

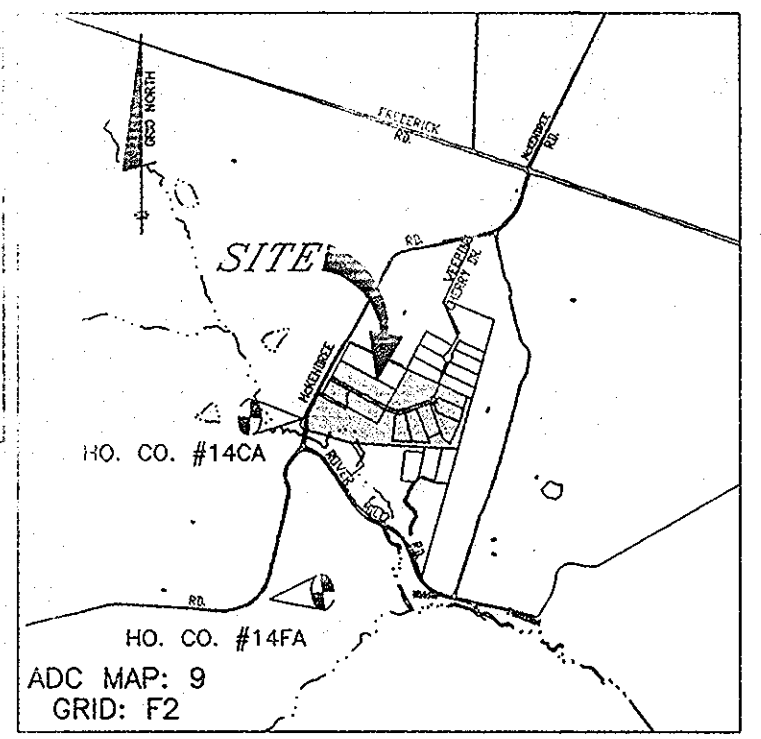
GENERAL NOTES

- 1.) THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
- 2.) BOUNDARY IS BASED ON A FIELD RUN MEASURED BOUNDARY SURVEY PERFORMED DURING MAY, 2005 BY BENCHMARK ENGINEERING, INC.
- 3.) ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- 4.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 147A AND 14CA WERE USED FOR THIS PROJECT.
- 5.) WATER IS PRIVATE.
- 6.) SEWER IS PRIVATE.
- 7.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 8.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY 1 EXTENDED DETENTION WITH MICRO-TUNNEL FACILITY AND BY NATURAL AREA CONSERVATION CREDIT. THE FACILITY SHALL BE JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND.
- 9.) "BRL" INDICATES BUILDING RESTRICTION LINE.
- 10.) THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC., DATED JULY, 2005 AND APPROVED UNDER SP-06-006. FLOODPLAIN SHOWN ALONG THE MIDDLE PATUXENT RIVER WAS TAKEN FROM THE MIDDLE PATUXENT RIVER FLOODPLAIN STUDY (CAPITAL PROJECT #D-1028).
- 11.) THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. IN AUGUST, 2005.
- 12.) THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. IN JUNE, 2005.
- 13.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 14.) THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. IN AUGUST, 2005.
- 15.) THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND COMP-LITE AMENDMENTS DATED 7-28-2006. ALL ADJACENT PROPERTIES ARE ZONED RC-DEO.
- 16.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- 17.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN THE WETLANDS, STREAM, THEIR BUFFERS, 100-YR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA.
- 18.) FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN AUGUST, 2005.
- 19.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2005. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SET-BACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.

- 20.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THIS SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE REQUIRED.
- 21.) THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
PRESERVATION PARCELS 'A' IS PROPOSED AS A BUILDABLE PARCEL ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDING UNIT SHALL BE PROVIDED. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCEL 'B' IS PROPOSED AS A NON-BUILDABLE PARCEL TO PRESERVE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING STEEP SLOPES, STREAM BUFFERS, WETLANDS, FLOODPLAIN AND EXISTING FOREST. IT WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
PRESERVATION PARCELS 'C' IS PROPOSED AS A NON-BUILDABLE PARCEL FOR A STORMWATER MANAGEMENT FACILITY AS A REQUIREMENT TO CONTROL STORMWATER RUNOFF. IT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- 22.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 23.) WELLS SHALL BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO DRILL THE WELLS. IT WILL NOT BE CONSIDERED TO BE GOVERNMENTAL DELAY IF THE WELLS ARE NOT COMPLETED PRIOR TO THE SUBMISSION'S MILESTONE DATE.
- 24.) THERE IS AN EXISTING DWELLING ON PRESERVATION PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 25.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 26.) THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 27.) THE TOTAL FOREST CONSERVATION OBLIGATION AMOUNT OF 3.2 ACRES SHALL BE MET BY THE ON-SITE RETENTION OF 1.1 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT AND THE ON-SITE AFFORESTATION OF 2.1 AC. WITHIN A FOREST CONSERVATION EASEMENT WITH A DPW DEVELOPER'S AGREEMENT WITH SURETY IN THE TOTAL AMOUNT OF \$55,321.20.
- 28.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH A DPW DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$23,250.00.
- 29.) FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPE STEM LOT DRIVEWAY.
- 30.) PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT: SP-06-006, WP-05-112, WP-06-042.
- 31.) WP-05-112, A WAIVER PETITION TO WAIVE SECTION 16.115(d), 16.116(c)(4) AND 16.120(c)(2) WAS DENIED BY THE PLANNING DIRECTOR ON 5-26-2005.
- 32.) WP-06-042, A WAIVER PETITION TO WAIVE SECTION 16.120(C)(2) WAS APPROVED BY THE PLANNING DIRECTOR ON 1-20-2006 SUBJECT TO THE FOLLOWING CONDITIONS:
1. REMOVE THE 3-ACRE LOT FROM SP-06-006 AND SUBMIT A FINAL PLAN SHOWING THE NEW CONFIGURATION OF PARCEL 54 AND EXISTING LOT 3. AN ACCESS EASEMENT MUST BE RECORDED FOR THE NEW LOT CONTAINING THE EXISTING DWELLING. UPON RECORDATION OF THE FINAL PLAN FOR SP-06-006 THIS ACCESS EASEMENT WILL BE ABANDONED AND FEE SIMPLE FRONTAGE MUST BE PROVIDED VIA THE NEW PUBLIC ROAD.
2. COMPLIANCE WITH THE SRC COMMENTS FOR SP-06-006.
3. COMPLIANCE WITH THE SRC COMMENTS FOR THE FINAL PLAN.
4. THE ACREAGE FROM THE 3-ACRE LOT MAY NOT BE USED IN CALCULATING THE YIELD FOR THE MAJOR SUBDIVISION (SP-06-006).

33.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 1-8, PRESERVATION PARCELS 'A', 'B' & 'C' ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

BENCHMARK NAD'83 HORIZONTAL
HO. CO. #14CA
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
N 595828.11' E 1310622.17'
ELEVATION: 560.299'
HO. CO. #14CA
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
N 597824.873' E 1311015.48'
ELEVATION: 560.299'



DENSITY EXCHANGE CHART

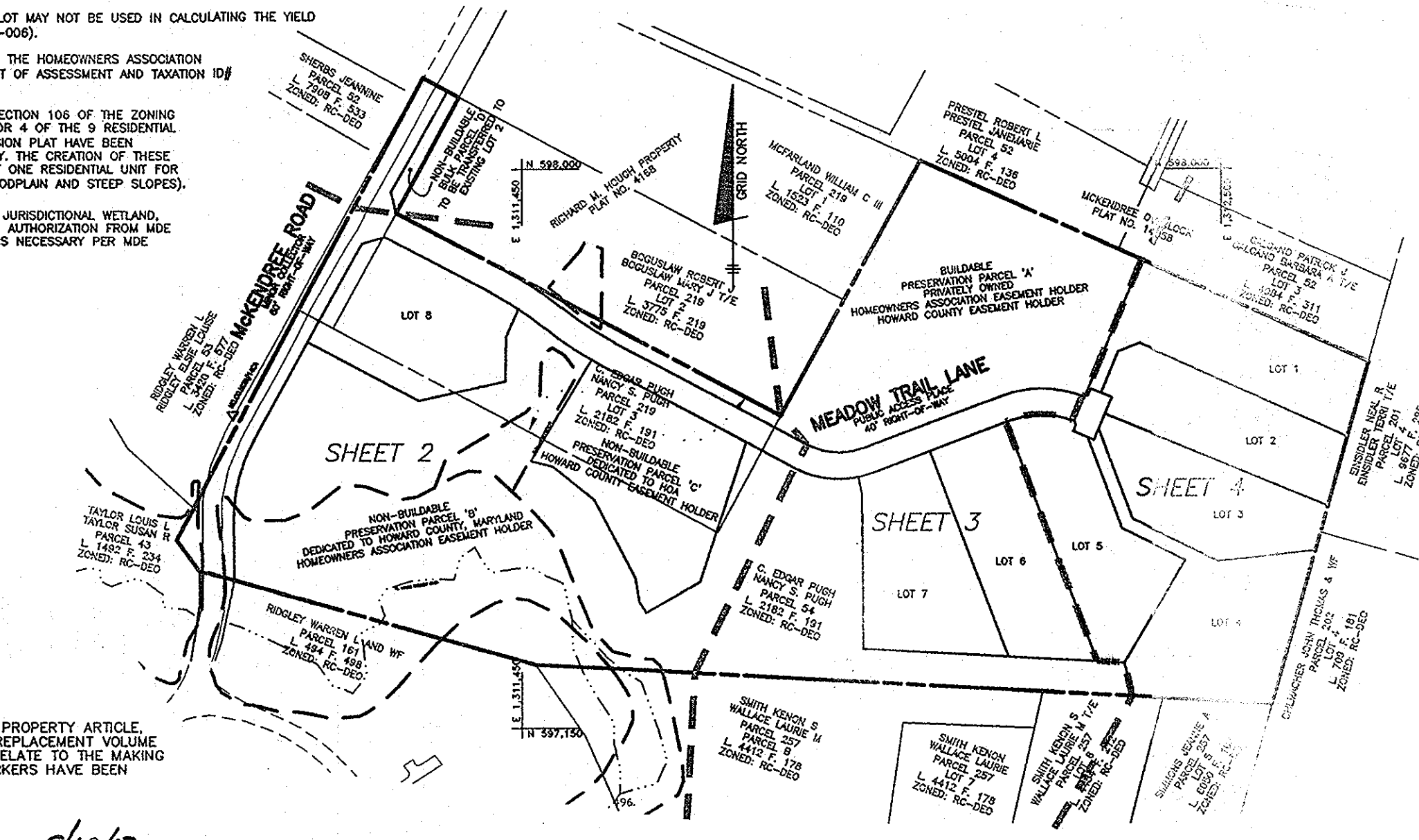
GROSS AREA	22.39 AC.±	
100-YEAR FLOODPLAIN & STEEP SLOPE AREA	2.75 AC.± (2.44 + 0.31)	
NET TRACT AREA	19.64 AC.±	
DWELLING UNITS ALLOWED (as matter of right)	22.39 AC.± @ 1 DU per 4.25 GROSS ACRES = 5	
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	19.64 AC.± @ 1 DU per 2.00 NET ACRES = 9	
PROPOSED DWELLING UNITS	9	
NUMBER OF CEO UNITS TO BE RECEIVED	9 - 5 (base density) = 4	
SENDING PARCEL INFORMATION	1 DEO UNIT MBW PROPERTIES, LLC TAX MAP: 7, GRID: 12 PARCEL: 102	3 DEO UNITS MYRTUE PROPERTY TAX MAP: 31, GRID: 10 PARCEL: 243

VICINITY MAP
SCALE: 1" = 2000'

COORDINATE CHART (NAD '83)

No.	NORTH	EAST	No.	NORTH	EAST
100	597932.7424	1311261.4607	209	597662.4388	1312304.1173
101	597622.2628	1311838.1993	210	597649.4310	1312335.5306
102	598011.8476	1312047.9271	211	597584.7565	1312308.7499
103	597703.5630	1312721.6785	212	597597.7642	1312277.3366
104	597185.8847	1312576.3153	213	597607.0034	1312281.1624
105	597246.4185	1311470.9717	214	597613.5360	1312278.4557
106	597389.2640	1310966.6307	215	597614.5420	1312276.0262
107	597436.3914	1310932.2423	216	597615.8778	1312187.5756
108	597784.4115	1311115.0683	217	597535.2842	1311975.0005
109	598138.2174	1311301.3833	218	597542.9193	1311859.0075
110	598108.7237	1311356.1979	219	597698.4258	1311570.1427
111	597645.5845	1311423.3629	220	597756.6335	1311483.9577
112	597767.3767	1311509.5479	221	597810.3638	1311404.4023
113	597733.6464	1311589.1033	222	597896.5337	1311244.3354
114	597578.1399	1311877.9681	223	597886.4665	1311210.2967
115	597572.6863	1311960.8202	224	597768.1070	1311145.3551
116	597653.2799	1312173.3953	225	597586.1219	1311047.4246
117	597651.4989	1312291.3294	226	597464.6315	1311017.5917
118	597650.4928	1312293.7590	227	597374.5216	1311018.6814
119	597653.1995	1312300.2915	228	598118.2246	1311338.5404
120			229	597965.3186	1311253.6848

- 34.) USING THE CEO/DEO DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 4 OF THE 9 RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAN HAVE BEEN TRANSFERRED FROM THE PARKER PROPERTY. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO NET ACRES (GROSS MINUS FLOODPLAIN AND STEEP SLOPES).
- 35.) THIS PROJECT DOES NOT IMPACT ANY JURISDICTIONAL WETLAND, WATERWAY OR FLOODPLAIN. THEREFORE, NO AUTHORIZATION FROM MDE OR THE U.S. ARMY CORPS OF ENGINEERS IS NECESSARY PER MDE LETTER DATED MARCH 20, 2007 (TRACKING #20071067/07-NI-3049).



