

GENERAL NOTES

- 1.) THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) THE EXISTING TOPOGRAPHY IS TAKEN FROM HOWARD COUNTY GIS WITH 2 FOOT CONTOUR INTERVALS.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 41EC AND 41FA WERE USED FOR THIS PROJECT.
- 4.) WATER IS PUBLIC.
- 5.) SEWER IS PUBLIC.
- 6.) EXISTING UTILITIES ARE BASED ON COUNTY GIS, CONTRACT DRAWINGS 24-4090-D, ROAD PLANS F-07-003.
- 7.) THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- 8.) TRACT BOUNDARY ESTABLISHED BY DEED AND ADJACENT RECORD PLATS.
- 9.) FOREST STAND DELINEATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES DATED DECEMBER 17, 2006 AND SUPPLEMENTED IN JULY, 2007.
- 10.) WETLAND DELINEATION/CERTIFICATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES DATED DECEMBER 17, 2006 AND REVISED IN JULY, 2007.
- 11.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS; 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES THAT ARE AT LEAST 20,000 S.F. OF CONTIGUOUS AREA.
- 12.) THE APFO TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. DATED JANUARY, 2007.
- 13.) ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- 14.) MINIMUM BUILDABLE LOT SIZE SHALL BE 18,000 SQUARE FEET.
- 15.) THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON FEBRUARY 5, 2007 AS ADMINISTRATIVE DECISION #4-2007.
- 16.) STORMWATER MANAGEMENT SHALL BE PROVIDED BY A POCKET POND. THE FACILITY IS TO BE A CLASS 'A' STRUCTURE.
- 17.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 18.) STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 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 RECORDED 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.) LRVAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE 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 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADINGS).
 - 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.
- 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.) 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.
- 25.) THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND NEW ZONING REGULATIONS, AS ADOPTED BY COUNCIL BILL 50-2001.
- 26.) 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 RECORDED 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 DEED 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 (P/OLS 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 6.11 ACRE PARCEL 386. EDWARD JEAN WELKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN EDWARD WELKER, DECEASED, SHALL SIGN THE DEED ADJOINER AND ANY OTHER DOCUMENTATION RELATED TO THE COMPLETION OF THE DEED ADJOINER.
 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).

