

**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SUBJECT PROPERTY ZONED R-SC PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- 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. 50BA AND 0015 WERE USED FOR THIS PROJECT.
- PROJECT BOUNDARY IS BASED ON FIELD RUN BOUNDARY SURVEY BY BENCHMARK ENGINEERING, INC. DATED AUGUST 30, 2012.
- TOPOGRAPHY SHOWN IS BASED ON FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2012.
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD LOCATIONS, HOWARD COUNTY GIS AND CONTRACT DRAWINGS.
- THE WETLAND DELINEATION AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN APRIL, 2012.
- THE GEOTECHNICAL REPORT WAS PREPARED BY GEOLAB GEOTECHNICAL LABORATORIES, INC. IN SEPTEMBER, 2012.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, THEIR REQUIRED BUFFERS OR 100YR FLOODPLAIN EXCEPT THAT ASSOCIATED WITH THE CONNECTION OF WASHINGTON AVENUE WITH HILL STREET AS THIS DISTURBANCE WAS DEEMED AS NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING ON 5-31-2012.
- THE 100-YEAR FLOODPLAIN SHOWN IS BASED ON THE FLOOD STUDY PERFORMED UNDER SDP-08-018, NORTH LAUREL COMMUNITY CENTER AND RECORDED AS PLAN #20481-86. NO IMPROVEMENTS ARE PROPOSED WITHIN 300 FT OF THE FLOODPLAIN LIMIT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THERE ARE NO STEEP SLOPES (25% OR GREATER) ON THIS SITE.
- WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4774-D. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, INC. DATED DECEMBER, 2012 AND APPROVED UNDER THIS PRELIMINARY PLAN.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER SECTION 16.1107(b)(1)(iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND PER SECTION 4.7.b.4 OF DESIGN MANUAL VOLUME III, AS THESE LOTS WERE PREVIOUSLY RECORDED AND NO NEW ADDITIONAL LOTS ARE BEING PROPOSED.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP) VIA 10 M-6 MICRO-BIORETENTION PRACTICES. THE PRACTICES ARE PRIVATELY OWNED AND MAINTAINED
- WP-13-009, TO WAIVE SECTION 16.120(c)(4) TO ALLOW SINGLE FAMILY ATTACHED LOTS WHICH FRONT ON A COMMONLY OWNED AREA CONTAINING PARKING OR A PRIVATE ROAD IN EXCESS OF 200 FEET TO NOT HAVE PUBLIC ROAD FRONTAGE AND TO SECTION 16.121(c)(4)(i) TO NOT REQUIRE RECREATIONAL OPEN SPACE WAS APPROVED ON AUGUST 14, 2012 WITH THE FOLLOWING CONDITIONS:
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE BUT IS NOT LIMITED TO MAINTENANCE OF THE PRIVATE ROAD PROVIDING ACCESS TO THE RESIDENTIAL UNITS, MAINTENANCE OF THE PRIVATE
  - THE DEVELOPER SHALL PROVIDE PRIVATE TRASH REMOVAL FOR THE RESIDENTS ON THE PRIVATE ROAD.
  - THE PROPOSED SINGLE FAMILY UNIT MUST BE PROPERLY SCREENED FROM THE NEIGHBORING PROPERTY AND COMPLIANCE WITH THE LANDSCAPE MANUAL.
  - ON ALL FUTURE PLANS AND SITE DEVELOPMENT PLANS, THIS NOTE MUST APPEAR.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vi) AS IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS. THE FOREST CONSERVATION EASEMENT PROVIDED SHALL ESTABLISH A MITIGATION BANK.
- PUBLIC TRASH COLLECTION SHALL BE MADE AVAILABLE FOR THE RESIDENTS OF MAGGIES WAY. A DAMAGE CLAIM WAIVER SHALL BE PROVIDED AND ATTACHED TO THE HOMEOWNERS ASSOCIATION DOCUMENTS.
- THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT WAS WAIVED UNDER WP-13-009. THIS WAIVER WAS GRANTED BECAUSE OF THE SITE'S CLOSE PROXIMITY TO THE NORTH LAUREL COMMUNITY CENTER.

