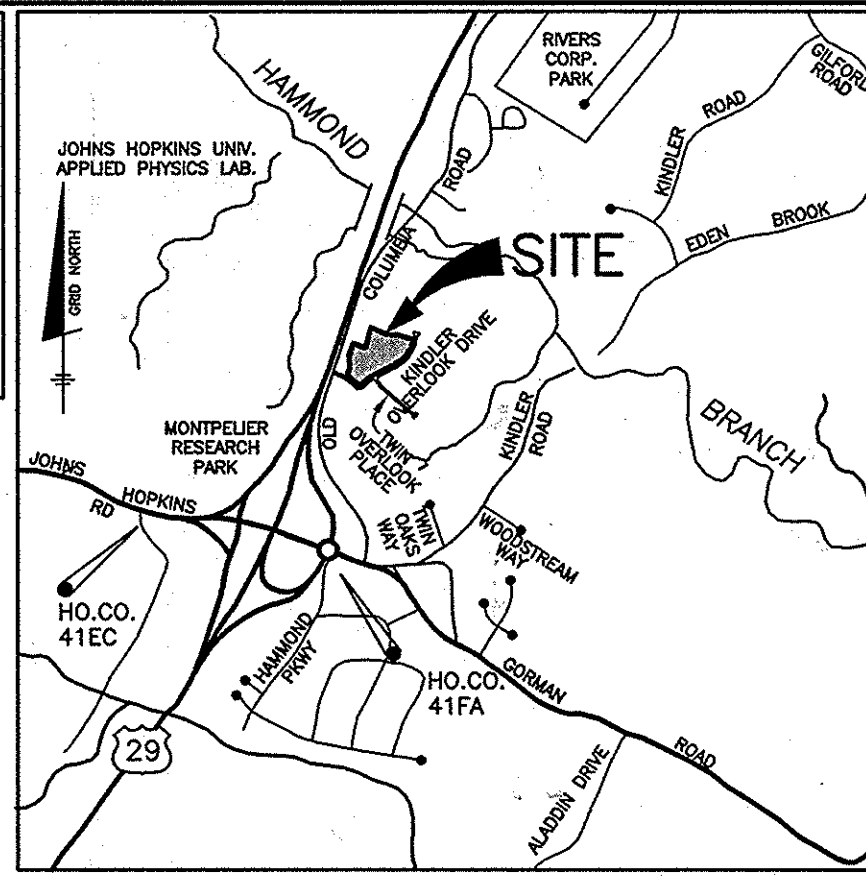


**BENCH MARKS--(NAD'83)**  
 HO.CO. 41EC ELEV. 430.34  
 STAMPED DISC SET ON TOP OF  
 3" DEEP COLUMN OF CONCRETE  
 N 543,588.8040 E 1,342,628.7800  
 HO.CO. 41FA ELEV. 407.80  
 STAMPED DISC SET ON TOP OF  
 3" DEEP COLUMN OF CONCRETE  
 N 545210.7590 E 1344786.9530'



- LEGEND**
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING TREELINE
  - SOIL DELINEATION AND GROUP
  - EXISTING STREET TREE PER F-07-003
  - SLOPES >25%
  - SLOPES 15% - 25%
  - WETLANDS
  - EXISTING SPECIMEN TREE

ADC MAP: 32 VICINITY MAP  
 GRID: E8 SCALE: 1" = 2000'

**GENERAL NOTES**

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. SUBJECT PROPERTY ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BENCHMARK ENGINEERING, INC. PERFORMED MARCH 2015.
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 MONUMENTS NO. 41EC AND 41FA WERE USED FOR THIS PROJECT.
5. PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN NOVEMBER, 2014.
6. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT; WATER AND SEWER ARE PUBLIC. CONTRACT #34-4090-D.
7. EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATIONS, CONTRACT DRAWINGS AND HOWARD COUNTY GIS FOR OFFSITE UTILITIES.
8. 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.
9. A NOISE STUDY HAS BEEN PREPARED BY THE MARS GROUP IN 2014.
10. TRAFFIC STUDY AND SPEED STUDY WERE PREPARED BY THE MARS GROUP IN APRIL, 2015.
11. THE FOREST STAND DELINEATION AND WETLAND DELINEATION WERE PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN APRIL, 2015.
12. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.
13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES.
14. PREVIOUS DPZ FILES: ECP-15-066.
15. THE FOREST CONSERVATION ACT OBLIGATION FOR THIS PROJECT WILL BE ADDRESSED ONSITE WITHIN OPEN SPACE LOT 9, WHICH WILL BE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS, AND WITH OFF-SITE BANKING. THE FOREST CONSERVATION WILL BE FURTHER REVIEWED WITH THE SUBMISSION OF THE SUBDIVISION PLAN FOR THIS PROJECT.
16. THERE ARE STEEP SLOPES (25% AND GREATER), WETLANDS, STREAMS AND THEIR BUFFERS WITHIN THE OPEN SPACE AREA OF THE SITE, TO BE DEDICATED TO HOWARD COUNTY RECREATION AND PARKS.
17. MIHU REQUIREMENTS WILL BE ADDRESSED BY FEE-IN-LIEU.

