

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	19
BUILDABLE	19
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	6.35± AC.
BUILDABLE	3.60± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIP)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.95± AC.

TRAVERSE COORDINATE TABLE (NAD '83)

No.	NORTH	EAST	LP.FND.ATTR.
3	545030.0861	1344938.1377	357.8397 "TRAV"
4	544999.0562	1345101.0054	376.4185 "TRAV"
5	544739.9199	1345300.0610	371.6269 "TRAV"
6	544637.8775	1345558.1039	338.7550 "TRAV"
7	544714.7910	1345659.8336	359.6890 "TRAV"
8	545011.8728	1345801.3426	330.1910 "TRAV"
9	545225.4088	1345543.3949	388.2489 "TRAV"
10	545319.3833	1345383.3288	370.8890 "TRAV"
11	545217.8331	1345244.0919	372.2250 "TRAV"
12	545108.2735	1345051.1250	363.7940 "TRAV"

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
1	545030.7882	1344938.5375
8	545411.5355	1345466.4089
9	545224.4593	1345860.1745
10	545204.9689	1345855.6885
11	544559.2545	1345546.3763
12	544279.7664	1345870.4172
13	544050.0605	1346223.3722
14	544011.1368	1346316.5678
16	543964.2876	1346286.6075
17	543964.2786	1346284.3815
18	544248.7144	1345846.6149

COORDINATE CHART (NAD '83)

R/W COORDINATES					
No.	NORTH	EAST	No.	NORTH	EAST
19	545086.9356	1344986.8933	32	545166.7407	1345140.4490
20	545158.2814	1345070.8299	33	545201.1932	1345151.2583
21	545148.2188	1345104.9957	34	545293.3891	1345327.9566
22	545143.7071	1345107.3556			
23	545059.7938	1345173.9987			
24	544789.8652	1345488.1753			
25	544782.2802	1345481.6588			
26	544784.5547	1345502.2897			
27	544810.0846	1345451.3902			
28	544827.7902	1345520.7590			
29	544820.2052	1345514.2423			
30	545090.1338	1345200.0857			
31	545162.2237	1345142.8089			