**DESIGN NARRATIVE:**

The area of this submission is approximately 7.0 acres. It is defined as part of Parcel 414 and 426 on Tax Map 50 in the 6<sup>th</sup> Election District of Howard County, Maryland. More specifically, it is located on the south of the North Laurel Community Center and west of Washington Boulevard (Route 1) at the end of Meredith Avenue in the North Laurel area. The property is zoned R-SC per the 2-2-2004 comprehensive zoning plan and "Comp Lite" zoning amendments effective 7-28-2006. The site consists of mainly woods. The soils consist of class 'C' and 'D' type soils. The site has moderately sloping land draining toward the eastern and western property boundaries. On the western edge of the property, there is a stream with 100yr floodplain. On the eastern side there is a wetland pocket.

This SWM shall be designed utilizing one (1) site drainage area which shall be established based on the proposed Limit of Disturbance. The intent of the design is to treat enough of the proposed site with ESD features that pre-existing conditions (i.e. woods in good condition) will be approximated. By accomplishing this, volume computations and treatment will become unnecessary. In addition, the water quality and recharge requirements will be met.

The site was analyzed as woods in good condition which established a target RCN of 72. Based on measured impervious a Pe of 1.8 inches was determined. The use ESD practices as outlined in the "Maryland Department of the Environmental Stormwater Management Act of 2007" and the "Howard County Design Manual Volume I, Chapter 5" have been utilized to treat the proposed impervious areas.

The implementation of the 10 (M-6) Micro-Bioretenion practices shall handle the required Pe of 1.8 inches. Therefore, this site can be considered "woods" in good condition.

The groundwater recharge requirement has been met and/or exceeded via the stone chambers located beneath (M-6) Micro-Bioretenion #1, #7 and #8.

The proposed development will consist of 27 single family attached homes with driveways accessing off of a public and a private road.

All environmentally sensitive areas to the west (i.e. stream, stream buffer, floodplain) shall remain undisturbed. The wetlands to the east will be disturbed in order to construct a public road connection between Washington Avenue and Hill Street at the request of Howard County.

Natural flow patterns shall be preserved. The practices are generally dispersed along the outer edge of the LOD and shall discharge along this outer edge to mimic the layout of the natural ground as it re-enters the ground as treated.

Reduction of impervious areas has been implemented as best as possible by utilizing the narrowest allowed driveways for double car garages.

As a result of utilizing environmental site design to the maximum extent practical, SWM has been completely addressed without structural practices.

**A. Determine Pre-Developed Conditions**

Soil Conditions for "Woods in Good Condition"

HSG	RCN	Area (ft <sup>2</sup> )	Percent
A	38		
B	55		
C	70	136460	64%
D	77	77812	36%
Target RCN	73	214272	

**B. Determine Initial Target Pe Using Table 5.3**

Soil Conditions Developed Condition

HSG	Area (ft <sup>2</sup> )	Impervious	Percent**	Target Pe
A				
B				
C	136460	52614	40%	1.8
D	77812	36546	50%	1.8
Weighted Pe	214272	89160	45%	1.8

