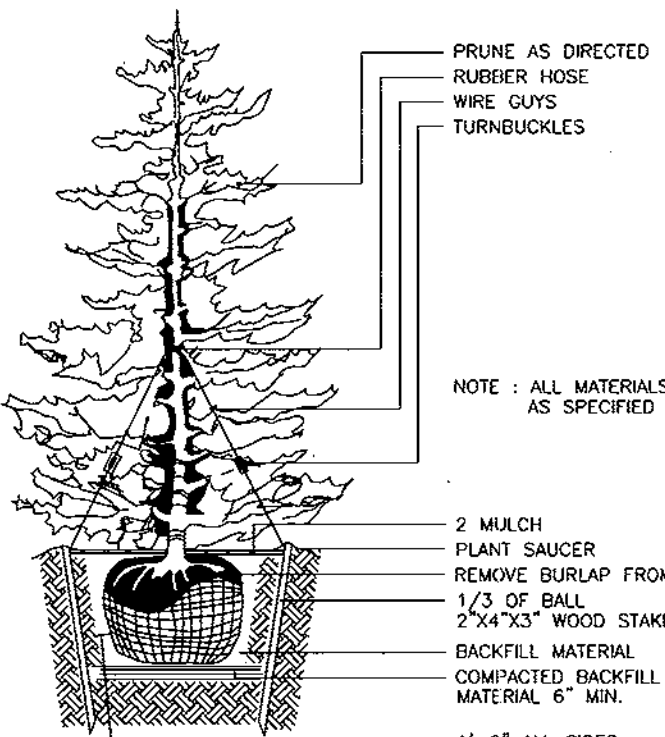
SIGHT DISTANCE ANALYSIS
SCALE: 1" = 100' HOR.
1" = 10' VAR.



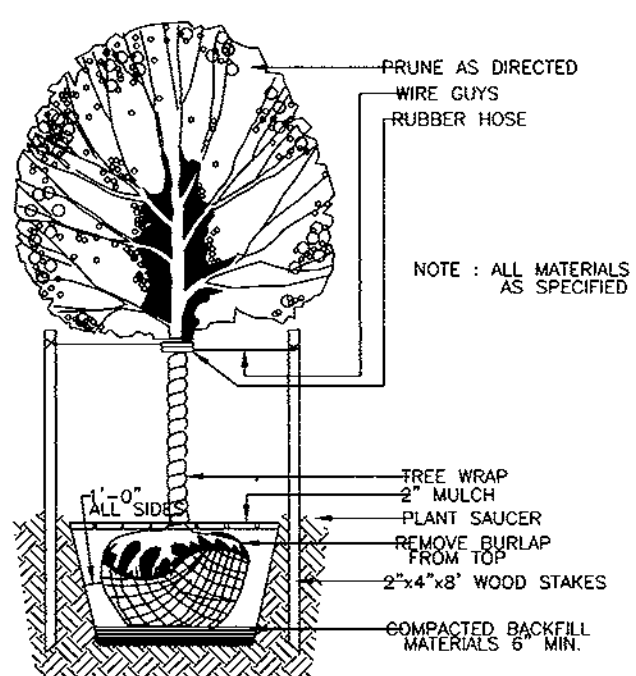
CENTRAL MEDIAN ISLAND TRAFFIC CALMING DEVICE # 3
NOT TO SCALE
PER DETAILS DATED 4/10/00
SUPPLIED BY DED



