

# PRELIMINARY EQUIVALENT SKETCH PLAN

## KINDLER OVERLOOK

### LOTS 1 - 19 AND OPEN SPACE LOT 20

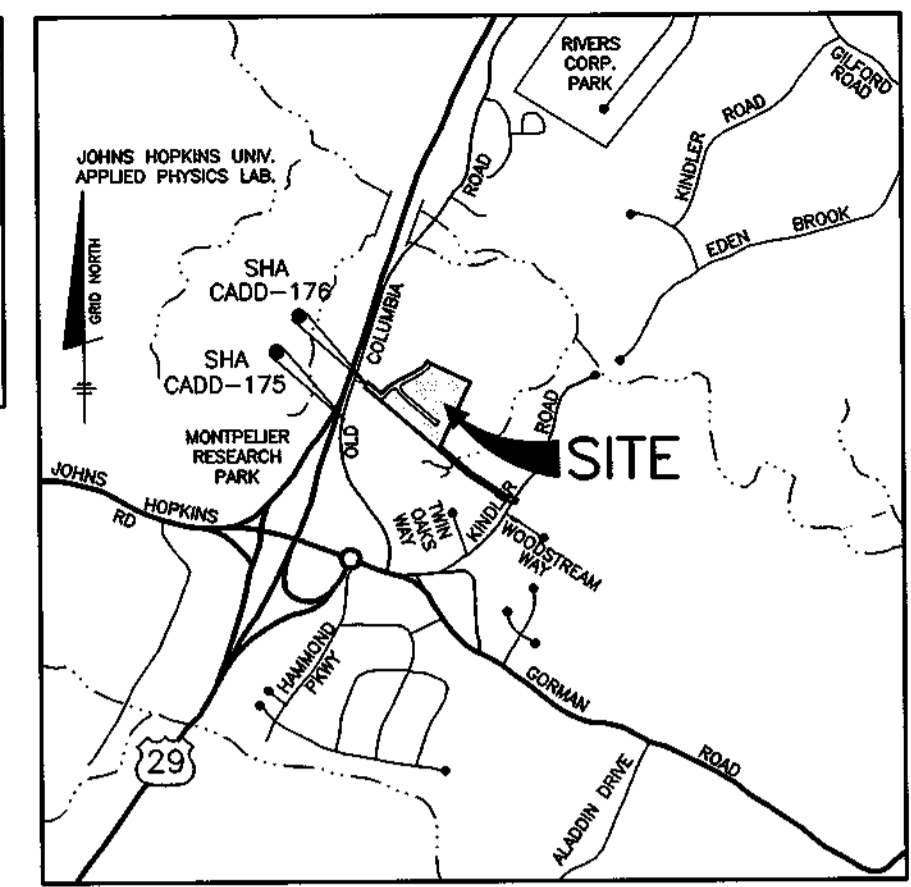
#### 6th ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND