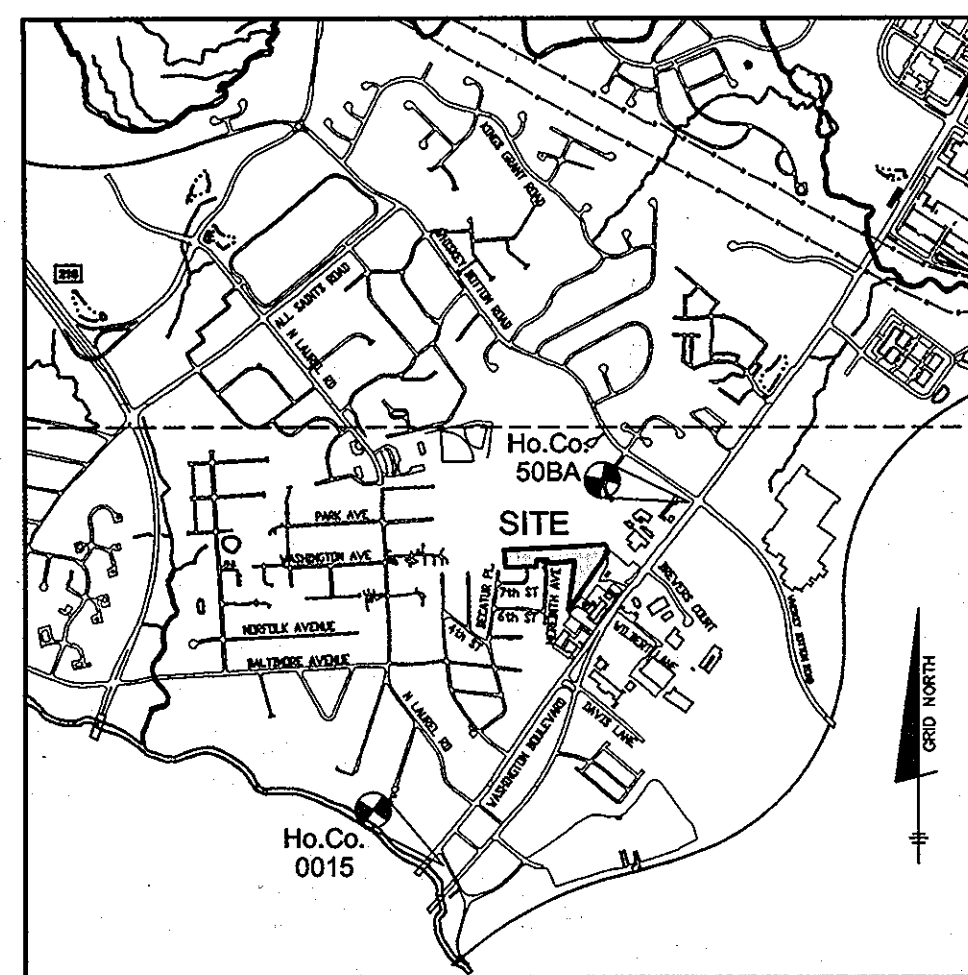
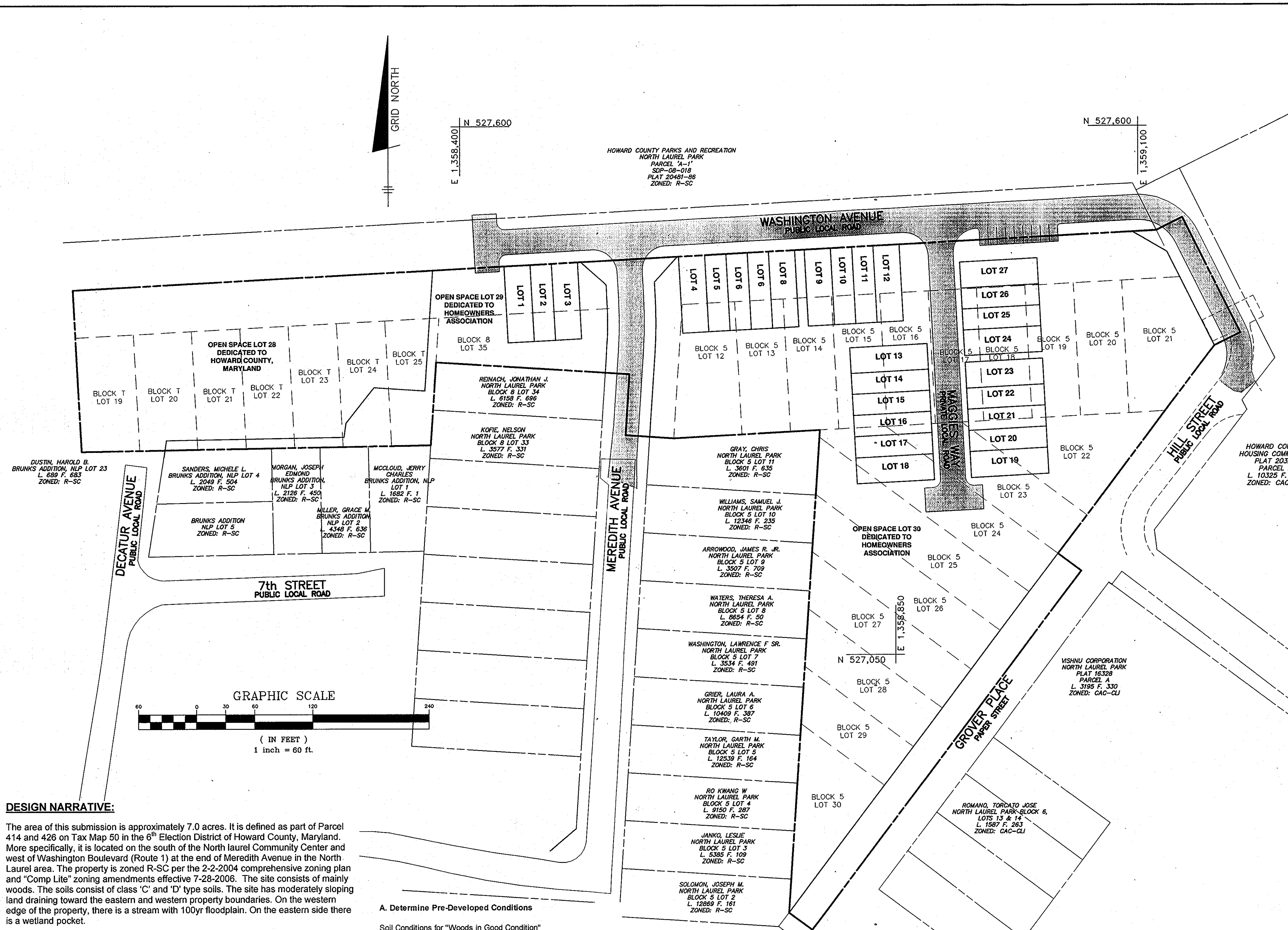
\*\*Percent Impervious is rounded to the next higher increment of 5%