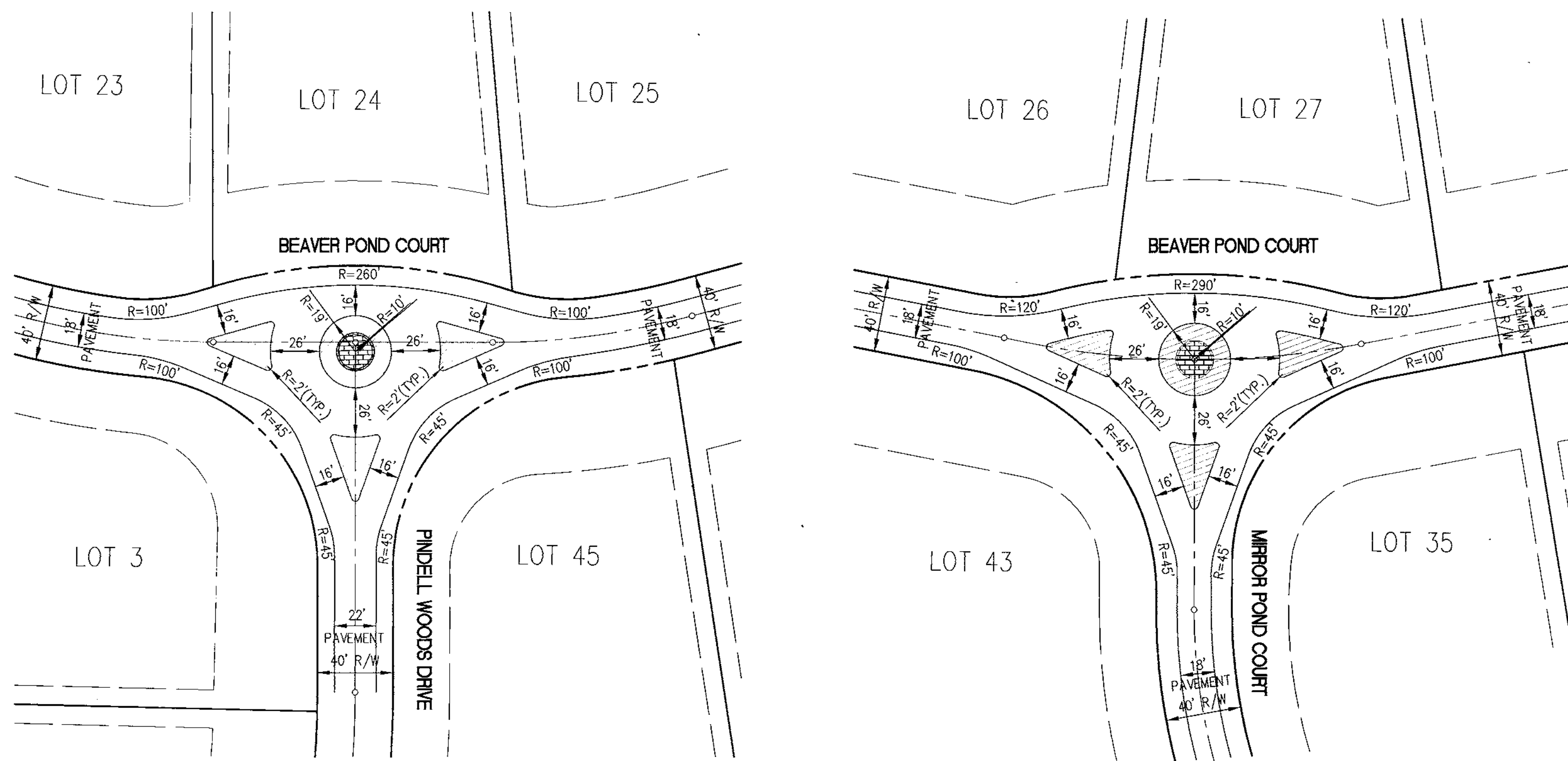
CENTRAL MEDIAN ISLAND TRAFFIC CALMING DEVICE # 2
NOT TO SCALE
PER DETAILS DATED 4/10/00
SUPPLIED BY DED



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



TRAFFIC CALMING DEVICE # 1
NOT TO SCALE

TRAFFIC CALMING DEVICE # 4
NOT TO SCALE

PLANTING PLAN
The tree species selected are consistent with the mixed upland oak association native to the soils. The County Manual recommends a planting density of 100 stems per acre if 2" stock is planted, and the schedule below meets that recommendation. Species will be randomly mixed and planted approximately 15' apart from other plantings. Straight rows should be avoided to simulate a more natural arrangement.

(PIONEER)		(CLIMAX)	
TULIP POPLAR	DOM.	BLACK OAK	DOM.
BLACK CHERRY	(UNDERSTORY)	H. RED OAK	DOM.
FLOWERING DOGWOOD	(UNDERSTORY)	BLACK GUM	(UNDERSTORY)
		RED MAPLE	(UNDERSTORY)
		WHITE OAK	DOM.

2" CALIPERS TREES @ 100/ACRE	QTY.
WHITE OAK	15
BLACK OAK	15
H. RED OAK	15
TULIP POPLAR	15
BLACK CHERRY	10
RED MAPLE	10
BLACK GUM	10
FLOWERING DOGWOOD	10
QUERCUS ALBA	15
QUERCUS VELUTINA	15
QUERCUS RUBRA	15
LIRIODENDRON TULIPIFERA	15
PRUNUS SEROTINA	10
ACER RUBRUM	10
NYSSA SYLVATICA	10
CORNUS FLORIDA	10

OTHER PLANTING INSTRUCTIONS

Plant material should be obtained from a reputable nursery and ordered 3 to 6 months before desired delivery. Delivery should be arranged to occur as close to planting time as possible, and stock should be protected from direct sun and drying until planting. Planting dates are October through May, with spring months preferred. (Suggested supplier: Silva Native Nursery & Seed Co., New Freedom, PA, (717) 227-0486)

Stock should be inspected before planting for signs of damage, disease, or insect infestation, vigor, and size. Damaged or inferior plants should be replaced.

Upon planting container grown stock, plants should be removed from the container and the soil gently loosened from the roots. If roots encircle the root ball, or are J-shaped or knotted, consider replacement. Do not trim roots on-site.