CURVE TABLE

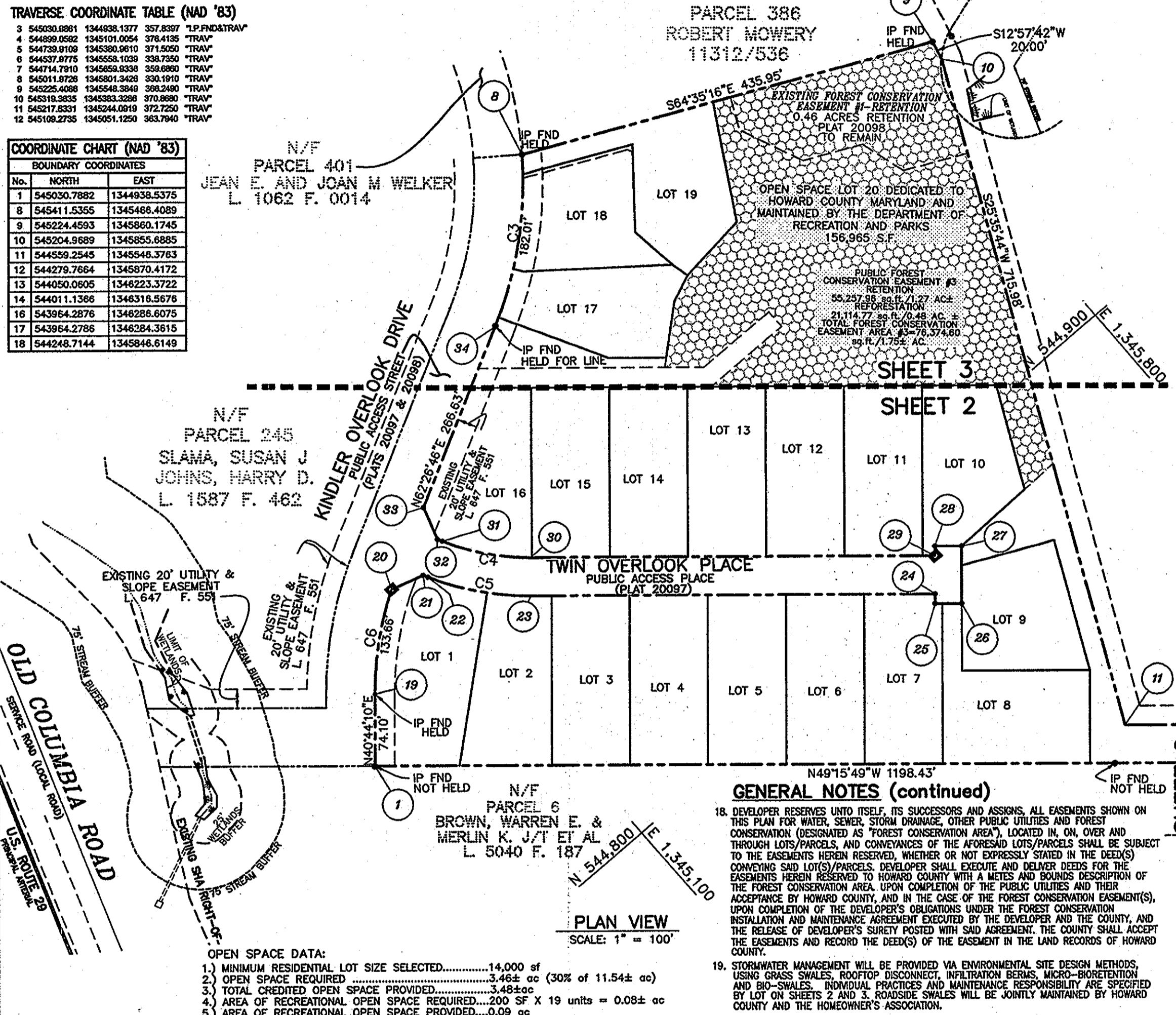
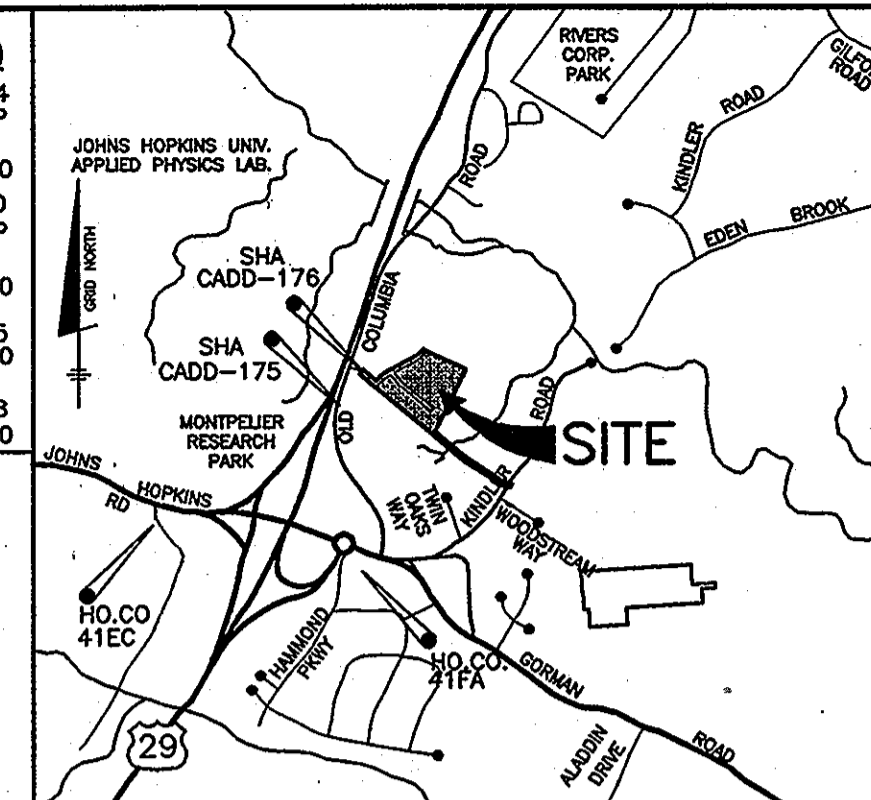
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C3	406.97	183.56	25°50'34"	93.37	N49°31'29"E
C4	244.00	92.62	21°44'53"	46.87	S38°27'29"E
C5	284.00	107.80	21°44'53"	54.56	S38°27'29"E
C6	356.97	110.60	17°45'09"	55.75	S49°38'08"W

