

GENERAL NOTES

- 1.) \circ EXISTING IRON PIPE OR PINCH PIPE FOUND
 \bullet IRON PIPE TO BE SET
- 2.) THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEB. 2, 2004 COMPREHENSIVE ZONING PLAN, AND THE 'COMP LIFE' ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 3.) COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EC AND 41FA.
- 4.) THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2008 BY BENCHMARK ENGINEERING, INC.
- 5.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 6.) WETLAND DELINEATION/CERTIFICATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES DATED DECEMBER 17, 2006 AND REVISED IN JULY, 2007. AN ADDITIONAL WETLAND STUDY WAS PERFORMED FOR THE SEWER ALIGNMENT DECEMBER, 2008 BY ECO-SCIENCE PROFESSIONALS, INC.
- 7.) FOREST STAND DELINEATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES DATED DECEMBER 17, 2006 AND SUPPLEMENTED IN JULY, 2007.
- 8.) THE APFO TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. DATED JANUARY, 2007.
- 9.) 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.
- 10.) THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON FEBRUARY 5, 2007 AS ADMINISTRATIVE DECISION #4-2007.
- 11.) WATER IS PUBLIC. THE CONTRACT NUMBER IS 34-4613-D.
- 12.) SEWER IS PUBLIC. THE CONTRACT NUMBER IS 34-4613-D.
- 13.) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 14.) PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 15.) 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, 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA OR FOREST CONSERVATION EASEMENT AREAS.
- 16.) STORMWATER MANAGEMENT IS PROVIDED IN BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN METHODS SHALL BE USED AS FOLLOWS: HOUSES, DRIVEWAYS AND ROADS SHALL BE TREATED IN ON-LOT AND OPEN SPACE MICRO-BIOTRETMENT FACILITIES. ON-LOT STORMWATER FACILITIES ARE SUBJECT TO DECLARATIONS OF COVENANTS, WHICH SHALL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS AT THE TIME OF PLAT RECORDATION. ON-LOT FACILITIES SHALL BE OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNERS. OPEN SPACE FACILITY MB-A SHALL BE JOINTLY MAINTAINED. MB-B SHALL BE OWNED AND FULLY MAINTAINED BY THE HOA.
- 17.) MINIMUM BUILDABLE LOT SIZE SHALL BE 18,000 SQUARE FEET.
- 18.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 19.) 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.
- 20.) 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.
- 21.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - 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 ENSURE ALL WEATHER USE.
- 22.) 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.
- 23.) THE EXISTING DWELLING ON THIS SITE SHALL BE REMOVED.
- 24.) 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.
- 25.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THIS SITE.
- 26.) THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED OCTOBER 22, 2008 AND SHALL BE APPROVED UNDER THIS PLAN. AN ADDITIONAL GEOTECHNICAL INVESTIGATION WAS PERFORMED MARCH, 2014 BY GEO-LABS, INC. AND WILL BE APPROVED WITH THIS PLAN.

27.) WAIVER PETITION (WP-07-068) 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.

28.) 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:

1. 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 PLAN 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.
2. 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.
3. 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.
4. THROUGH THE ADJOINER DEED PROCESS, PARCELS 386 AND A PORTION OF PARCEL 401 (0.32 ACRES) SHALL BE CONSOLIDATED TO CREATE A NEW 6.10 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.
5. 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).

29.) 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 EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS 1-7 AND OPEN SPACE LOTS 8-10, 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.

30.) LANDSCAPING FOR THESE LOTS 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 FINANCIAL SURETY IN THE AMOUNT OF \$5,700.00 FOR 19 SHADE TREES SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

31.) 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 OFF-SITE PLANTING WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR MCKENDREE SPRINGS (F-09-108). AN ADDITIONAL 0.74 ACRES WILL BE RETAINED ON OPEN SPACE LOT 8 AS A FOREST BANK.

32.) 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.

33.) OPEN SPACE LOT 9 SHOWN HEREON IS TO BE DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS SHOWN HEREON.

34.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 9/23/14; ID #016093163.