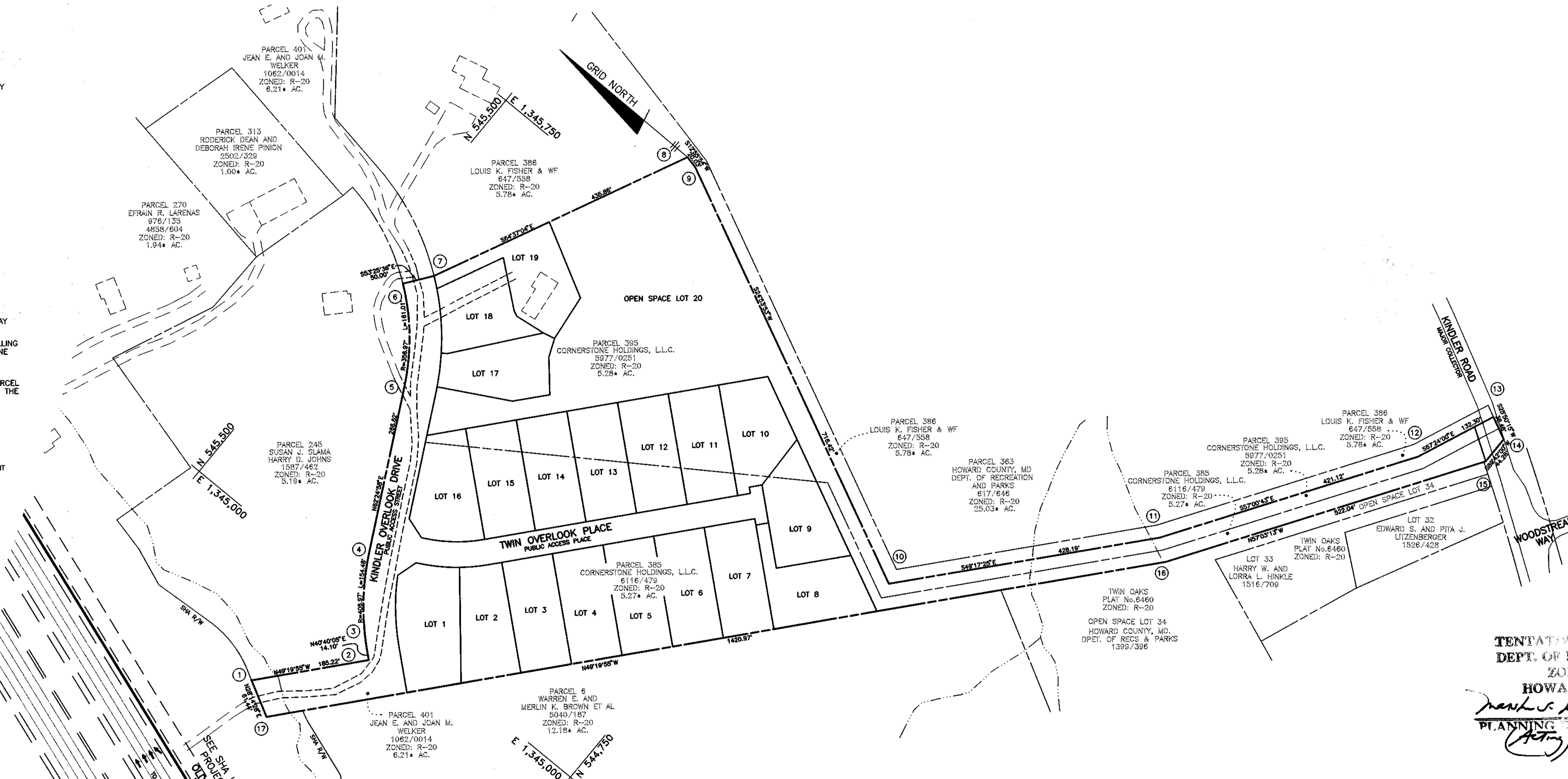
### GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED AND ADJACENT RECORD PLATS.
- EXISTING CONTOURS SHOWN ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT DECEMBER, 2000. EXISTING CONTOURS ALONG OLD COLUMBIA ROAD WAS TAKEN FROM SHA PLANS FOR THE INTERCHANGE AT JOHNS HOPKINS AND GORMAN ROAD.
- HORIZONTAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM SHA TRAVERSE NOS. SHA CADD-175 AND SHA CADD-176.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY 11, 2000.
- AN APFO TRAFFIC STUDY HAS BEEN PERFORMED BY THE TRAFFIC GROUP DATED JULY 12, 2000 AND REVISED NOVEMBER, 2000. NEW TRAFFIC COUNTS WERE TAKEN IN JUNE, 2002.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC., DATED JULY, 2000.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH, PRESERVATION OF THE SPECIMEN TREES AND FOREST LAND SHALL BE INCORPORATED AT THE FINAL PLAN STAGE.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER OR FOREST CONSERVATION AREAS EXCEPT AS PERMITTED BY THE DEPARTMENT OF PLANNING AND ZONING AND AS SHOWN ON THESE PLANS.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 14,000 SQUARE FEET.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY A MICRO-POOL EXTENDED DETENTION FACILITY AND DRY SWALES. THE FACILITY IS TO BE A CLASS 'A' STRUCTURE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- 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.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PROPOSED KINDLER OVERLOOK DRIVE IS BEING PLACED WITHIN AN AREA RESERVED FOR ROADWAY CONSTRUCTION PER LIBER 647, FOLIO 551.
- THERE IS AN EXISTING DWELLING TO REMAIN ON LOT 19. THE EXISTING DRIVEWAY TO THIS DWELLING SHALL BE RELOCATED AS SHOWN ON THESE PLANS. NO ADDITIONS OR EXTENSIONS MAY BE DONE EXCEPT THOSE IN ACCORDANCE WITH THE APPLICABLE ZONING REQUIREMENTS.
- A WAIVER PETITION (WP-02-112) TO SECTION 16.147, REQUIRING A SUBDIVISION PLAT AND CONSTRUCTION PLANS FOR THE PURPOSE OF COMBINING TWO SEPARATE PARCELS INTO ONE PARCEL (I.E. PARCEL 385 AND P/O PARCEL 401) WAS SUBMITTED ON 5-8-02 AND WAS APPROVED BY THE PLANNING DIRECTOR ON 6-13-02. CONDITIONS OF THE APPROVAL ARE AS FOLLOWS:
  - THE PETITIONER MUST MEET ALL DEADLINES AND MILESTONES AND RECORD A FINAL PLAT OR THE SAID PORTION OF PARCEL 401 MAY BE DEEDED BACK TO THE OWNER OF PARCEL 401 BY ANOTHER DEED ADJOINER.
  - THE OWNER OF PARCEL 401 WILL NOT BE REQUIRED TO SIGN ANY APPLICATIONS OR PLANS BASED ON THE CURRENT ORDER.
  - ACCESS THROUGH THE EXISTING RIGHT-OF-WAY RESERVATION SHALL BE MAINTAINED FOR ALL RELEVANT PARCELS (425, 313, 401, AND 386) AT ALL TIMES AND MAY NOT BE OBSTRUCTED DURING THE SUBDIVISION PROCESS OR CONSTRUCTION PERIOD.
  - THE OWNER OF PARCEL 401, OR A COURT APPOINTED PERSON AS SPECIFIED IN THE COURT ORDER, SHALL SIGN THE DEED ADJOINER AND ANY OTHER DOCUMENTATION RELATED TO COMPLETION OF THE DEED ADJOINER.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND NEW ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001.
- THE PROPOSED BERM AND STORM DRAIN INLET LAYOUT FOR LOTS 1-5 IS SUBJECT TO FURTHER REVIEW AND REVISION WITH THE FINAL PLAN.

BENCH MARKS-(NAD'83)	
SHA CADD-175	ELEV. 360.05
N 544840.9060°	E 1344552.5480°
SHA CADD-176	ELEV. 343.58
N 545210.7590°	E 1344786.9530°



VICINITY MAP  
SCALE: 1" = 2000'



PLAN VIEW  
SCALE: 1" = 100'

