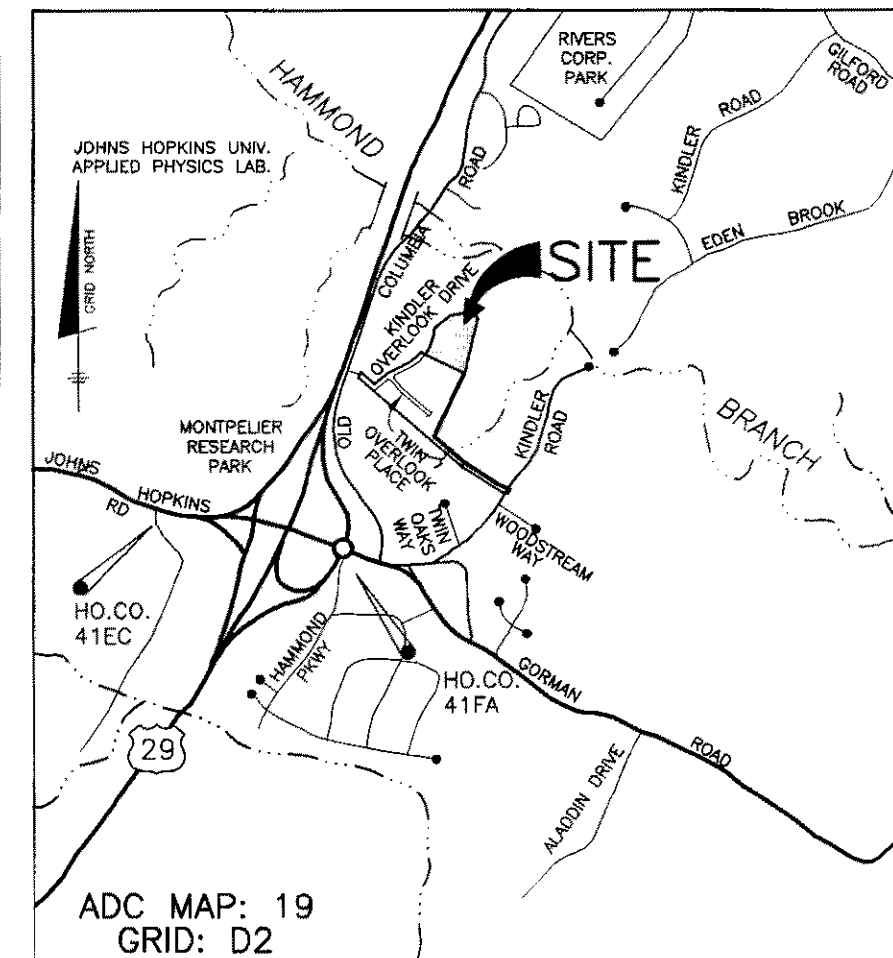


GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY BY BEI IN OCTOBER, 2008 EXCEPT THE PORTION ALONG THE "FLAG" WHICH IS TAKEN FROM HOWARD COUNTY GIS WITH 2 FOOT CONTOUR INTERVALS INTERPOLATED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 41EC AND 41FA WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. THE CONTRACT NUMBER IS 34-4613-D.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 34-4613-D.
- EXISTING UTILITIES ARE BASED ON COUNTY GIS, CONTRACT DRAWINGS 24-4090-D, ROAD PLANS F-07-003.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2008 BY BENCHMARK ENGINEERING, INC.
- FOREST STAND DELINEATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES DATED DECEMBER 17, 2006 AND SUPPLEMENTED IN JULY, 2007.
- WETLAND DELINEATION/CERTIFICATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES DATED DECEMBER 17, 2006 AND REVISED IN JULY, 2007.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA.
- THE APPD TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. DATED JANUARY, 2007.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 18,000 SQUARE FEET.
- THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON FEBRUARY 5, 2007 AS ADMINISTRATIVE DECISION #4-2007.
- STORMWATER MANAGEMENT WQS SHALL BE PROVIDED BY THE POCKET SAND FILTER AND RAINGARDENS. REV SHALL BE PROVIDED BY THE STONE CHAMBER BELOW THE SAND FILTER. CPV SHALL BE PROVIDED BY THE DRY DETENTION POND. THE POCKET SAND FILTER AND RAINGARDENS SHALL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED. THE DRY DETENTION POND SHALL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- ALL EXISTING WELLS AND SEPTICS IF LOCATED ON THIS PROPERTY SHALL BE ABANDONED AND VERIFICATION OF THE ABANDONMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO RECORDATION OF THE PLAT OF SUBDIVISION.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 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 (425,000 LB).
 - 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.
- THE PROPOSED EXTENSION OF KINDLER OVERLOOK DRIVE IS BEING PLACED WITHIN AN AREA RESERVED FOR ROADWAY CONSTRUCTION PER DECLARATION OF COVENANTS RECORDED IN LIBER 647, FOLIO 551.
- THE EXISTING DWELLING ON THIS SITE SHALL BE REMOVED.
- WAIVER PETITION (WP-07-088) A REQUEST TO WAIVE SECTION 16.147, REQUIRING A SUBDIVISION PLAT AND CONSTRUCTION PLANS FOR THE PURPOSE OF COMBINING TWO SEPARATE PARCELS INTO ONE PARCEL (I.E. PARCEL 386 AND P/O PARCEL 401) WAS VOIDED ON JULY 8, 2008.
- WAIVER PETITION (WP-08-048) A REQUEST TO WAIVE SECTION 16.147, REQUIRING A SUBDIVISION PLAT AND CONSTRUCTION PLANS FOR THE PURPOSE OF COMBINING TWO SEPARATE PARCELS INTO ONE PARCEL (I.E. PARCEL 386 AND P/O PARCEL 401) WAS APPROVED ON JULY 30, 2008 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL PROCEED WITH THE SKETCH PLAN (S-07-003), FOR THE PROPOSED SUBDIVISION, AND CONTINUE PROCESSING ALL REQUIRED ADDITIONAL PLANS THROUGH THE FINAL PLAT STAGE AND RECORDATION OF A PLAT. IF THE PETITIONER FAILS TO MEET ALL DEADLINES AND MILESTONES, OR FAILS TO RECORD THE PLAT, THEN THE PORTION OF PARCEL 401 MERGED INTO PARCEL 386 BY DEED ADJOINER, AS ALLOWED BY THIS WAIVER, MAY BE DEEDED BACK TO THE OWNER OF PARCEL 401 BY ANOTHER DEED ADJOINER, WITHOUT THE NEED OF ANOTHER WAIVER, AS LONG AS THE EXISTING RIGHT-OF-WAY RESERVATION IS MAINTAINED FOR ACCESS TO ALL RELEVANT PARCELS.
 - BOTH ROBERT MOWREY AND EDWARD JEAN WELKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN EDWARD WELKER, DECEASED (OWNER OF PARCEL 401) SHALL SIGN THE WAIVER APPLICATION FOR WP-08-048.
 - ACCESS THROUGH THE EXISTING RIGHT-OF-WAY RESERVATION SHALL BE MAINTAINED FOR ALL RELEVANT PARCELS (PARCELS 245, 313, 401, AND 386) AT ALL TIMES AND MAY NOT BE OBSTRUCTED DURING THE SUBDIVISION PROCESS OR CONSTRUCTION PERIOD.
 - THROUGH THE ADJOINER DEED PROCESS, PARCELS 386 AND A PORTION OF PARCEL 401 (0.32 ACRES) SHALL BE CONSOLIDATED TO CREATE A NEW 6.11 ACRE PARCEL 386. EDWARD JEAN WELKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN EDWARD WELKER, DECEASED, SHALL SIGN THE DEED ADJOINER AND ANY OTHER DOCUMENTATION RELATED TO THE COMPLETION OF THE DEED ADJOINER.
 - THE APPLICANT MUST RECORD THE NEW DEED OF CONSOLIDATION IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD. A COPY OF THE CONSOLIDATION DEED SHALL BE SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 60 DAYS OF THE DATE OF THIS WAIVER APPROVAL (BY SEPTEMBER 28, 2008).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND NEW ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THIS SITE.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED DECEMBER 18, 2002 AND APPROVED UNDER SP-03-001 (KINDLER OVERLOOK II). NO ADDITIONAL STUDY WAS PERFORMED FOR THIS PROJECT, KINDLER OVERLOOK II, AS THE FLOODPLAIN IS ONLY ACROSS THE PROPERTY ALONG THE LONG FLAGSTEM. NO IMPROVEMENTS ARE BEING PROPOSED IN THIS AREA.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-GARNES ENGINEERING ASSOCIATES, INC. DATED OCTOBER 22, 2008 AND SHALL BE APPROVED UNDER THIS PLAN.
- THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 2.83 ACRES SHALL BE MET BY THE ON-SITE RETENTION OF 0.97 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT AND THE OFFSITE PLANTING OF 1.86 ACRES WITHIN THE FOREST MITIGATION BANK LOCATED WITHIN THE MCKENDREE SPRINGS SUBDIVISION (F-09-108). FINANCIAL SURETY FOR THE ON-SITE RETENTION SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$845,614 FOR 42,253.2 S.F.). FINANCIAL SURETY FOR THE OFFSITE PLANTING WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR MCKENDREE SPRINGS (F-09-108).

BENCH MARKS-(NAD'83)

HO.CO. 41EC	ELEV. 430.34
STAMPED DISC SET ON TOP OF	
3" DEEP COLUMN OF CONCRETE	
N 543,588.8040	E 1,342,628.7800
HO.CO. 41FA	ELEV. 407.60
STAMPED DISC SET ON TOP OF	
3" DEEP COLUMN OF CONCRETE	
N 545210.7590	E 1344786.9530