OPEN SPACE DATA

- a. MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 18,000 S.F.*
- b. OPEN SPACE REQUIRED (10% OF 6.10 AC.)..... 0.61± AC
- c. OPEN SPACE PROVIDED (41.8% OF 6.10 AC.)..... 2.52± AC
 NON-CREDITED (LESS THAN 35' IN WIDTH) 0.86± AC
 CREDITED (26.9% OF 6.10 AC.) 1.66± AC
- d. AREA OF RECREATION OPEN SPACE REQUIRED..... NA
 (LESS THAN 10 UNITS)
- e. 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(a)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

BENCHMARK

ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

- 35.) RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT AS IT CONTAINS LESS THAN 10 BUILDABLE LOTS.
- 36.) ALL AREAS ARE CONSIDERED "MORE OR LESS".
- 37.) THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 5-7 AND THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1-2 SHALL BE RECORDED IN THE LAND RECORDS SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- 38.) OPEN SPACE DEDICATION:
 - OPEN SPACE LOTS 8 & 10 SHOWN HEREON ARE HEREBY DEDICATED TO HOWARD COUNTY, MARYLAND. THESE LOTS SHALL CONTAIN FOREST CONSERVATION EASEMENT AREAS, PUBLIC SEWER LINES WITH EASEMENTS AS WELL AS OTHER ENVIRONMENTAL RESOURCES.
 - OPEN SPACE LOT 9 SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION. IT SHALL CONTAIN A PUBLIC AND PRIVATE SWM FACILITY. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. SEE NOTE 34.