### SITE DATA TABULATION

- GENERAL SITE DATA
  - PRESENT ZONING: R-20
  - APPLICABLE DPZ FILE REFERENCES: SP-01-03 WP-02-112 (VOIDED)
  - DEED REFERENCES: 5977/0251 6116/0479 1062/0014
  - PROPOSED USE OF SITE: 19 SFD HOMES
  - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
  - TOTAL AREA OF SITE: 11.56± AC. (INCLUDES 1.21 ACRES OF PARCEL 401 THAT WILL BE MERGED INTO PARCEL 385 FOR USE AS A PUBLIC ROAD. (SEE NOTE #1))
  - AREA OF 100 YEAR FLOODPLAIN: 0.06± AC.
  - AREA OF STEEP SLOPES ON SITE (25% OR GREATER): 0.34± AC.
  - NET AREA OF SITE: 11.16± AC.
  - AREA OF THIS PLAN SUBMISSION: 11.56± AC.
  - AREA OF PROPOSED BUILDABLE LOTS: 6.38± AC.
  - AREA OF PROPOSED OPEN SPACE LOTS: 3.59± AC.
  - AREA OF PROPOSED PUBLIC ROAD R/W: 1.59± AC.
- LOT TABULATION
  - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 19
  - TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED: 1
- OPEN SPACE DATA
  - MINIMUM RESIDENTIAL LOT SIZE SELECTED: 14,000 S.F.
  - OPEN SPACE REQUIRED (30% OF 11.56 AC.): 3.47± AC.
  - OPEN SPACE PROVIDED (31.4% OF 11.56 AC.): 3.63± AC. NON-CREDITED (LESS THAN 35' IN WIDTH): 0.06± AC. CREDITED (30.9% OF 11.56 AC.): 3.57± AC.
  - AREA OF RECREATION OPEN SPACE REQUIRED: 3,800 S.F. (19 LOTS x 200sq.ft. PER LOT = 3,800 S.F.)
  - AREA OF RECREATION OPEN SPACE PROVIDED: 3,908 S.F.

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	545229.2046	1344800.3487
2	545108.5002	1344940.8394
3	545119.1943	1344950.0274
4	545214.6944	1345070.2684
5	545338.1539	1345306.5850
6	545441.8478	1345427.9716
7	545412.0552	1345468.1264
8	545228.2217	1345581.9144
9	545205.7027	1345857.4328
10	544556.4260	1345548.2882
11	544280.1523	1345872.8440
12	544050.8584	1346226.0733
13	544000.0252	1346348.2170
14	543965.3913	1346331.4464
15	543965.1593	1346287.1650
16	544249.0718	1345849.0789
17	545175.0785	1344771.2767

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	15,602 S.F.	1,438 S.F.	14,205 S.F.
19	16,243 S.F.	2,239 S.F.	14,004 S.F.

CENTERLINE CURVE DATA						
ROAD	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
KINDLER OVERLOOK DRIVE	0+83.38 TO 1+83.65	264.50'	100.27'	50.74'	21°43'12"	S60°11'12"E 99.67'
	2+98.61 TO 3+76.46	50.00'	77.86'	49.32'	89°13'02"	S86°03'00"W 70.23'
	3+76.46 TO 5+16.23	381.97'	139.77'	70.67'	20°57'55"	N51°56'00"E 138.99'
	7+82.86 TO 9+55.14	381.97'	172.28'	87.63'	25°50'34"	N49°29'40"E 170.83'
TWIN OVERLOOK PLACE	0+55.10 TO 1+55.30	264.00'	100.21'	50.71'	21°44'53"	S38°27'29"E 99.61'

STREET LIGHT SCHEDULE		
SYMBOL	LOCATION	DESCRIPTION
(Symbol)	CL STA. 0+27 OFFSET 16.87' RIGHT	150 WATT HPS PENDANT FIXTURE (CUTOFF) MOUNTED ON 15' GALVANIZED STEEL POLE USING A 6" ARM
(Symbol)	CL STA. 1+83 OFFSET 15' RIGHT	100 WATT HPS VAPOR FIXTURE MOUNTED ON 14' BLACK FINISH GALVANIZED POLE
(Symbol)	CL STA. 3+38 OFFSET 15' RIGHT	
(Symbol)	CL STA. 5+12 OFFSET 18' RIGHT	
(Symbol)	CL STA. 6+50 OFFSET 15' RIGHT	
(Symbol)	CL STA. 7+40 OFFSET 15' LEFT	
(Symbol)	CL STA. 9+25 OFFSET 15' RIGHT	
(Symbol)	CL STA. 5+99 OFFSET 10' LEFT	

**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

*Donald Moor*  
DATE: 1/29/03

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OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C.  
9691 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

PROJECT: KINDLER OVERLOOK  
LOTS 1-19 AND OPEN SPACE LOT 20

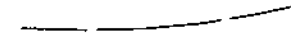
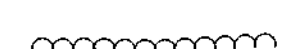

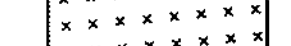

LOCATION: TAX MAP 41; GRID 17 & 18  
PARCELS: 385 & 395 & P/O 401  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