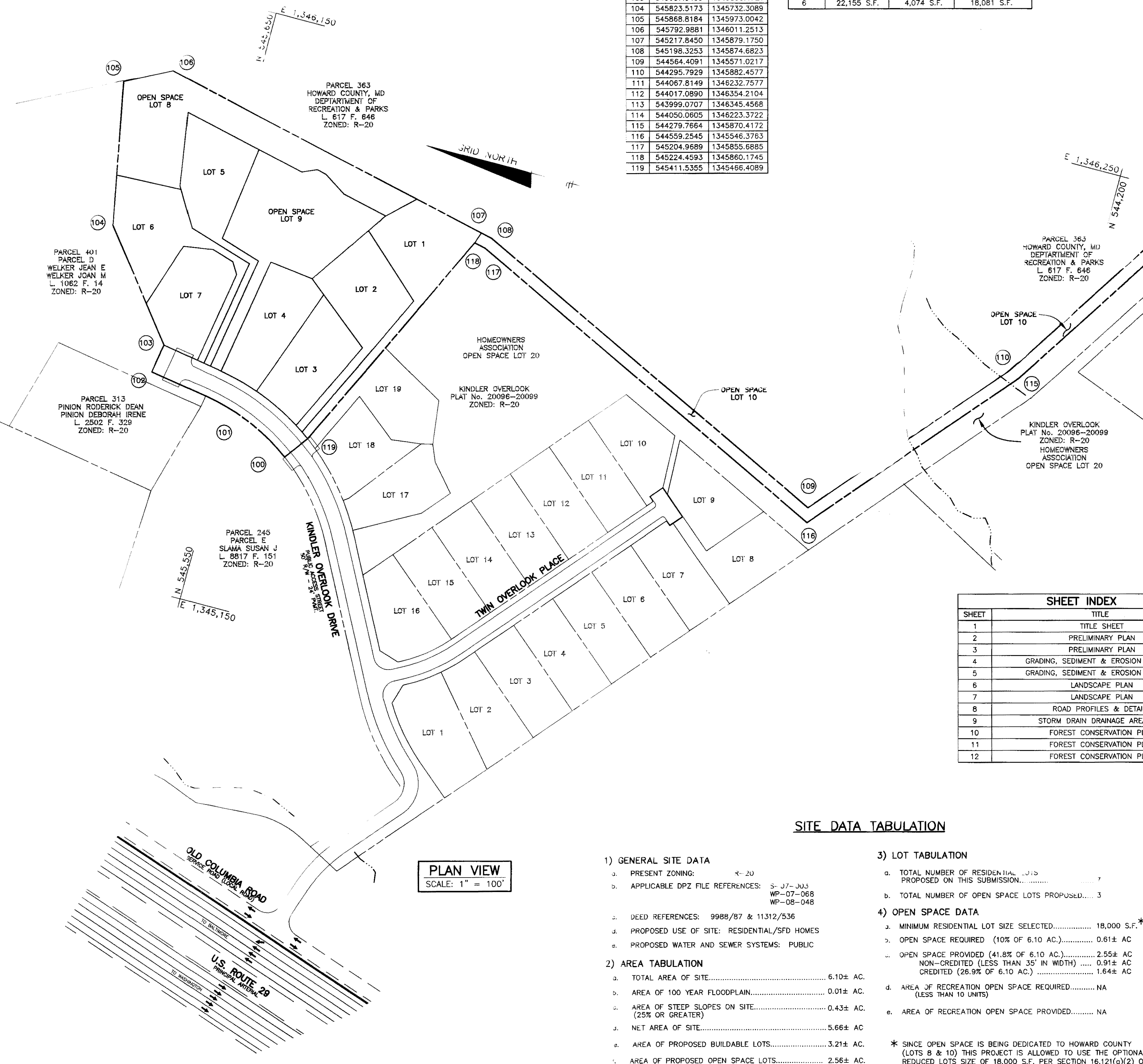


COORDINATE CHART

NO.	NORTHING	EASTING
100	545441.3490	1345426.2696
101	545594.5479	1345492.0347
102	545695.6974	1345509.1749
103	545687.3438	1345558.4721
104	545823.5173	1345732.3089
105	545868.8184	1345973.0042
106	545792.9881	1346011.2513
107	545217.8450	1345879.1750
108	545198.3253	1345874.6823
109	544564.4091	1345571.0217
110	544295.7929	1345882.4577
111	544067.8149	1346232.7577
112	544017.0890	1346354.2104
113	543999.0707	1346345.4568
114	544050.0605	1346223.3722
115	544279.7664	1345870.4172
116	544559.2545	1345546.3763
117	545204.9689	1345855.6885
118	545224.4593	1345860.1745
119	545411.5355	1345466.4089

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	22,503 S.F.	4,359 S.F.	18,144 S.F.
2	20,883 S.F.	2,589 S.F.	18,094 S.F.
5	21,098 S.F.	3,069 S.F.	18,029 S.F.
6	22,155 S.F.	4,074 S.F.	18,081 S.F.



PLAN VIEW
SCALE: 1" = 100'

STORMWATER MANAGEMENT GENERAL STORAGE REQUIREMENT SUMMARY TABLES

DRAINAGE AREA 1A

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQV)	0.0949 ac-ft (4,135 cf)	PROVIDED IN THE POCKET SAND FILTER
RECHARGE VOLUME (REV)	0.28 acres (1,075 cf)	PROVIDED IN THE STONE CHAMBER BELOW SAND FILTER
CHANNEL PROTECTION VOL. (CPV)	0.1257 ac-ft (5,477 cf)	PROVIDED IN DRY DETENTION POND

DRAINAGE AREA 1B

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQV)	0.0071 ac-ft (309 cf)	NO NEW IMPERVIOUS PROPOSED
RECHARGE VOLUME (REV)	0.01 acres (80 cf)	NO NEW IMPERVIOUS PROPOSED
CHANNEL PROTECTION VOL. (CPV)	N/A	NOT REQUIRED FOR THIS AREA 1-YR POST Q < 2.0 cfs

DRAINAGE AREA 2

REQUIREMENT	VOLUME REQUIRED	NOTES
WATER QUALITY VOLUME (WQV)	0.0208 ac-ft (907 cf)	PROVIDED BY RAINGARDENS
RECHARGE VOLUME (REV)	0.05 acres (236 cf)	PROVIDED IN THE STONE CHAMBER BELOW SAND FILTER
CHANNEL PROTECTION VOL. (CPV)	N/A	NOT REQUIRED FOR THIS AREA 1-YR POST Q < 2.0 cfs

1-YEAR STORM SUMMARY TABLE

DRAINAGE AREA	EXISTING	PROPOSED WITH SWM	NOTES
1A (STUDY POINT #1)	0.18 CFS	0.07 CFS	DEVELOPED DISCHARGE IS LESS THAN EXISTING DISCHARGE.
1B (STUDY POINT #1)	0.18 CFS	0.07 CFS	
2 (STUDY POINT #2)	0.28 CFS	0.32 CFS	DEVELOPED IS GREATER THAN EXISTING BY 0.04 cfs.

SHEET INDEX

SHEET	TITLE
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	GRADING, SEDIMENT & EROSION CONTROL
5	GRADING, SEDIMENT & EROSION CONTROL
6	LANDSCAPE PLAN
7	LANDSCAPE PLAN
8	ROAD PROFILES & DETAILS
9	STORM DRAIN DRAINAGE AREA MAP
10	FOREST CONSERVATION PLAN
11	FOREST CONSERVATION PLAN
12	FOREST CONSERVATION PLAN

SITE DATA TABULATION

- GENERAL SITE DATA**
 - PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: S-07-003, WP-07-068, WP-08-048
 - DEED REFERENCES: 9988/87 & 11312/536
 - PROPOSED USE OF SITE: RESIDENTIAL/SFD HOMES
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
 - AREA TABULATION**
 - TOTAL AREA OF SITE: 6.10± AC.
 - AREA OF 100 YEAR FLOODPLAIN: 0.01± AC.
 - AREA OF STEEP SLOPES ON SITE (25% OR GREATER): 0.43± AC.
 - NET AREA OF SITE: 5.66± AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 3.21± AC.
 - AREA OF PROPOSED OPEN SPACE LOTS: 2.56± AC.
 - AREA OF PROPOSED PUBLIC ROAD R/W: 0.33± AC TO BE DEDICATED TO HOWARD COUNTY
 - LOT TABULATION**
 - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 7
 - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 3
 - OPEN SPACE DATA**
 - MINIMUM RESIDENTIAL LOT SIZE SELECTED: 18,000 S.F.*
 - OPEN SPACE REQUIRED (10% OF 6.10 AC.): 0.61± AC
 - OPEN SPACE PROVIDED (41.8% OF 6.10 AC.): 2.56± AC
 - NON-CREDITED (LESS THAN 35' IN WIDTH): 0.91± AC
 - CREDITED (28.9% OF 6.10 AC.): 1.64± AC
 - AREA OF RECREATION OPEN SPACE REQUIRED: NA (LESS THAN 10 UNITS)
 - AREA OF RECREATION OPEN SPACE PROVIDED: NA
- * SINCE OPEN SPACE IS BEING DEDICATED TO HOWARD COUNTY (LOTS 8 & 10) THIS PROJECT IS ALLOWED TO USE THE OPTIONAL REDUCED LOTS SIZE OF 18,000 S.F. PER SECTION 16.121(c)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
WWW.BEI-ENGINEERING.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. 28559, Expiration Date: 7-22-2011.

OWNER: ROBERT MOWREY
2331 YORK ROAD, SUITE 301
TIMONIUM, MARYLAND 21093
410-404-0095

KINDLER OVERLOOK II
LOTS 1 thru 7
OPEN SPACE LOTS 8 thru 10

TAX MAP: 41, GRID: 18
PARCEL: 386
NOT A SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

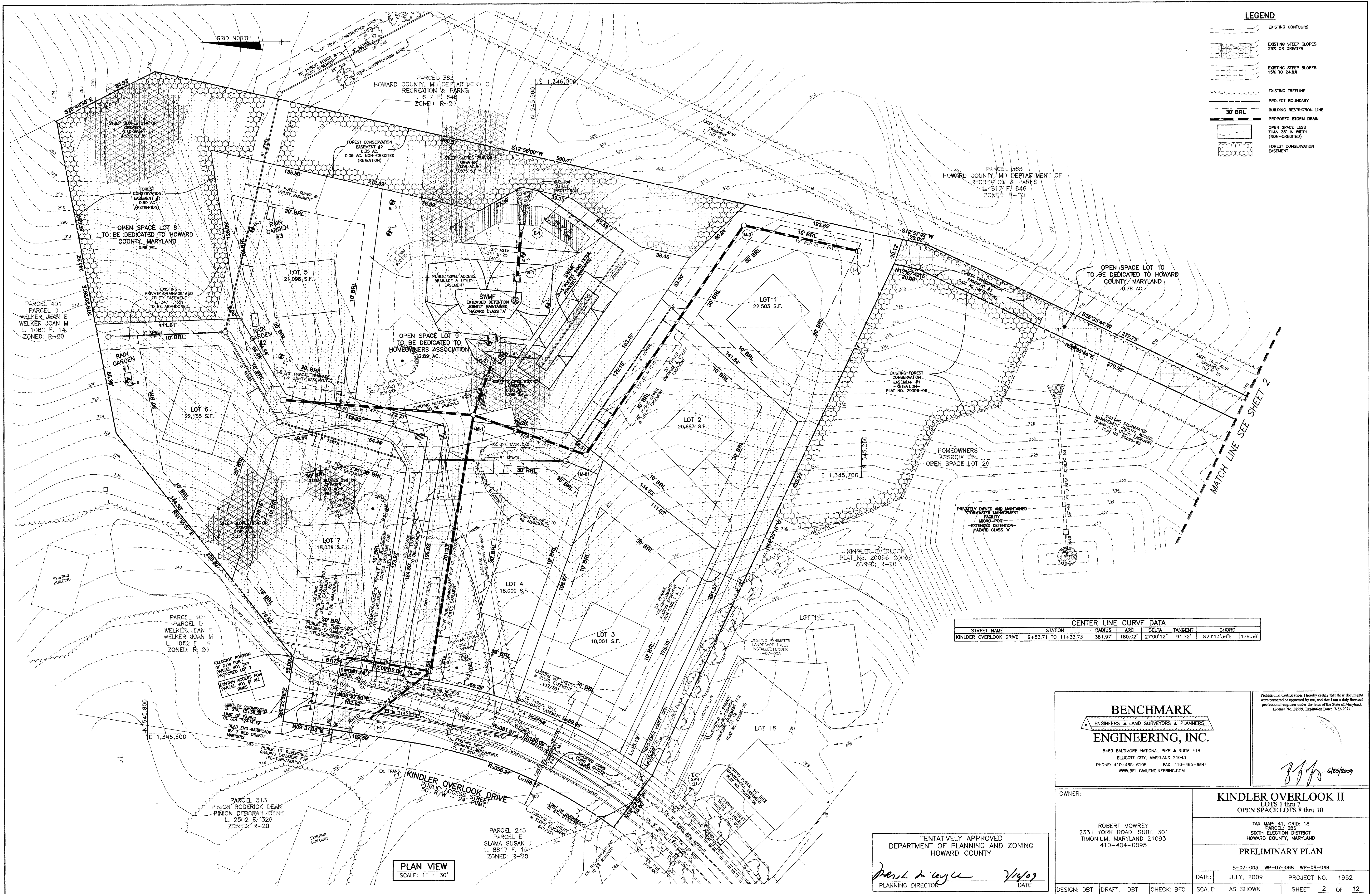
PRELIMINARY PLAN TITLE SHEET
S-07-003 WP-07-068 WP-08-048