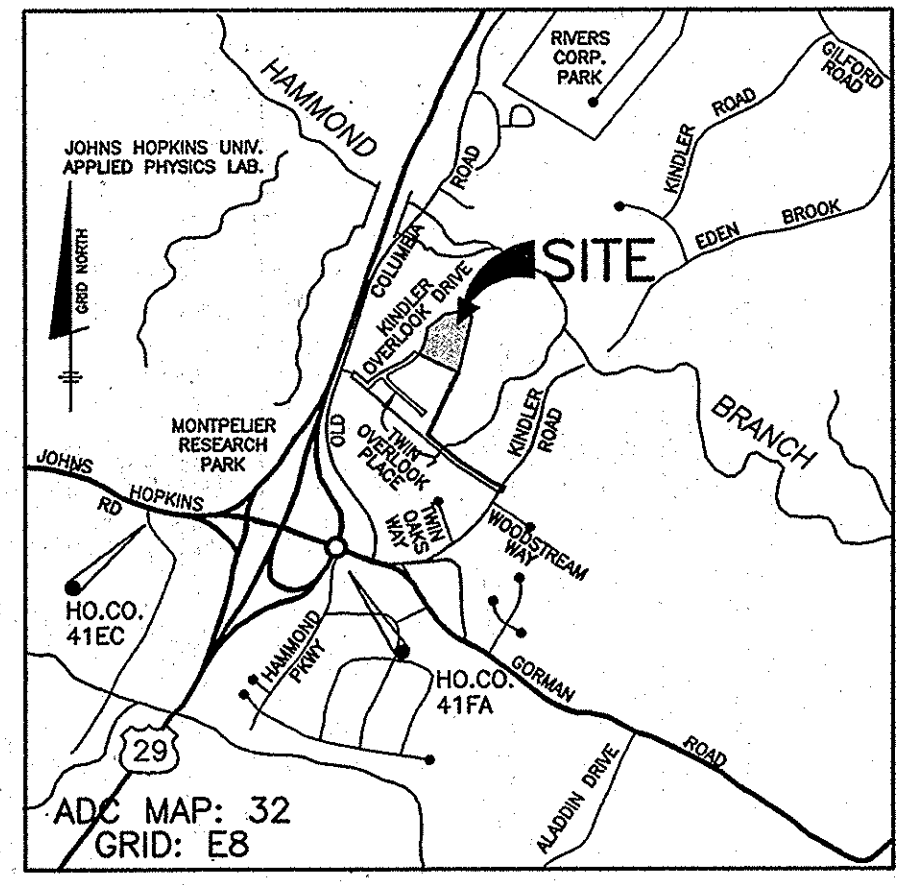
39. WP-10-165 WAIVING SECTIONS 16.144(o), (p) AND (q) TO REESTABLISH PROJECT DEADLINES WAS APPROVED JUNE 23, 2010 AND WAS SUPERCEDED BY WP-11-090.
40. WP-11-090 WAIVING SECTIONS 16.144(o), (p) AND (q) TO REESTABLISH PROJECT DEADLINES WAS APPROVED DECEMBER 14, 2010 AND WAS SUPERCEDED BY WP-12-055.
41. WP-12-055 WAIVING SECTIONS 16.144(o), (p) AND (q) TO REESTABLISH PROJECT DEADLINES WAS APPROVED OCTOBER 20, 2011 AND WAS SUPERCEDED BY WP-13-151.
42. WP-13-151 WAIVING SECTIONS SECTION 16.144 (r)(5) AND (6); AND SECTIONS 16.144(o), (p) AND (q) TO REESTABLISH PROJECT DEADLINES WAS APPROVED APRIL 9, 2013 AND WAS SUPERCEDED BY WP-14-036.
43. WP-14-036 A REQUEST TO WAIVE SECTION 16.144 (r)(5) AND (6), WHICH STATE THAT EXCEPT WHERE DELAY IS CAUSED BY GOVERNMENTAL DELAY, FAILURE TO PAY FEES, SIGN DEVELOPER AGREEMENTS, PROVIDE SURETY AND TO SUBMIT A FINAL PLAT ORIGINAL FOR RECORDING SHALL VOID PREVIOUS APPROVALS AND THE APPLICATION SHALL BE CONSIDERED WITHDRAWN, AND A REQUEST TO WAIVE SECTIONS 16.144 (o), (p) AND (q), WHICH ESTABLISH DEADLINE DATES TO SUBMIT FINAL CONSTRUCTION DRAWINGS, PAYMENT OF FEES, POST FINANCIAL OBLIGATIONS AND TO SUBMIT FINAL PLATS WAS APPROVED ON NOVEMBER 22, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. DEVELOPER MUST REDESIGN THE PROJECT USING ESD METHODS AND SUBMIT AN ECP BEFORE FEBRUARY 20, 2014.
 2. DEVELOPER MUST SUBMIT A REDLINE REVISION TO THE FINAL CONSTRUCTION DRAWINGS, F-10-051, ON OR BEFORE MAY 21, 2014.
 3. DEVELOPER MUST COMPLETE ANY APPLICABLE DEVELOPERS AGREEMENTS AND PAY ANY FEES IN ASSOCIATION WITH F-10-051 ON OR BEFORE AUGUST 19, 2014.
 4. THE DEVELOPER MUST SUBMIT FINAL PLAT ORIGINALS IN ASSOCIATION WITH F-10-051 FOR RECORDATION ON OR BEFORE NOVEMBER 22, 2014.
44. WP-15-157 WAS APPROVED NOVEMBER 7, 2014. THIS PETITION WAIVED SECTION 16.144(q), WHICH ESTABLISHED THE DEADLINE TO COMPLETE THE FINAL SUBDIVISION PLAT ORIGINALS. THE APPROVAL WAS SUBJECT TO COMPLETION OF THE REDLINE REVISION TO THE ROAD CONSTRUCTION DRAWINGS BY DECEMBER 22, 2014, SUBMISSION OF THE FINAL PLAT ORIGINALS BY JANUARY 6, 2015, AND PAYMENT OF ANY ADDITIONAL PROCESSING FEES.

45. THIS PLAT IS SUBJECT TO THE CONDITIONS OF TU-14-010 FOR THE REMOVAL OF THE EXISTING HOUSE.
46. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS EFFECTIVE 12-19-2014 ON WHICH DATE DEVELOPER AGREEMENT F-10-051, 34-4013-D WAS FILED AND ACCEPTED.