GENERAL NOTES

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
□ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
○ DENOTES STONE FOUND.
○ DENOTES IRON PIPE FOUND.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY SHA TRAVERS NOW, SHA CADD-175 AND SHA CADD-176. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U. S. FOOT.
3. SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
4. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
5. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
6. THIS PLAN IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2002 BY BENCHMARK ENGINEERING, INC.
7. WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY 11, 2000 AND APPROVED UNDER SP-03-01. PROPOSED REVISION UNDER F-11-024 WILL NOT IMPACT EXISTING ENVIRONMENTAL AREAS.
8. 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 FLAG OR PIPE STEM LOT DRIVEWAY.
9. 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 - 16' 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/CURBS/BERMS - CAPABLE OF SUPPORTING 25 GROSS TONS (452 LBS) 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.
11. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12(2) 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. ON-SITE RESTORATION OF 1.97 ACRES WILL REQUIRE \$17,163 SURETY. ON-SITE RESTORATION OF 0.48 ACRES WILL REQUIRE A SURETY OF \$10,454. 2.12 ACRES WILL BE RETAINED AT THE HARLESS PROPERTY, THE SURETY FOR WHICH WAS POSTED PREVIOUSLY AND SUCCESSFULLY RELEASED. THIS PROJECT IS INCREASING THE ON-SITE RESTORATION AND PROVIDING SOME ON-SITE RESTORATION. THE PREVIOUSLY PLATED OFF-SITE FOREST CONSERVATION HAS AN EXCESS AREA OF 2.95 ACRES, WHICH WILL BE DESIGNATED TO PROVIDE FOR THE FOREST OBLIGATIONS OF OTHER PROJECTS IN THE FUTURE.
12. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET, AND IN ACCORDANCE WITH SECTION 16.12(4) OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$10,650 FOR 33 SHADE TREES AND 11 PINE TREES WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
13. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
14. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FIFTH (5th) EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS THE PRELIMINARY PLAN RECEIVED SIGNATURE APPROVAL ON 11-03-2003. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 11-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
15. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.12(2) OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME.
16. THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 19 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.
17. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON JULY 7, 2006 AS NO. D11387636 AMONG THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS TAXATION.

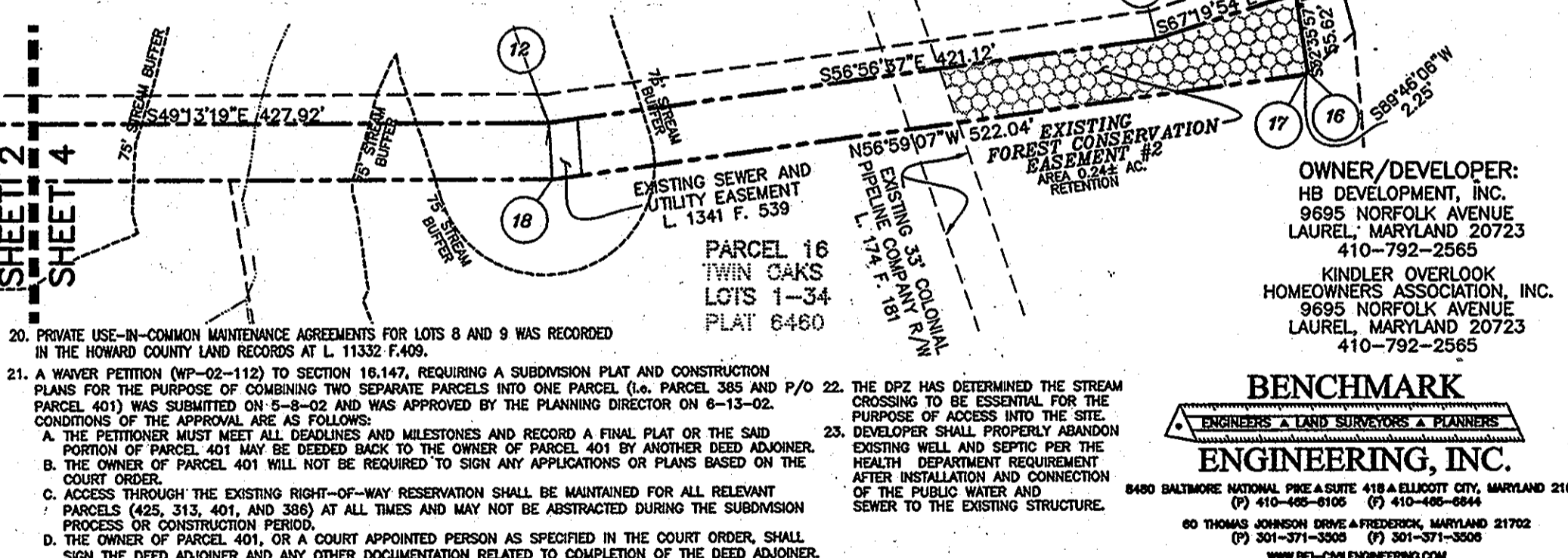
BENCH MARKS--(NAD'83)

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 543,109.9350	E 1,344,797.5200
SHA CADD-175	ELEV. 360.05
N 544,840.9060	E 1,344,552.5480
SHA CADD-176	ELEV. 343.58
N 545,210.7590	E 1,344,786.9530



GENERAL NOTES (continued)

18. 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/PARCELS, AND CONVEYANCES OF THE FORESAID 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 OBLIGATIONS 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
19. STORMWATER MANAGEMENT WILL BE PROVIDED VIA ENVIRONMENTAL SITE DESIGN METHODS, USING GRASS SWALES, ROOFTOP DISCONNECT, INFILTRATION BERMS, MICRO-BIORETENTION AND BIO-SWALES. INDIVIDUAL PRACTICES AND MAINTENANCE RESPONSIBILITY ARE SPECIFIED BY LOT ON SHEETS 2 AND 3. ROADSIDE SWALES WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOMEOWNER'S ASSOCIATION.