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 9/19/07
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320

C. Malagari 9-19-07
C. MALAGARI DATE
MANAGING MEMBER
by: CHRISTOPHER A. MALAGARI, PRESIDENT

PLAN VIEW
SCALE: 1" = 200'

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 & fax: 410-465-6844
www.bei-civilengineering.com

RECORDED AS PLAT NO. 19019
ON 11/10/07 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE	NA
OPEN SPACE	NA
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	2
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	8.40± AC.
BUILDABLE	NA
OPEN SPACE	NA
BUILDABLE PRESERVATION PARCELS	3.32± AC.
NON-BUILDABLE PRESERVATION PARCELS	6.65± AC.
NON-BUILDABLE BULK PARCELS	0.09± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.93± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	22.39± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson 10/22/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David H. ... 11/1/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MCKENDREE VIEW LLC FROM C. EDGAR PUGH AND NANCY S. PUGH BY DEED DATED SEPTEMBER 7, 2007 AND RECORDED IN L'SER 10884 AT FOLIO 457 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9/19/07
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320

OWNER'S CERTIFICATE

MCKENDREE VIEW LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 19TH DAY OF SEPTEMBER, 2007.

C. Malagari 9-19-07
MCKENDREE VIEW LLC DATE
by: BENCHMARK ENGINEERING, INC.
MANAGING MEMBER
by: CHRISTOPHER A. MALAGARI, PRESIDENT

Donald A. Mason 9/19/07
WITNESS DATE

MCKENDREE VIEW
LOTS 1-8; BUILDABLE PRESERVATION PARCEL A;
NON-BUILDABLE PRESERVATION PARCELS B & C;
NON-BUILDABLE BULK PARCEL D

DIVISION OF PARCEL 54 AND A RESUBDIVISION OF LOT 3 OF THE RICHARD M. HOUGH PROPERTY (PLAT #4168)

SP-06-006, WP-05-112, WP-06-042
SECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 14 DATE: 1" = 50'
GRID: 6 DATE: SEPTEMBER, 2007
PARCEL: P/O 219
ZONED: RC-DEO SHEET: 1 OF 4

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
200-201	420.00'	104.17'	11°28'42"	52.26'	S55°57'56"E 104.00'
201-202	480.00'	96.16'	11°28'42"	52.24'	S55°57'56"E 96.00'
219-220	520.00'	104.17'	11°28'42"	52.26'	N55°57'56"E 104.00'
220-221	480.00'	96.16'	11°28'42"	48.24'	N55°57'56"W 96.00'
224-225	250.00'	126.14'	28°58'43"	64.60'	S13°47'47"W 125.10'

- LEGEND**
- FOREST CONSERVATION EASEMENT/AFFORESTATION
 - FOREST CONSERVATION EASEMENT/RETENTION
 - PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
 - PRIVATE SEWAGE DISPOSAL AREA
 - 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENTS
 - PRIVATE EASEMENTS
 - IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - IRON PIPE TO BE SET
 - CONCRETE MONUMENT TO BE SET

FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
FP1	N03°36'12"W	31.43
FP2	N07°59'18"W	66.81
FP3	N00°00'00"E	19.78
FP4	N46°33'57"E	10.75
FP5	S63°26'56"E	8.30
FP6	S40°31'02"E	35.44
FP7	S65°52'04"E	13.10
FP8	N89°02'45"E	17.49
FP9	N70°08'19"E	32.39
FP10	N51°39'44"E	60.46
FP11	N73°30'17"E	11.61
FP12	S84°02'21"E	27.78
FP13	S70°13'13"E	57.28
FP14	N81°11'06"E	24.20
FP15	N61°25'54"E	68.08
FP16	N70°21'26"E	18.39
FP17	S87°47'55"E	21.46
FP18	S69°43'44"E	20.22
FP19	S47°13'38"E	65.39
FP20	S41°53'40"E	48.17
FP21	S32°45'04"E	27.44
FP22	S20°43'40"E	78.22
FP23	S22°48'32"E	61.70
FP24	S42°42'42"E	44.05
FP25	S76°13'00"E	46.71
FP26	N90°00'00"E	14.02
FP27	S11°30'26"E	14.62
FP28	S17°01'49"E	9.45
FP29	N40°45'29"W	50.27
FP30	N47°02'18"W	65.97
FP31	N63°02'54"W	46.77
FP32	N84°52'29"W	28.64
FP33	S73°05'23"W	23.19
FP34	S59°55'03"W	66.36
FP35	S46°45'10"W	30.42
FP36	N00°10'05"E	27.52
FP37	N09°00'25"W	43.42
FP38	N00°35'52"E	39.52
FP39	N28°48'04"E	148.64
FP40	N29°19'39"E	55.44
FP41	N35°33'26"W	34.70
FP42	N58°01'30"W	21.98
FP43	S56°56'57"W	19.07
FP44	S02°06'09"W	62.34
FP45	S39°47'14"W	33.29
FP46	S58°47'04"W	142.10
FP47	S21°11'02"W	42.75
FP48	S00°54'15"W	2.65
FP49	S04°52'33"W	9.37
FP50	N57°14'33"W	22.74
FP51	N52°53'28"W	21.05
FP52	N50°40'52"W	19.63
FP53	N42°25'52"W	6.66

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 9/19/07 DATE
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
Ch Malagan 9-19-07 DATE
 MCKENDREE VIEW LLC BY: BENCHMARK ENGINEERING, INC. MANAGING MEMBER BY: CHRISTOPHER A. MALAGARI, PRESIDENT

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
OPEN SPACE	NA
BUILDABLE PRESERVATION PARCELS	P/O 1
NON-BUILDABLE PRESERVATION PARCELS	2
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.14± AC.
OPEN SPACE	NA
BUILDABLE PRESERVATION PARCELS	0.18± AC.
NON-BUILDABLE PRESERVATION PARCELS	6.93± AC.
NON-BUILDABLE BULK PARCELS	0.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.26± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.51± AC.

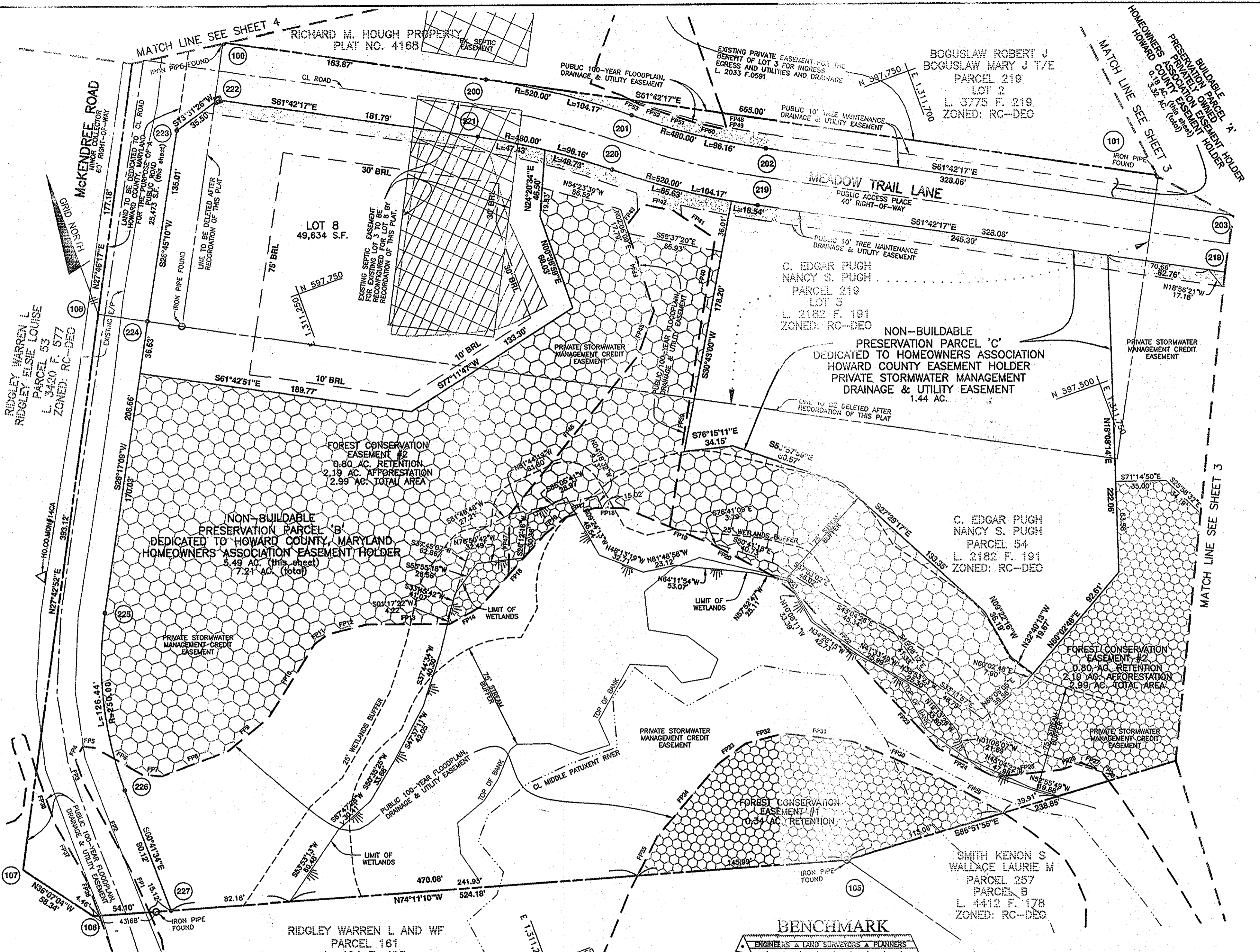
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson 10/22/07 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 10/24/07 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Donald A. Mason 9/19/07 DATE
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MCKENDREE VIEW LLC FROM C. EDGAR PUGH AND NANCY S. PUGH BY DEED DATED SEPTEMBER 7, 2007 AND RECORDED IN LIBER 10884 AT FOLIO 457 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9/19/07 DATE
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320

OWNER'S CERTIFICATE

"MCKENDREE VIEW LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 19th DAY OF SEPTEMBER, 2007."

Ch Malagan 9-19-07 DATE
 MCKENDREE VIEW LLC BY: BENCHMARK ENGINEERING, INC. MANAGING MEMBER BY: CHRISTOPHER A. MALAGARI, PRESIDENT

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 6480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 & fax: 410-465-6644
 www.bei-civilengineering.com

RECORDED AS PLAT NO. 19500 ON 11/16/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MCKENDREE VIEW
 LOTS 1-8; BUILDABLE PRESERVATION PARCEL A; NON-BUILDABLE PRESERVATION PARCELS B & C; NON-BUILDABLE BULK PARCEL D
 A SUBDIVISION OF PARCEL 54 AND A RESUBDIVISION OF LOT 3 OF THE RICHARD M. HOUGH PROPERTY (PLAT #4168)
 SP-06-006, WP-05-112, WP-06-042
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 14 TAX MAP: 14 SCALE: 1" = 50'
 GRID: 12 GRID: 6
 PARCEL: 54 PARCEL: P/O 219 DATE: SEPTEMBER, 2007
 ZONED: RC-DEO ZONED: RC-DEO SHEET: 2 OF 4

- LEGEND**
- FOREST CONSERVATION EASEMENT AFFORESTATION
 - FOREST CONSERVATION EASEMENT RETENTION
 - PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
 - PRIVATE SEWAGE DISPOSAL AREA
 - 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENTS
 - PRIVATE EASEMENTS
 - IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - IRON PIPE TO BE SET
 - CONCRETE MONUMENT TO BE SET

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 9/19/07
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG No. 21320

C. Malagari 9-19-07
 MCKENDREE VIEW LLC BY: BENCHMARK ENGINEERING, INC. MANAGING MEMBER BY: CHRISTOPHER A. MALAGARI, PRESIDENT

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE	2
OPEN SPACE	NA
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	P/O 1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.08± AC.
OPEN SPACE	NA
BUILDABLE PRESERVATION PARCELS	3.14± AC.
NON-BUILDABLE PRESERVATION PARCELS	1.72± AC.
NON-BUILDABLE BULK PARCELS	0.00± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.30± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.24± AC.