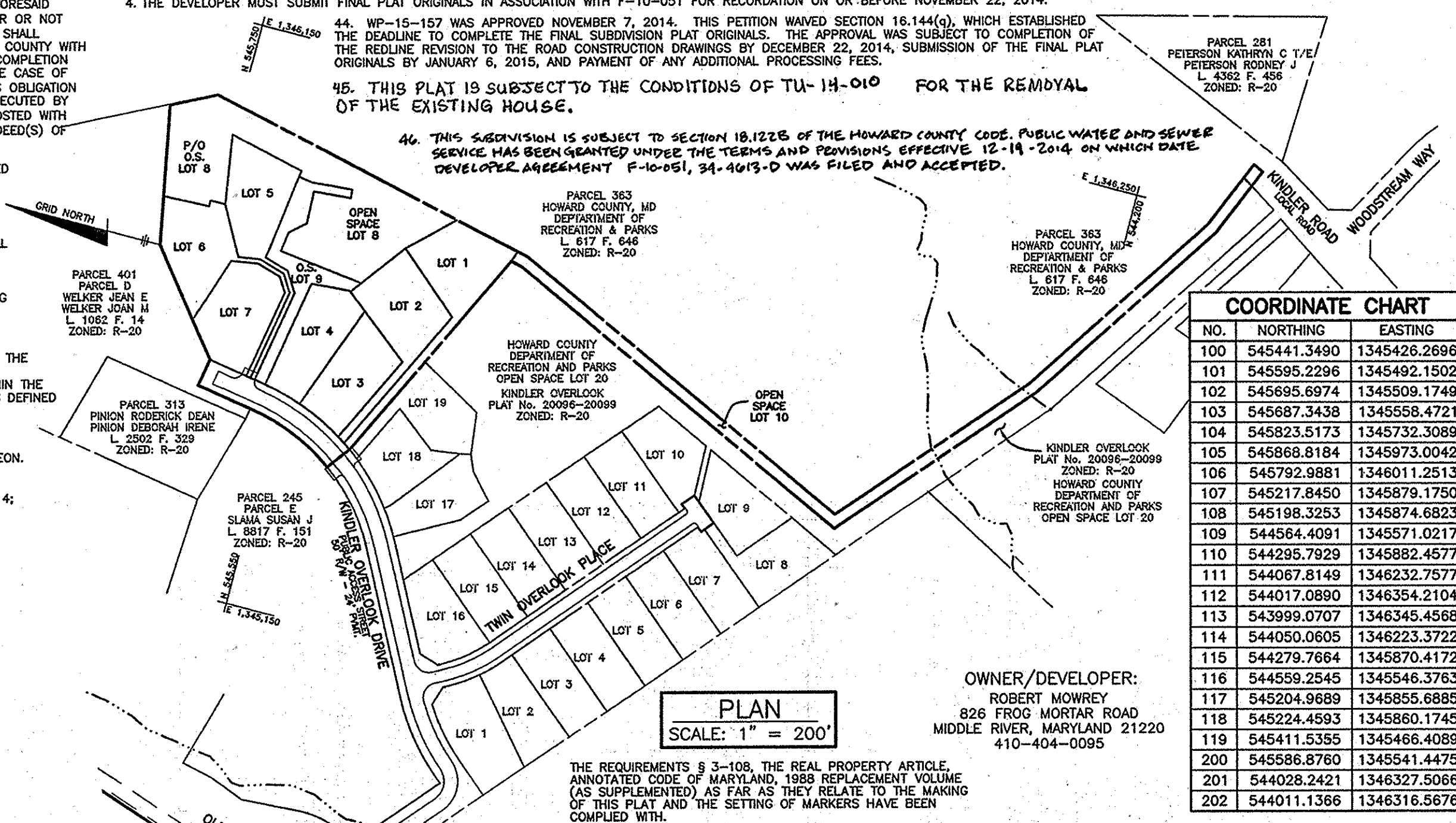
BENCH MARKS--(NAD'83)

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'



VICINITY MAP
 SCALE: 1" = 2000'



PLAN
 SCALE: 1" = 200'

COORDINATE CHART

NO.	NORTHING	EASTING
100	545441.3490	1345426.2696
101	545595.2296	1345492.1502
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	1346882.4577
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	1345446.3783
117	545204.9689	1345855.6885
118	545224.4593	1345860.1745
119	545411.5355	1345466.4089
200	545586.8760	1345541.4475
201	544028.2421	1346327.5066
202	544011.1366	1346316.5676

OWNER/DEVELOPER:
 ROBERT MOWREY
 826 FROG MORTAR ROAD
 MIDDLE RIVER, MARYLAND 21220
 410-404-0095

AREA TABULATION CHART - THIS SUBDIVISION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
NON-BUILDABLE	0
OPEN SPACE	3
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.24± AC.
NON-BUILDABLE	N/A
OPEN SPACE	2.52± AC.
PRESERVATION PARCELS	N/A
C. TOTAL AREA OF ROADWAY TO BE RECORDED	
	0.34± AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	6.10± AC.