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

Barbara P. Steiner 11/1/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 12/21/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert J. Shalrock 1/18/12
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 1/7/2013, AND THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HB DEVELOPMENT, INC. FROM KINDLER DEVELOPMENT, LLC BY DEED DATED AUGUST 18, 2009 AND RECORDED IN LIBER 12020 AT FOLIO 396, AND ALL OF THE LAND ACQUIRED BY KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC. FROM KINDLER INVESTMENT, L.L.C. BY DEED DATED MAY 20, 2008 AND RECORDED IN LIBER 11332 AT FOLIO 389, 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 12-14-11
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND No. 351 DATE

OWNER'S CERTIFICATE

"HB DEVELOPMENT, INC. AND KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 14 DAY OF December, 2010."

B. D. Boy 12-14-11
HB DEVELOPMENT, INC. DATE

B. D. Boy 12-14-11
KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC. DATE

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON SOME EXISTING EASEMENTS AND ESTABLISH NEW STORM DRAINAGE, TREE MAINTENANCE, WATER AND SEWER AND FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NO. 21600
ON 1/20/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
KINDLER OVERLOOK
LOTS 1-19
OPEN SPACE LOT 20
SP-03-01, F-07-03

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 41 SCALE: AS SHOWN
GRID: 18
PARCEL: 395 DATE: DECEMBER, 2011
ZONED: R-20 SHEET: 1 OF 4

CURVE TABLE

C4	244.00	92.62	21°44'53"	46.87	S38°27'29"E
C5	284.00	107.80	21°44'53"	54.56	S38°27'29"E
C6	356.97	110.60	17°45'09"	55.75	S49°38'08"W

MINIMUM LOT SIZE CHART

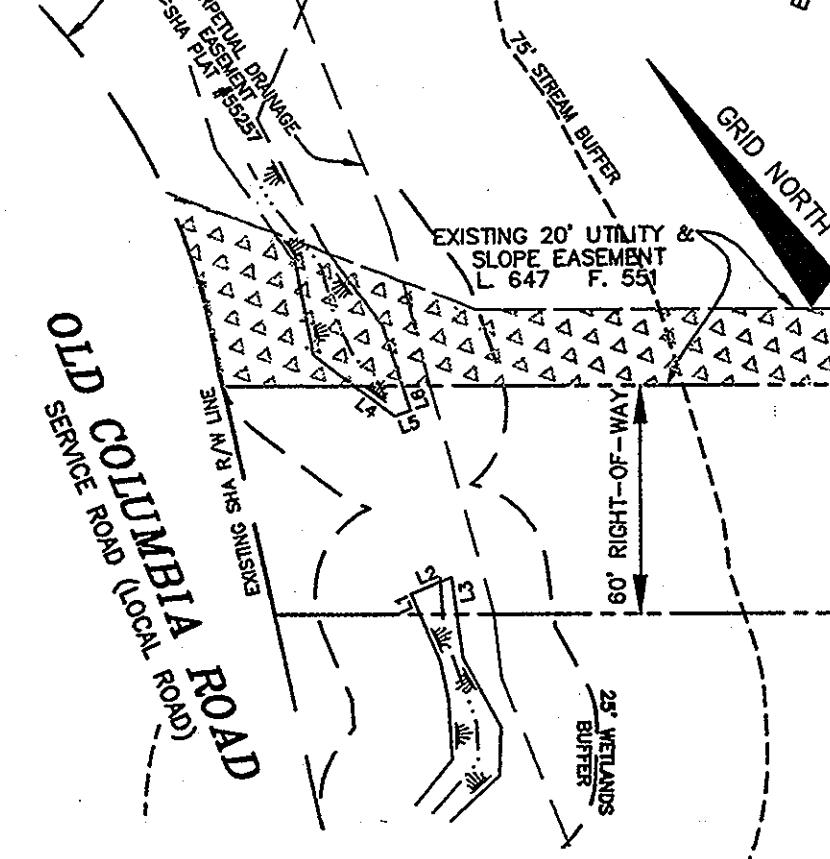
LOT#	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	15,954 SF	1,398 SF	14,556 SF