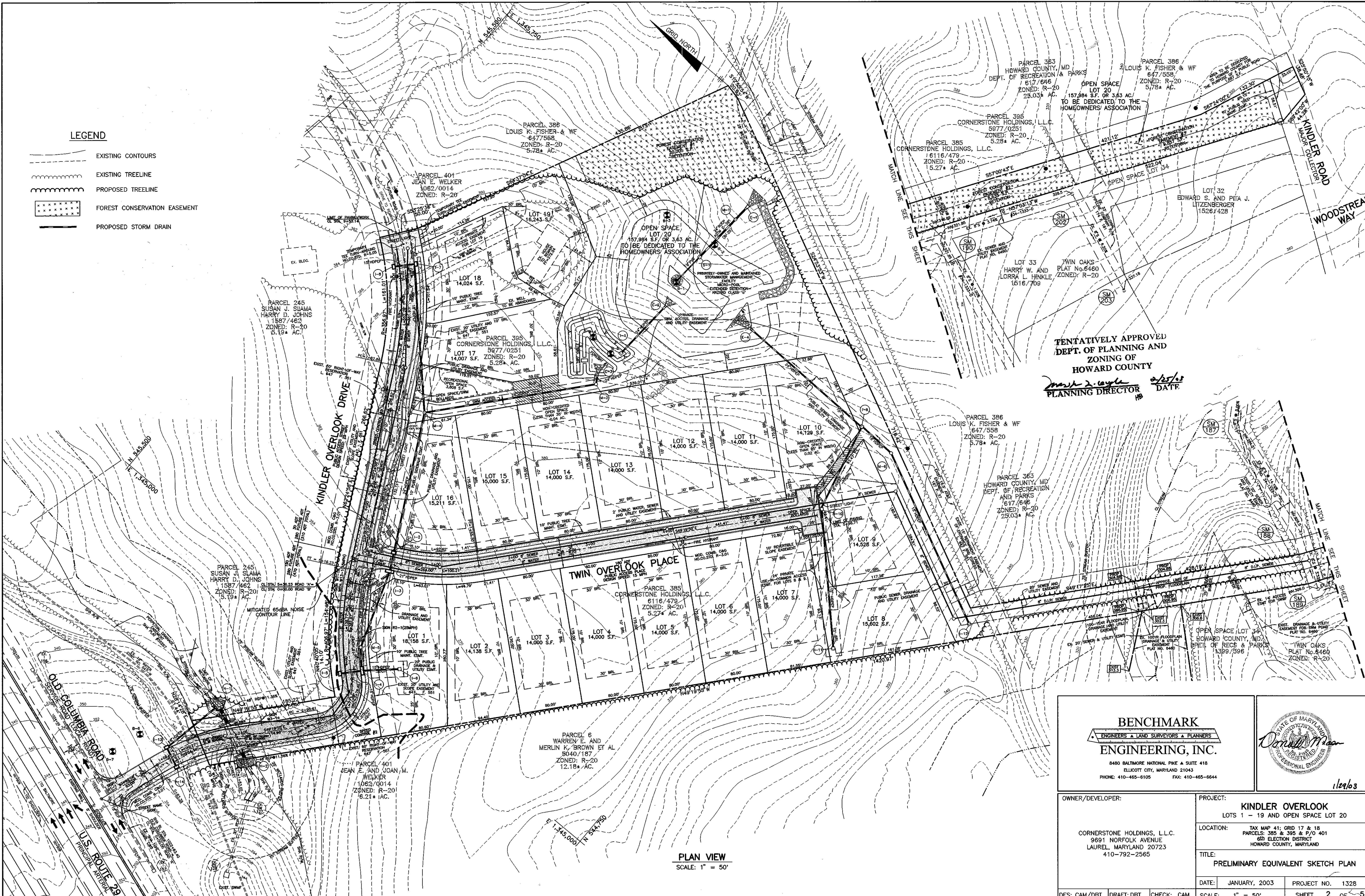
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN  
TITLE SHEET

DATE: JANUARY, 2003 PROJECT NO. 1328

DES: CAM/DBT DRAFT: DBT CHECK: CAM SCALE: AS SHOWN SHEET 1 OF 5

**LEGEND**

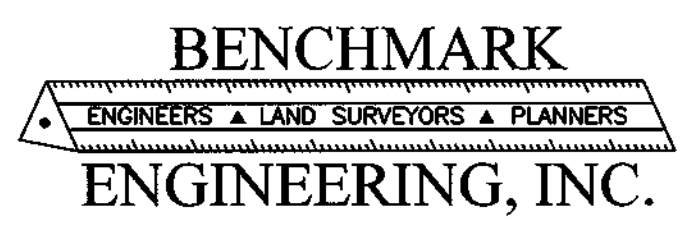

-  EXISTING CONTOURS
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  FOREST CONSERVATION EASEMENT
-  PROPOSED STORM DRAIN



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DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Mark S. Gable* 2/25/03  
PLANNING DIRECTOR DATE

**PLAN VIEW**  
SCALE: 1" = 50'

 <b>BENCHMARK</b> ENGINEERS • LAND SURVEYORS • PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644		 DONALD M. GABLE PROFESSIONAL ENGINEER No. 12963		
OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT: <b>KINDLER OVERLOOK</b> LOTS 1 - 19 AND OPEN SPACE LOT 20 LOCATION: TAX MAP 41: GRID 17 & 18 PARCELS: 385 & 395 & P/O 401 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: <b>PRELIMINARY EQUIVALENT SKETCH PLAN</b>			
DES: CAM/DBT	DRAFT: DBT	CHECK: CAM	DATE: JANUARY, 2003	PROJECT NO. 1328
SCALE: 1" = 50'			SHEET 2	OF 5

**LEGEND**

- EXISTING CONTOURS
- STEEP SLOPES 15.0% TO 24.99%
- STEEP SLOPES 25% OR GREATER
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EROSION CONTROL MATTING

**GENERAL STORAGE REQUIREMENT SUMMARY**

DRAINAGE AREA A - (SWM POND)			
ITEM	VOLUME REQUIRED (cu-ft)	VOLUME PROVIDED (cu-ft)	NOTES
DRAINAGE AREA=11.46 AC.	N/A	N/A	N/A
WATER QUALITY VOLUME (WQV)	0.3399 (14,810 cu-ft)	0.3399 (14,810 cu-ft)	PROVIDED IN SWM POND BY EXT. DET.
RECHARGE VOLUME (REV)	0.0284 (1,213 cu-ft)	0.0284 (1,213 cu-ft)	PROVIDED IN DRY SWALE #1
CHANNEL PROTECTION VOL. (CPV)	0.3545	0.3545	CPV RELEASE RATE IS 0.22 cfs (PROVIDED IN POND, Q <sub>1</sub> =0.17 cfs)
OVERBANK FLOOD PROTECTION VOL. (OF)	N/A	N/A	NOT REQUIRED FOR THIS AREA
EXTREME FLOOD VOLUME (EF)	N/A	N/A	NOT REQUIRED FOR THIS AREA