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
203-204	100.00'	85.62'	49°03'30"	45.63'	S86°14'02"E 83.03'
217-218	140.00'	119.87'	49°03'30"	63.89'	N86°14'02"W 116.24'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

B. P. ... 10/22/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

... 10/26/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 11/1/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MCKENDREE VIEW LLC FROM C. EDGAR PUGH AND NANCY S. PUGH BY DEED DATED SEPTEMBER 7, 2007 AND RECORDED IN LIBER 10884 AT FOLIO 457 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9/19/07
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320



OWNER'S CERTIFICATE

"MCKENDREE VIEW LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 19TH DAY OF SEPTEMBER, 2007."

C. Malagari 9-19-07
 MCKENDREE VIEW LLC BY: BENCHMARK ENGINEERING, INC. MANAGING MEMBER BY: CHRISTOPHER A. MALAGARI, PRESIDENT

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 A fax: 410-465-6644
 www.boi-civilengineering.com

OWNER:
 MCKENDREE VIEW LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

RECORDED AS PLAT NO. 1952/111607
 ON 11/1/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

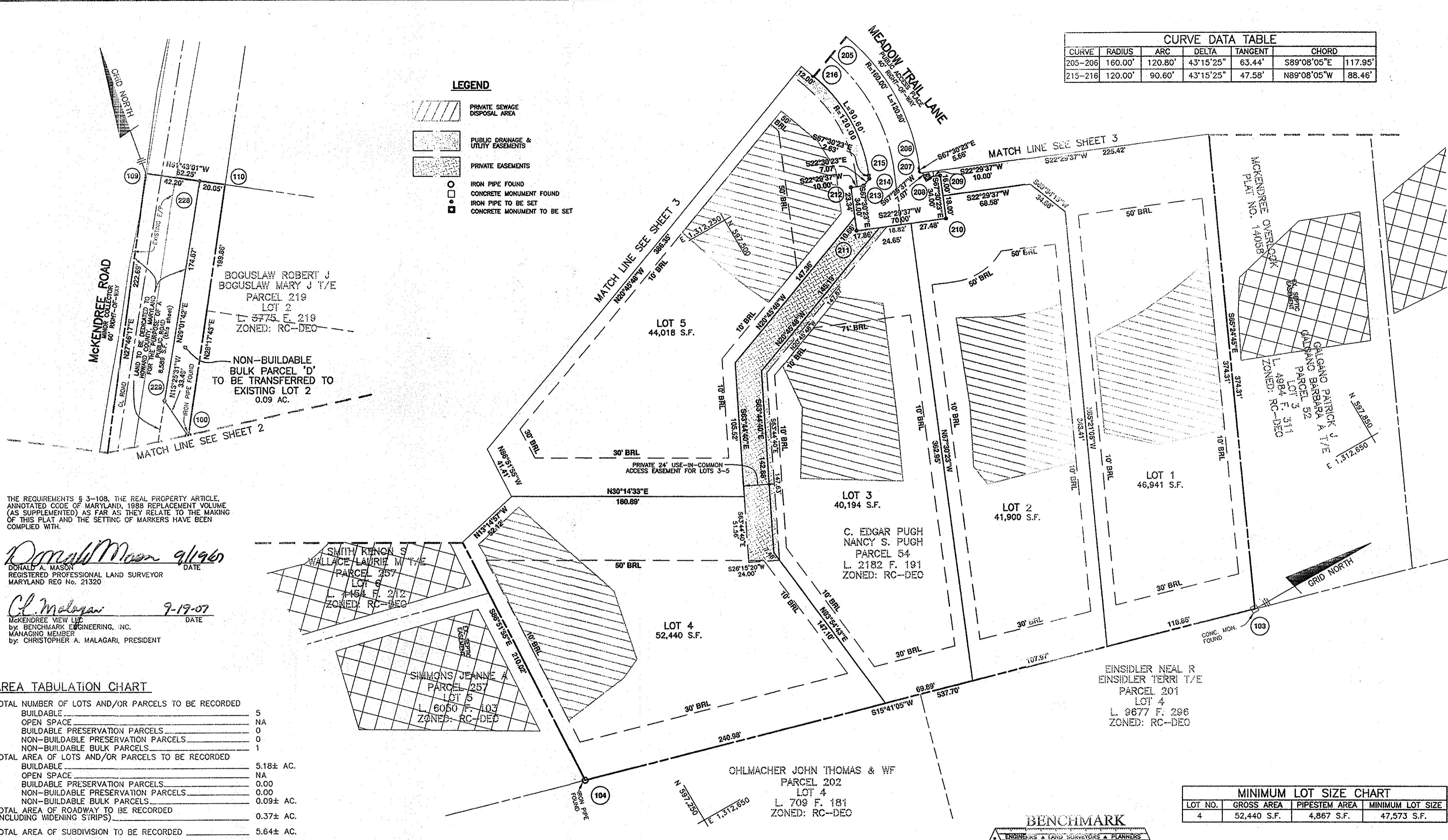
MCKENDREE VIEW
 LOTS 1-8; BUILDABLE PRESERVATION PARCEL A; NON-BUILDABLE PRESERVATION PARCELS B & C; NON-BUILDABLE BULK PARCEL D

A SUBDIVISION OF PARCEL 54 AND A RESUBDIVISION OF LOT 3 OF THE RICHARD M. HOUGH PROPERTY (PLAT #4168)
 SP-06-006, WP-05-112, WP-06-042
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 14 TAX MAP: 14 SCALE: 1" = 50'
 GRID: 12 GRID: 6 DATE: SEPTEMBER, 2007
 PARCEL: 54 PARCEL: P/O 219 ZONED: RC-DEO
 ZONED: RC-DEO ZONED: RC-DEO SHEET: 3 OF 4

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
205-206	160.00'	120.80'	43°15'25"	63.44'	S89°08'05"E 117.95'
215-216	120.00'	90.60'	43°15'25"	47.58'	N89°08'05"W 88.46'

LEGEND

- PRIVATE SEWAGE DISPOSAL AREA
- PUBLIC DRAINAGE & UTILITY EASEMENTS
- PRIVATE EASEMENTS
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE TO BE SET
- CONCRETE MONUMENT TO BE SET



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 9/19/07
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 21320

Cl. Malagan 9-19-07
 MCKENDREE VIEW LLC DATE
 BY BENCHMARK ENGINEERING, INC.
 MANAGING MEMBER
 BY CHRISTOPHER A. MALAGARI, PRESIDENT

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	5
BUILDABLE	NA
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	5.18± AC.
BUILDABLE	NA
OPEN SPACE	0.00
BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE BULK PARCELS	0.09± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.37± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.64± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter Belevans 10/22/2007
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Cl. Malagan 10/26/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph P. Weyler 1/1/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY MCKENDREE VIEW LLC FROM C. EDGAR PUGH AND NANCY S. PUGH BY DEED DATED SEPTEMBER 7, 2007 AND RECORDED IN LIBER 10884 AT FOLIO 457 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9/19/07
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 21320

PLAN VIEW
 SCALE: 1" = 50'

OWNER:
 MCKENDREE VIEW LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

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

OWNER'S CERTIFICATE

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Cl. Malagan 9-19-07
 MCKENDREE VIEW LLC DATE
 BY BENCHMARK ENGINEERING, INC.
 MANAGING MEMBER
 BY CHRISTOPHER A. MALAGARI, PRESIDENT

Donald A. Mason 9/19/07
 WITNESS DATE

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	52,440 S.F.	4,867 S.F.	47,573 S.F.

RECORDED AS PLAT NO. 19522
 ON 11/15/07 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

MCKENDREE VIEW

LOTS 1-8; BUILDABLE PRESERVATION PARCEL A;
 NON-BUILDABLE PRESERVATION PARCELS B & C;
 NON-BUILDABLE BULK PARCEL D

A SUBDIVISION OF PARCEL 54 AND A RESUBDIVISION OF LOT 3 OF THE RICHARD M. HOUGH PROPERTY (PLAT #4168)

SP-06-006, WP-05-112, WP-06-042

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 14 TAX MAP: 14 SCALE: AS SHOWN
 GRID: 12 GRID: 6 DATE: SEPTEMBER, 2007
 PARCEL: 54 PARCEL: P/O 219 ZONED: RC-DEO
 ZONED: RC-DEO ZONED: RC-DEO SHEET: 4 OF 4

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE					TOTALS
	ADJ. TO ROADS (1)	ADJ. TO ROADS (2)	ADJ. TO PERIMETER PROPERTY (3)	ADJ. TO PERIMETER PROPERTY (4)	ADJ. TO PERIMETER PROPERTY (5)	
LANDSCAPE TYPE	B	B	A	A	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	207'	229'	438'	2637'	225'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES* 228'	YES* 152'	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED						
SHADE TREES	0**	229'	210'	2485'	225'	55
EVERGREEN TREES	0**	5	4	42	4	6
OTHER TREES (2:1 SUBSTITUTE)	0**	6	-	-	-	-
SHRUBS	0**	-	-	-	-	-
NUMBER OF PLANTS PROVIDED						
SHADE TREES	0	5	4	42	4	55
EVERGREEN TREES	**	6	-	-	-	6
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-

SCHEDULE D SWM PERIMETER LANDSCAPING		SWMF 1		TOTALS
LINEAR FEET OF PERIMETER		1061'		
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)		YES, 43.4%		
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)		NO		
LINEAR FEET OF REQUIRED PLANTING		601'		
BUFFER TYPE		"8"		
NUMBER OF TREES REQUIRED				
SHADE TREES		12	12	
EVERGREEN TREES		15	15	
NUMBER OF TREES PROVIDED				
SHADE TREES		12	12	
EVERGREEN TREES		15	15	