LINE TABLE

LINE	LENGTH	BEARING
L1	5.98	N17°23'51"E
L2	11.41	S71°49'40"E
L3	9.96	S32°50'37"W
L4	12.84	S11°45'55"E
L5	4.47	S68°14'05"E
L6	6.70	N22°31'44"E

OWNER/DEVELOPER:
HB DEVELOPMENT, INC.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565



AREA TABULATION CHART THIS SHEET

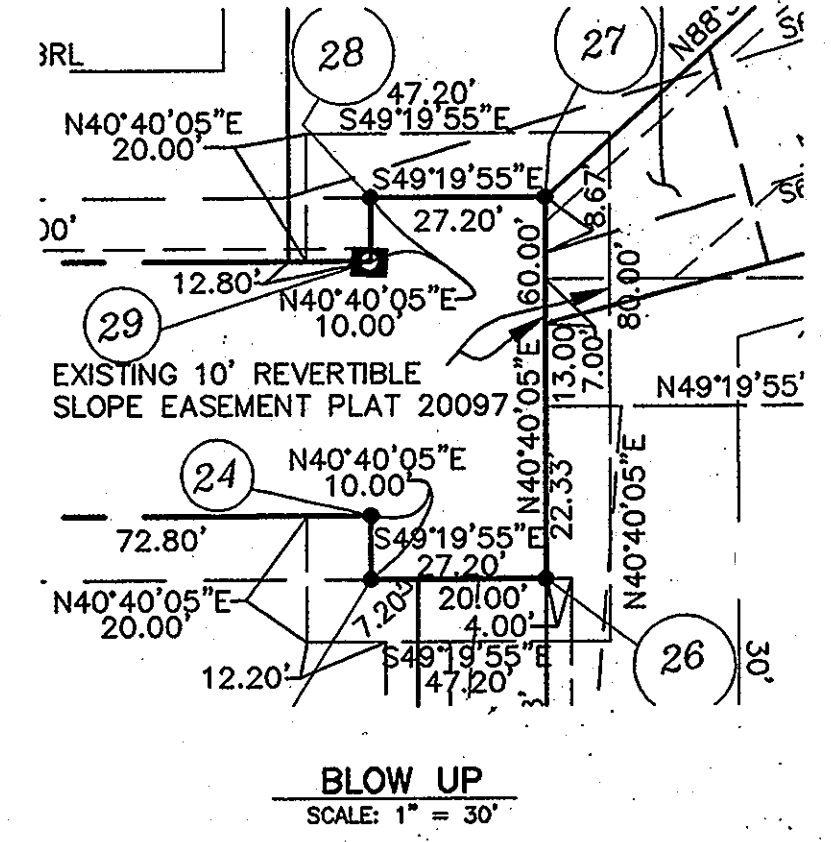
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	16
BUILDABLE	0
OPEN SPACE	P.O.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	5.33± AC.
BUILDABLE	0.41± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIP)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.74± AC.

LEGEND:

	REVERSIBLE SLOPE EASEMENT
	USE-IN-COMMON OR PRIVATE ACCESS EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PUBLIC WATER, SEWER & UTILITY EASEMENTS
	PUBLIC RECREATION OPEN SPACE
	PUBLIC FOREST CONSERVATION EASEMENT
	PUBLIC TREE MAINTENANCE & UTILITY EASEMENT
	PUBLIC STORM DRAIN & UTILITY EASEMENT

LOT BY LOT ONSITE STORMWATER MANAGEMENT METHODS

LOT/METHOD	MAINTENANCE	LOT/METHOD	MAINTENANCE
LOT 1 ROOFTOP DISCONNECT BIO-SWALE	OWNER JOINT-OWNER-HOA	LOT 9 ROOFTOP DISCONNECT MICRO-BIORETENTION	OWNER OWNER
LOT 2 ROOFTOP DISCONNECT BIO-SWALE	OWNER JOINT-OWNER-HOA	LOT 10 ROOFTOP DISCONNECT MICRO-BIORETENTION	OWNER OWNER
LOT 3 ROOFTOP DISCONNECT BIO-SWALE	OWNER JOINT-OWNER-HOA	LOT 11 ROOFTOP DISCONNECT INFILTRATION BERM	OWNER OWNER
LOT 4 ROOFTOP DISCONNECT BIO-SWALE	OWNER JOINT-OWNER-HOA	LOT 12 ROOFTOP DISCONNECT INFILTRATION BERM	OWNER OWNER
LOT 5 ROOFTOP DISCONNECT BIO-SWALE	OWNER JOINT-OWNER-HOA	LOT 13 ROOFTOP DISCONNECT INFILTRATION BERM	OWNER OWNER
LOT 6 ROOFTOP DISCONNECT BIO-SWALE	OWNER JOINT-OWNER-HOA	LOT 14 ROOFTOP DISCONNECT INFILTRATION BERM	OWNER OWNER
LOT 7 ROOFTOP DISCONNECT BIO-SWALE	OWNER JOINT-OWNER-HOA	LOT 15 ROOFTOP DISCONNECT INFILTRATION BERM	OWNER OWNER
LOT 8 ROOFTOP DISCONNECT MICRO-BIORETENTION	OWNER OWNER	LOT 16 ROOFTOP DISCONNECT INFILTRATION BERM	OWNER OWNER



BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
6400 BALTIMORE NATIONAL PIKE SUITE 418 A ELICOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
60 THOMAS JOHNSON DRIVE A FREDERICK, MARYLAND 21702
(P) 301-371-3605 (F) 301-371-3506
WWW.BE-ENGINEERING.COM

THE REQUIREMENTS § 8-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 12-14-11
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND NO. 361
R. D. Boy 12-14-11
HB DEVELOPMENT, INC. OWNER/DEVELOPER
R. D. Boy 12-14-11
KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC. OWNER/DEVELOPER

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
Barbara Pester Bsilensson 1/11/2012
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Christina 12/21/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Robert 1/12/12
DIRECTOR

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 1/7/2013, AND THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HB DEVELOPMENT, INC. FROM KINDLER DEVELOPMENT, LLC BY DEED DATED AUGUST 18, 2009 AND RECORDED IN LIBER 12020 AT FOLIO 396, AND ALL OF THE LAND ACQUIRED BY KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC. FROM KINDLER INVESTMENT, L.L.C. BY DEED DATED MAY 20, 2008 AND RECORDED IN LIBER 11332 AT FOLIO 389, 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 12-14-11
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND NO. 351

OWNER'S CERTIFICATE
HB DEVELOPMENT, INC. AND KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTING 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 GRANTS 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 14 DAY OF December, 2011.
R. D. Boy 12-14-11
HB DEVELOPMENT, INC.

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON SOME EXISTING EASEMENTS AND ESTABLISH NEW STORM DRAINAGE, TREE MAINTENANCE, WATER AND SEWER AND FOREST CONSERVATION EASEMENTS.
RECORDED AS PLAT NO. 21009 ON 1/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT KINDLER OVERLOOK
LOTS 1-19
OPEN SPACE LOT 20
SP-03-01, F-07-03
SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 41 SCALE: AS SHOWN
GRID: 18 DATE: DECEMBER, 2011
PARCEL: 395 ZONED: R-20 SHEET: 2 OF 4

OFFSITE FOREST CONSERVATION REVISION PROPOSAL

	HARLESS FAMILY TRUST F-08-021	TALLEY PARCEL 1 F-07-03-FC2	TALLEY PARCEL 2 F-07-03-FC1
PLATTED UNDER F-07-003	2.50 AC	0.79 AC	1.78 AC
NEEDED UNDER THIS PLAT	2.12 AC	0 AC	0 AC
EXCESS ACREAGE*	0.38 AC	0.79 AC	1.78 AC

*THIS PROJECT IS INCREASING THE ON-SITE RETENTION AND PROVIDING SOME ON-SITE REFORESTATION. THE PREVIOUSLY PLATTED OFF-SITE FOREST CONSERVATION HAS AN EXCESS AREA OF 2.95 ACRES, WHICH WILL BE DESIGNATED TO PROVIDE FOR THE FOREST OBLIGATIONS OF OTHER PROJECTS IN THE FUTURE.

LOT BY LOT ONSITE STORMWATER MANAGEMENT METHODS	
METHOD	MAINTENANCE
LOT 17 ROOFTOP DISCONNECT INFILTRATION BERM	OWNER OWNER
LOT 18 MICRO-BIORETENTION	OWNER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C3	406.97	183.56	25°50'34"	93.37	N49°31'29"E

LEGEND:

- REVERTABLE SLOPE EASEMENT
- USE-IN-COMMON OR PRIVATE ACCESS EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC WATER SEWER & UTILITY EASEMENTS
- PUBLIC RECREATION OPEN SPACE
- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC TREE MAINTENANCE & UTILITY EASEMENT
- PUBLIC STORM DRAIN & UTILITY EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT

THE REQUIREMENTS § 8-109, 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 12-14-11
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 361

B. D. Boy 12-14-11
 HB DEVELOPMENT, INC.
 OWNER/DEVELOPER

B. D. Boy 12-14-11
 KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC.
 OWNER/DEVELOPER

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
OPEN SPACE	P.O. 1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.02± AC.
OPEN SPACE	2.39± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIP)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.41± AC.