Practice	Pe= 1.8	Inches	ESD= 0.82		ESDv= 14624	cf	Rev (cf)				
			DA to practice (sf)	Imp Area to practice (sf)				Required	Provided	2% DA?	Required
(M-6) Micro-Bioretenion #1		13,373	8,152	267	500	PASS	1201	1050	PASS	200	
(M-6) Micro-Bioretenion #2		15,556	7,436	311	500	PASS	1121	850	PASS	0	
(M-6) Micro-Bioretenion #3		8,966	6,902	179	500	PASS	999	850	PASS	0	
(M-6) Micro-Bioretenion #4		15,084	8,841	302	650	PASS	1307	1105	PASS	0	
(M-6) Micro-Bioretenion #5		9,660	5,352	193	500	PASS	795	1050	PASS	0	
(M-6) Micro-Bioretenion #6		14,165	3,452	283	300	PASS	572	510	PASS	0	
(M-6) Micro-Bioretenion #7		17,192	11,553	344	750	PASS	1689	1575	PASS	300	
(M-6) Micro-Bioretenion #8		13,571	13,067	271	850	PASS	1866	1785	PASS	340	
(M-6) Micro-Bioretenion #9		19,281	6,502	386	600	PASS	1022	1020	PASS	0	
(M-6) Micro-Bioretenion #10		16,102	11,802	322	1000	PASS	1714	1300	PASS	0	
<b>TOTAL</b>							<b>12285</b>	<b>11095</b>	<b>PASS</b>	<b>800</b>	<b>840</b>