The planting field should be dug and backfilled with the native soil. Rake the surface and cover the disturbed area with approximately 4 inches of mulch, but avoid burying the base of the stem to prevent fungal rot. Water immediately to settle the soil around the roots.

MAINTENANCE AND PROTECTION OF PLANTED AREA

Soils should be tested to determine the need for fertilizer. If fertilizer is needed, it should be applied at the testing lab's recommended rates after the first growing season (late fall or early spring). Organic or slow-release fertilizers are preferred.

Watering should be planned to compensate for deficient rainfall. New plantings need water once a week for the first growing season. The second year, watering may only be necessary in July and August, and in subsequent years only water during drought periods. Watering should be done slowly enough to permit deep soaking of the root zone.

Monitor the young trees for several years for health, insect damage, and invasive vines. Replace dead

and dying trees. The survival rate shall be a minimum of 80% of the plantings after the first growing season, and 75% after the second season. Do not spray insecticides unless it has been determined that an infestation with the potential to threaten the survival of the trees is present. Control invasive vines manually, or by careful and selective use of appropriate herbicide.

Post protective signage that states that this area is a Forest Conservation Area and trees have been planted for reforestation. An effort should be made to inform and gain the cooperation of the adjacent residents to monitor and protect the plantings.

FOREST PROTECTION PLAN

The forest conservation and reforestation areas will need to be protected from injury during the land clearing and construction process, and from any future land use changes. Long-term protection will require placing the forest as a permanent, recorded, non-developable open space or conservation easement. The legal document establishing the protection will be required for final FCP approval.

CONSTRUCTION PHASE

Protective measures during the construction stage will focus on protecting the critical root zone of the retained trees along the new forest edge. The final LCO line will be staked in the field by a qualified professional who will determine which individual trees will be saved, and the extent of the critical root zone based on tree species and size. The resulting boundary will be fenced with approved fencing and posted as a tree preservation area, and no disturbance to the vegetation within the retention area will be allowed, except that which may be necessary to manage the health of the trees, such as stemming, pruning, or vine control. Any grading and construction that will occur uphill from the forest will require sediment control measures such as a silt fence or other device that will prevent siltation in the critical root zone of retained trees.

TWO-YEAR POST-CONSTRUCTION MANAGEMENT PROGRAM

Howard County requires the developer to contract to a minimum of two years of responsibility for the management of the Forest Conservation Area. The program must be supervised by a qualified professional. The obligations include: periodic (beginning and end of growing season) inspection of the condition of the forest; necessary management such as maintenance of fencing and signage, treatment or removal of damaged or dying trees, or invasive plant control; adoption of new land owners or occupants about allowable activities and future responsibilities for the forest; and a final inspection and certification that the forest is intact and the conditions of the FCP have been met submitted to the County. Upon review of the final certification, the County will notify the developer of release from all future obligations, and their transfer to the owner.

Prepared by: William Bridgeland
MD DNR Qualified Professional

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

A/ *Cinda Hamlin* 12/6/10
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1-5, 7-21, AND 23-47; AND FOR PRIVATE WATER AND A SHARED SEWERAGE SYSTEM FOR LOTS 6 & 22.

HOWARD COUNTY HEALTH DEPARTMENT
Dina M... 11/17/10
HOWARD COUNTY HEALTH OFFICER DATE

A RESUBDIVISION OF PARCEL 275 (LOT 1) AND PARCEL 484 (LOT 1), AND SUBDIVISION OF PARCEL 274
PROJECT NAME **PINDELL WOODS**
LOTS 1 THRU 47 AND PRESERVATION PARCELS A THRU F
5th ELECTION DISTRICT TAX MAP # 41, GRID 2, 3, 8 AND 9
PARCEL 275 (LOT 1), PARCEL 484 (LOT 1) AND PARCEL 274
HOWARD COUNTY, MARYLAND

TITLE **MISCELLANEOUS DETAIL**
S-00-15

OWNERS: CLARENCE AND MARTHA CARVELL
706 PINDELL SCHOOL ROAD
FULTON, MD. 20759
H Y REAL ESTATE JOINT VENTURE
1921 ROCKVILLE PIKE, SUITE 300
ROCKVILLE, MD. 20852
MARSHALL P. TULIN
1921 ROCKVILLE PIKE, SUITE 300
ROCKVILLE, MD. 20852
DEVELOPER: MOUNT VIEW, L.L.C.
6258 CARDINAL LA.
COLUMBIA, MD. 21044

PREPARED BY: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.
10749 BIRMINGHAM WAY
ROCKVILLE, MD 20853
TEL: (410) 465-7903
FAX: (410) 465-8845
DES.: JL/DCW/AVG JOB: DRW.: AVG/DTA/JNC PROJ.: CHK.: D.C.W. DATE: 10.24.00 SCALE: AS SHOWN SHEET 9 OF 9