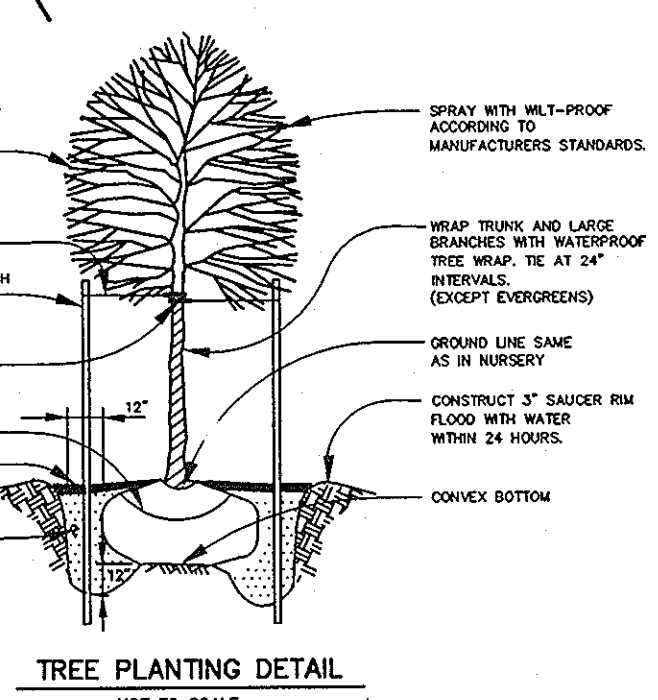
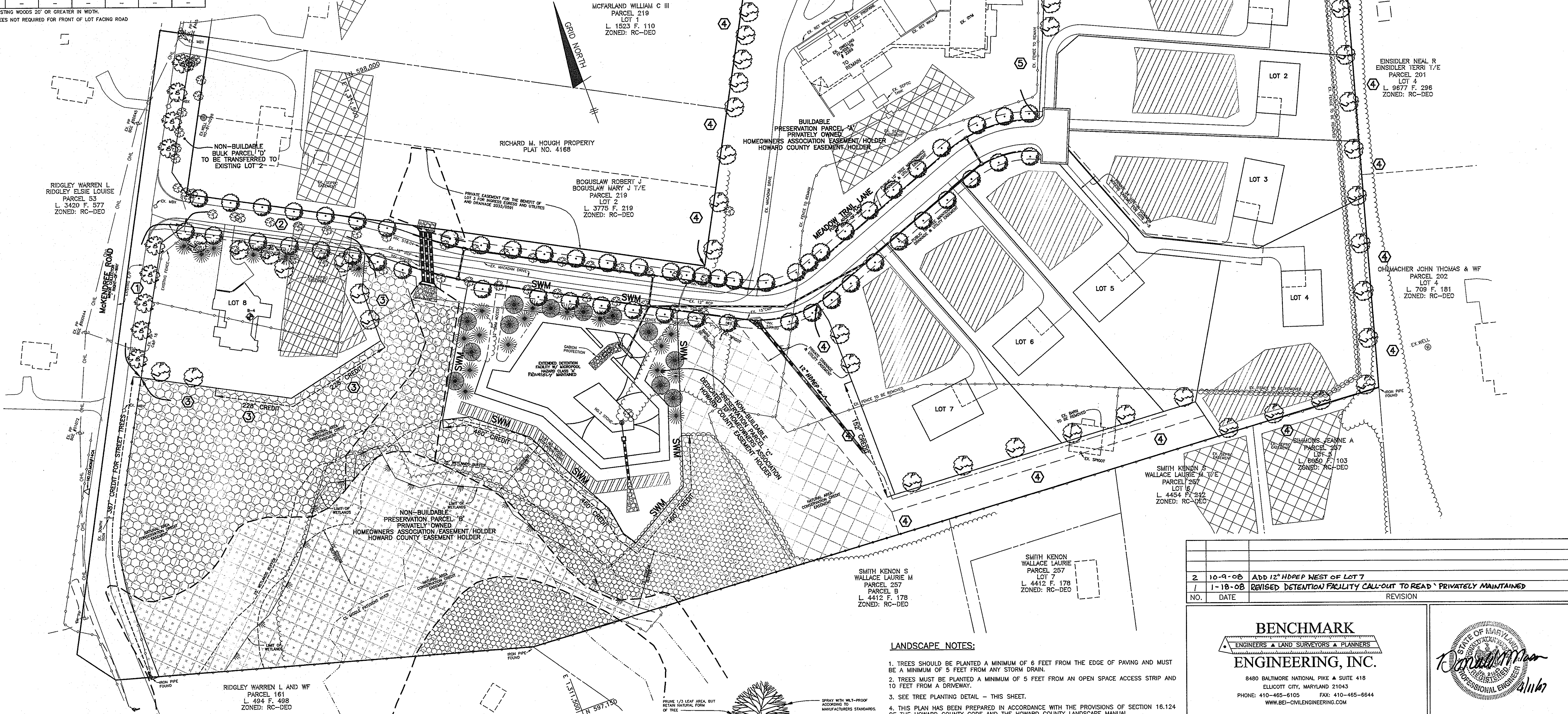
STREET TREE SCHEDULE				
ROAD NAME	PERIMETER	TREES REQ.	TREES PROV.	
McKENDREE ROAD	346'	9	9	
MEADOW TRAIL LANE	229'	58	58	
TOTAL		67	67	

* 733' TOTAL - 387' CREDIT FOR EXISTING TREES

PUBLIC STREET TREE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	9	PLATANUS X ACERFOLIO 'BLOODGOOD'	2 1/2" - 3" cal.	STREET TREES TO BE PROVIDED BY THE DEVELOPER
	58	ACER SACCHARUM 'GREEN MOUNTAIN'	2 1/2" - 3" cal.	STREET TREES TO BE PROVIDED BY THE DEVELOPER

LANDSCAPE PLANTING LIST				
SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
	55	QUERCUS RUBRA 'RED OAK'	2-1/2" - 3" cal.	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	21	PINUS STROBUS (Eastern White Pine)	6' - 8' ht.	EVERGREEN TREES ALONG PERIMETER AND SWM FACILITY TO BE PROVIDED BY THE DEVELOPER
	12	TILIA CORDATA 'GREENSPIRE'	2 1/2" - 3" cal.	SHADE TREES ALONG SWM FACILITY TO BE PROVIDED BY THE DEVELOPER

* EXISTING WOODS 20' OR GREATER IN WIDTH
** TREES NOT REQUIRED FOR FRONT OF LOT FACING ROAD



LANDSCAPE NOTES:

- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
- TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND TO FEET FROM A DRIVEWAY.
- SEE TREE PLANTING DETAIL - THIS SHEET.
- 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 HEREWITH 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 LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$23,250.00. (\$20,100.00 FOR 67 SHADE TREES, \$3,150.00 FOR 21 EVERGREENS)

APPROVED: DEPARTMENT OF PUBLIC WORKS
W. J. ... 6/5/07
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Costello 6/19/07
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF ENGINEERING DIVISION
... 6/14/07

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Stu 5/1/07
 STEVEN K. BREEDEN DATE

James R. Moxley, Jr. 5/1/07
 JAMES R. MOXLEY, JR. DATE

NO.	DATE	REVISION
2	10-9-08	ADD 12' HDPEP WEST OF LOT 7
1	1-18-08	REVISED DETENTION FACILITY CALL-OUT TO READ 'PRIVATELY MAINTAINED'

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 Engineer

OWNER:
 C. EDGAR PUGH, JR.
 2299 MCKENDREE ROAD
 WEST FRIENDSHIP, MARYLAND 21794
 410-442-2189

DEVELOPER:
 MCKENDREE VIEW LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

McKENDREE VIEW
 LOTS 1-8; BUILDABLE PRESERVATION PARCEL A;
 NON-BUILDABLE PRESERVATION PARCELS B & C;
 NON-BUILDABLE BULK PARCEL D

LOCATION: TAX MAP: 14 GRID: 12 PARCEL: 54
 TAX MAP: 14 GRID: 6 PARCEL: P/O 219
 ELECTION DISTRICT NO. 4
 HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN

DATE: APRIL, 2007 PROJECT NO. 1777

DESIGN: DBT DRAFT: DBT CHECK: DAM SCALE: 1" = 60' SHEET 8 OF 10

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE THE POND CONSTRUCTION AND PROVIDE THE HOWARD SOILS CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Donald A. Mason 4/11/07
 ENGINEER - DONALD A. MASON, P.E. # 21443 DATE

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USDA - NATURAL RESOURCES CONSERVATION SERVICE
 DATE 5/31/07

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 DATE 5/31/07

APPROVED: DEPARTMENT OF PUBLIC WORKS
 DATE 6-5-07
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE 6/17/07
 CHIEF, DIVISION OF LAND DEVELOPMENT

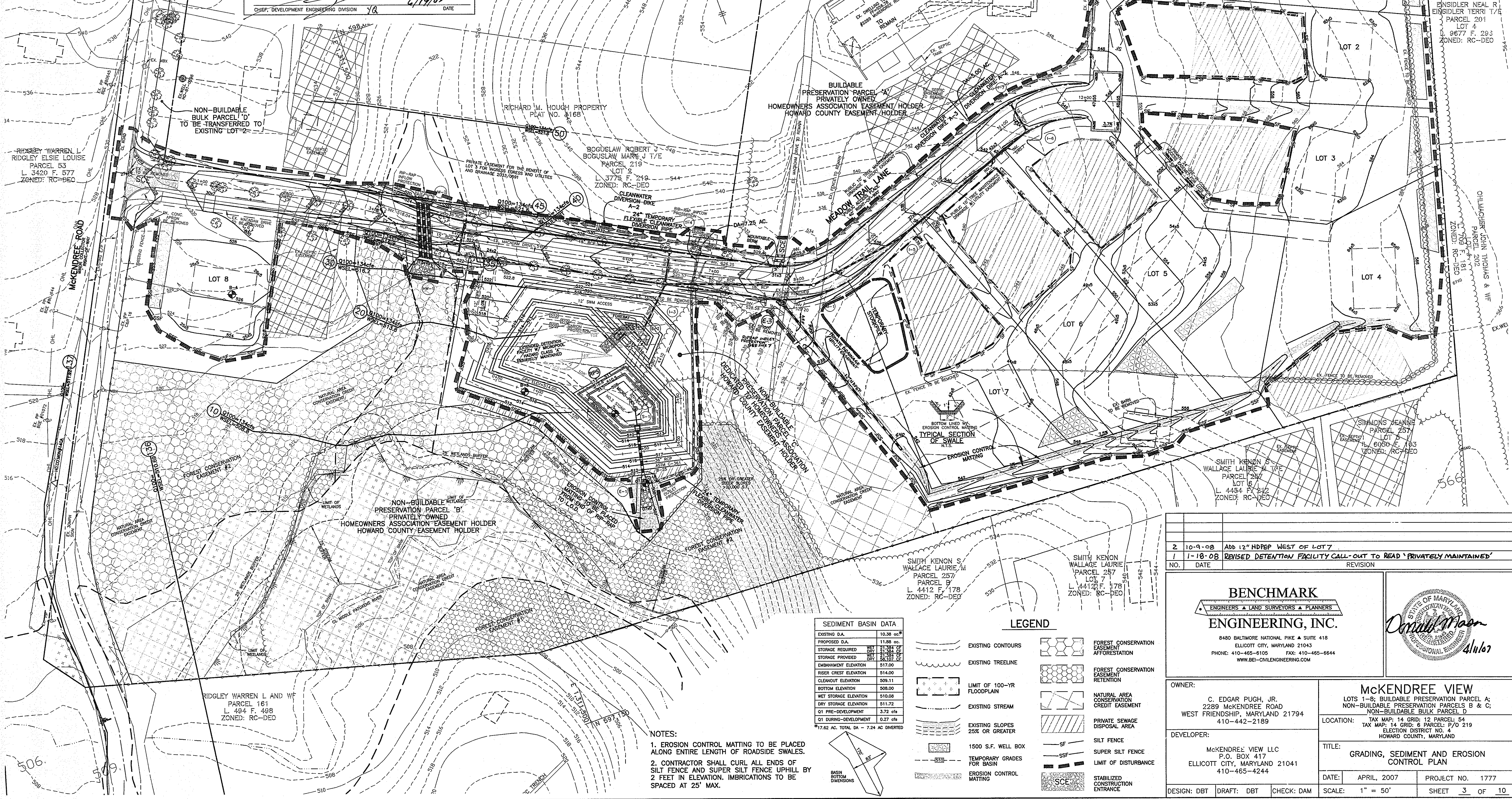
DATE 6/17/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

AS-BUILT CERTIFICATION
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

PE NO. 21443
 DATE

DONALD A. MASON

CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ON-SITE INSPECTIONS AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERING STANDARDS. CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, EMPLOYMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.



NO.	DATE	REVISION
2	10-9-08	ADD 12" HDPEP WEST OF LOT 7
1	1-18-08	REVISED DETENTION FACILITY CALL-OUT TO READ "PRIVATELY MAINTAINED"

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

OWNER:
 C. EDGAR PUGH, JR.
 2289 MCKENDREE ROAD
 WEST FRIENDSHIP, MARYLAND 21794
 410-442-2189

DEVELOPER:
 MCKENDREE VIEW LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

MCKENDREE VIEW
 LOTS 1-8; BUILDABLE PRESERVATION PARCEL A;
 NON-BUILDABLE PRESERVATION PARCELS B & C;
 NON-BUILDABLE BULK PARCEL D