SITE DATA TABULATION

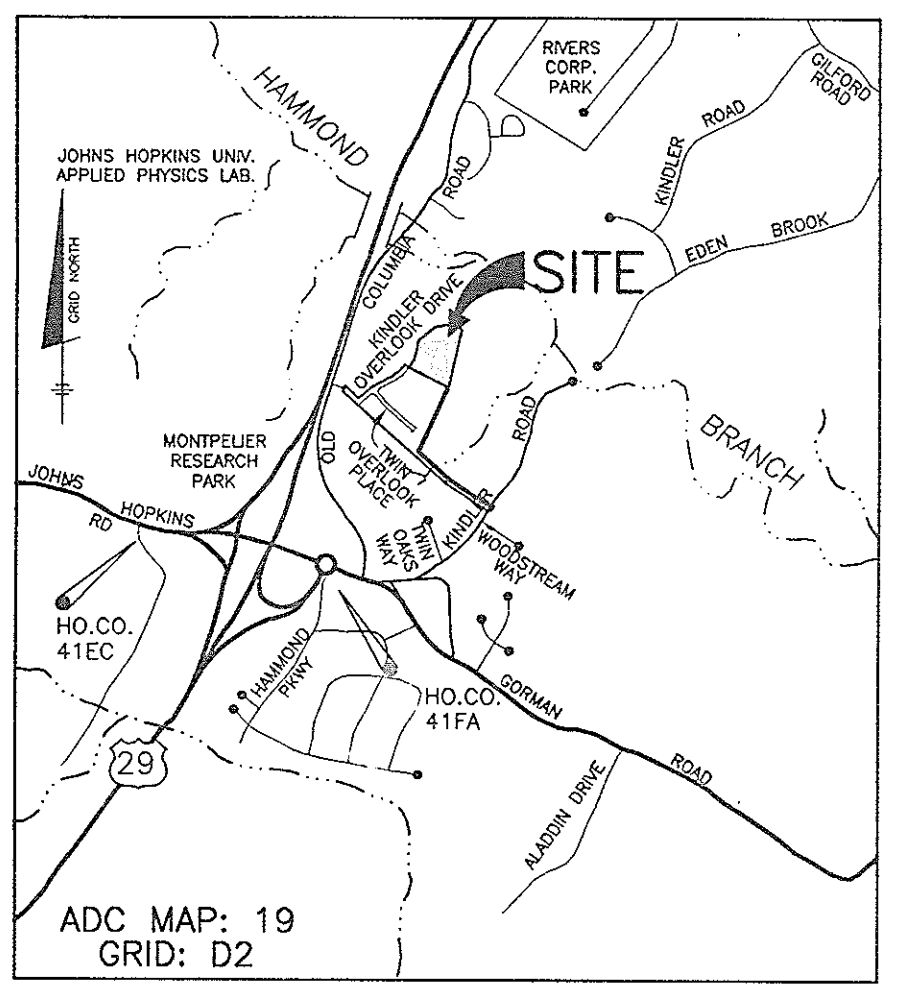
1) GENERAL SITE DATA		3) LOT TABULATION	
a. PRESENT ZONING:	R-20	a. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION.....	7
b. APPLICABLE DPZ FILE REFERENCES:	WP-07-068 WP-08-048	b. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED.....	3
c. DEED REFERENCES:	§988/87	4) OPEN SPACE DATA	
d. PROPOSED USE OF SITE:	RESIDENTIAL/SFD HOMES	a. MINIMUM RESIDENTIAL LOT SIZE SELECTED.....	18,000 S.F.*
e. PROPOSED WATER AND SEWER SYSTEMS:	PUBLIC	b. OPEN SPACE REQUIRED (10% OF 6.11 AC.).....	0.61± AC
2) AREA TABULATION		c. OPEN SPACE PROVIDED (41.9% OF 6.11 AC.).....	2.56± AC
a. TOTAL AREA OF SITE.....	6.11± AC	NON-CREDITED (LESS THAN 35' IN WIDTH).....	0.86± AC
b. AREA OF 100 YEAR FLOODPLAIN.....	0.01± AC	CREDITED (27.8% OF 6.11 AC.).....	1.70± AC
c. AREA OF STEEP SLOPES ON SITE.....	0.65± AC	d. AREA OF RECREATION OPEN SPACE REQUIRED.....	NA
(25% OR GREATER)		(LESS THAN 10 UNITS)	
d. NET AREA OF SITE.....	5.45± AC	e. AREA OF RECREATION OPEN SPACE PROVIDED.....	NA
e. AREA OF THIS PLAN SUBMISSION.....	6.11± AC	* 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.	
f. AREA OF PROPOSED BUILDABLE LOTS.....	3.22± AC		
g. AREA OF PROPOSED OPEN SPACE LOTS.....	2.56± AC		
h. AREA OF PROPOSED PUBLIC ROAD R/W.....	0.33± AC		