OWNER/DEVELOPER:
 HB DEVELOPMENT, INC.
 9695 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC.
 9695 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

MATCHLINE SEE SHEET 2

MINIMUM LOT SIZE CHART			
LOT#	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
19	16,312 SF	2,284 SF	14,028 SF

PLAN VIEW
 SCALE: 1" = 50'

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 6480 BALTIMORE NATIONAL PIKE SUITE 410 & ELLICOTT CITY, MARYLAND 21045
 (P) 410-485-8105 (F) 410-485-6844
 80 THOMAS JOHNSON DRIVE & FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BE-ENGINEERING.COM

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

Andreas Peter Beilenson 11/16/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W. D. Mason 12/21/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

K. J. Stulovich 11/13/12
 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 1/7/2013, AND THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HB DEVELOPMENT, INC. FROM KINDLER DEVELOPMENT, LLC BY DEED DATED AUGUST 18, 2009 AND RECORDED IN LIBER 12020 AT FOLIO 396, AND ALL OF THE LAND ACQUIRED BY KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC. FROM KINDLER INVESTMENT, L.L.C. BY DEED DATED MAY 20, 2008 AND RECORDED IN LIBER 11332 AT FOLIO 369, 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 12-14-11
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S CERTIFICATE

"HB DEVELOPMENT, INC. AND KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC., OWNERS 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 GRANTS 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 14 DAY OF December, 2014."

B. D. Boy 12-14-11
 HB DEVELOPMENT, INC.

B. D. Boy 12-14-11
 KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC.

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON SOME EXISTING EASEMENTS AND ESTABLISH NEW STORM DRAINAGE, TREE MAINTENANCE, WATER AND SEWER AND FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NO. 21810
 ON 1/20/2012 AMONG THE LAND-RECORDS OF HOWARD COUNTY, MARYLAND.

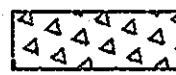


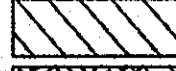



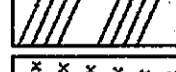
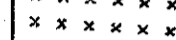
REVISION PLAT
 KINDLER OVERLOOK