**SITE ANALYSIS DATA CHART**

- GENERAL SITE DATA**
- 1.) PRESENT ZONING: R-20
  - 2.) APPLICABLE DPZ FILE REFERENCES: ECP-15-066
  - 3.) PROPOSED USE OF SITE: RESIDENTIAL - SFD
  - 4.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION**
- 1.) GROSS TRACT AREA: 5.18 AC.±
  - 2.) AREA WITHIN 100-YEAR FLOODPLAIN: 0.00 AC.±
  - 3.) TOTAL AREA OF 25% OR GREATER STEEP SLOPES: 0.23 AC.±  
 AREA NOT IN FLOODPLAIN (FOR NTA CALC): 0.23 AC.±
  - 4.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION: 8
  - 5.) TOTAL OPEN SPACE REQUIRED (10% OF GROSS AREA) 0.52 AC. RECREATIONAL OPEN SPACE IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 PROPOSED LOTS
  - 6.) TOTAL OPEN SPACE PROVIDED: 1.60 AC.
  - 7.) AREA OF BUILDABLE LOTS: 3.35± AC.  
 AREA OF OPEN SPACE LOTS: 1.60± AC.  
 AREA OF BUILDABLE BULK PARCELS: 0.00± AC.  
 AREA OF PUBLIC RIGHT-OF-WAY: 0.01± AC.  
 AREA OF NON-BUILDABLE LOT: 0.23± AC.

SHEET INDEX	
NO.	DESCRIPTION
1	SKETCH PLAN
2	CONCEPTUAL LAYOUT PLAN

NO.	DATE	REVISION

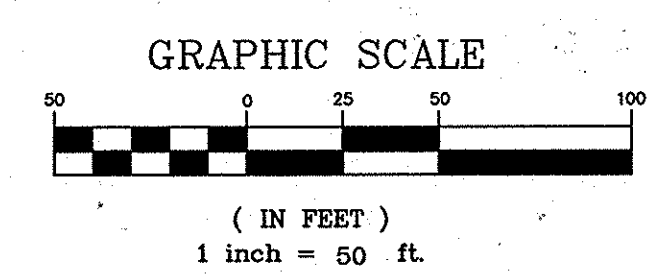
**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8844  
 WWW.BE-CIVILENGINEERING.COM

OWNER: SUSAN JOHNS SMITH (AKA SUSAN J. SLAMA) 7570 KINDLER OVERLOOK DRIVE LAUREL, MD 20723 301-490-0388		PROJECT: <b>KINDLER OVERLOOK III</b> LOTS 1-B, OPEN SPACE LOT 9 AND NON-BUILDABLE LOT 10 7570 KINDLER OVERLOOK DRIVE	
DEVELOPER: DEVELOPMENT PARTNERS, LLC 11807 WOLLINGFORD CT CLARKSVILLE, MARYLAND 21029 301-490-0388		LOCATION: TAX MAP: 41 PARCEL: 245 GRID: 18 ZONED: R-20 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
DESIGNER: AAM		TITLE: <b>SKETCH PLAN</b>	
DRAFT: AAM		DATE: APRIL, 2015 PROJECT NO. 2658	
CHECK: CAM		SCALE: 1" = 50' SHEET 1 OF 2	

**SOILS LEGEND**

SYMBOL	TYPE	PERCENT FACTOR	NAME
BaA	D	.3744	BAILE SILT LOAM - 0 TO 3 PERCENT SLOPES
GgC	B	.28	GLENELG LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED
MaC	B	.28	MANOR LOAM - 8 TO 15 PERCENT SLOPES
MaD	B	.28	MANOR LOAM - 15 TO 25 PERCENT SLOPES