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark A. Conklin*  
PLANNING DIRECTOR

*4/2/13*  
DATE



VICINITY MAP  
SCALE: 1" = 200'  
ADC MAP 5169; GRID F2

**LEGEND**

- PROJECT BOUNDARY
- EXISTING PLATTED LOT
- PROPOSED ROAD

Site Analysis Data Chart	
Zoning	R-SC
Gross Area	7.00 ac
100yr Floodplain	0.25 ac
Steep Slopes 25% or >(outside floodplain)	0.00 ac
Net Area	6.75 ac
Number of existing lots	27
Number of proposed lots/units	27
Area of buildable lots	1.20 ac
Area of Proposed Right-of-way	0.61 ac
<b>Open Space Calculations</b>	
Area of Open Space Required (25%)	1.75 ac
Area of Open Space Provided	5.19 ac
Recreational Open Space Required (400sf/unit)	10,800 sf
Recreational Open Space Provided (see General Note 18)	0 sf

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2-3	SKETCH-PRELIMINARY PLAN
4-5	GRADING, SEDIMENT & EROSION CONTROL PLAN
6-7	LANDSCAPE PLAN
8-9	FOREST CONSERVATION PLAN

**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

75 THOMAS JOHNSON DRIVE SUITE E & FREDERICK, MARYLAND 21702  
301-710-5666

WWW.BEI-CIVLENGINEERING.COM

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. 28559, Expiration Date: 07-22-2013.

*4/2/13*

OWNER: PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

DEVELOPER: PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

**PARK OVERLOOK**  
LOTS 1 thru 27 & OPEN SPACE LOTS 28-30  
AND FOREST MITIGATION BANK  
A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5,  
LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK 8, LOT 35