DATE: JULY, 2009 PROJECT NO. 1962

DESIGN: DBT DRAFT: DBT CHECK: BFC SCALE: AS SHOWN SHEET 1 OF 12

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David L. Goyette 7/16/09
PLANNING DIRECTOR DATE



LEGEND

- EXISTING CONTOURS
- EXISTING STEEP SLOPES 25% OR GREATER
- EXISTING STEEP SLOPES 15% TO 24.9%
- EXISTING TREELINE
- PROJECT BOUNDARY
- BUILDING RESTRICTION LINE
- PROPOSED STORM DRAIN
- OPEN SPACE LESS THAN 35' IN WIDTH (NON-CREDITED)
- FOREST CONSERVATION EASEMENT

CENTER LINE CURVE DATA

STREET NAME	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD
KINDLER OVERLOOK DRIVE	9+53.71 TO 11+33.73	381.97'	180.02'	27°00'12"	91.72'	N23°13'36"E 178.36'

PLAN VIEW
SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul A. Taylor 7/14/09
PLANNING DIRECTOR DATE

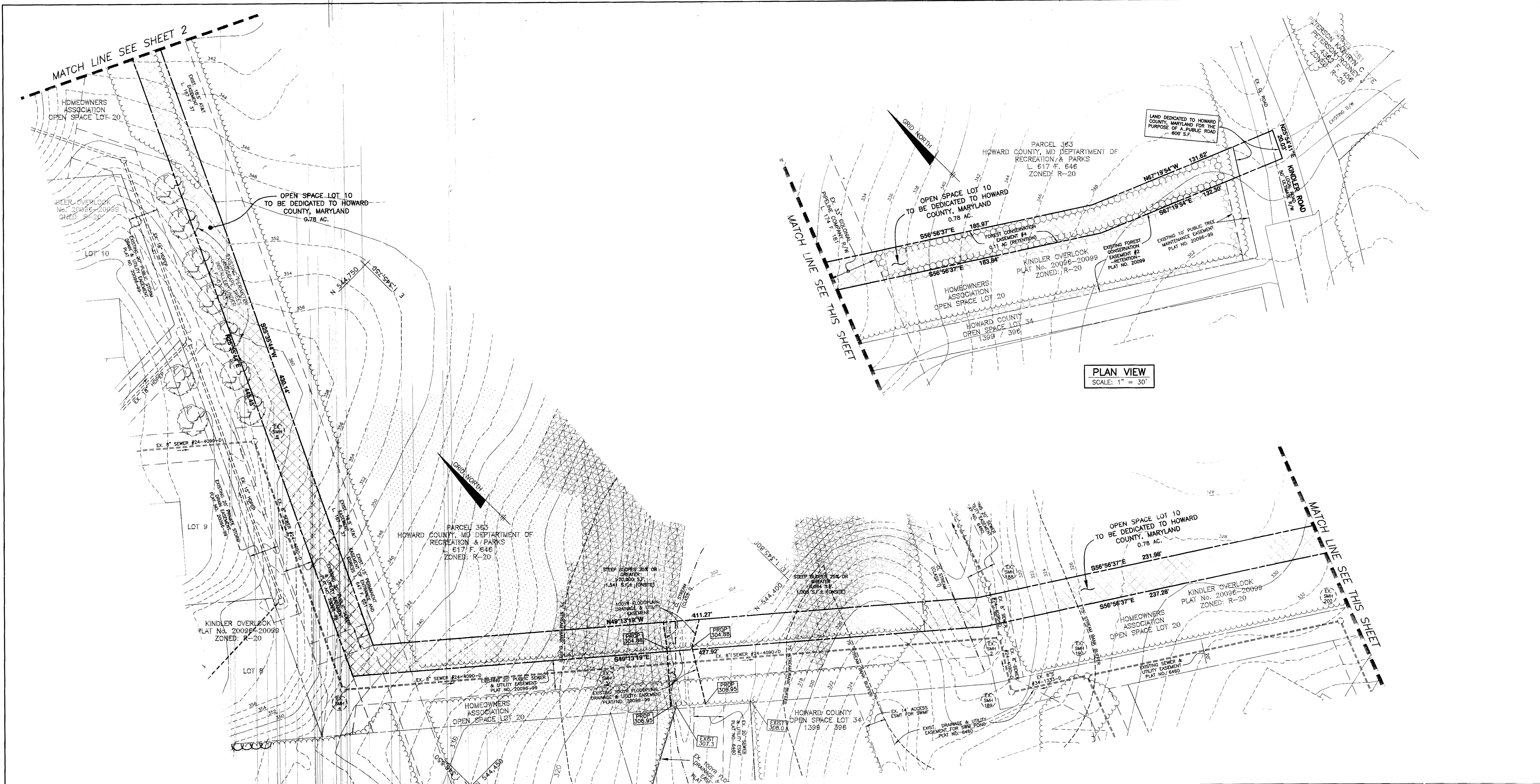
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE # SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-ENGINEERING.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. 28559, Expiration Date: 7-22-2011.

J. J. [Signature]

<p>OWNER:</p> <p>ROBERT MOWREY 2331 YORK ROAD, SUITE 301 TIMONIUM, MARYLAND 21093 410-404-0095</p>	<p style="text-align: center;">KINDLER OVERLOOK II LOTS 1 thru 7 OPEN SPACE LOTS 8 thru 10</p> <p>TAX MAP: 41, GRID: 18 PARCEL: 368 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p style="text-align: center;">PRELIMINARY PLAN</p> <p>S-07-003 WP-07-068 WP-08-048</p> <p>DATE: JULY, 2009 PROJECT NO. 1962</p> <p>DESIGN: DBT DRAFT: DBT CHECK: BFC SCALE: AS SHOWN SHEET 2 OF 12</p>
--	---



PLAN VIEW
SCALE: 1" = 30'

PLAN VIEW
SCALE: 1" = 30'

- LEGEND**
- EXISTING CONTOURS
 - EXISTING STEEP SLOPES 25% OR GREATER
 - EXISTING STEEP SLOPES 15% TO 24.9%
 - EXISTING TREELINE
 - PROJECT BOUNDARY
 - 30' BRL BUILDING RESTRICTION LINE
 - PROPOSED STORM DRAIN
 - OPEN SPACE LESS THAN 35' IN WIDTH (NON-CREDITED)
 - FOREST CONSERVATION EASEMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark D. Wolfe 7/16/09
PLANNING DIRECTOR DATE

<p>BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE A SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-485-6105 FAX: 410-485-6844 WWW.BE-CVLENGINEERING.COM</p>		<p>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. 28559, Expiration Date: 7-22-2011.</p> <p><i>J. H. G. West</i></p>
<p>OWNER: ROBERT MOWREY 2331 YORK ROAD, SUITE 301 TIMONIUM, MARYLAND 21093 410-404-0095</p>		<p>KINDLER OVERLOOK II LOTS 1 thru 7 OPEN SPACE LOTS 8 thru 10</p> <p>TAX MAP: 41, GRID: 18 PARCEL: 363 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>PRELIMINARY PLAN</p> <p>S-07-003 WP-07-068 WP-08-048</p>
<p>DESIGN: DBT DRAFT: DBT CHECK: BFC</p>		<p>DATE: JULY, 2009 PROJECT NO. 1962 SCALE: AS SHOWN SHEET 3 OF 12</p>

SEDIMENT CONTROL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION, (313-1850).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THEREIN.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS (SEC. 51) S00 (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF SITE	6.10	ACRES
AREA DISTURBED	5.10	ACRES
AREA TO BE ROOFED OR PAVED	0.21	ACRES
AREA TO BE VEGETATIVELY STABILIZED	4.89	ACRES
TOTAL CUT	6667	CY
TOTAL FILL	20333	CY
OFFSITE WASTE/BORROW AREA LOCATION	A SITE WITH AN APPROVED SOP AND ACTIVE GRADING PERMIT	
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEMAILED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

LEGEND

- EXISTING CONTOURS
- EXISTING STEEP SLOPES 33% OR GREATER
- EXISTING STEEP SLOPES 15% TO 24.9%
- EXISTING TREELINE
- PROPOSED TREELINE
- PROJECT BOUNDARY
- PROPOSED STORM DRAIN
- FOREST CONSERVATION EASEMENT
- SUPER SILT FENCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE

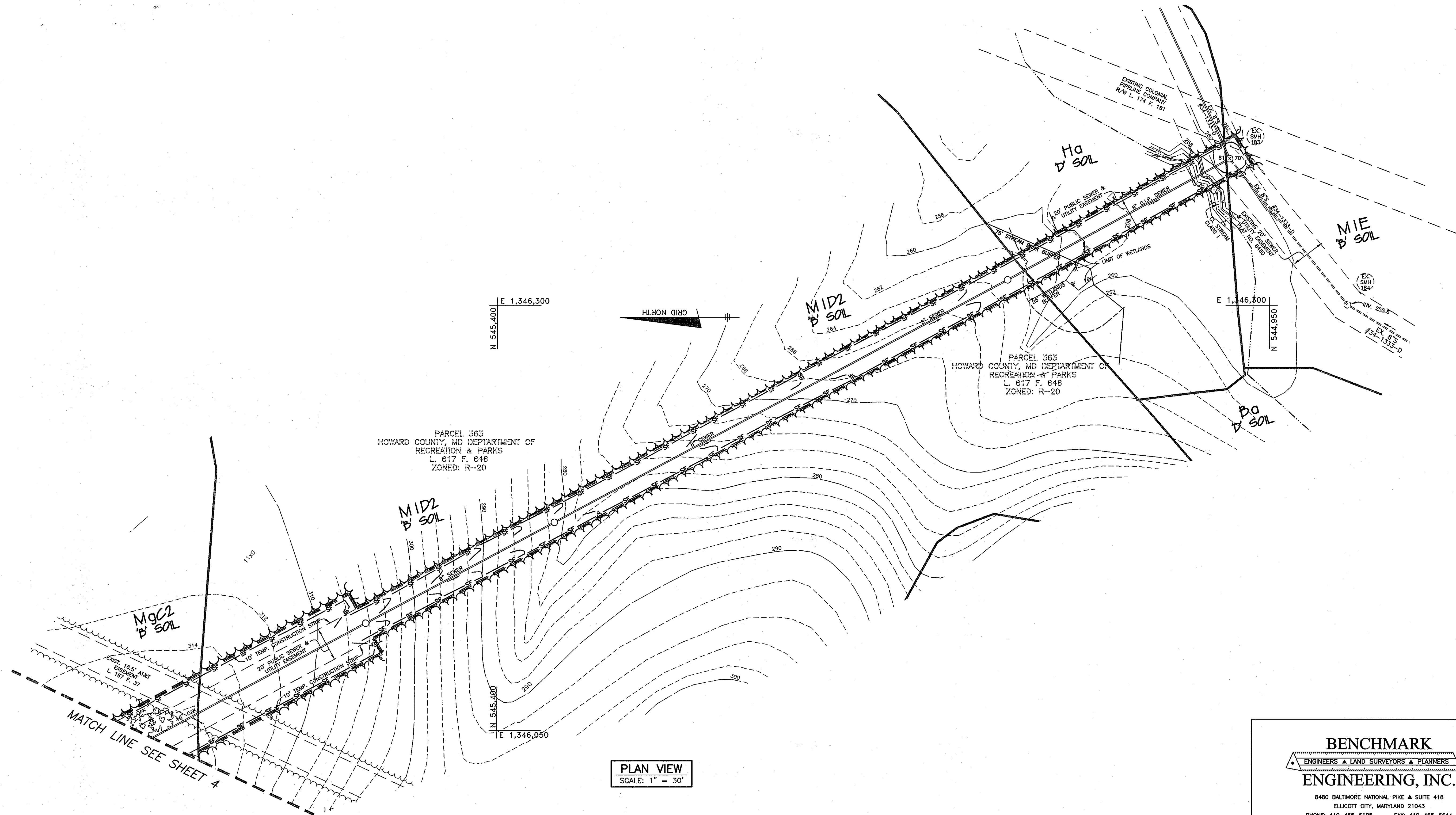


PLAN VIEW
SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David P. Gyle 2/26/09
PLANNING DIRECTOR DATE