DRAINAGE AREA B - (AREA BELOW SWM POND)			
ITEM	VOLUME REQUIRED (cu-ft)	VOLUME PROVIDED (cu-ft)	NOTES
DRAINAGE AREA=1.24 AC.	N/A	N/A	N/A
WATER QUALITY VOLUME (WQV)	N/A	N/A	PROVIDED BY SHEET FLOW THROUGH WOODS AND PARGLAND (AREA IS GOING FROM WOODS TO LAWN/WOODS)
RECHARGE VOLUME (REV)	N/A	N/A	PROVIDED BY SHEET FLOW THROUGH WOODS AND PARGLAND (AREA IS GOING FROM WOODS TO LAWN/WOODS)
CHANNEL PROTECTION VOL. (CPV)	N/A	N/A	CPV RELEASE RATE IS < 2cfs (0.33)
OVERBANK FLOOD PROTECTION VOL. (OF)	N/A	N/A	NOT REQUIRED FOR THIS AREA
EXTREME FLOOD VOLUME (EF)	N/A	N/A	NOT REQUIRED FOR THIS AREA

DRAINAGE AREA C			
ITEM	VOLUME REQUIRED (cu-ft)	VOLUME PROVIDED (cu-ft)	NOTES
DRAINAGE AREA=0.44 AC.	N/A	N/A	N/A
WATER QUALITY VOLUME (WQV)	N/A	N/A	PROVIDED BY SHEET FLOW THROUGH WOODS AND PARGLAND (AREA IS GOING FROM WOODS TO LAWN/WOODS)
RECHARGE VOLUME (REV)	N/A	N/A	PROVIDED BY SHEET FLOW THROUGH WOODS AND PARGLAND (AREA IS GOING FROM WOODS TO LAWN/WOODS)
CHANNEL PROTECTION VOL. (CPV)	N/A	N/A	CPV RELEASE RATE IS < 2cfs (0.75)
OVERBANK FLOOD PROTECTION VOL. (OF)	N/A	N/A	NOT REQUIRED FOR THIS AREA
EXTREME FLOOD VOLUME (EF)	N/A </tr		



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DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Donald Moore* 1/25/03  
PLANNING DIRECTOR DATE

PLAN VIEW  
SCALE: 1" = 50'

NOTE:  
THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT HAD A FINAL DESIGN AND THAT MAY RESULT IN AN ALTERATION OF THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

<p><b>BENCHMARK</b> ENGINEERS • LAND SURVEYORS • PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE &amp; SUITE 418 ELICOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 FAX: 410-465-6644</p>		
<p>OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 1961 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565</p>	<p>PROJECT: <b>KINDLER OVERLOOK</b> LOTS 1-19 AND OPEN SPACE LOT 20</p> <p>LOCATION: TAX MAP 41; GRID 17 &amp; 18 PARCELS: 385 &amp; 395 &amp; P/O 401 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: <b>PRELIMINARY EQUIVALENT SKETCH PLAN GRADING, SEDIMENT &amp; EROSION CONTROL PLAN</b></p> <p>DATE: JANUARY, 2003 PROJECT NO. 1328</p> <p>SCALE: 1" = 50' SHEET 3 OF 5</p>	

1/25/03

STREET TREE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol: Circle with dot)	46	ACER RUBRA (Red Maple)	2 1/2" MIN. CAL. B&B FULL HEAD
(Symbol: Circle with dot)	26	ACER SACCHARUM (Sugar Maple)	2 1/2" MIN. CAL. B&B FULL HEAD

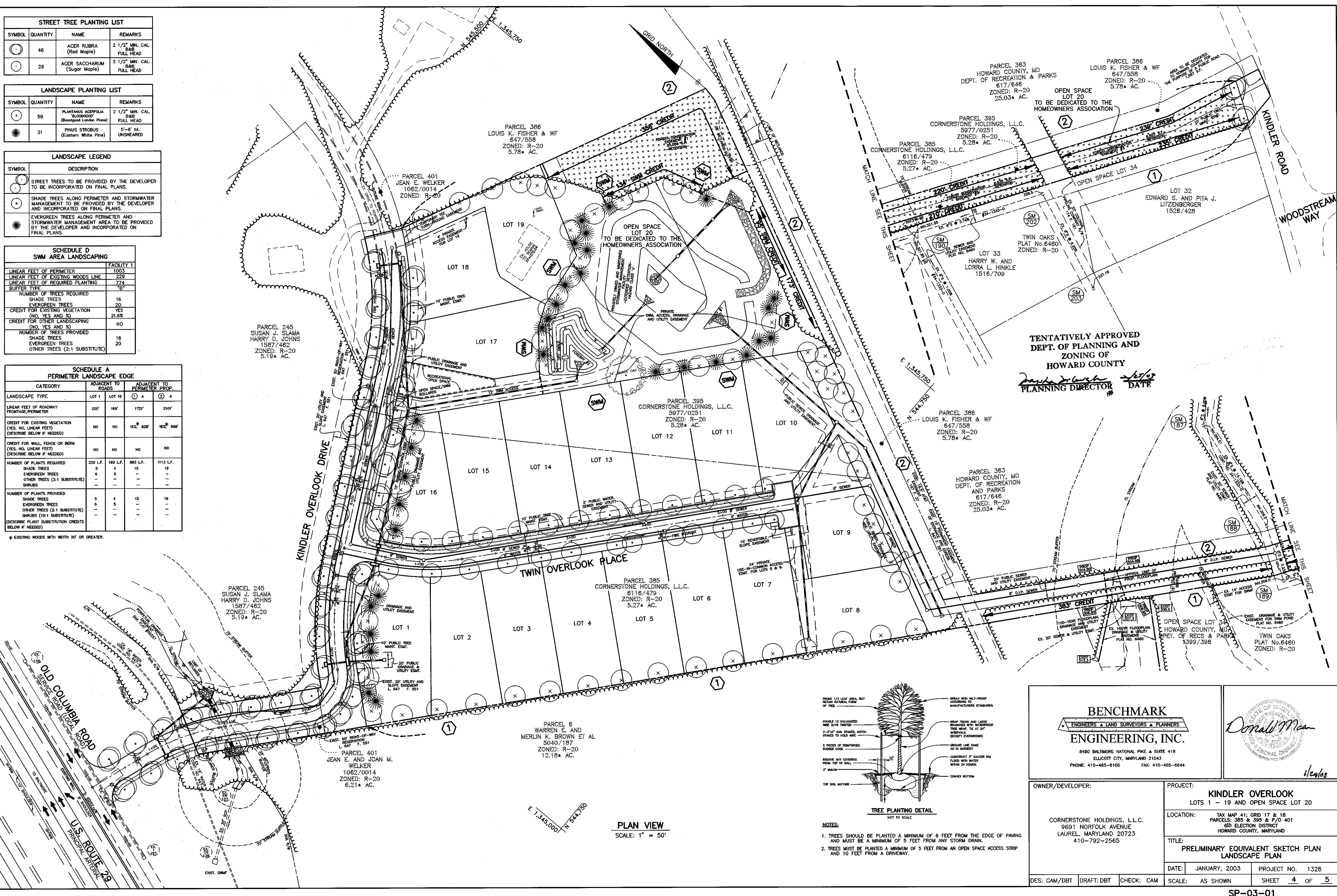
LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
(Symbol: Circle with dot)	59	PLATANUS ACERIFOLIA "BLOODGOOD" (Bloodgood London Plane)	2 1/2" MIN. CAL. B&B FULL HEAD
(Symbol: Circle with dot)	31	PINUS STROBUS (Eastern White Pine)	5'-6" HT. UNSHEARED