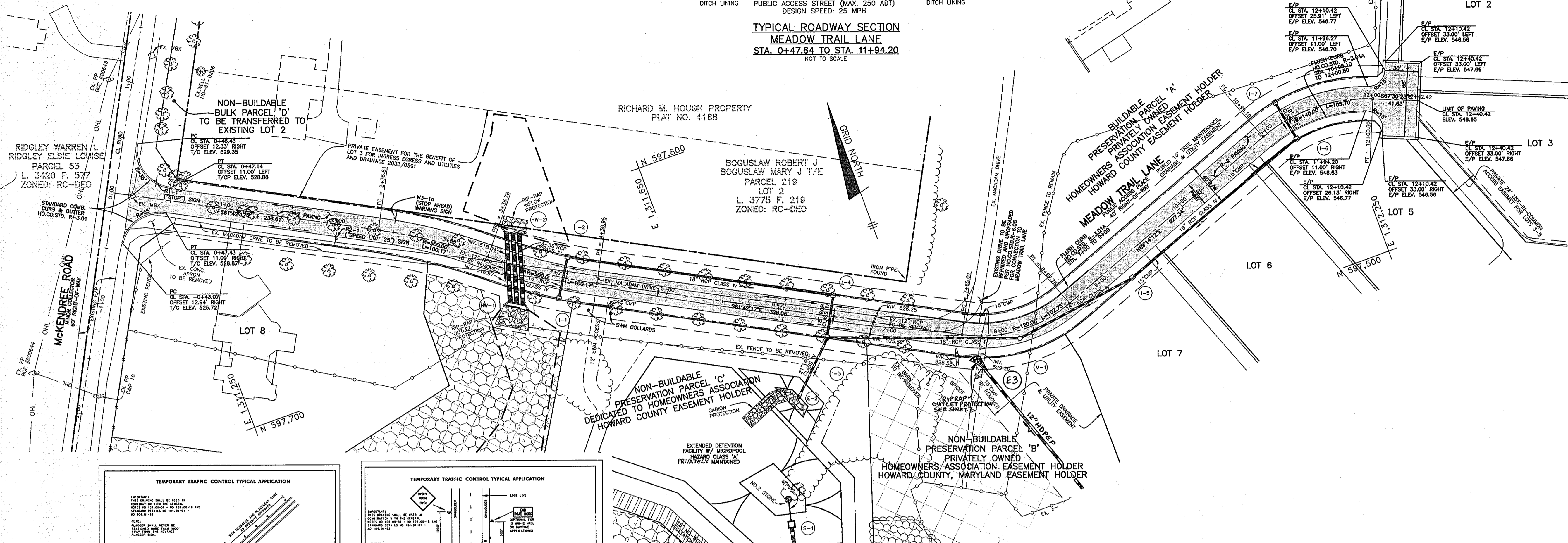
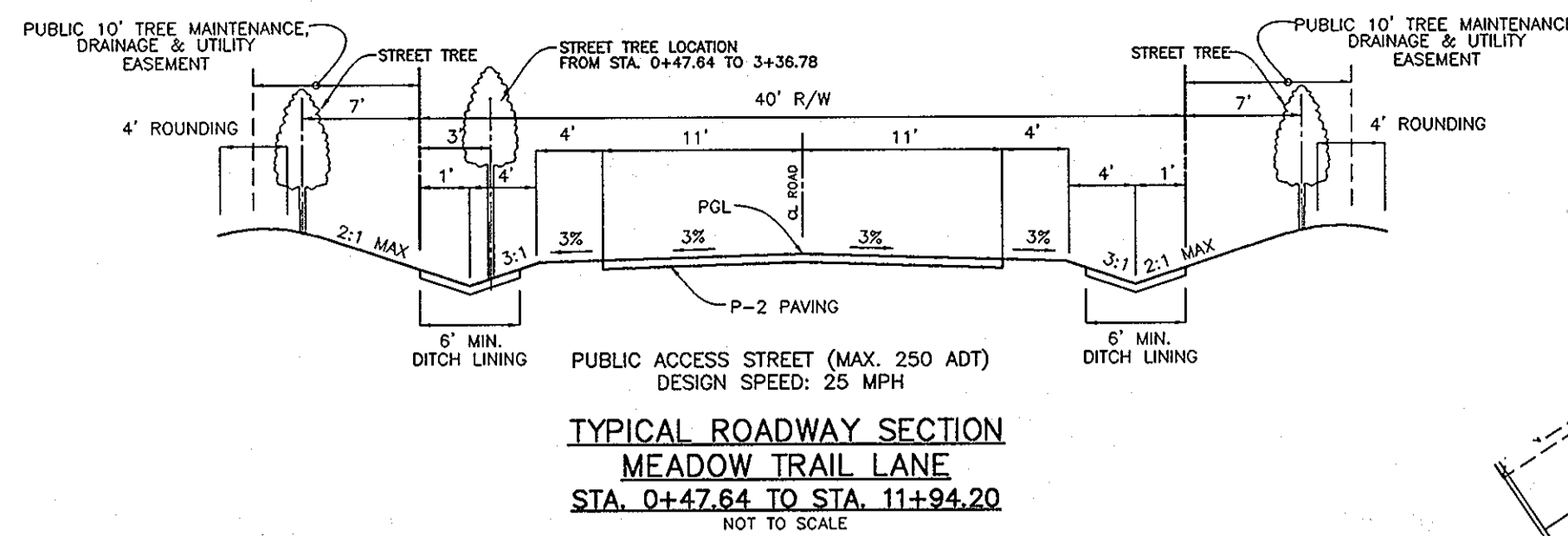
LOCATION:
 TAX MAP: 14 GRID: 12 PARCEL: 54
 ELECTION DISTRICT NO. 4
 HOWARD COUNTY, MARYLAND

TITLE:
 GRADING, SEDIMENT AND EROSION CONTROL PLAN

DATE: APRIL, 2007 **PROJECT NO.:** 1777
SCALE: 1" = 50' **SHEET:** 3 OF 10

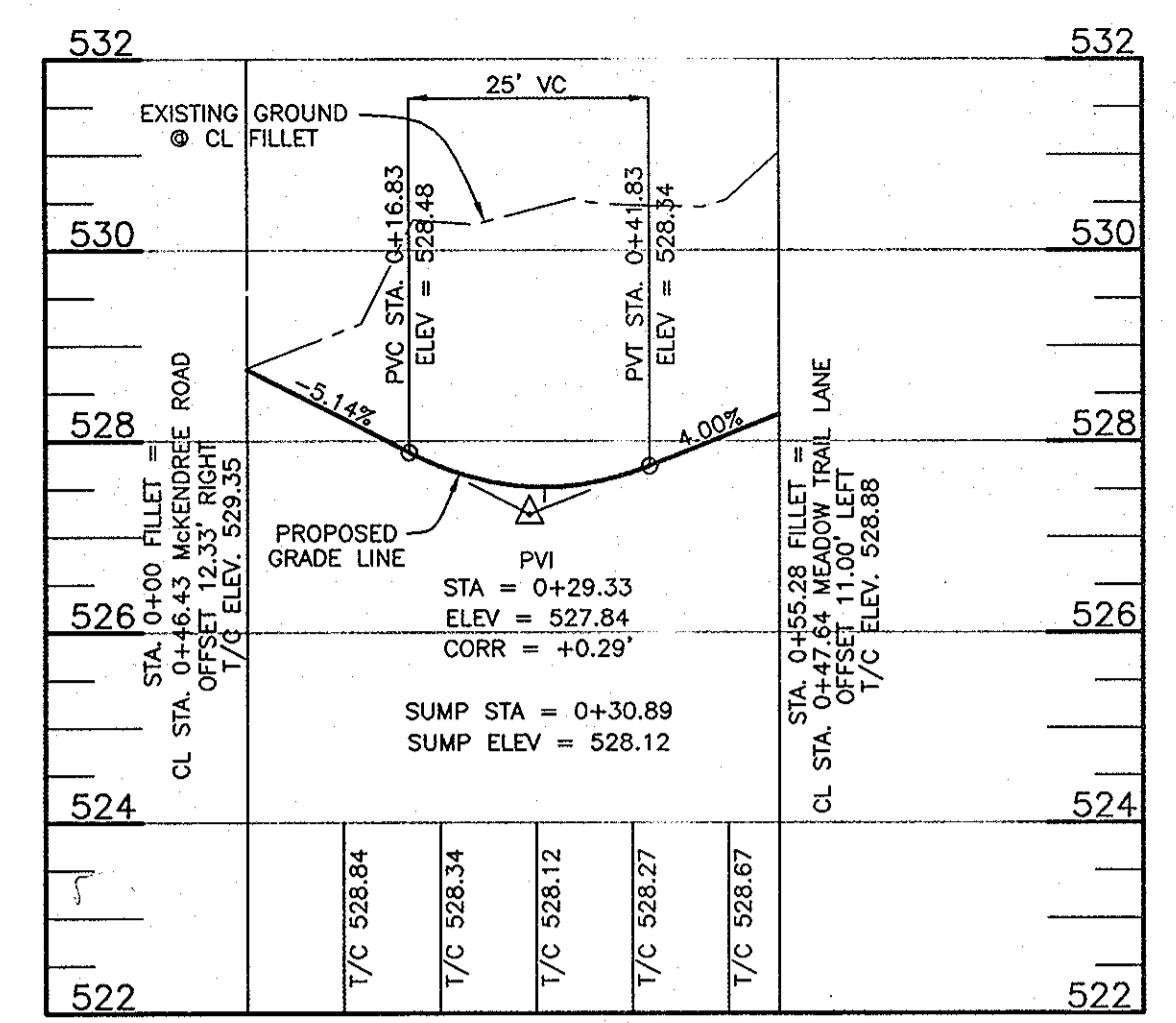
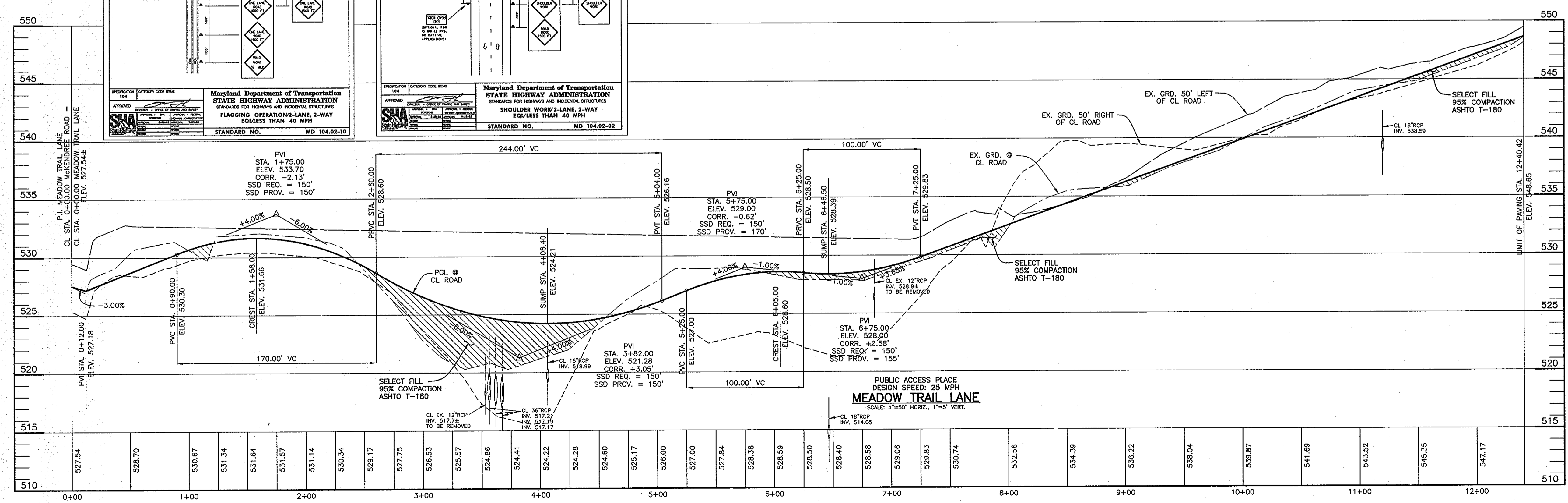
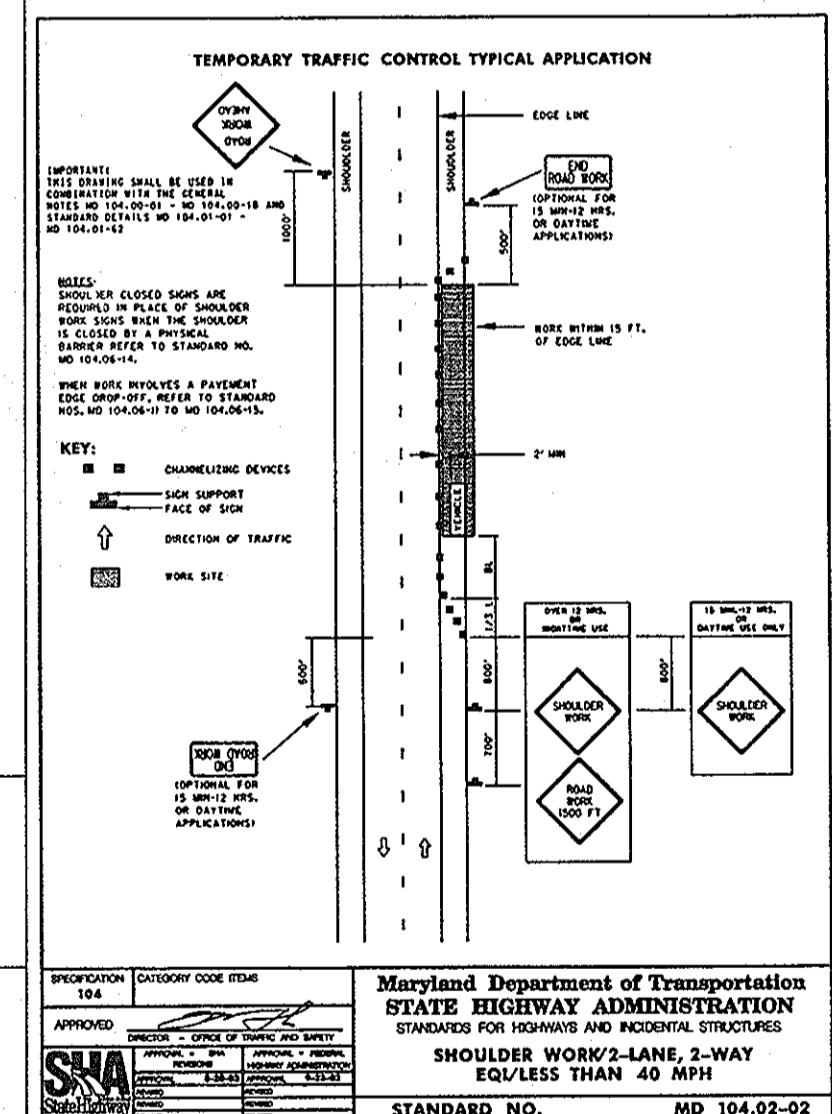
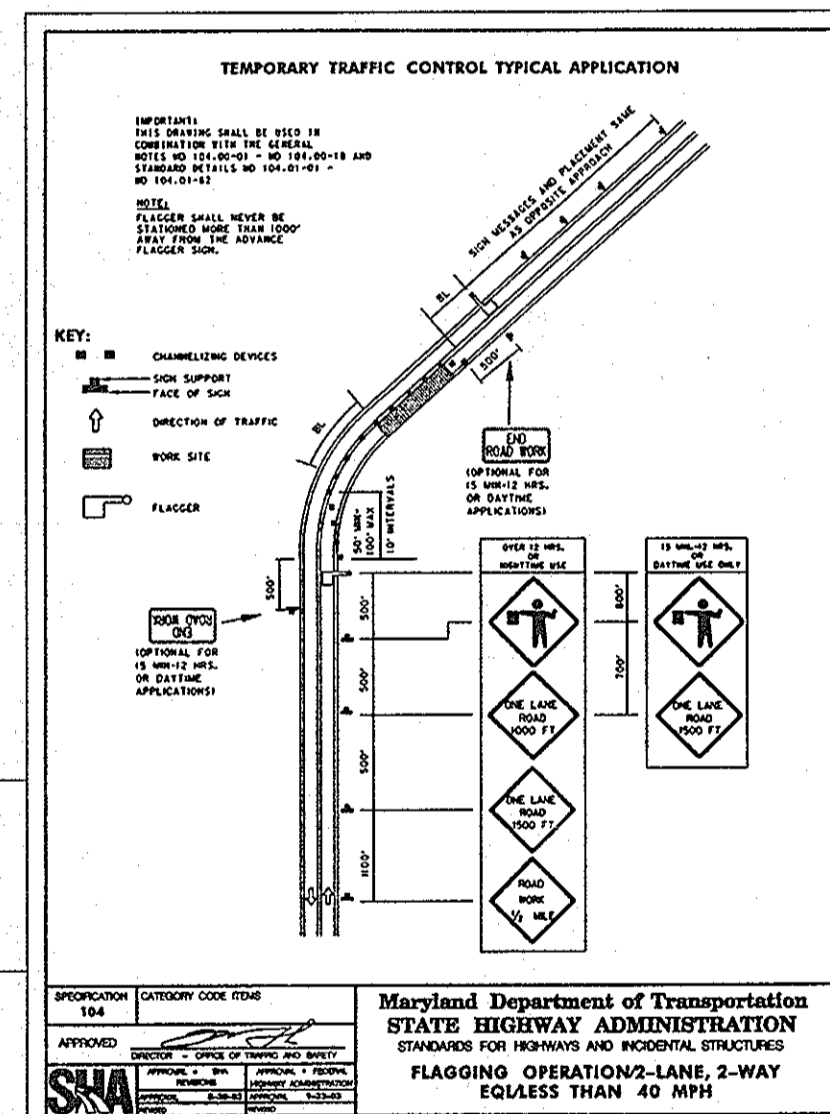
DESIGN: DBT **DRAFT:** DBT **CHECK:** DAM