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

MINIMUM LOT SIZE CHART

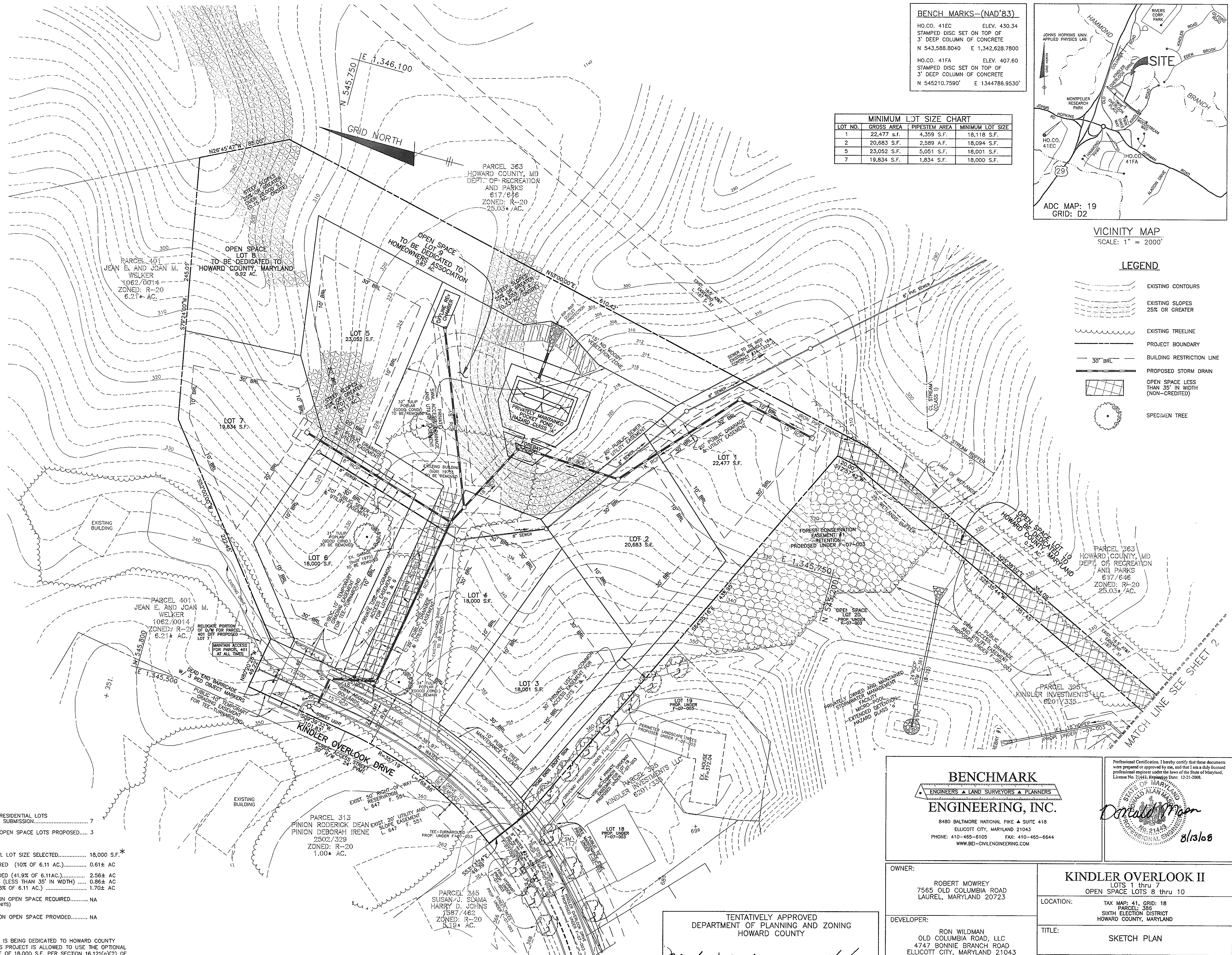
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	22,477 S.F.	4,359 S.F.	18,118 S.F.
2	20,683 S.F.	2,589 A.F.	18,094 S.F.
5	23,052 S.F.	5,051 S.F.	18,001 S.F.
7	19,834 S.F.	1,834 S.F.	18,000 S.F.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING CONTOURS
- EXISTING SLOPES 25% OR GREATER
- EXISTING TREELINE
- PROJECT BOUNDARY
- BUILDING RESTRICTION LINE
- PROPOSED STORM DRAIN
- OPEN SPACE LESS THAN 35' IN WIDTH (NON-CREDITED)
- SPECIMEN TREE



PLAN VIEW
SCALE: 1" = 40'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Gyle
PLANNING DIRECTOR