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
(Symbol: Circle with dot)	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
(Symbol: Circle with dot)	SHADE TREES ALONG PERIMETER AND STORMWATER MANAGEMENT TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
(Symbol: Circle with dot)	EVERGREEN TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

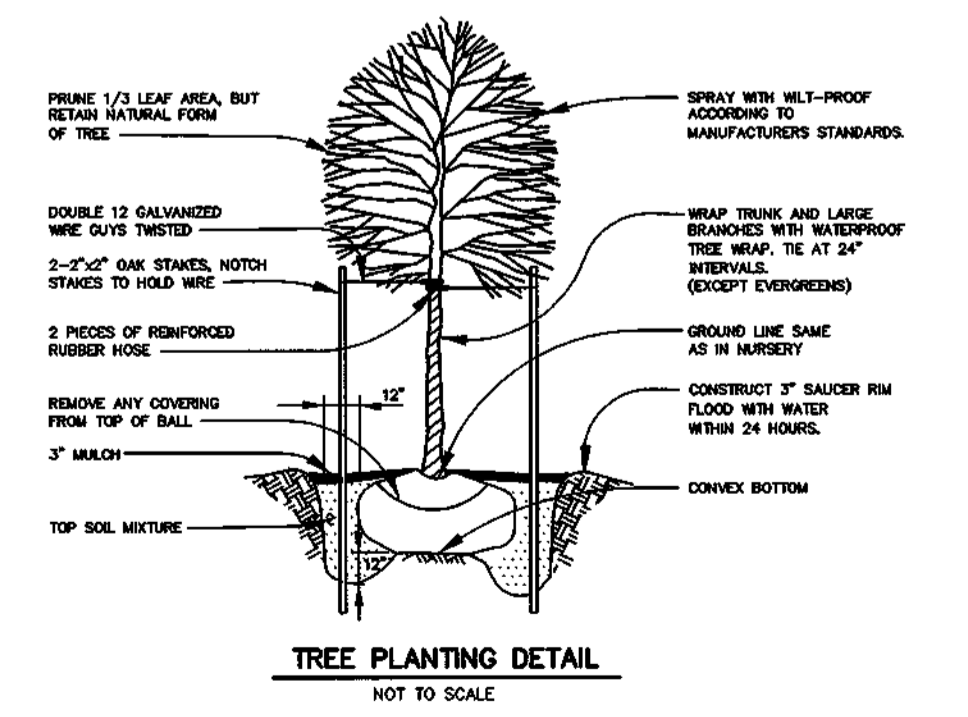
SCHEDULE D SWM AREA LANDSCAPING	
	FACILITY 1
LINEAR FEET OF PERIMETER	1003
LINEAR FEET OF EXISTING WOODS LINE	229
LINEAR FEET OF REQUIRED PLANTING	774
BUFFER TYPE	B
NUMBER OF TREES REQUIRED	
SHADE TREES	16
EVERGREEN TREES	20
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES 21.6%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED	
SHADE TREES	16
EVERGREEN TREES	20
OTHER TREES (2:1 SUBSTITUTE)	

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADS	ADJACENT TO PERIMETER PROP.	① A	② A
LANDSCAPE TYPE	LOT 1	LOT 16	① A	② A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	220'	169'	1721'	2101'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES 83%	YES 98%
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	220 L.F.	169 L.F.	893 L.F.	1113 L.F.
EVERGREEN TREES	5	4	15	19
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	5	4	15	19
EVERGREEN TREES	6	5	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

\* EXISTING WOODS WITH WIDTH 20' OR GREATER.