LOTS 1-19
 OPEN SPACE LOT 20

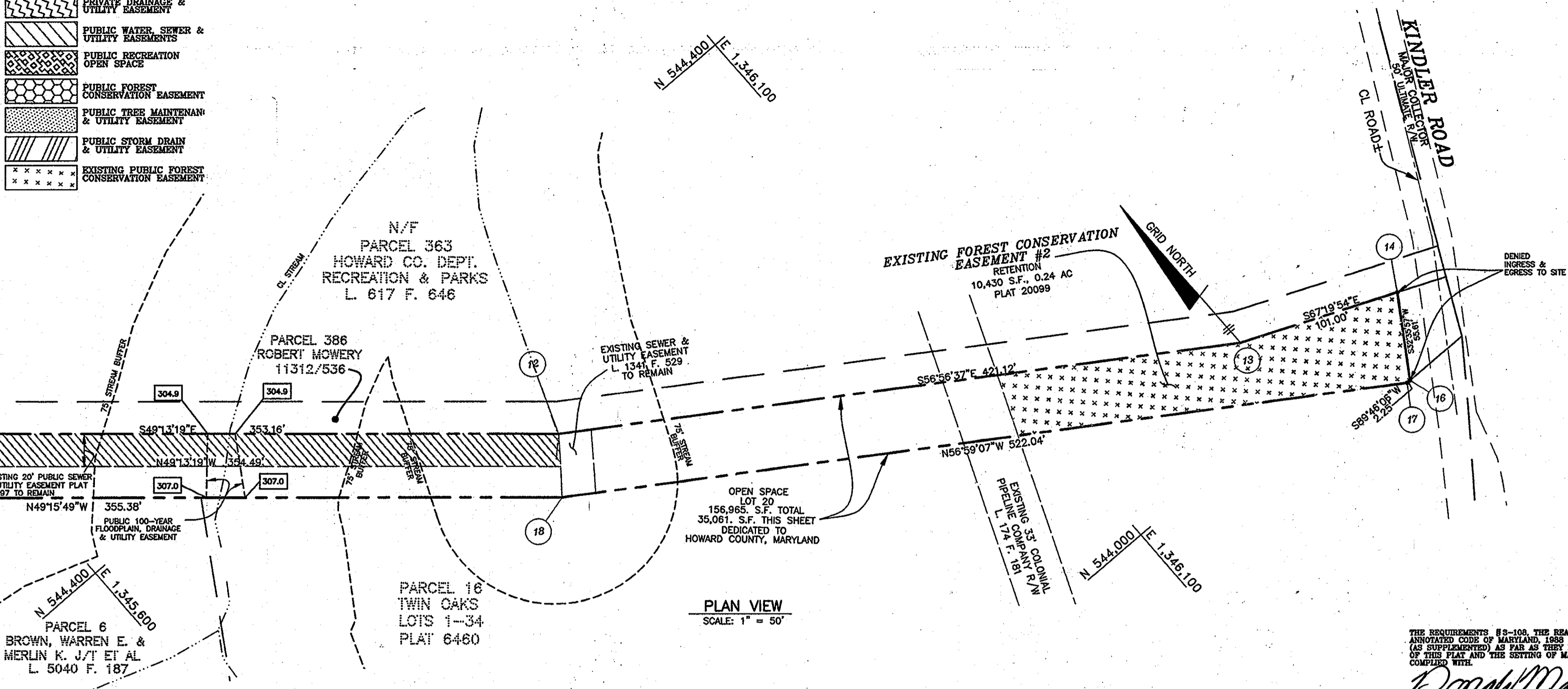
SP-03-01, F-07-03

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 41 SCALE: AS SHOWN
 GRID: 18 DATE: DECEMBER, 2011
 PARCEL: 395 ZONED: R-20 SHEET: 3 OF 4

LEGEND:

-  REVERTABLE SLOPE EASEMENT
-  USE-IN-COMMON OR PRIVATE ACCESS EASEMENT
-  PRIVATE DRAINAGE & UTILITY EASEMENT
-  PUBLIC WATER, SEWER & UTILITY EASEMENTS
-  PUBLIC RECREATION OPEN SPACE
-  PUBLIC FOREST CONSERVATION EASEMENT
-  PUBLIC TREE MAINTENANCE & UTILITY EASEMENT
-  PUBLIC STORM DRAIN & UTILITY EASEMENT
-  EXISTING PUBLIC FOREST CONSERVATION EASEMENT

MATCHLINE SEE SHEET 2



PLAN VIEW
SCALE: 1" = 50'

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	P.O. 1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00± AC.
OPEN SPACE	0.80± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIP)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.80± AC.

OWNER/DEVELOPER:
HB DEVELOPMENT, INC.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC.
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

6180 BALTIMORE NATIONAL PIKE SUITE 418 • ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644

60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BE-CIVILWAREERING.COM

THE REQUIREMENTS §§9-108, 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 12-14-11
DONALD A. MASON DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

B. D. Boy 12-14-11
HB DEVELOPMENT, INC. DATE:
OWNER/DEVELOPER

B. D. Boy 12-14-11
KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC. DATE:
OWNER/DEVELOPER

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

Barbara Peter Bielewicz 11/11/2012
HOWARD COUNTY HEALTH OFFICER DATE

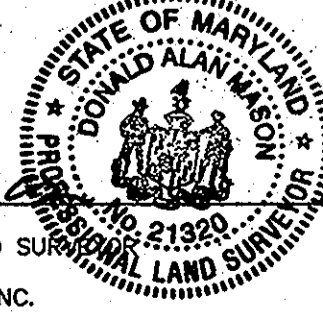
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 12/21/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert Steinhilber 1/18/12
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 1/7/2013, AND THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HB DEVELOPMENT, INC. FROM KINDLER DEVELOPMENT, LLC BY DEED DATED AUGUST 18, 2009 AND RECORDED IN LIBER 12020 AT FOLIO 396, AND ALL OF THE LAND ACQUIRED BY KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC. FROM KINDLER INVESTMENT, L.L.C. BY DEED DATED MAY 20, 2008 AND RECORDED IN LIBER 11332 AT FOLIO 389, 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 12-14-11
DONALD A. MASON DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

OWNER'S CERTIFICATE

"HB DEVELOPMENT, INC. AND KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC., OWNERS 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 GRANTS 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 14 DAY OF December 2011."

B. D. Boy 12-14-11
HB DEVELOPMENT, INC.

B. D. Boy 12-14-11
KINDLER OVERLOOK HOMEOWNERS ASSOCIATION, INC.

THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON SOME EXISTING EASEMENTS AND ESTABLISH NEW STORM DRAINAGE, TREE MAINTENANCE, WATER AND SEWER AND FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NO. *2012*
ON *12/21/12* AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
KINDLER OVERLOOK
LOTS 1-19
OPEN SPACE LOT 20
SP-03-01, F-07-03

SIXTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 41 SCALE: AS SHOWN
GRID: 18 DATE: DECEMBER, 2011
PARCEL: 395 ZONED: R-20 SHEET: 4 OF 4