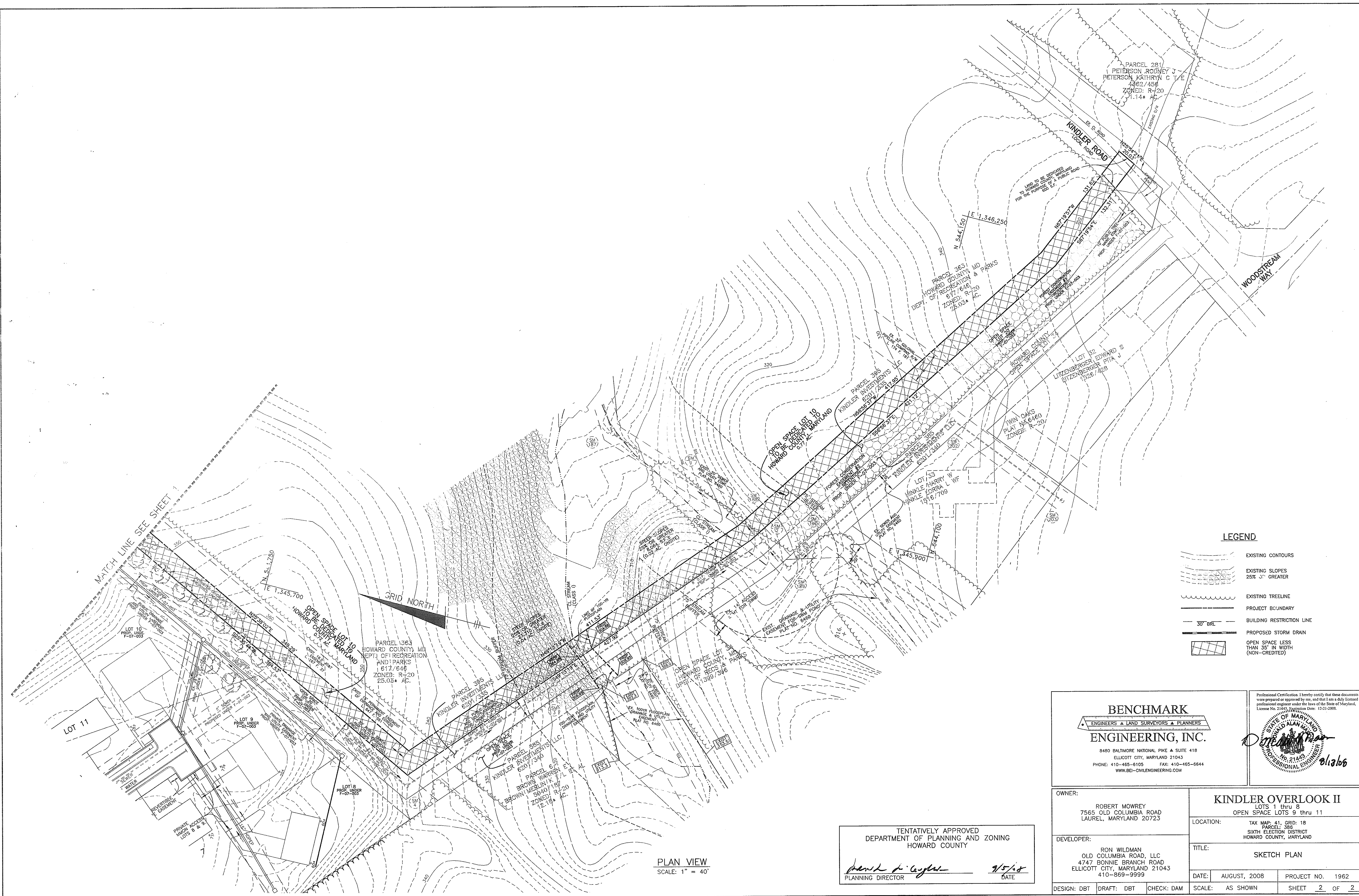
9/5/08
DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

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ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
WWW.BEI-ENGINEERING.COM

Deborah M. Mowrey
PROFESSIONAL ENGINEER
8/13/08

OWNER:	ROBERT MOWREY 7565 OLD COLUMBIA ROAD LAUREL, MARYLAND 20723	KINDLER OVERLOOK II LOTS 1 thru 7 OPEN SPACE LOTS 8 thru 10	
DEVELOPER:	RON WILDMAN OLD COLUMBIA ROAD, LLC 4747 BONNIE BRANCH ROAD ELLCOTT CITY, MARYLAND 21043 410-869-9999	LOCATION:	TAX MAP: 41, GRID: 18 PARCEL 386 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	SKETCH PLAN		
DATE:	AUGUST, 2008	PROJECT NO.:	1962
DESIGN:	DBT	DRAFT:	DBT
CHECK:	DAM	SCALE:	AS SHOWN
SHEET:	1	OF:	2



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

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Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21441, Expiration Date: 12-31-2008.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Wildman 9/5/08
PLANNING DIRECTOR DATE

PLAN VIEW
SCALE: 1" = 40'

OWNER: ROBERT MOWREY 7565 OLD COLUMBIA ROAD LAUREL, MARYLAND 20723		KINDLER OVERLOOK II LOTS 1 thru 8 OPEN SPACE LOTS 9 thru 11	
DEVELOPER: RON WILDMAN OLD COLUMBIA ROAD, LLC 4747 BONNIE BRANCH ROAD ELLCOTT CITY, MARYLAND 21043 410-369-9999		LOCATION: TAX MAP: 41, GRID: 18 PARCEL: 385 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
DESIGN: DBT		TITLE: SKETCH PLAN	
DRAFT: DBT		DATE: AUGUST, 2008	
CHECK: DAM		PROJECT NO. 1962	
SCALE: AS SHOWN		SHEET 2 OF 2	