<p>BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC.</p> <p>8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-485-6105 FAX: 410-485-6644 WWW.BEI-CVLENGINEERING.COM</p>		<p>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. 26559, Expiration Date: 7-22-2011.</p>
OWNER:	<p>KINDLER OVERLOOK II LOTS 1 thru 7 OPEN SPACE LOTS 8 thru 10</p>	
<p>ROBERT MOWREY 2331 YORK ROAD, SUITE 301 TIMONIUM, MARYLAND 21093 410-404-0095</p>	<p>TAX MAP: 41, GRID: 18 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN S-07-003 WP-07-068 WP-08-048</p>	
DESIGN: DBT	DRAFT: DBT	CHECK: BFC
DATE: JULY, 2009	PROJECT NO. 1962	SHEET 4 OF 12



PLAN VIEW
 SCALE: 1" = 30'

LEGEND

	EXISTING CONTOURS
	EXISTING STEEP SLOPES 25% OR GREATER
	EXISTING STEEP SLOPES 15% TO 24.9%
	EXISTING TREELINE
	PROPOSED TREELINE
	PROJECT BOUNDARY
	PROPOSED STORM DRAIN
	FOREST CONSERVATION EASEMENT
	SUPER SILT FENCE
	SILT FENCE
	LIMIT OF DISTURBANCE

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

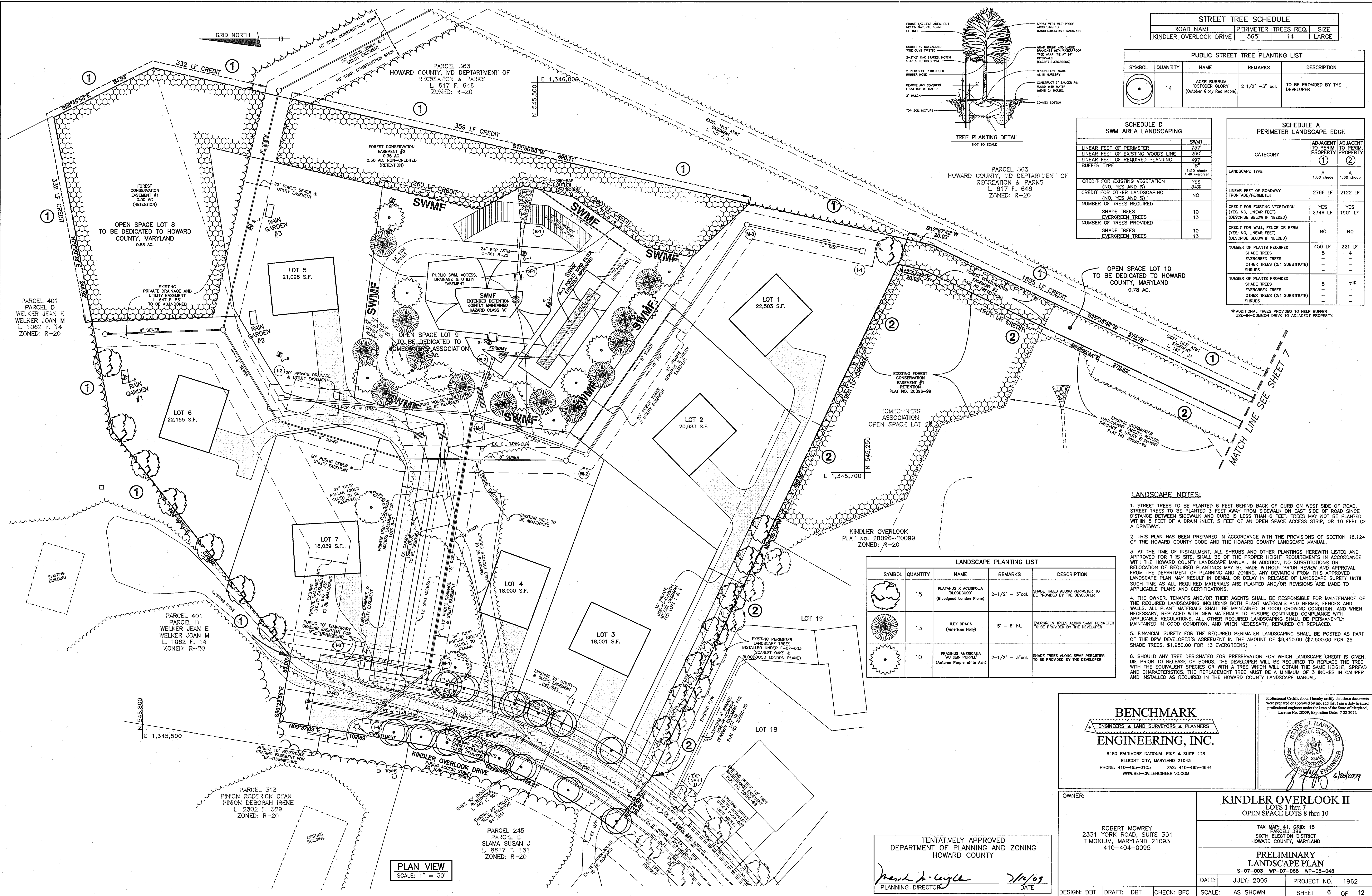
8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644
 WWW.BEI-CIVLENGINEERING.COM

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. 28559, Expiration Date: 7-22-2011.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

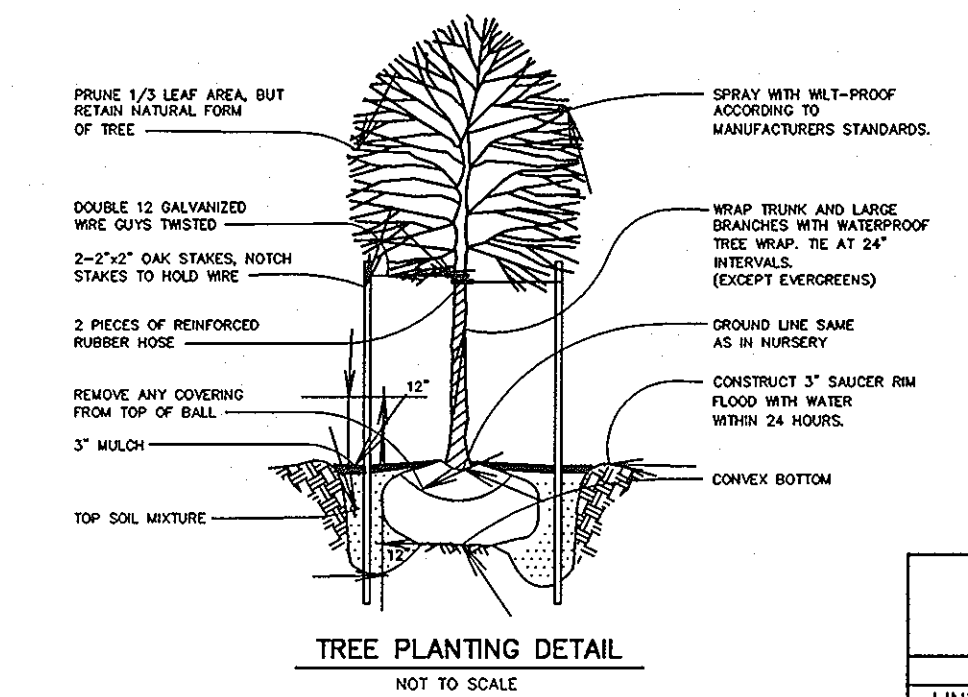
Mark A. Lytle 7/16/09
 PLANNING DIRECTOR DATE

OWNER:		KINDLER OVERLOOK II	
ROBERT MOWREY 2331 YORK ROAD, SUITE 301 TIMONIUM, MARYLAND 21093 410-404-0095		LOTS 1 thru 7 OPEN SPACE LOTS 8 thru 10	
		TAX MAP: 41, GRID: 18 PARCEL: 363 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN			
S-07-003 WP-07-068 WP-08-048			
DATE:	JULY, 2009	PROJECT NO.	1962
DESIGN:	DBT	DRAFT:	DBT
CHECK:	BFC	SCALE:	AS SHOWN
		SHEET	5 OF 12



STREET TREE SCHEDULE			
ROAD NAME	PERIMETER	TREES REQ.	SIZE
KINDLER OVERLOOK DRIVE	565'	14	LARGE

PUBLIC STREET TREE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	14	ACER RUBRUM (October Glory Red Maple)	2 1/2" - 3" col.	TO BE PROVIDED BY THE DEVELOPER



SCHEDULE D SWM AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	575'
LINEAR FEET OF EXISTING WOODS LINE	260'
LINEAR FEET OF REQUIRED PLANTING	497'
BUFFER TYPE	"B"
	1:50 shade 1:60 evergreen
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES 34%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	
SHADE TREES	10
EVERGREEN TREES	13
NUMBER OF TREES PROVIDED	
SHADE TREES	10
EVERGREEN TREES	13

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO PERM. PROPERTY (1)	ADJACENT TO PERM. PROPERTY (2)
LANDSCAPE TYPE	A	A
	1:60 shade	1:60 shade
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	2796 LF	2122 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 2346 LF	YES 1901 LF
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	450 LF	221 LF
SHADE TREES	8	4
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-
NUMBER OF PLANTS PROVIDED	8	4*
SHADE TREES	-	-
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	-	-

*ADDITIONAL TREES PROVIDED TO HELP BUFFER USE-IN-COMMON DRIVE TO ADJACENT PROPERTY.