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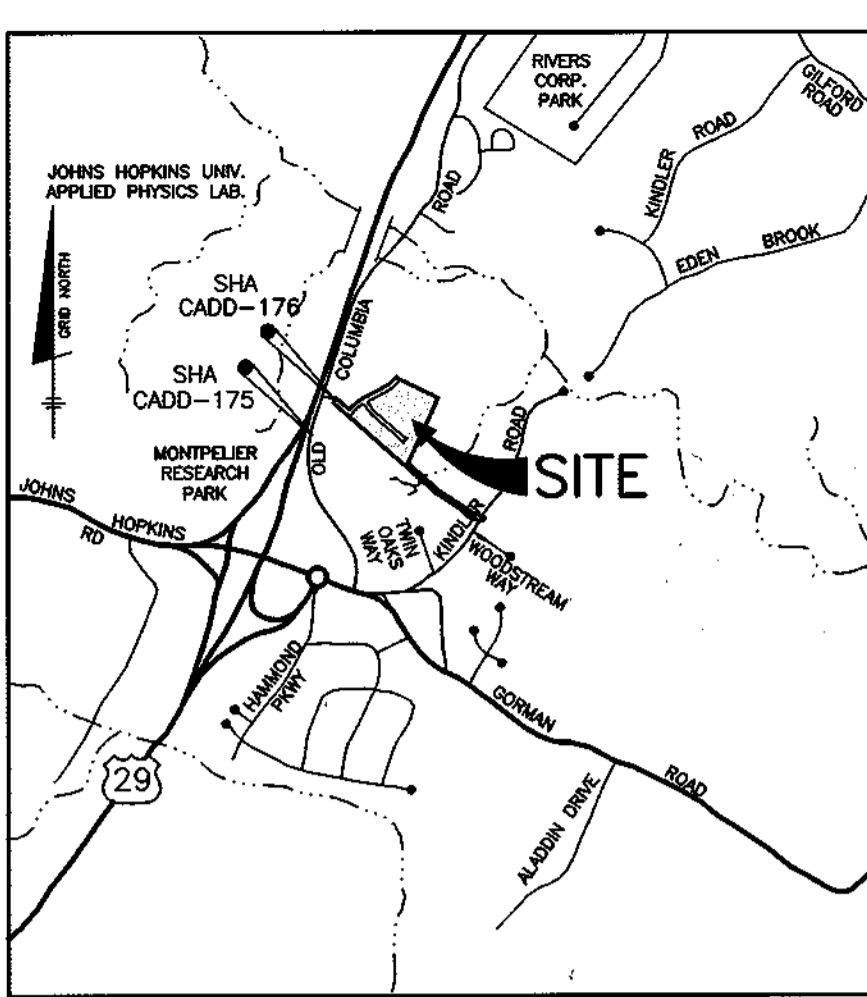
- NOTES:
- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
  - TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.

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

*Man*

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OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C. 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	PROJECT: <b>KINDLER OVERLOOK</b> LOTS 1 - 19 AND OPEN SPACE LOT 20
LOCATION: TAX MAP 41; GRID 17 & 18 PARCELS: 385 & 395 & P/O 401 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: <b>PRELIMINARY EQUIVALENT SKETCH PLAN LANDSCAPE PLAN</b>
DATE: JANUARY, 2003	PROJECT NO. 1328
DES: CAM/DBT DRAFT: DBT CHECK: CAM	SCALE: AS SHOWN SHEET 4 OF 5



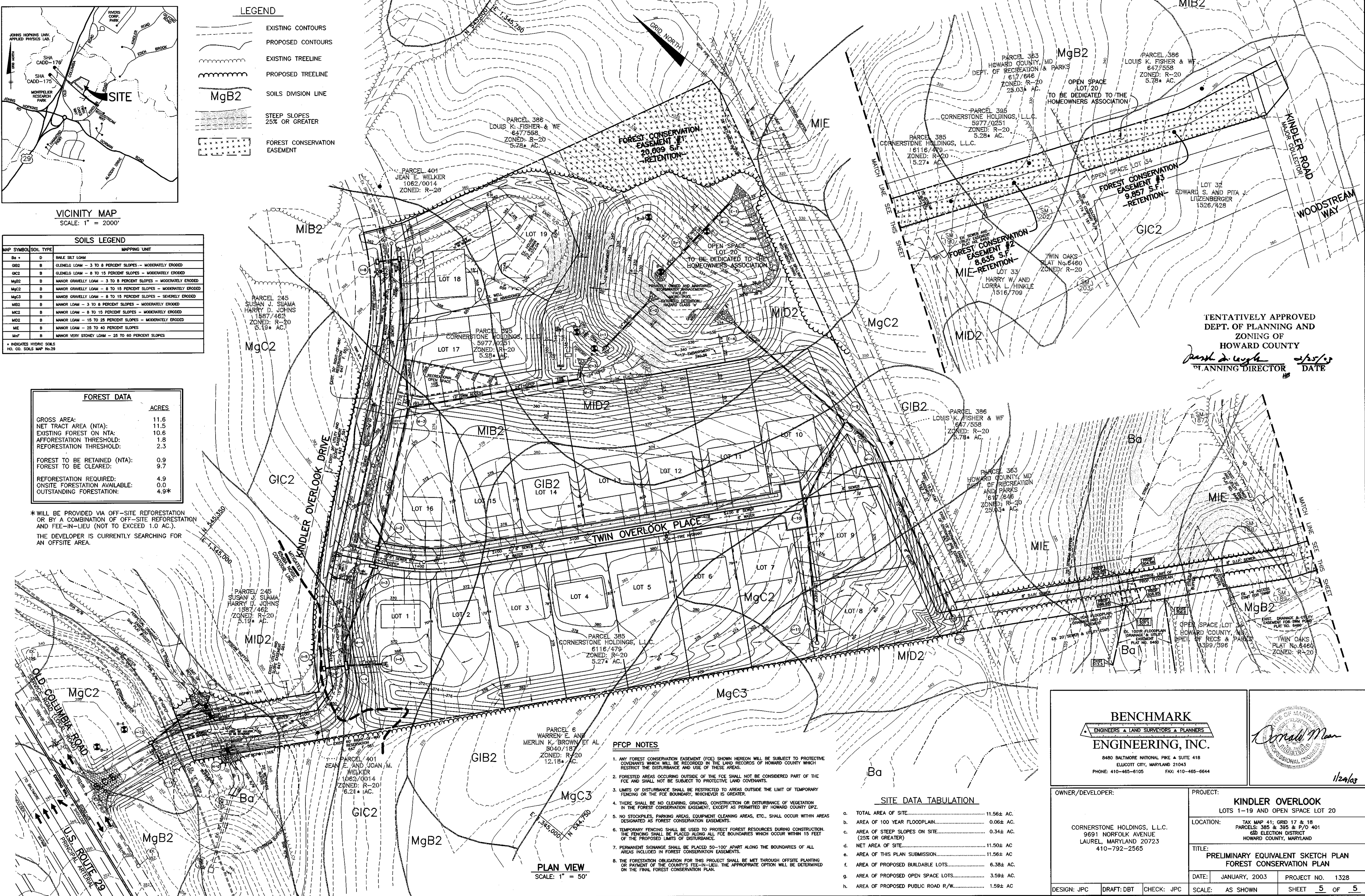
VICINITY MAP  
SCALE: 1" = 2000'