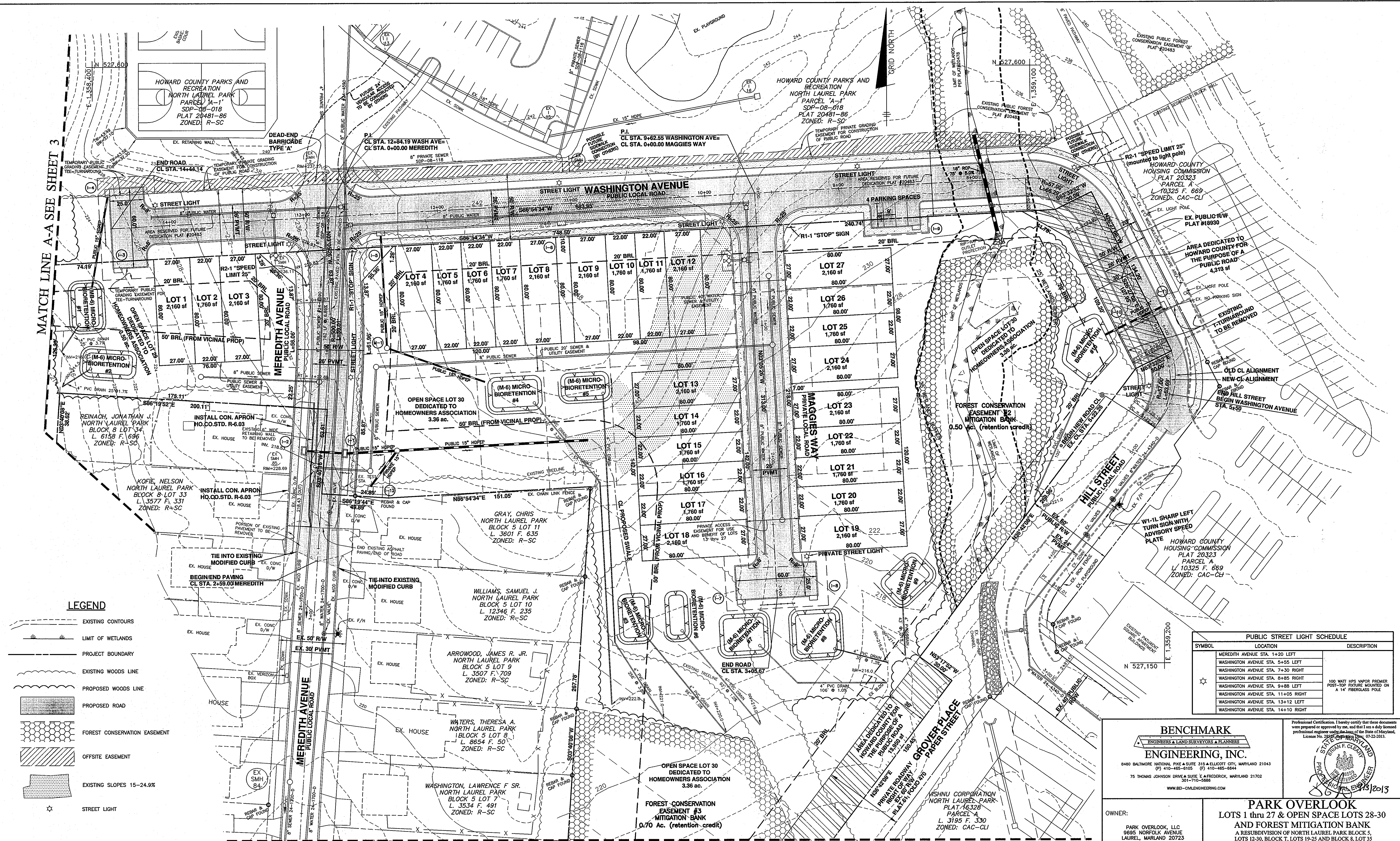
TAX MAP: 50 GRID: 4 PARCEL: p/o 414 & 426  
ZONED: R-SC ELECTION DISTRICT NO. 6  
HOWARD COUNTY, MARYLAND

**PRELIMINARY-EQUIVALENT SKETCH PLAN**  
TITLE SHEET

DATE: APRIL, 2013 BEI PROJECT NO: 2439  
SCALE: AS SHOWN SHEET 1 OF 9

MATCH LINE A-A SEE SHEET 3

MATCH LINE B-B SEE SHEET 3



LEGEND

- EXISTING CONTOURS
- LIMIT OF WETLANDS
- PROJECT BOUNDARY
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- PROPOSED ROAD
- FOREST CONSERVATION EASEMENT
- OFFSITE EASEMENT
- EXISTING SLOPES 15-24.9%
- STREET LIGHT

PUBLIC STREET LIGHT SCHEDULE		
SYMBOL	LOCATION	DESCRIPTION
—	MEREDITH AVENUE STA. 1+20 LEFT	
—	WASHINGTON AVENUE STA. 5+55 LEFT	
—	WASHINGTON AVENUE STA. 7+30 RIGHT	
—	WASHINGTON AVENUE STA. 8+85 RIGHT	
—	WASHINGTON AVENUE STA. 9+88 LEFT	
—	WASHINGTON AVENUE STA. 11+05 RIGHT	
—	WASHINGTON AVENUE STA. 13+12 LEFT	
—	WASHINGTON AVENUE STA. 14+10 RIGHT	

**BENCHMARK ENGINEERING, INC.**  
 6460 BALTIMORE NATIONAL PIKE & SUITE 315 BELLETT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6444  
 75 THOMAS JOHNSON DRIVE SUITE E & FREDERICK, MARYLAND 21702  
 301-710-5886  
 WWW.BEI-CIVLENGINEERING.COM