LANDSCAPE NOTES:

- STREET TREES TO BE PLANTED 6 FEET BEHIND BACK OF CURB ON WEST SIDE OF ROAD. STREET TREES TO BE PLANTED 3 FEET AWAY FROM SIDEWALK ON EAST SIDE OF ROAD SINCE DISTANCE BETWEEN SIDEWALK AND CURB IS LESS THAN 6 FEET. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A DRAIN INLET, 5 FEET OF AN OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HERWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,450.00 (\$7,500.00 FOR 25 SHADE TREES, \$1,950.00 FOR 13 EVERGREENS).
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPE CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE DEVELOPER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	15	PLATANUS X ACERIFOLIA "BLOODGOOD LONDON PLANE"	2-1/2" - 3" col.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	13	ILEX OPACA (American Holly)	5' - 6' ht.	EVERGREEN TREES ALONG SWMF PERIMETER TO BE PROVIDED BY THE DEVELOPER
	10	FRAXINUS AMERICANA "AUTUMN PURPLE" (Autumn Purple White Ash)	2-1/2" - 3" col.	SHADE TREES ALONG SWMF PERIMETER TO BE PROVIDED BY THE DEVELOPER

PLAN VIEW
SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark J. Cagle
PLANNING DIRECTOR
2/14/09
DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.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. 28359, Expiration Date: 7-22-2011.

OWNER:

ROBERT MOWREY
2331 YORK ROAD, SUITE 301
TIMONIUM, MARYLAND 21093
410-404-0095

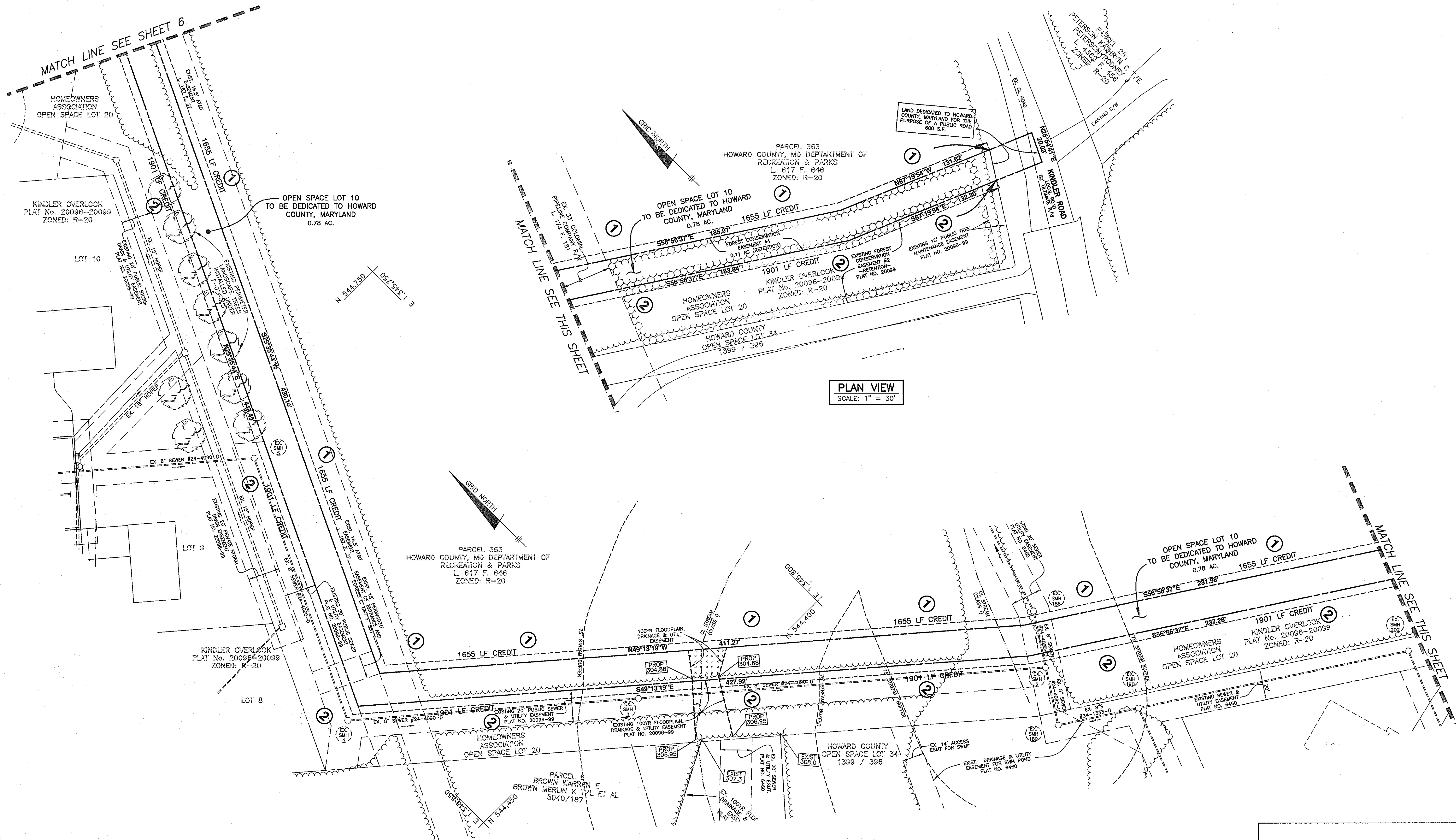
KINDLER OVERLOOK II
LOTS 1 thru 7
OPEN SPACE LOTS 8 thru 10

TAX MAP: 41, GRID: 18
PARCELS 388
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PRELIMINARY LANDSCAPE PLAN
S-07-003 WP-07-068 WP-08-048

DATE: JULY, 2009 PROJECT NO. 1962

DESIGN: DBT DRAFT: DBT CHECK: BFC SCALE: AS SHOWN SHEET 6 OF 12



PLAN VIEW
SCALE: 1" = 30'

PLAN VIEW
SCALE: 1" = 30'

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.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. 2859, Expiration Date: 7-22-2011.

6/25/2009

OWNER:

ROBERT MOWREY
2331 YORK ROAD, SUITE 301
TIMONIUM, MARYLAND 21093
410-823-3223

KINDLER OVERLOOK II
LOTS 1 thru 7
OPEN SPACE LOTS 8 thru 10

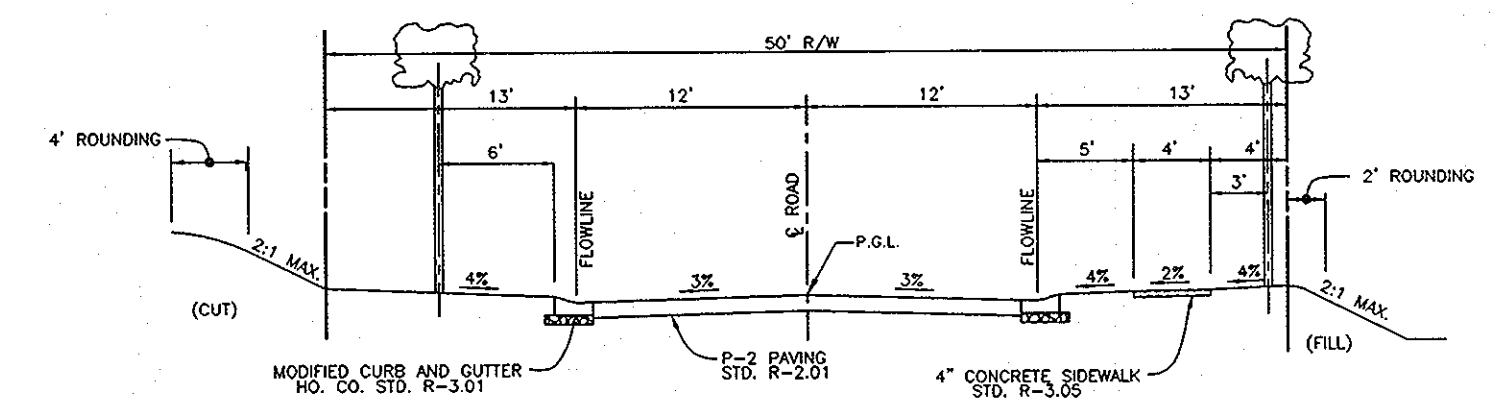
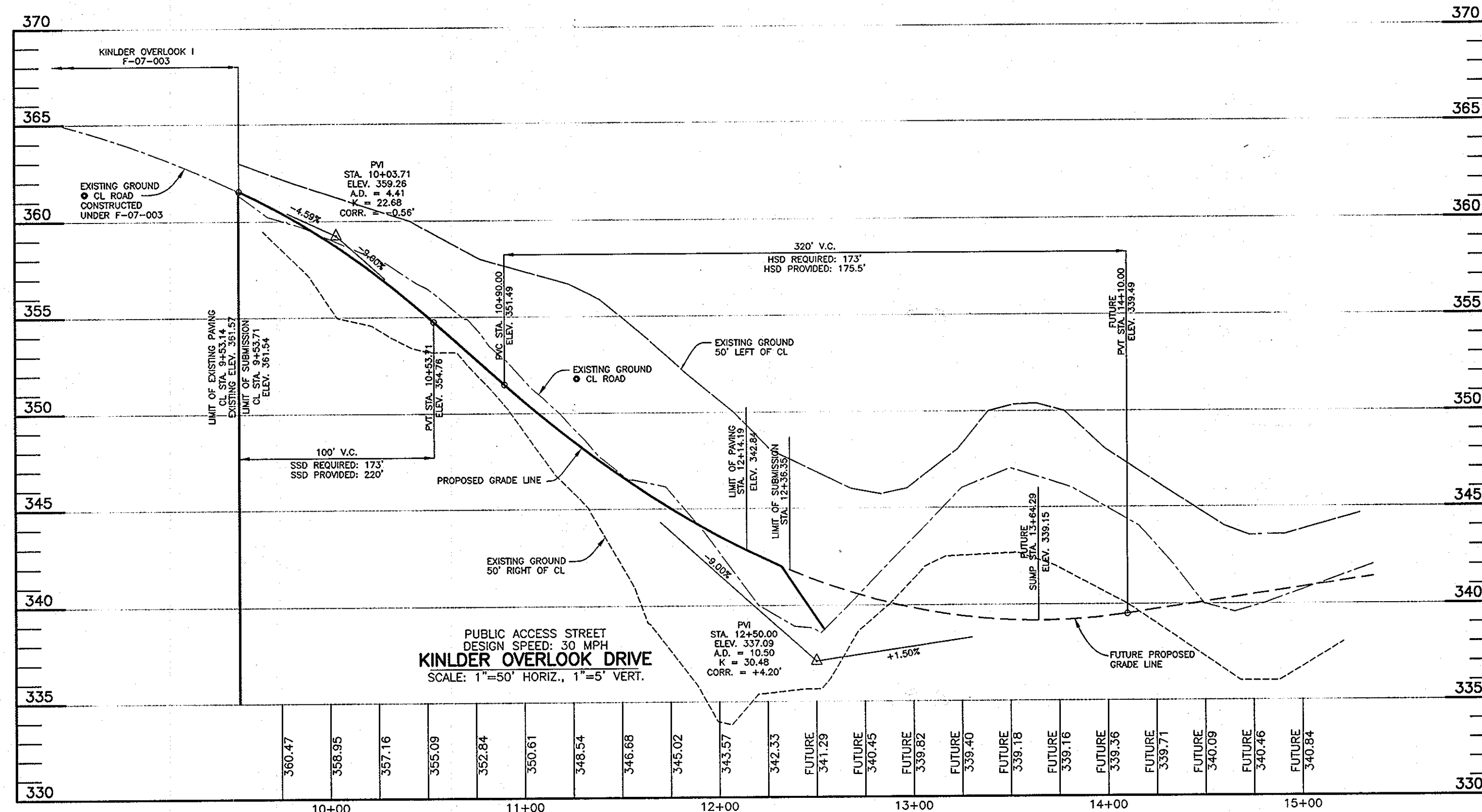
TAX MAP: 41, GRID: 18
PARCEL: 368
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