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

Bridget M. Mowrey 12/17/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 12-17-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION ASP DATE

Robert Mowrey 12-18-14
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF LAND ACQUIRED BY ROBERT MOWREY FROM EDWARD JEAN WELKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN EDWARD WELKER BY DEED DATED JUNE 5, 2008 AND RECORDED IN LIBER 11312 AT FOLIO 536 AND ALL OF THE LAND ACQUIRED BY ROBERT MOWREY FROM K. LOUIS FISHER AND DIANE R. FISHER BY DEED DATED APRIL 26, 2008 AND RECORDED IN LIBER 9988 AT FOLIO 87 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 11-19-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

OWNER'S CERTIFICATE

"ROBERT MOWREY, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 14th DAY OF Nov. 2014."

Robert Mowrey 11/19/14
 ROBERT MOWREY DATE

Aliana 11/19/14
 WITNESS DATE

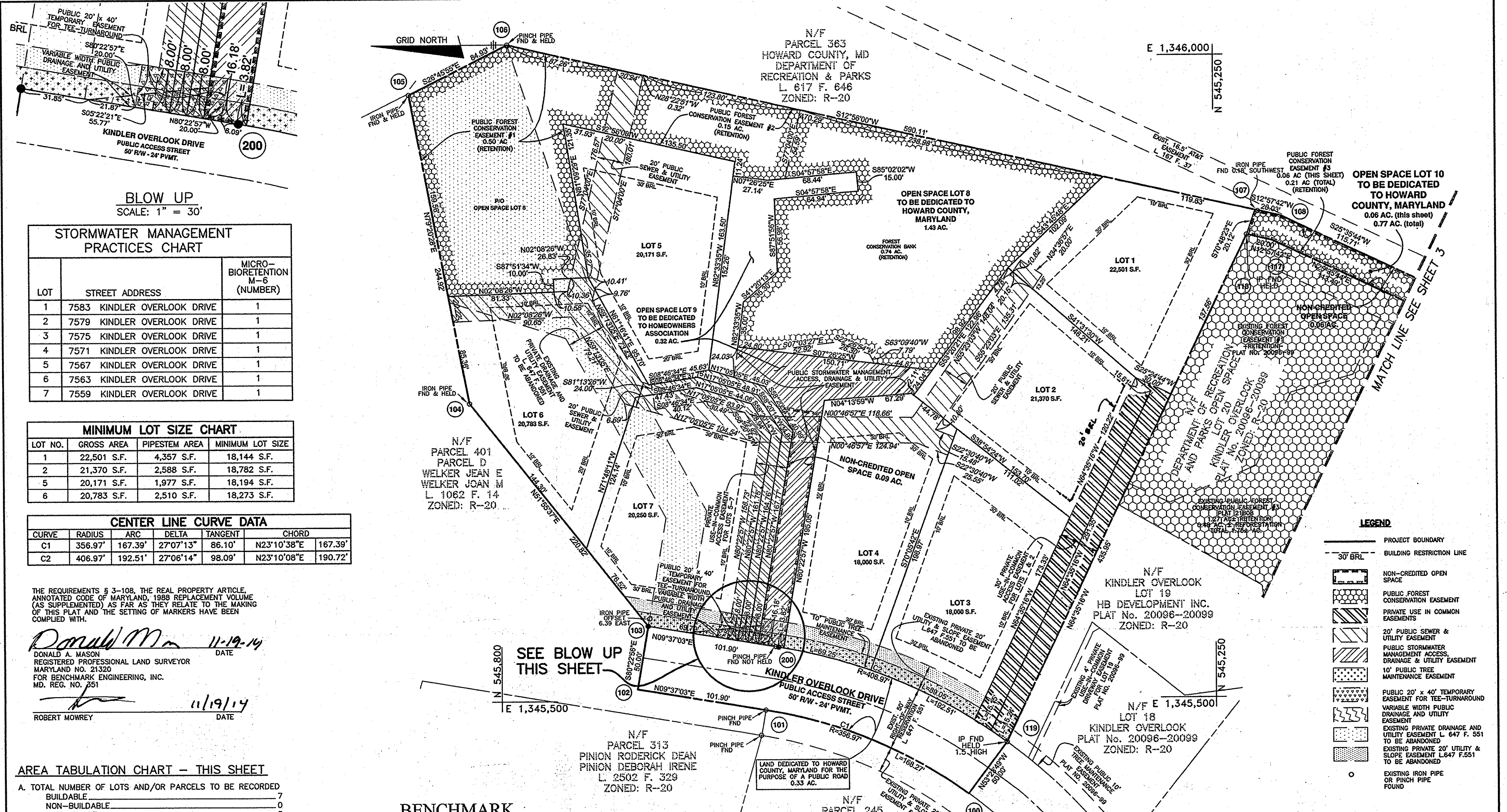
FOR THE PURPOSE OF CREATING LOTS 1 THRU 7 AND OPEN SPACE LOTS 8 THRU 10 AND 0.74 ACRE FOREST CONSERVATION BANK (RETENTION)