SOILS TAKEN FROM NRCS WEB SOIL SURVEY, MARCH, 2015  
 \*WHOLE SOIL K FACTOR  
 \*\*HIGHLY ERODIBLE SOILS



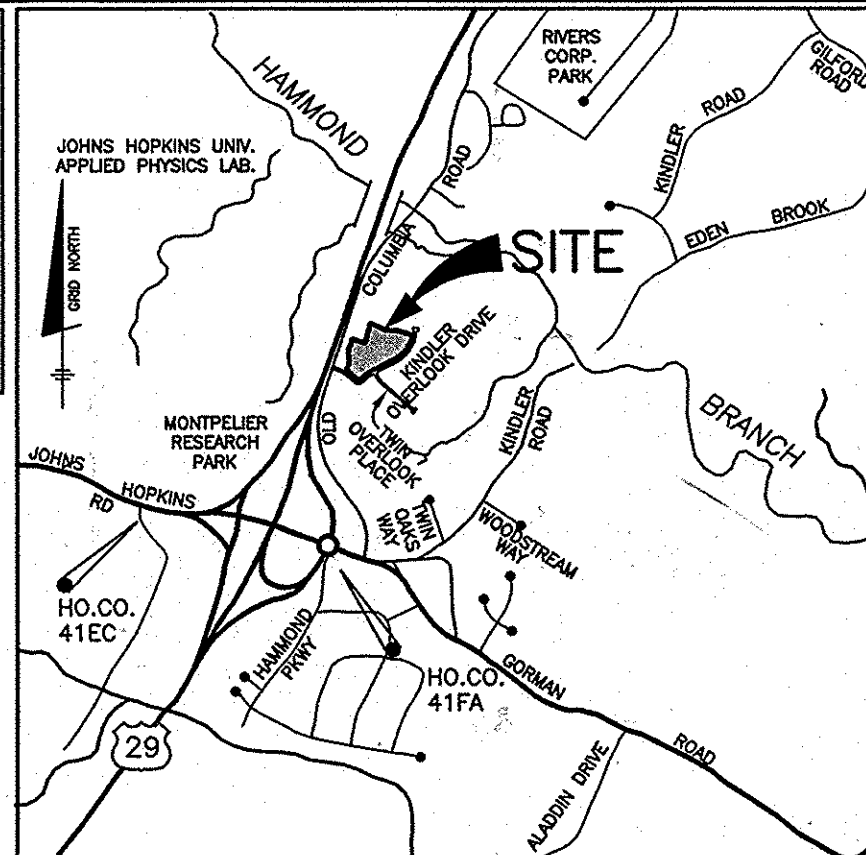
TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

*Valerie J. ...* 7-1-15  
 PLANNING DIRECTOR DATE





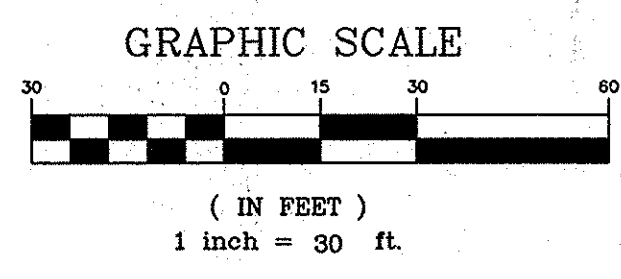
**BENCH MARKS—(NAD'83)**  
 HO.CO. 41EC ELEV. 430.34  
 STAMPED DISC SET ON TOP OF  
 3" DEEP COLUMN OF CONCRETE  
 N 543,588.8040 E 1,342,628.7800  
 HO.CO. 41FA ELEV. 407.60  
 STAMPED DISC SET ON TOP OF  
 3" DEEP COLUMN OF CONCRETE  
 N 545210.7590 E 1344786.9530



ADC MAP: 32 VICINITY MAP  
 GRID: E8 SCALE: 1" = 2000'

- LEGEND**
- - - - - EXISTING CONTOURS
  - - - - - PROPOSED CONTOURS
  - - - - - EXISTING TREELINE
  - - - - - SOIL DELINEATION AND GROUP
  - - - - - SUPER SILT FENCE
  - - - - - LIMIT OF DISTURBANCE
  - [Pattern] STABILIZED CONSTRUCTION ENTRANCE
  - [Pattern] EROSION CONTROL MATTING
  - (Circle) EXISTING STREET TREE PER F-07-003
  - [Pattern] SLOPES >25%
  - [Pattern] SLOPES 15% - 25%
  - [Symbol] WETLANDS
  - (Circle) ST-5 EXISTING SPECIMEN TREE

**NOTE:** IN THE EVENT THAT THE ACCESS EASEMENT IS NOT ABANDONED, THE DRAINAGE SWALE ON LOT 8 WILL NEED TO BE RELOCATED TO ALLOW FOR REASONABLE ACCESS TO PARCEL 313.



NO.	DATE	REVISION

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-8844  
 WWW.BE-CIVILENGINEERING.COM

PROFESSIONAL ENGINEER - 15  
 Susan J. Slama  
 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. 28576, Expiration Date: 1-1-2017.

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

*Susan J. Slama* 7-1-15  
 PLANNING DIRECTOR DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER: SUSAN JOHNS SMITH (AKA SUSAN J. SLAMA) 7570 KINDLER OVERLOOK DRIVE LAUREL, MD 20723 301-490-0388	PROJECT: <b>KINDLER OVERLOOK III</b> LOTS 1-8, OPEN SPACE LOT 9 AND NON-BUILDABLE LOT 10 7570 KINDLER OVERLOOK DRIVE
DEVELOPER: DEVELOPMENT PARTNERS, LLC 11807 WOLLINGFORD CT CLARKSVILLE, MARYLAND 21029 301-490-0388	LOCATION: TAX MAP: 41 PARCEL: 245 GRID: 18 ZONED: R-20 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: AAM DRAFT: AAM CHECK: CAM	TITLE: <b>CONCEPTUAL LAYOUT PLAN</b>
DATE: JUNE, 2015 PROJECT NO. 2658	SCALE: 1" = 30' SHEET 2 OF 2