**PRELIMINARY
LANDSCAPE PLAN**
S-07-003 WP-07-068 WP-08-048

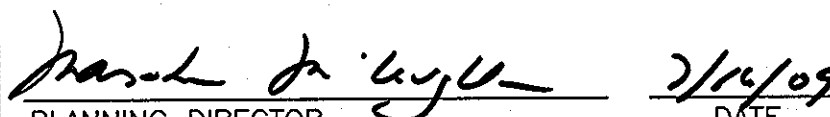
DATE:	JULY, 2009	PROJECT NO.	1962
DESIGN:	DBT	CHECK:	BFC
DRAFT:	DBT	SCALE:	AS SHOWN
		CHECK:	BFC
		DRAFT:	DBT
		DESIGN:	DBT
		DATE:	2/16/09
		PLANNING DIRECTOR:	<i>Mark P. Coyle</i>
		DATE:	2/16/09

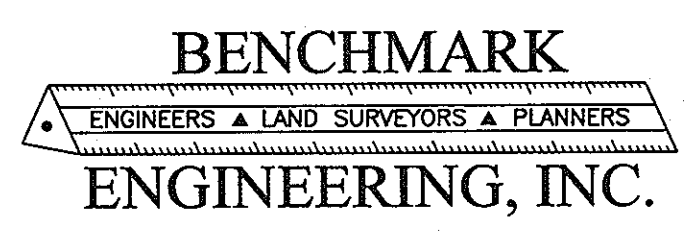
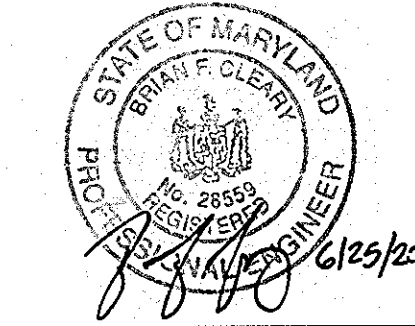
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark P. Coyle 2/16/09
PLANNING DIRECTOR DATE



KINDLER OVERLOOK DRIVE
TYPICAL ROADWAY SECTION
 (PUBLIC ACCESS STREET - LESS THAN 1000 ADT)
 DESIGN SPEED: 30 MPH
 SCALE: 1"=10'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR DATE

 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 WWW.BEI-CIVILENGINEERING.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. 28559, Expiration Date: 7-22-2011.



SOILS LEGEND		
SYMBOL	TYPE	NAME
Bs *	D	BAILE SILT LOAM
GIB2	B	GLENELG LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
GIC2	B	GLENELG LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MgB2	B	MANOR GRAVELLY LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
MIB2	B	MANOR LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
MIC2	B	MANOR LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MID2	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED
MIE	B	MANOR LOAM - 25 TO 40 PERCENT SLOPES
MnF	B	MANOR VERY STONEY LOAM - 25 TO 60 PERCENT SLOPES

* INDICATES HYDRIC SOILS
SOILS TAKEN FROM MAP 29 OF "SOIL SURVEY HOWARD COUNTY, MARYLAND" ISSUED JULY, 1968

LEGEND	
	EXISTING CONTOURS
	EXISTING STEEP SLOPES 25% OR GREATER
	EXISTING STEEP SLOPES 15% TO 24%
	EXISTING TIE LINE
	PROJECT BOUNDARY
	PROPOSED STORM DRAIN
	FOREST CONSERVATION EASEMENT
	SOILS DELINEATION LINE
	SOILS TYPE
	DRAINAGE DRAIN

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
WWW.BE-CIVILENGINEERING.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. 28559, Expiration Date: 7-22-2011.

OWNER:

ROBERT MOWREY
2331 YORK ROAD, SUITE 301
TIMONIUM, MARYLAND 21093
410-404-0095

KINDLER OVERLOOK II
LOTS 1 thru 7
OPEN SPACE LOTS 8 thru 10

TAX MAP: 41, GRID: 18
PARCELS 358
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

**PRELIMINARY STORM DRAIN
DRAINAGE AREA MAP**
S-07-003 WP-07-068 WP-08-048

DATE:	JULY, 2009	PROJECT NO.	1962
DESIGN:	DBT	DRAFT:	DBT
CHECK:	BFC	SCALE:	AS SHOWN
		SHEET	9 OF 12

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul A. Wynn 7/14/09
PLANNING DIRECTOR DATE

PLAN VIEW
SCALE: 1" = 40'



FOREST CONSERVATION WORKSHEET	
Kindler Overlook II	
Computations by: DBT	BEI JOB No. 1962 Date: 5/27/2009
NET TRACT AREA:	
A. Total tract area	6.67 ac.
(includes 0.08 acres of offsite disturbance on Parcel 401 & 313 and 0.49 acres of offsite disturbance on Parcel 363 for sewer construction)	
B. Other deductions: (floodplain)	0.01 ac.
C. Net Tract Area	6.66 ac.
LAND USE CATEGORY:	
Select category (AR, MDR, ID, HDR, MPD, CI)	HDR
D. Afforestation Threshold	15% x "F" = 1.00 ac.
E. Conservation threshold	20% x "F" = 1.33 ac.
EXISTING FOREST COVER:	
F. Existing forest cover	5.87 ac.
(includes 0.08 acres of offsite disturbance on Parcel 401 & 313 and 0.49 acres of offsite disturbance on Parcel 363 for sewer construction)	
G. Area of forest above afforestation threshold	4.87 ac.
H. Area of forest above conservation threshold	4.54 ac.
BREAK EVEN POINT:	
I. Forest retention above threshold with no mitigation	2.24 ac.
J. Clearing permitted without mitigation	3.63 ac.
PROPOSED FOREST CLEARING:	
K. Total area of forest to be cleared	4.90 ac.
L. Total area of forest to be retained	0.97 ac.
PLANTING REQUIREMENTS:	
M. Reforestation for clearing above conservation threshold	1.13 ac.
N. Reforestation for clearing below conservation threshold	0.72 ac.
O. Credit for retention above conservation threshold	0.00 ac.
P. Total reforestation required	1.86 ac.
Q. Total afforestation required	0.00 ac.
R. Credit for landscaping - may not exceed 20% of "S."	0.00 ac.
S. Total reforestation and afforestation required	1.86 ac.

SOILS LEGEND		
SYMBOL	TYPE	NAME
Ba *	D	BAILE SILT LOAM
GIB2	B	GLENELG LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
GIC2	B	GLENELG LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MgB2	B	MANOR GRAVELLY LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
MgC2	B	MANOR GRAVELLY LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MgC3	B	MANOR GRAVELLY LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED
MIB2	B	MANOR LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED
MIC2	B	MANOR LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MID2	B	MANOR LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED
MIE	B	MANOR LOAM - 25 TO 40 PERCENT SLOPES
MnF	B	MANOR VERY STONEY LOAM - 25 TO 60 PERCENT SLOPES

* INDICATES HYDRIC SOILS
SOILS TAKEN FROM MAP 29 OF "SOIL SURVEY HOWARD COUNTY, MARYLAND" ISSUED JULY, 1968

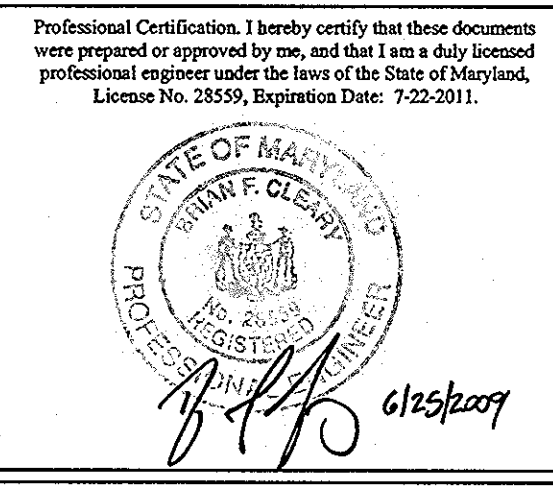
SITE DATA TABULATION	
1. TOTAL AREA OF SITE.....	6.18± AC.
(INCLUDES 0.08 ACRES OF OFFSITE DISTURBANCE ON PARCEL 401 & 363)	
2. AREA OF 100 YEAR FLOODPLAIN.....	0.01± AC.
3. NET AREA OF SITE.....	6.17± AC.
4. TOTAL FOREST ON NET AREA.....	5.30± AC.
(INCLUDES 0.08 ACRES OF OFFSITE FOREST ON PARCEL 401 & 363)	

LEGEND	
	EXISTING CONTOURS
	EXISTING STEEP SLOPES 25% OR GREATER
	EXISTING STEEP SLOPES 15% TO 24.9%
	EXISTING TREELINE
	PROPOSED TREELINE
	PROJECT BOUNDARY
	FOREST CONSERVATION EASEMENT
	FOREST CONSERVATION SIGNAGE
	LIMIT OF DISTURBANCE
	SOILS DELINEATION LINE
	SOILS TYPE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David K. Ayler 2/16/09
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.COM



OWNER:
ROBERT MOWREY
2331 YORK ROAD, SUITE 301
TIMONIUM, MARYLAND 21093
410-823-3223

KINDLER OVERLOOK II
LOTS 1 thru 7
OPEN SPACE LOTS 8 thru 10

TAX MAP: 41, GRID: 18
PARCELS 385
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

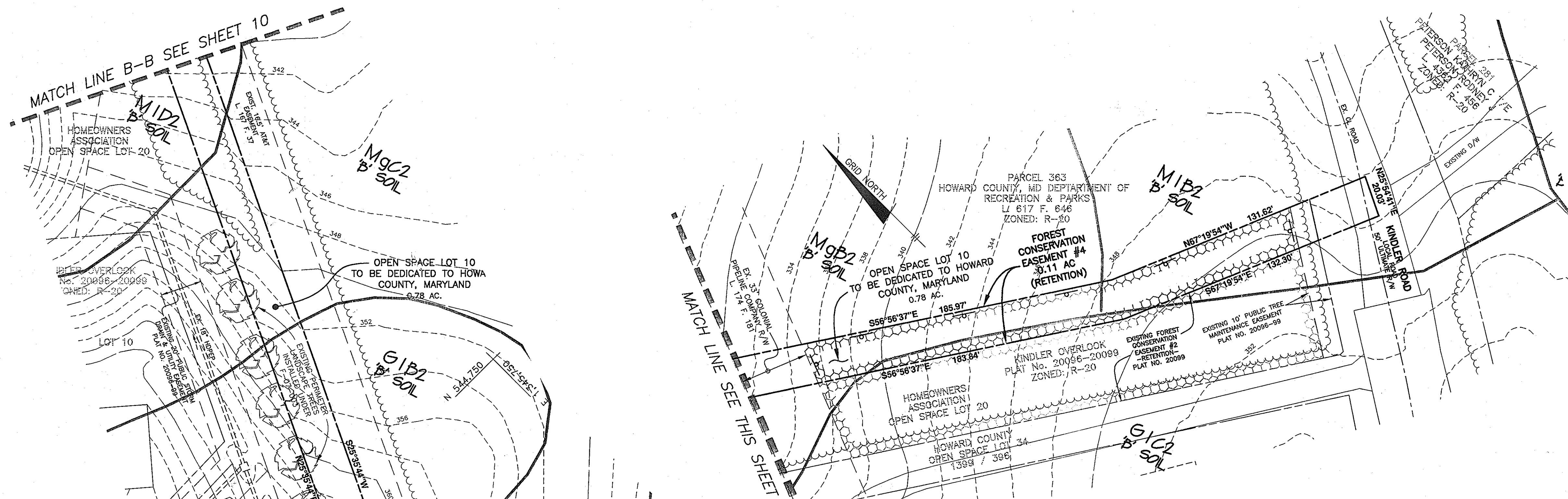
PRELIMINARY FOREST CONSERVATION PLAN
S-07-003 WP-07-068 WP-08-048