CENTER LINE CURVE DATA							
STREET NAME	STATION	RADIUS	ARC	DELTA	TANGENT	CHORD	
MEADOW TRAIL LANE	2+36.61 TO 3+36.78	500.00'	100.17'	11°28'42"	50.25'	S55°57'56"E	100.00'
	3+36.78 TO 4+36.95	500.00'	100.17'	11°28'42"	50.25'	S55°57'56"E	100.00'
	7+65.01 TO 8+67.76	120.00'	102.75'	49°03'30"	54.76'	S86°14'02"E	99.64'
	10+95.10 TO 12+00.80	140.00'	105.70'	43°15'25"	55.51'	S89°08'05"E	103.20'

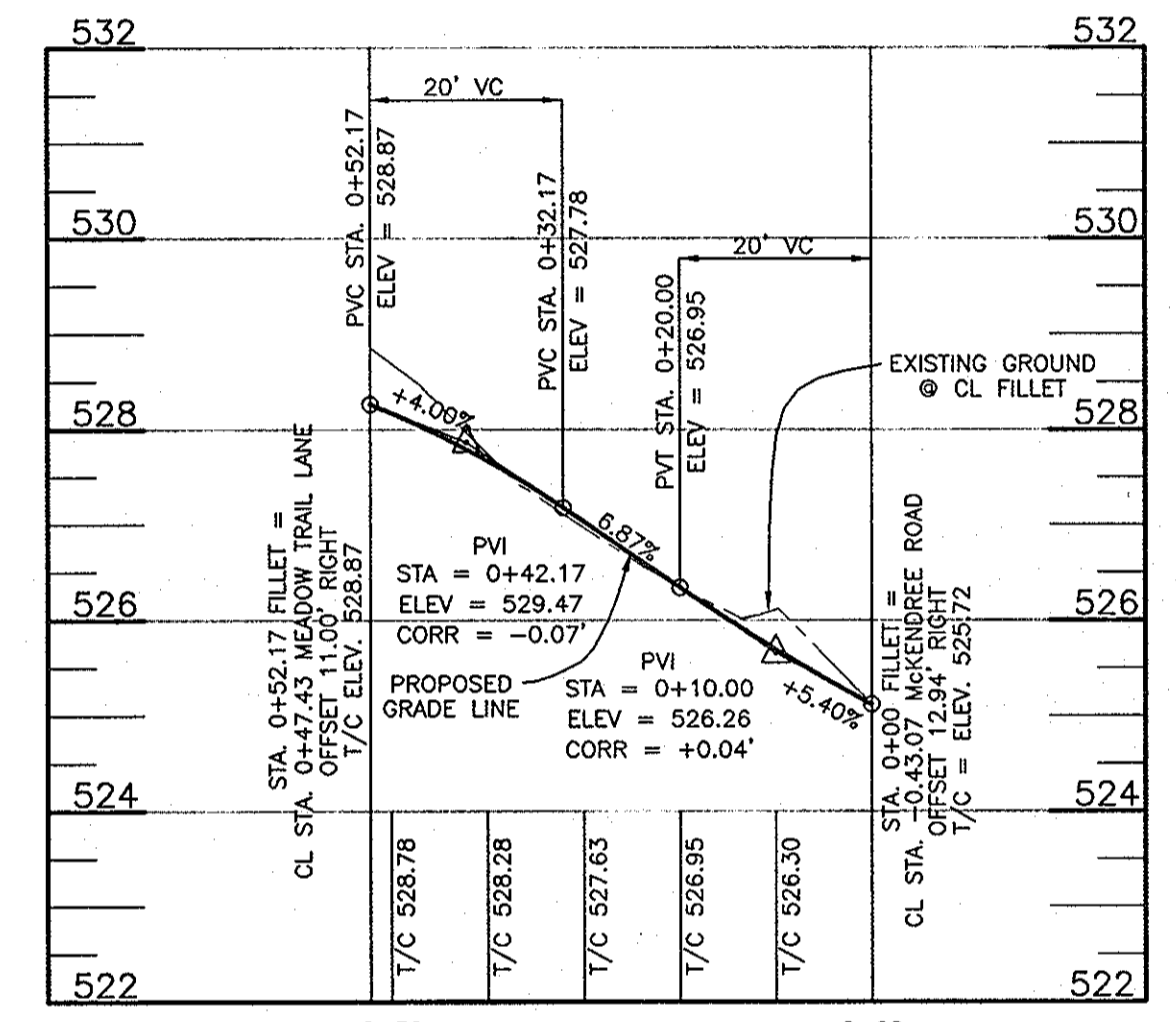


PLAN VIEW
1" = 50'

SIGN POSTS:
ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.



FILLET PROFILE
NORTH CORNER
McKENDREE ROAD/MEADOW TRAIL LANE
SCALE: 1"=20' HORIZ., 1"=2' VERT.



FILLET PROFILE
SOUTH CORNER
McKENDREE ROAD/MEADOW TRAIL LANE
SCALE: 1"=20' HORIZ., 1"=2' VERT.

APPROVED: DEPARTMENT OF PUBLIC WORKS
William F. Mahoney 6-5-07
CHIEF, BUREAU OF HIGHWAYS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
C. Edwards 6/19/07
CHIEF, DIVISION OF LAND DEVELOPMENT
CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.	DATE	REVISION
2	10-9-08	ADD 12" HD PREP WEST OF LOT 7
1	1-18-08	REVISED DETENTION FACILITY CALL-OUT TO 'PRIVATELY MAINTAINED'

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
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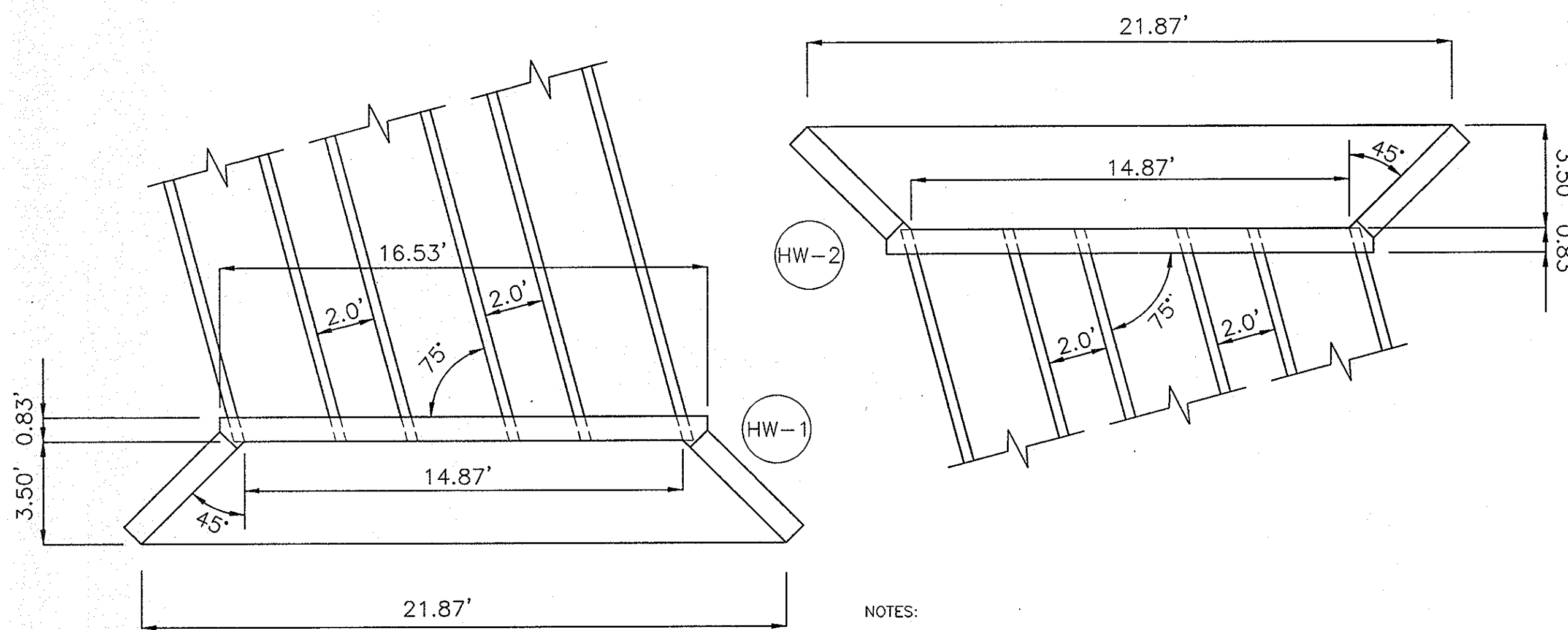
Donnell Mason
4/11/07