RECORDED AS PLAT NO. 23144 ON 12/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

S-07-003 WP-07-068 WP-08-048 P-09-003 WP-10-165
 WP-11-090 WP-12-055 WP-13-151 WP-14-036 ECP-14-055

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 41 SCALE: AS SHOWN
 GRID: 18 DATE: NOVEMBER, 2014
 PARCEL: 386 SHEET: 1 OF 3
 ZONED: R-20



BLOW UP
SCALE: 1" = 30'

STORMWATER MANAGEMENT PRACTICES CHART

LOT	STREET ADDRESS	MICRO-BIORETENTION M-6 (NUMBER)
1	7583 KINDLER OVERLOOK DRIVE	1
2	7579 KINDLER OVERLOOK DRIVE	1
3	7575 KINDLER OVERLOOK DRIVE	1
4	7571 KINDLER OVERLOOK DRIVE	1
5	7567 KINDLER OVERLOOK DRIVE	1
6	7563 KINDLER OVERLOOK DRIVE	1
7	7559 KINDLER OVERLOOK DRIVE	1

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	22,501 S.F.	4,357 S.F.	18,144 S.F.
2	21,370 S.F.	2,588 S.F.	18,782 S.F.
5	20,171 S.F.	1,977 S.F.	18,194 S.F.
6	20,783 S.F.	2,510 S.F.	18,273 S.F.

CENTER LINE CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	356.97'	167.39'	27°07'13"	86.10'	N23°10'38"E 167.39'
C2	406.97'	192.51'	27°06'14"	98.09'	N23°10'08"E 190.72'

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 11-19-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Robert Mowrey 11/19/14
ROBERT MOWREY
DATE

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	7
NON-BUILDABLE	0
OPEN SPACE	3
PRESERVATION PARCELS	0

B. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	3.24± AC.
NON-BUILDABLE	N/A
OPEN SPACE	1.81± AC.
PRESERVATION PARCELS	N/A

C. TOTAL AREA OF ROADWAY TO BE RECORDED 0.33± AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 5.38± AC.

BENCHMARK ENGINEERING, INC.
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WWW.BEI-CVLENGINEERING.COM

PLAN
SCALE: 1" = 50'

- LEGEND**
- PROJECT BOUNDARY
 - BUILDING RESTRICTION LINE
 - NON-CREDITED OPEN SPACE
 - PUBLIC FOREST CONSERVATION EASEMENT
 - PRIVATE USE IN COMMON EASEMENTS
 - 20' PUBLIC SEWER & UTILITY EASEMENT
 - PUBLIC STORMWATER MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT
 - 10' PUBLIC TREE MAINTENANCE EASEMENT
 - PUBLIC 20' x 40' TEMPORARY EASEMENT FOR TREE-TURNAROUND
 - VARIABLE WIDTH PUBLIC DRAINAGE AND UTILITY EASEMENT
 - EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT L. 647 F. 551 TO BE ABANDONED
 - EXISTING PRIVATE 20' UTILITY & SLOPE EASEMENT L. 647 F. 551 TO BE ABANDONED
 - EXISTING IRON PIPE OR PINCH PIPE FOUND

FOR THE PURPOSE OF CREATING LOTS 1 THRU 7 AND OPEN SPACE LOTS 8 THRU 10 AND 0.74 ACRE FOREST CONSERVATION BANK (RETENTION)