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
Bs + D	BALE SILT LOAM	
GIB2	GLENNELG LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED	
GIC2	GLENNELG LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED	
MgB2	MANOR GRAVELLY LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED	
MgC2	MANOR GRAVELLY LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED	
MgC3	MANOR GRAVELLY LOAM - 8 TO 15 PERCENT SLOPES - SEVERELY ERODED	
MIB2	MANOR LOAM - 3 TO 8 PERCENT SLOPES - MODERATELY ERODED	
MIC2	MANOR LOAM - 8 TO 15 PERCENT SLOPES - MODERATELY ERODED	
MID2	MANOR LOAM - 15 TO 25 PERCENT SLOPES - MODERATELY ERODED	
ME	MANOR LOAM - 25 TO 40 PERCENT SLOPES	
Maf	MANOR VERY STONEY LOAM - 25 TO 40 PERCENT SLOPES	

\* INDICATES HYDRIC SOILS  
HO. CO. SOILS MAP No.29

FOREST DATA		ACRES
GROSS AREA:		11.6
NET TRACT AREA (NTA):		11.5
EXISTING FOREST ON NTA:		10.6
AFFORESTATION THRESHOLD:		1.8
REFORESTATION THRESHOLD:		2.3
FOREST TO BE RETAINED (NTA):		0.9
FOREST TO BE CLEARED:		9.7
REFORESTATION REQUIRED:		4.9
ONSITE REFORESTATION AVAILABLE:		0.0
OUTSTANDING FORESTATION:		4.9*

\* WILL BE PROVIDED VIA OFF-SITE REFORESTATION OR BY A COMBINATION OF OFF-SITE REFORESTATION AND FEE-IN-LIEU (NOT TO EXCEED 1.0 AC.).  
THE DEVELOPER IS CURRENTLY SEARCHING FOR AN OFFSITE AREA.



**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREELINE
- PROPOSED TREELINE
- MgB2
- SOILS DIVISION LINE
- STEEP SLOPES 25% OR GREATER
- FOREST CONSERVATION EASEMENT

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*Paul D. Wyle*  
PLANNING DIRECTOR 2/25/03  
DATE

- PFPC NOTES**
- ANY FOREST CONSERVATION EASEMENT (FCE) SHOWN HEREON WILL BE SUBJECT TO PROTECTIVE COVENANTS WHICH WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
  - FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
  - LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
  - NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC., SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
  - TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
  - PERMANENT FENCING SHALL BE PLACED 50'-100' APART ALONG THE BOUNDARIES OF ALL AREAS DESIGNATED IN FOREST CONSERVATION EASEMENTS.
  - THE REFORESTATION OBLIGATION FOR THIS PROJECT SHALL BE MET THROUGH OFFSITE PLANTING OR PAYMENT OF THE COUNTY'S FEE-IN-LIEU. THE APPROPRIATE OPTION WILL BE DETERMINED ON THE FINAL FOREST CONSERVATION PLAN.

**SITE DATA TABULATION**

a. TOTAL AREA OF SITE.....	11.56± AC.
b. AREA OF 100 YEAR FLOODPLAIN.....	0.06± AC.
c. AREA OF STEEP SLOPES ON SITE.....	0.34± AC.
d. NET AREA OF SITE.....	11.50± AC.
e. AREA OF THIS PLAN SUBMISSION.....	11.56± AC.
f. AREA OF PROPOSED BUILDABLE LOTS.....	6.38± AC.
g. AREA OF PROPOSED OPEN SPACE LOTS.....	3.59± AC.
h. AREA OF PROPOSED PUBLIC ROAD R/W.....	1.59± AC.

PLAN VIEW  
SCALE: 1" = 50'

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6644

1/24/03

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OWNER/DEVELOPER: CORNERSTONE HOLDINGS, L.L.C.  
9691 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

PROJECT: **KINDLER OVERLOOK**  
LOTS 1-19 AND OPEN SPACE LOT 20

LOCATION: TAX MAP 41; GRID 17 & 18  
PARCELS: 385 & 395 & P/O 401  
60D ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY EQUIVALENT SKETCH PLAN  
FOREST CONSERVATION PLAN**

DATE: JANUARY, 2003	PROJECT NO. 1328
SCALE: AS SHOWN	SHEET 5 OF 5

DESIGN: JPC DRAFT: DBT CHECK: JPC