OWNER: C. EDGAR PUGH, JR.
2289 McKENDREE ROAD
WEST FRIENDSHIP, MARYLAND 21794
410-442-2189

DEVELOPER: McKENDREE VIEW LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

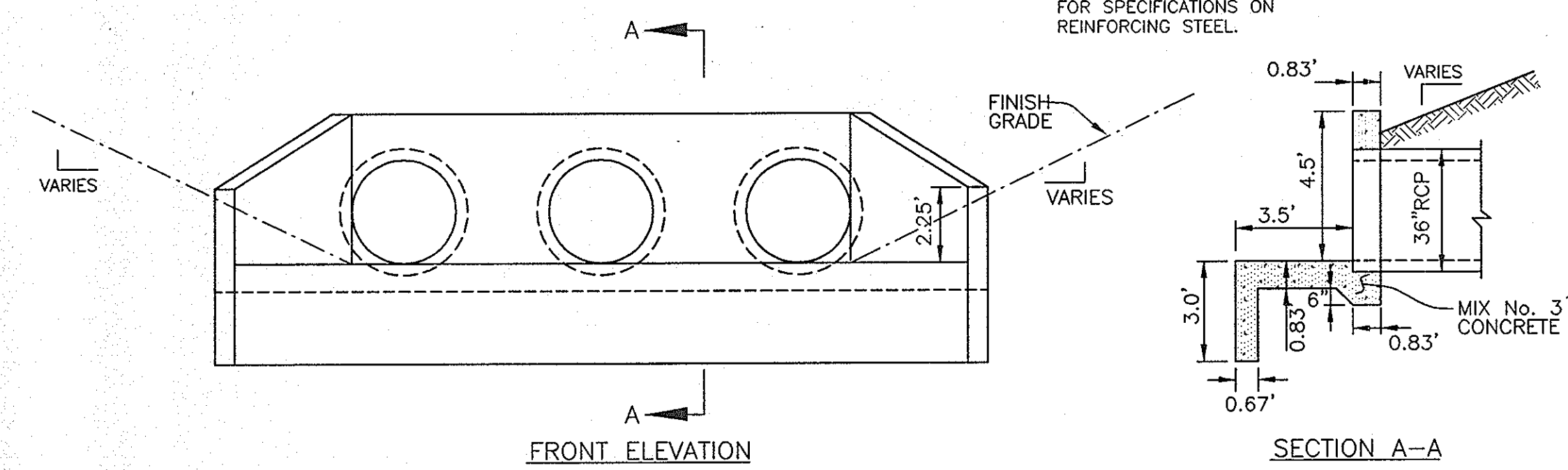
TITLE: ROAD PLAN, PROFILES & DETAILS

DATE: APRIL, 2007 PROJECT NO. 1777
SCALE: AS SHOWN SHEET 2 OF 10



NOTES:
 CONTRACTOR SHALL PROVIDE 3"-45° BEVEL AROUND PIPE OPENINGS ON UP-STREAM HEADWALLS.
 SEE HO. CO. STD SD-5.11 FOR SPECIFICATIONS ON REINFORCING STEEL.

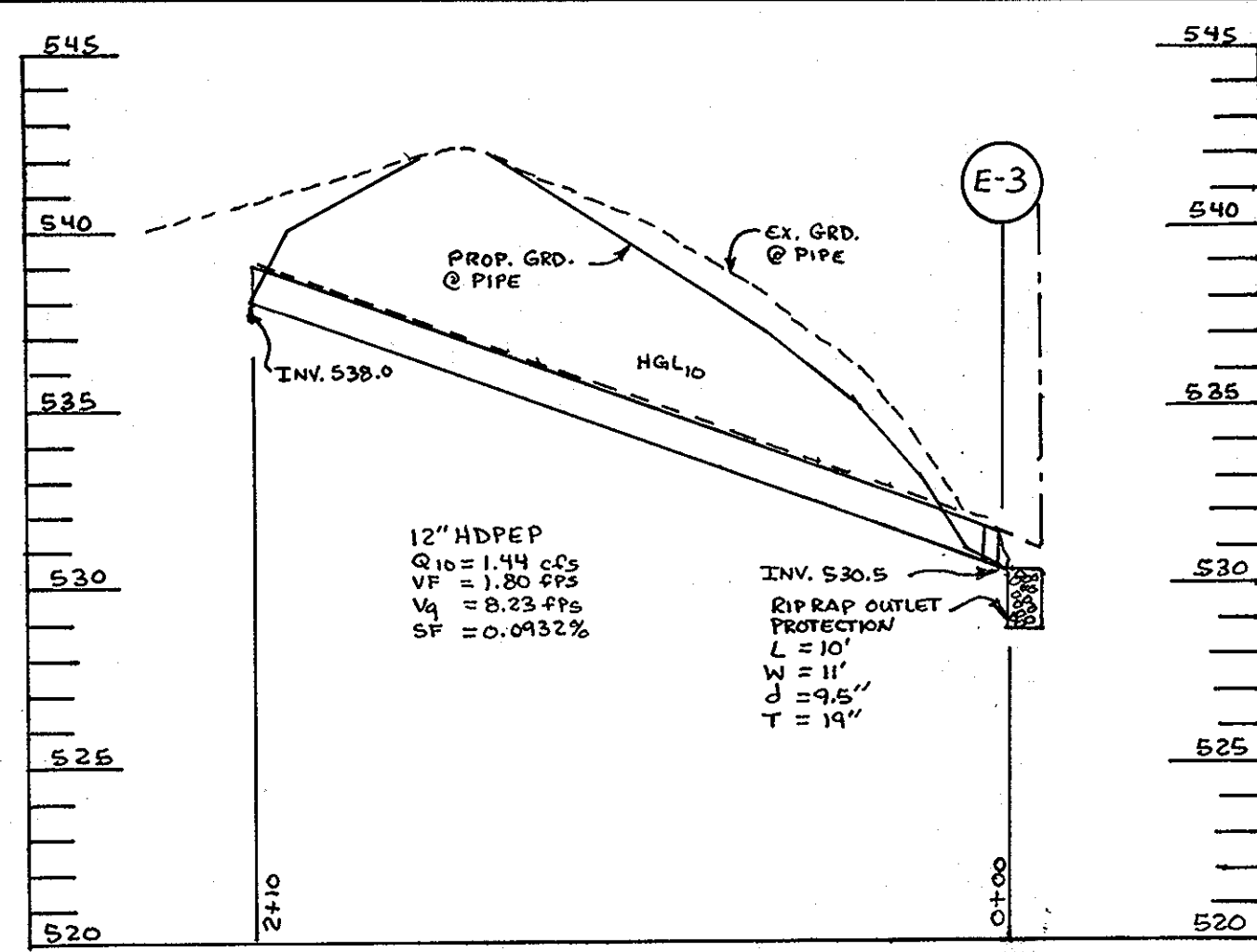
PLAN VIEW



FRONT ELEVATION

SECTION A-A

HW-1 AND HW-2 MODIFIED TYPE 'A' HEADWALL
 SCALE: 1" = 4'



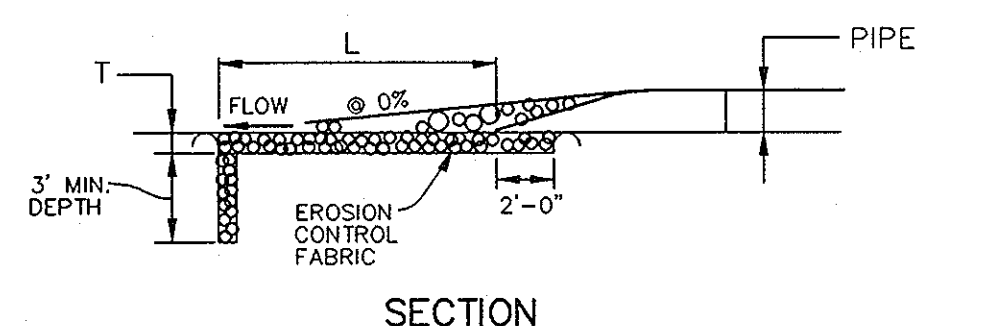
PROFILE OF CULVERT
 WEST OF LOT 7

STRUCTURE SCHEDULE							
NO.	TYPE	LOCATION	PIPE INV. IN	PIPE INV. OUT	TOP ELEV.	THROAT ELEV.	HO. CO. STD.
E-1	36" CONC. END SECT.	N 597394.5155 E 1311654.1244	---	507.00	NA	NA	SD - 5.51
E-2	21" CONC. END SECT.	N 597557.7554 E 1311712.6248	513.06	513.00	NA	NA	SD - 5.52
E-3	12" HDPEP END SECT.	N 597527.9306 E 1311876.6437	---	530.5	NA	NA	---
I-1	D	CL STA. 4+06.40 OFFSET 19.00' RIGHT MEADOW TRAIL LANE	---	519.18	523.26	522.43	SD - 4.11 OR 4.39
I-2	D	CL STA. 4+06.40 OFFSET 19.00' LEFT MEADOW TRAIL LANE	518.80	518.55	523.26	422.43	SD - 4.11 OR 4.39
I-3	D	CL STA. 6+46.50 OFFSET 19.00' RIGHT MEADOW TRAIL LANE	513.85	513.60	527.44	526.61	SD - 4.11 OR 4.39
I-4	D	CL STA. 6+46.50 OFFSET 19.00' LEFT MEADOW TRAIL LANE	514.45	514.20	527.44	526.61	SD - 4.11 OR 4.39
I-5	D	CL STA. 9+25.00 OFFSET 19.00' RIGHT MEADOW TRAIL LANE	531.00	530.75	536.18	535.35	SD - 4.11 OR 4.39
I-6	D	CL STA. 11+20.00 OFFSET 19.00' RIGHT MEADOW TRAIL LANE	538.21	538.01	543.30	542.47	SD - 4.11 OR 4.39
I-7	D	CL STA. 11+20.00 OFFSET 19.00' LEFT MEADOW TRAIL LANE	---	538.97	543.30	542.47	SD - 4.11 OR 4.39
HW-1	MOD. TYPE 'A' HEADWALL	N 597720.2320 E 1311504.4887	---	515.49	519.99	NA	SD - 5.11
HW-2	MOD. TYPE 'A' HEADWALL	N 597787.2477 E 1331526.8398	518.62	---	523.12	NA	SD - 5.11
M-1	4'-0" MANHOLE	CL STA. 8+15.00 OFFSET 7.00' RIGHT MEADOW TRAIL LANE	526.64	526.44	532.90	NA	G - 5.12
S-1	CUSTOM STRUCTURE	N 597452.9643 E 1311667.6795	511.00 (6' DIA) 508.00 (6' DIA)	508.00	517.00	NA	NA

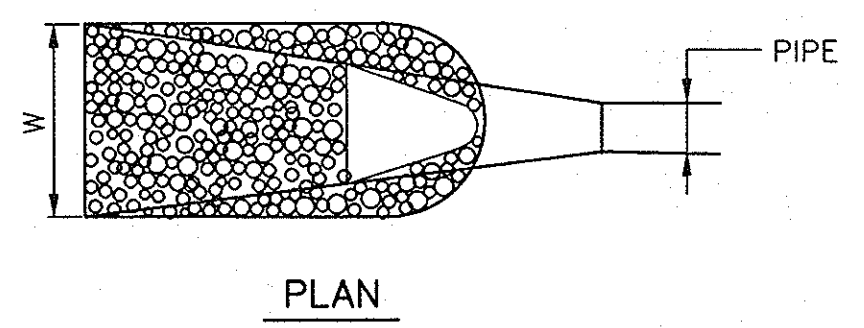
- STRUCTURE LOCATION FOR MANHOLES IS AT THE CENTER OF THE MANHOLE.
- STRUCTURE LOCATION FOR INLETS IS AT THE CENTER OF THE INLET.
- STRUCTURE ELEVATION AND LOCATION FOR ENDSECTIONS IS AT THE MIDPOINT OF THE END OF STRUCTURE.
- PRECAST STRUCTURES MEETING HS-20 LOADING MAY BE USED.