RECORDED AS PLAT NO. 23145 ON 12/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Monica Rossman 12/18/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Chudas
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Seidman 12-18-14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF LAND ACQUIRED BY ROBERT MOWREY FROM EDWARD JEAN WELKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN EDWARD WELKER BY DEED DATED JUNE 5, 2008 AND RECORDED IN LIBER 11312 AT FOLIO 538 AND ALL OF THE LAND ACQUIRED BY ROBERT MOWREY FROM K. LOUIS FISHER AND DIANE R. FISHER BY DEED DATED MARCH 26, 2008 AND RECORDED IN LIBER 9988 AT FOLIO 87 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; 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 11-19-14
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320

OWNER'S CERTIFICATE

"ROBERT MOWREY, 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, 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 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 MY HAND THIS 19th DAY OF NOV. 2014."

Robert Mowrey 11/19/14
ROBERT MOWREY DATE

Witness 11/19/14
WITNESS DATE

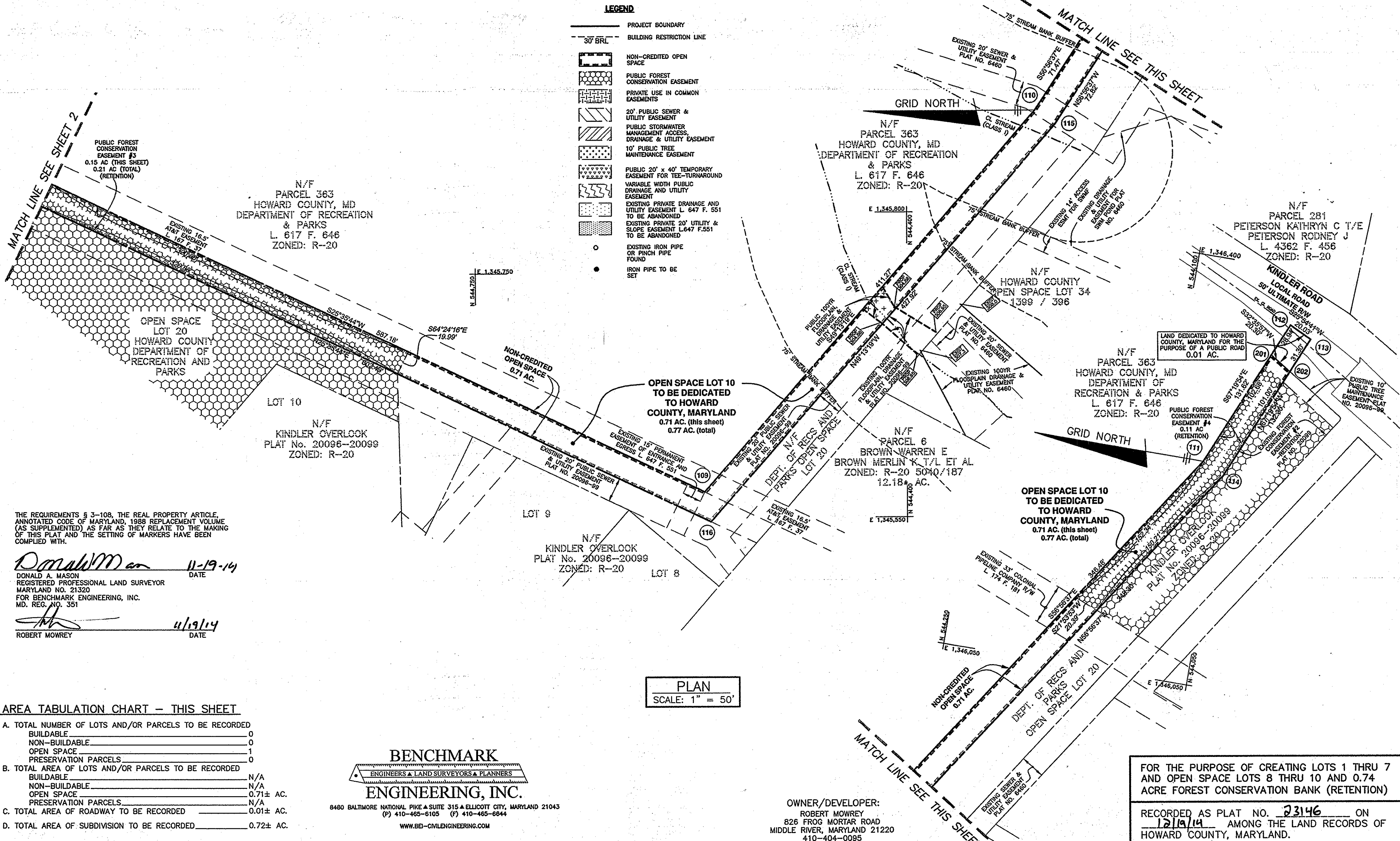
KINDLER OVERLOOK II
LOTS 1 thru 7 AND
OPEN SPACE LOTS 8 thru 10