DATE: JULY, 2009 PROJECT NO. 1962
SCALE: AS SHOWN SHEET 10 OF 12

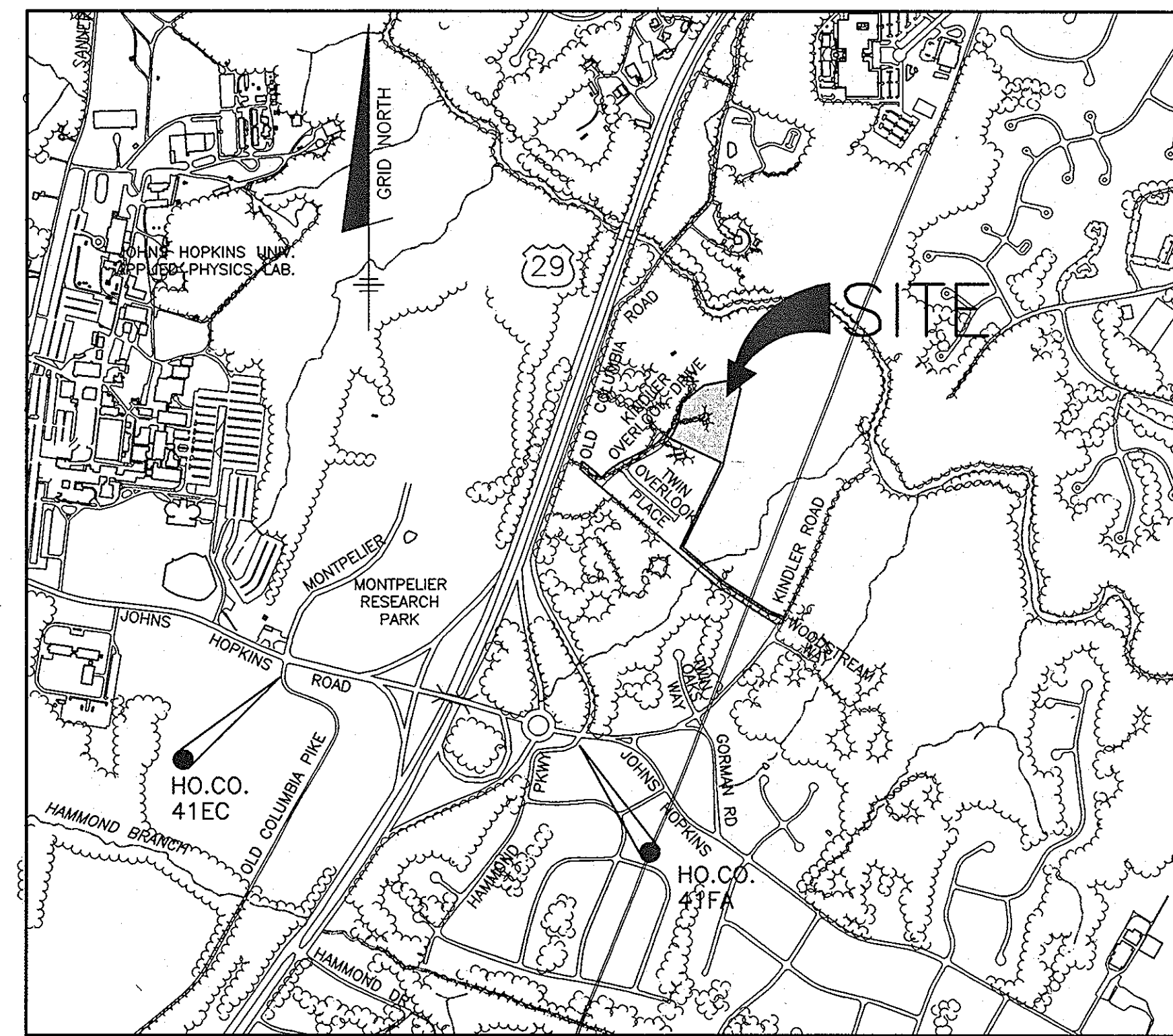
Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

MD DNR Qualified Professional
USACOE Verified Delinquent
Certification # WDC933MD0610044D2
John P. Canales 7/16/09

PLAN VIEW
SCALE: 1" = 30'



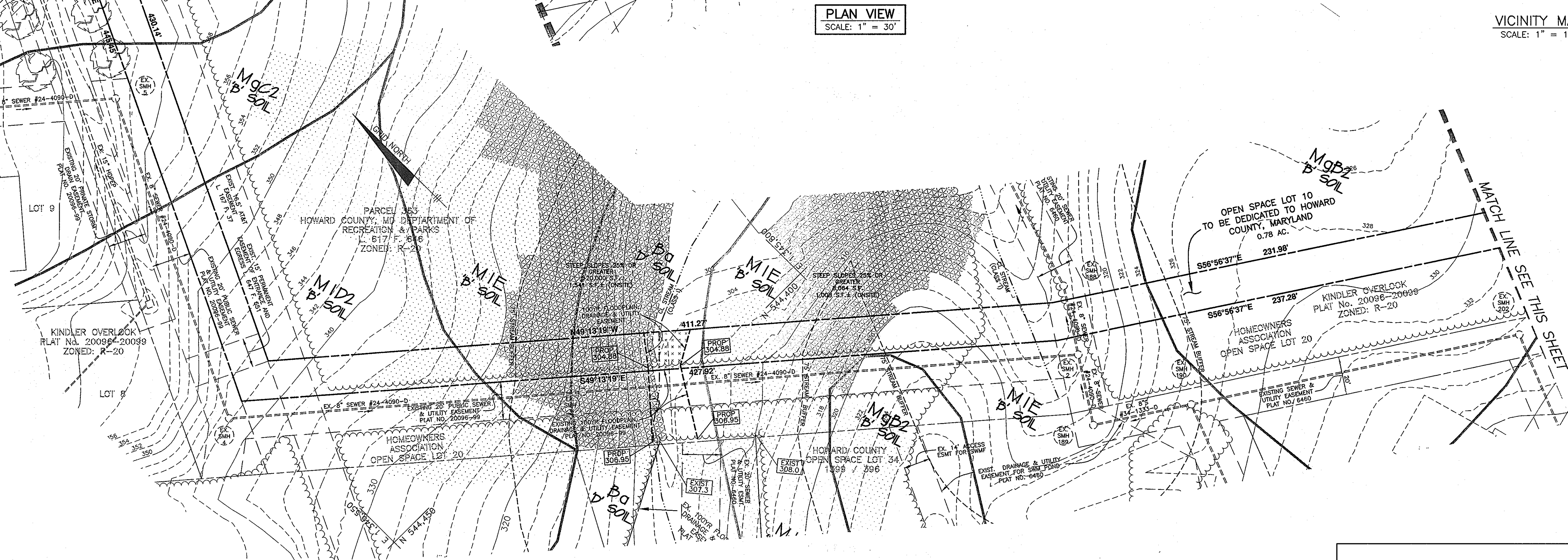
PLAN VIEW
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

	EXISTING CONTOURS
	EXISTING STEEP SLOPES 25% OR GREATER
	EXISTING STEEP SLOPES 15% TO 24.9%
	EXISTING TREELINE
	PROPOSED TREELINE
	PROJECT BOUNDARY
	FOREST CONSERVATION EASEMENT
	FOREST CONSERVATION SIGNAGE
	LIMIT OF DISTURBANCE
	SOILS DELINEATION LINE
	SOILS TYPE MID2 B' SOIL



PLAN VIEW
SCALE: 1" = 30'

FOREST CONSERVATION NOTES:

1. THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 2.83 ACRES SHALL BE MET BY THE ON-SITE RETENTION OF 0.97 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT AND THE OFFSITE PLANTING OF 1.86 ACRES WITHIN THE FOREST MITIGATION BANK LOCATED WITHIN THE MCKENDREE SPRINGS SUBDIVISION (F-09-108). FINANCIAL SURETY FOR THE ON-SITE RETENTION SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,400.64 FOR 42,253.2 S.F. FINANCIAL SURETY FOR THE OFFSITE PLANTING WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR MCKENDREE SPRINGS (F-09-108).
2. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
3. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
4. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
6. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
7. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE RETENTION BOUNDARIES WHICH OCCUR WITHIN 50 FEET OF THE PROPOSED LIMITS OF DISTURBANCE THAT DOES NOT ALREADY HAVE A SUPER SILT FENCE PROPOSED.
8. PERMANENT SIGNAGE SHALL BE PLACED 50'-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
9. PORTIONS OF THE SITE OCCURRING WITHIN THE 100-YEAR FLOODPLAIN ARE NOT INCLUDED AS PART OF THE NET TRACT AREA OF THE SITE. AREAS OF FLOODPLAIN FOREST OCCURRING WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT WILL BE PROTECTED BY THE EASEMENT RESTRICTIONS BUT HAVE NOT BEEN CREDITED TOWARD THE PROJECTS FCA OBLIGATIONS.
10. THE FOREST CONSERVATION WATERSHED FOR THIS PROJECT IS THE MIDDLE PATUXENT RIVER #2131106.
11. THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES LOCATED ON THIS SITE. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE. THERE ARE 3 SPECIMEN TREES LOCATED ON THIS SITE. THEY ARE TO BE REMOVED.
12. THE PROTECTIVE SIGNAGE SHALL STAY ON-SITE IN PERPETUITY.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Cagle 7/14/09
PLANNING DIRECTOR DATE

BENCHMARK ENGINEERS, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.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. 28559, Expiration Date: 7-23-2011.