PIPE SCHEDULE		
PIPE SIZE	LENGTH	TYPE
15"	38'	RCCP CLASS IV
18"	792'	RCCP CLASS IV
21"	60'	RCCP CLASS IV
36"	192'	RCCP CLASS IV
15"	80'	CMP
12"	210'	HDPEP

- CONSTRUCTION SPECIFICATIONS
- THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
 - THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
 - GEOTEXTILE CLASS C28 OR BETTER SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE PREPARED BY PLACING ANOTHER PIECE OF GEOTEXTILE FABRIC OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE FABRIC. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PIECES OF GEOTEXTILE FABRIC SHALL BE A MINIMUM OF ONE FOOT.
 - STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR THE RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. RIP-RAP SHALL BE PLACED IN A MANNER THAT WILL PREVENT DAMAGE TO THE FILTER FABRIC OR GEOTEXTILE FABRIC. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
 - THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.



SECTION



PLAN

STRUCTURE	D-50	LENGTH (L)	WIDTH (W)	THICKNESS (T)	SHA CLASS
E-1	9.5"	32.0'	15.8'	1.58"	I
E-2	9.5"	FOREBAY	1.58'	1.58"	I
HW-1	9.5"	18.0'	30.6'	1.58"	I
E-3	9.5"	10.0'	11.0'	1.58"	I

OUTLET PROTECTION DETAIL
 NOT TO SCALE

NO.	DATE	REVISION
1	10-9-08	ADD PROFILE FOR PIPE WEST OF LOT 7, RANGE STAKE SCHED, PIPE SCHED & OUTLET PROTECTION DETAIL.

BENCHMARK ENGINEERING, INC.
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 PHONE: 410-465-6105 FAX: 410-465-6644
 WWW.BE-CIVLENGINEERING.COM

David Mear
 PROFESSIONAL ENGINEER
 4/11/07

OWNER:
 C. EDGAR PUGH, JR.
 2289 MCKENDREE ROAD
 WEST FRIENDSHIP, MARYLAND 21794
 410-442-2189

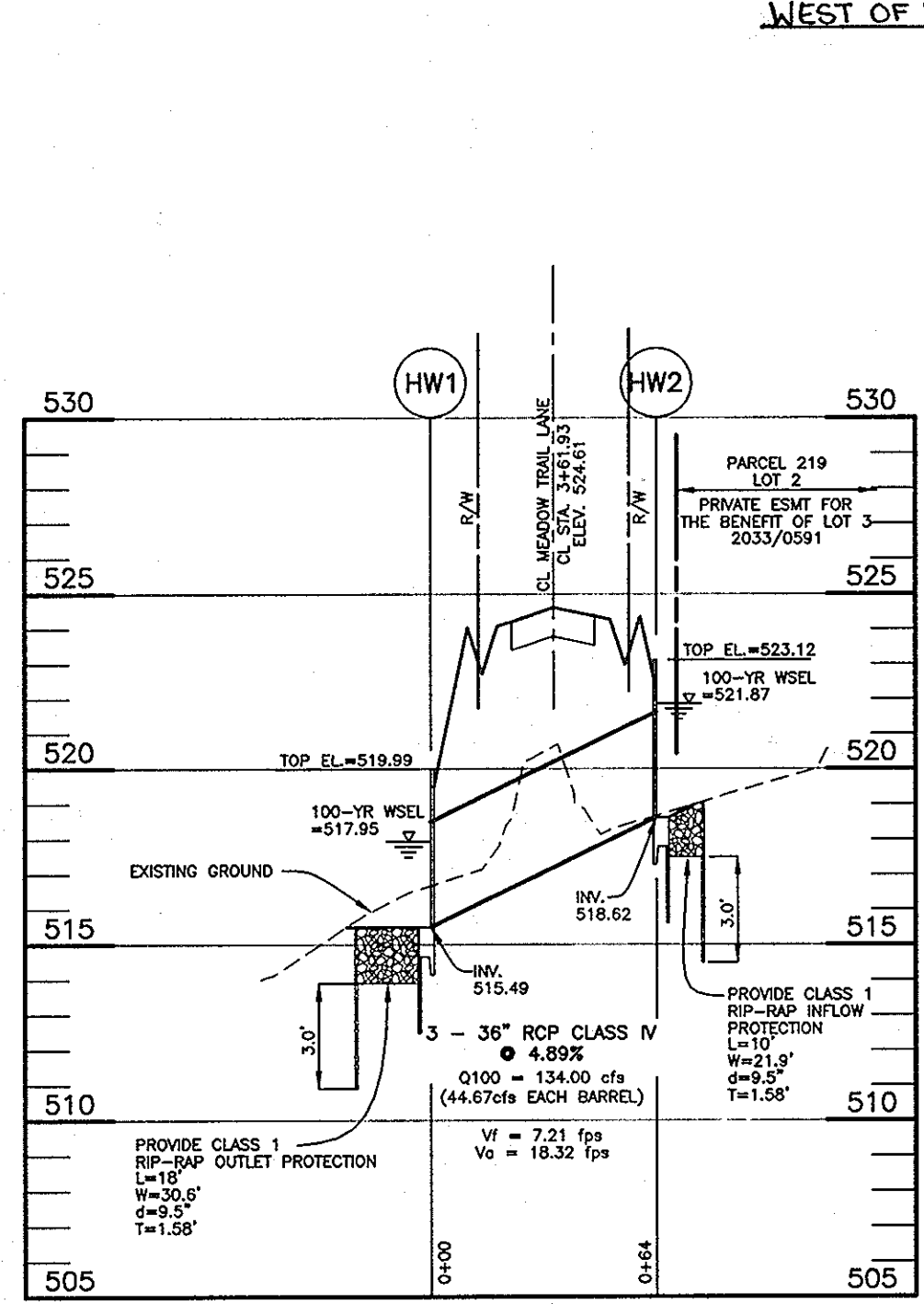
DEVELOPER:
 MCKENDREE VIEW LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

McKENDREE VIEW
 LOTS 1-8; BUILDABLE PRESERVATION PARCEL A;
 NON-BUILDABLE PRESERVATION PARCELS B & C;
 LOCATION: TAX MAP: 14 GRID: 12 PARCEL: 54
 ELECTION DISTRICT NO. 4
 HOWARD COUNTY, MARYLAND

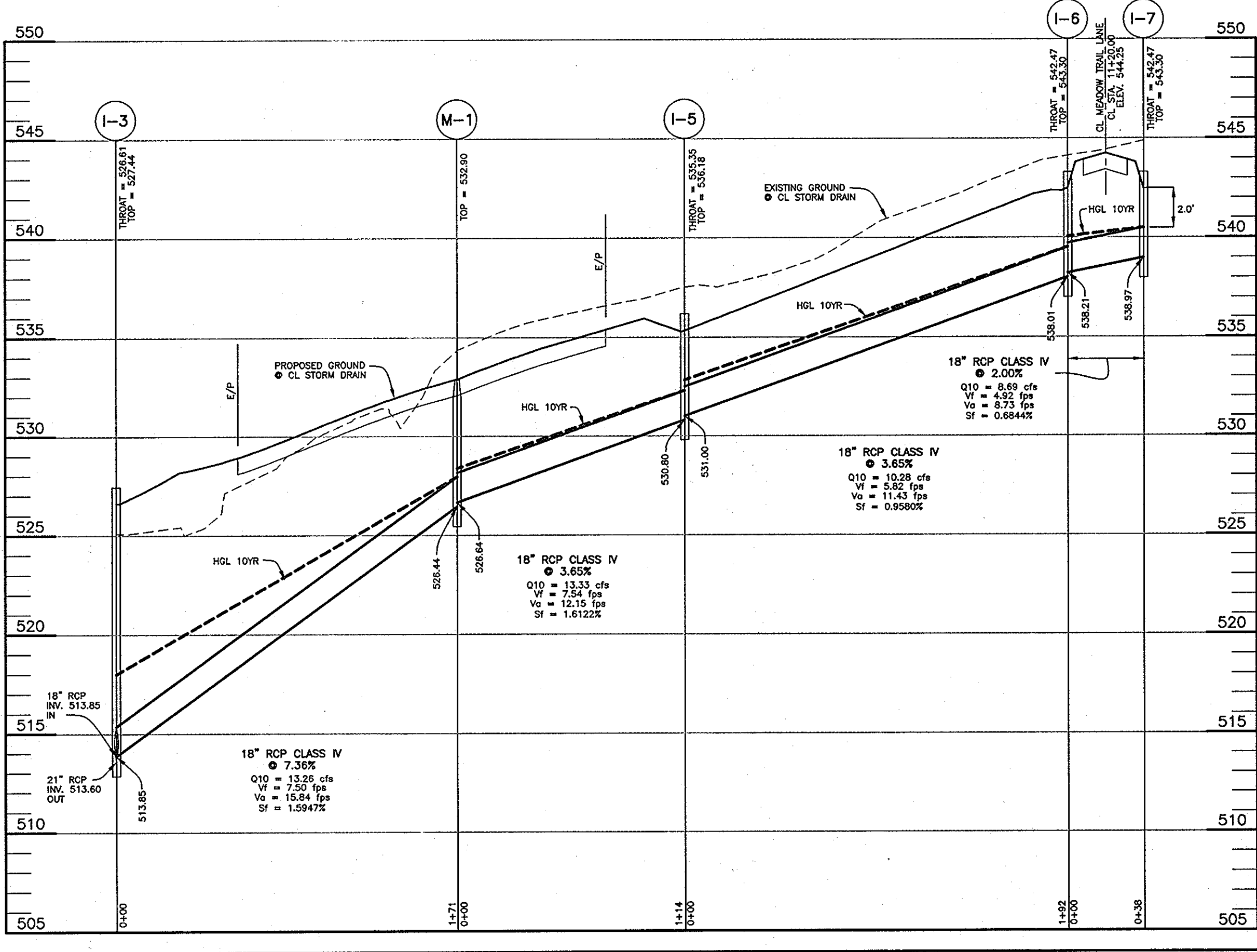
TITLE:
 STORM DRAIN PROFILES AND DETAILS

DATE: APRIL, 2007 **PROJECT NO.:** 1777
SCALE: AS SHOWN **SHEET:** 7 OF 10

DESIGN: DBT **DRAFT:** DBT **CHECK:** DAM



PROFILE OF TEMPORARY
 FLEXIBLE CLEANWATER DIVERSION PIPE



NOTE: ALL REINFORCED CONCRETE PIPE TO BE CLASS IV.

APPROVED: DEPARTMENT OF PUBLIC WORKS
Walter J. Mear
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 6-5-07

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Walter J. Mear
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 6/19/07

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6/19/07

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
Ba	D	BAILE SILT LOAM
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
EKB2	B	ELOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EKC2	C	ELOAK SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
*GnA	C	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
*GnB2	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Ha	D	HATBORO SILT LOAM
MIE	B	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MiF	B	MANOR VERY STONY LOAM, 25 TO 60 PERCENT SLOPES

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7



INLET NO.	AREA (AC)	'C' FACTOR	h_0 (in/hr)	Q_{10} (cfs)	% IMPERVIOUS
I-1	0.24	0.49	6.60	0.77	45.8
I-2	0.44	0.37	6.60	1.07	33.6
I-3	1.90	0.23	6.60	2.87	17.9
I-4	3.00	0.33	6.30	6.21	26.0
I-5	2.63	0.22	6.10	3.56	21.2
I-6	1.26	0.23	6.08	1.76	22.2
I-7	6.35	0.24	5.62	8.69	21.8
HW-2	41.92	0.21	4.35	38.29	12.0

- LEGEND**
- EXISTING CONTOURS
 - EXISTING TREELINE
 - EXISTING STREAM
 - EXISTING SLOPES 25% OR GREATER
 - SOILS DELINEATION LINE
 - SOILS TYPE
 - 100-YR FLOODPLAIN LIMIT
 - DRAINAGE DIVIDE
 - TIME OF CONCENTRATION TRAVEL PATH

1 10-9-08 ADD 12" HDPEP WEST OF LOT 7		NO. DATE REVISION	
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-CVLEENGINEERING.COM			
OWNER:		McKENDREE VIEW LOTS 1-8; BUILDABLE PRESERVATION PARCEL A; NON-BUILDABLE PRESERVATION PARCELS B & C; NON-BUILDABLE BULK PARCEL D	
DEVELOPER:		C. EDGAR PUGH, JR. 2289 MCKENDREE ROAD WEST FRIENDSHIP, MARYLAND 21794 410-442-2189	
DESIGN: DBT		LOCATION: TAX MAP: 14 GRID: 12 PARCEL: 54 ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND	
DRAFT: DBT		TITLE: STORM DRAIN DRAINAGE AREA MAP	
CHECK: DAM		DATE: APRIL, 2007 PROJECT NO. 1777	
SCALE: 1" = 100'		SHEET 6 OF 10	

APPROVED: DEPARTMENT OF PUBLIC WORKS
Walter R. Mahall 6-5-07
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Robert 6/19/07
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/14/07 DATE