S-07-003 WP-07-068 WP-08-048 P-09-003 WP-10-165
WP-11-090 WP-12-055 WP-13-151 WP-14-036 ECP-14-055

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 41 SCALE: AS SHOWN
GRID: 18 DATE: NOVEMBER, 2014
PARCEL: 386 SHEET: 2 OF 3
ZONED: R-20

LEGEND

- PROJECT BOUNDARY
- 30' BRL BUILDING RESTRICTION LINE
- NON-CREDITED OPEN SPACE
- PUBLIC FOREST CONSERVATION EASEMENT
- PRIVATE USE IN COMMON EASEMENTS
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC STORMWATER MANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC 20' x 40' TEMPORARY EASEMENT FOR TREE-TURNAROUND
- VARIABLE WIDTH PUBLIC DRAINAGE AND UTILITY EASEMENT
- EXISTING PRIVATE DRAINAGE AND UTILITY EASEMENT L 647 F. 551 TO BE ABANDONED
- EXISTING PRIVATE 20' UTILITY & SLOPE EASEMENT L 647 F. 551 TO BE ABANDONED
- EXISTING IRON PIPE OR PINCH PIPE FOUND
- IRON PIPE 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 11-19-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Robert Mowrey 4/19/14
 ROBERT MOWREY
 DATE

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
NON-BUILDABLE	N/A
OPEN SPACE	0.71± AC.
PRESERVATION PARCELS	N/A
C. TOTAL AREA OF ROADWAY TO BE RECORDED	
	0.01± AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	0.72± AC.

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BE-CIVLENGINEERING.COM

OWNER/DEVELOPER:
 ROBERT MOWREY
 826 FROG MORTAR ROAD
 MIDDLE RIVER, MARYLAND 21220
 410-404-0095

FOR THE PURPOSE OF CREATING LOTS 1 THRU 7 AND OPEN SPACE LOTS 8 THRU 10 AND 0.74 ACRE FOREST CONSERVATION BANK (RETENTION)

RECORDED AS PLAT NO. 23146 ON 12/19/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Barbara M. Rossman 12/19/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John E. Clark 12-17-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, HSP DATE

Kurt S. Schuch 12-19-14
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF LAND ACQUIRED BY ROBERT MOWREY FROM EDWARD JEAN WELKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN EDWARD WELKER BY DEED DATED JUNE 5, 2008 AND RECORDED IN LIBER 11312 AT FOLIO 536 AND ALL OF THE LAND ACQUIRED BY ROBERT MOWREY FROM K. LOUIS FISHER AND DIANE R. FISHER BY DEED DATED APRIL 28, 2006 AND RECORDED IN LIBER 9886 AT FOLIO 87 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 11-19-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE

OWNER'S CERTIFICATE

"ROBERT MOWREY, 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 MY HAND THIS 19th DAY OF Nov., 2014."

Robert Mowrey 11/19/14
 ROBERT MOWREY DATE

Witness 11-19-14
 WITNESS DATE

KINDLER OVERLOOK II

LOTS 1 thru 7 AND OPEN SPACE LOTS 8 thru 10

S-07-003 WP-07-068 WP-08-048 P-09-003 WP-10-165
 WP-11-090 WP-12-055 WP-13-151 WP-14-036 ECP-14-055

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 41 SCALE: AS SHOWN
 GRID: 18 DATE: NOVEMBER, 2014
 PARCEL: 386 ZONED: R-20 SHEET: 3 OF 3