OWNER:

ROBERT MOWREY
2331 YORK ROAD, SUITE 301
TIMONIUM, MARYLAND 21093
410-823-3223

KINDLER OVERLOOK II
LOTS 1 thru 7
OPEN SPACE LOTS 8 thru 10

TAX MAP: 41, GRID: 18
PARCEL: 386
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN
S-07-003 WP-07-068 WP-08-048

DATE: JULY, 2009 PROJECT NO. 1962
SCALE: AS SHOWN SHEET 11 OF 12

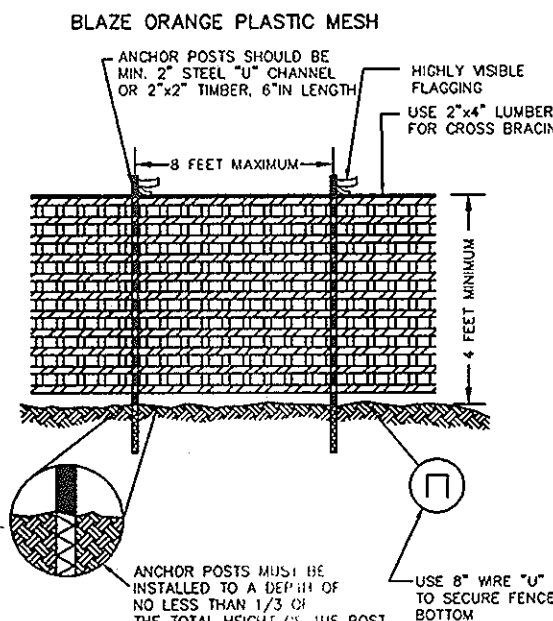
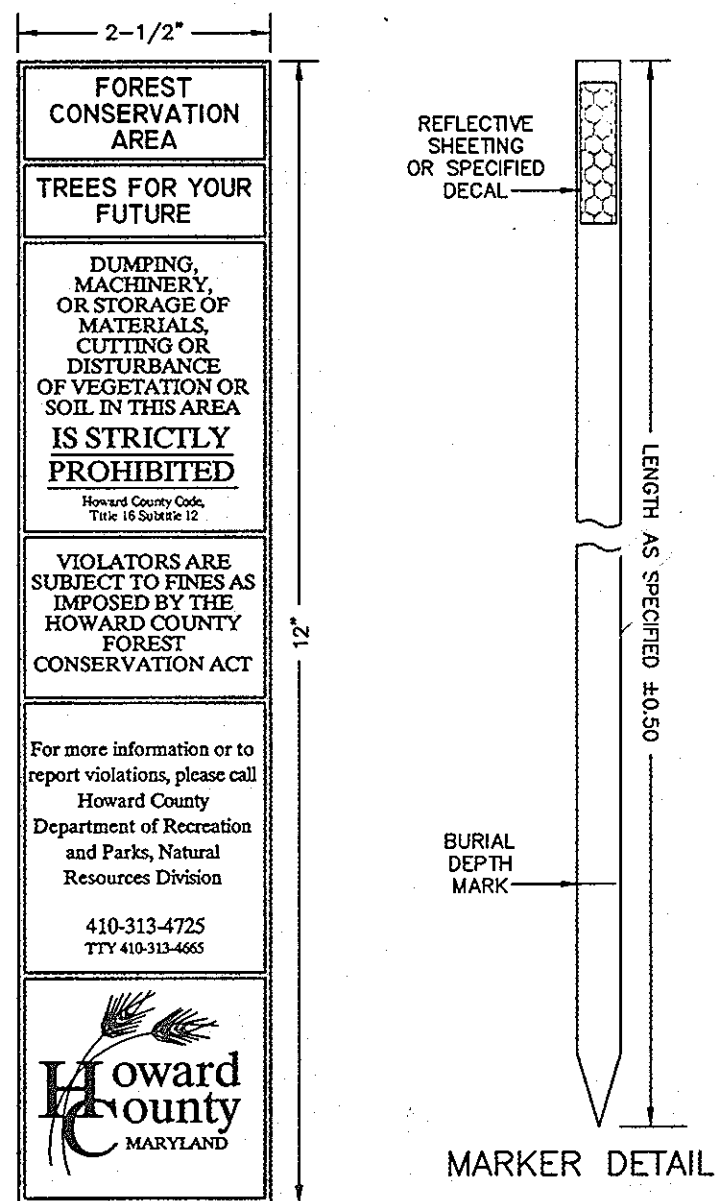
DESIGN: DBT DRAFT: DBT CHECK: BFC

DATE: 7/14/09

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

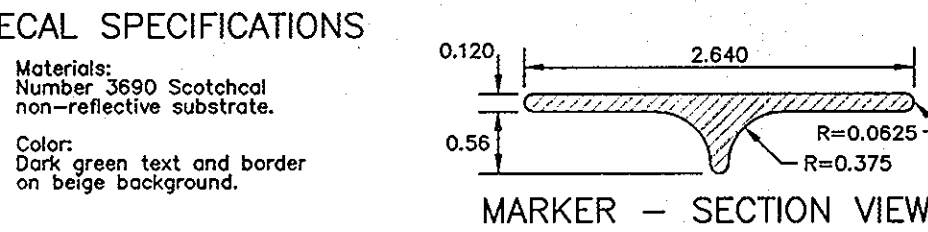
MD DNR Qualified Professional
USACO# Wetland Delineator
Certification # W17993MD0610044D2

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752



- NOTES:
1. FOREST PROTECTION FENCE ONLY
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
 5. DEVICES SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION.
 6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TREE PROTECTION FENCING



FCE CARSONITE MARKER
NOT TO SCALE

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 50 feet of the limit of disturbance.

2. Fencing and Signage

Existing forest limits occurring within 50 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.

B. Pre-Construction Meeting

Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to area within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for development. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.

Below find a proposed sequence of construction.

1. Install all signage and sediment control devices.
2. Hold pre-construction meeting between developer, contractor and County inspector.
3. Build access roads, install well and septic systems, and construct houses. Stabilize all disturbed areas accordingly.

4. Begin multiflora rose/invasive species removal, as needed. Install permanent protective signage for Easements and initiate plantings in accordance with Forest Conservation Plan. Plantings will be completed within two (2) years of subdivision approval.
5. Remove sediment control.
6. Hold post-construction meeting with County inspectors to assure compliance with FCP. Submit Certification of Installation.
7. Monitor and maintain plantings for 2 years.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

F. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that afforestation plantings have been installed.

POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires a two year post-construction management plan be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/reafforestation area shall be maintained.

B. General Site Inspections/Maintenance of Plantings

Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the afforestation plantings. Appropriate measures will be taken to rectify any problems which may arise.

In addition, maintenance of the afforestation plantings will involve the following steps:

1. Watering - All plant material shall be watered twice a month during the 1st growing season, more or less frequently depending on weather conditions. During the second growing season, once a month during May-September, if needed.
2. Removal of invasive exotics and noxious weeds. Old field successional species will be retained.
3. Identification of serious plant pests and diseases, treatment with appropriate agent.
4. Pruning of dead branches.
5. After 12 and 24 months, replacement of plants, if required, in accordance with the Guarantee Requirements shown on the FCP.

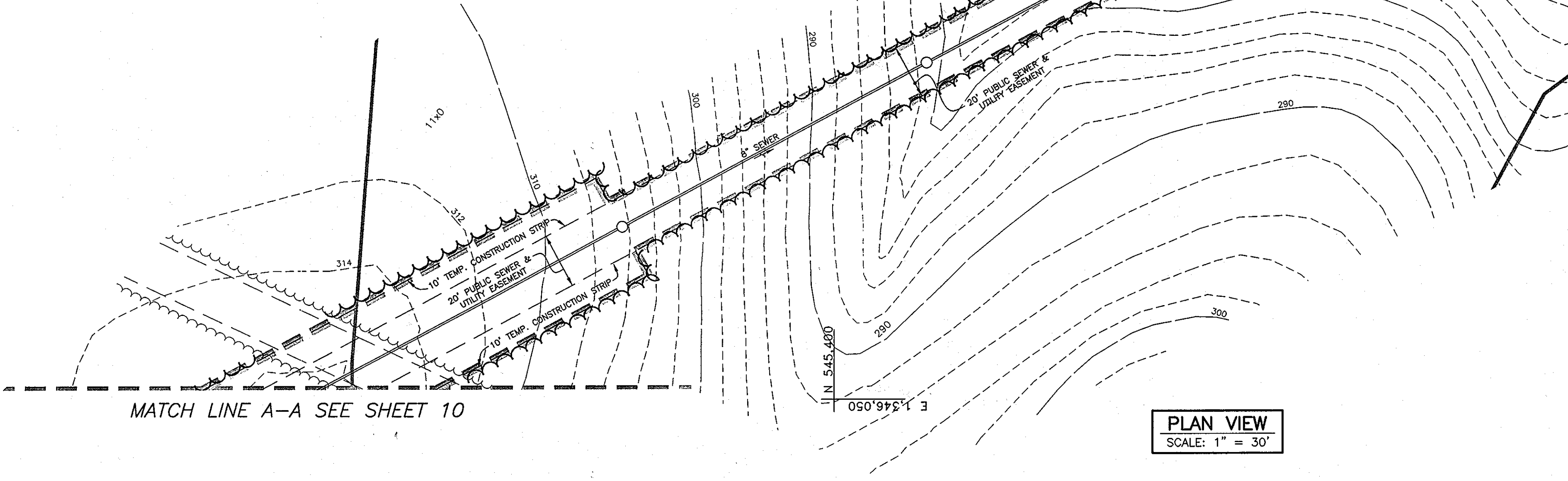
C. Education

The developer will provide appropriate materials to property owners informing them of the location and purpose of the afforestation area. Materials may include site plans and information explaining the intent of the forest conservation law.

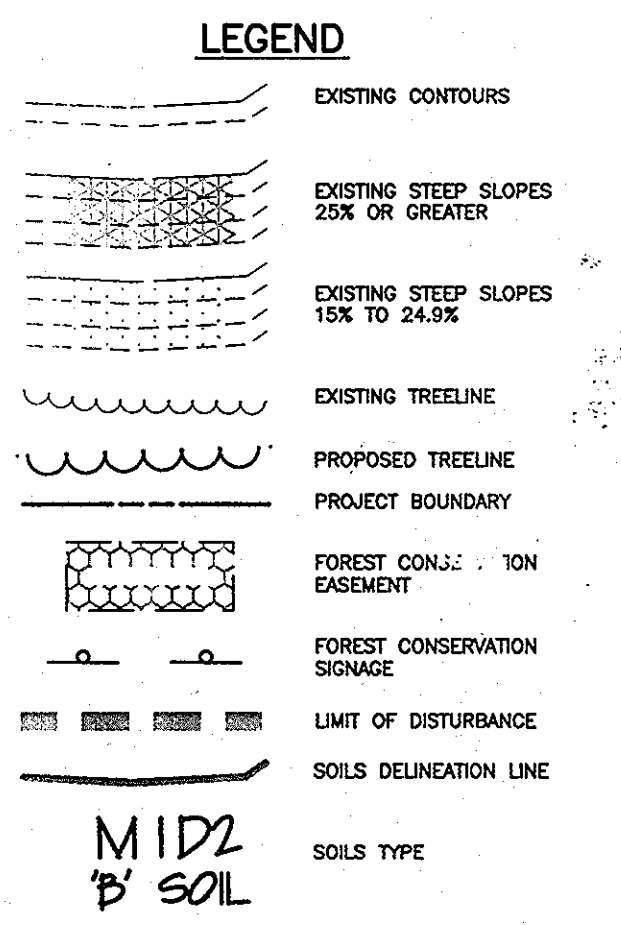
D. Final Inspection

At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

PARCEL 363
HOWARD COUNTY, MD DEPARTMENT OF
RECREATION & PARKS
L. 617 F. 646
ZONED: R-20



PLAN VIEW
SCALE: 1" = 30'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David M. Luyten 2/16/09
PLANNING DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-CIVILENGINEERING.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. 28559, Expiration Date: 7-22-2011.

STATE OF MARYLAND
BENJAMIN F. CLEARY
PROFESSIONAL ENGINEER
No. 28559
REGISTERED

OWNER: ROBERT MOWREY
2331 YORK ROAD, SUITE 301
TIMONIUM, MARYLAND 21093
410-823-3223

KINDLER OVERLOOK II
LOTS 1 thru 7
OPEN SPACE LOTS 8 thru 10

TAX MAP: 41, GRID: 18
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PRELIMINARY FOREST CONSERVATION PLAN
S-07-003 WP-07-068 WP-08-048

DATE: JULY, 2009 PROJECT NO. 1962

DESIGN: DBT DRAFT: DBT CHECK: BFC SCALE: AS SHOWN SHEET 12 OF 12

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACO# Wetland Delimiter
Certification # WDC-933MD0610044D2

John P. Canales

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752