OWNER:  
 PARK OVERLOOK, LLC  
 9695 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

DEVELOPER:  
 PARK OVERLOOK, LLC  
 9695 NORFOLK AVENUE  
 LAUREL, MARYLAND 20723  
 410-792-2565

**PARK OVERLOOK**  
 LOTS 1 thru 27 & OPEN SPACE LOTS 28-30  
 AND FOREST MITIGATION BANK  
 A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5,  
 LOTS 12-30, BLOCK 1, LOTS 19-25 AND BLOCK 8, LOT 35

TAX MAP: 50 GRID: 4 PARCEL: p/o 414 & 426  
 ZONED: R-SC ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND

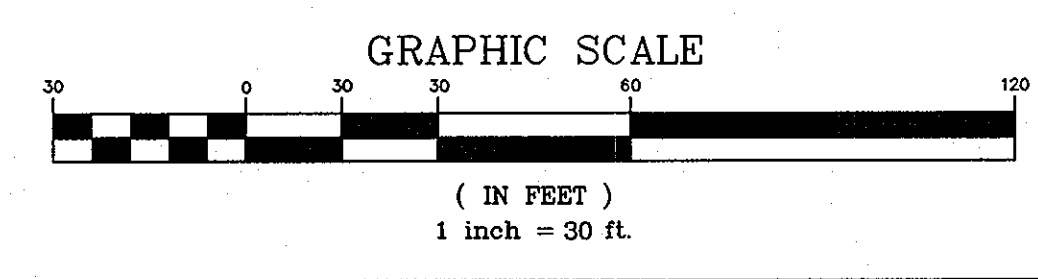
SKETCH-PRELIMINARY PLAN

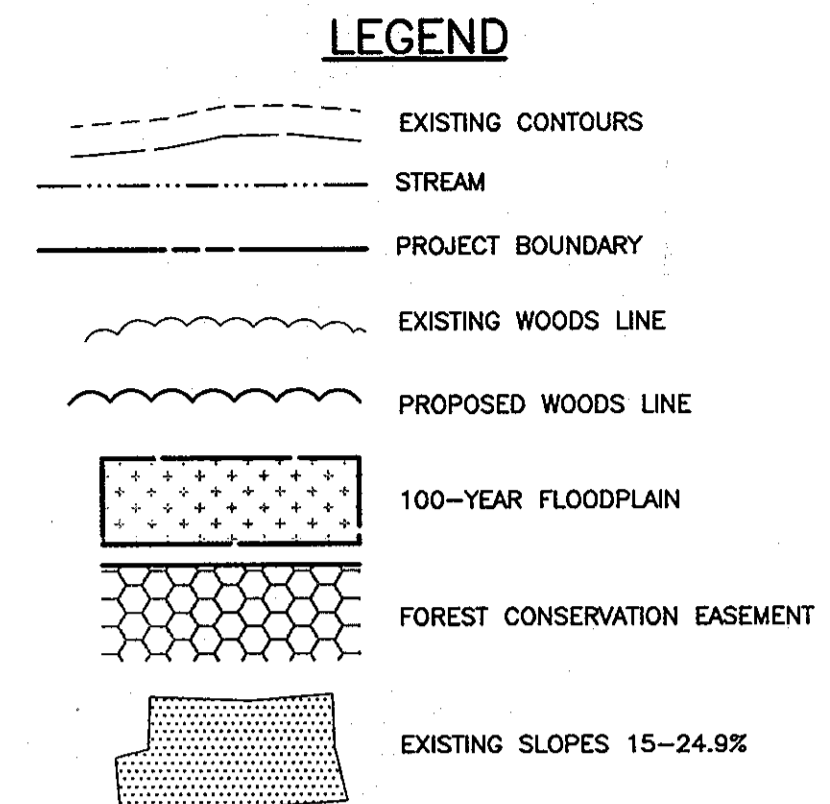
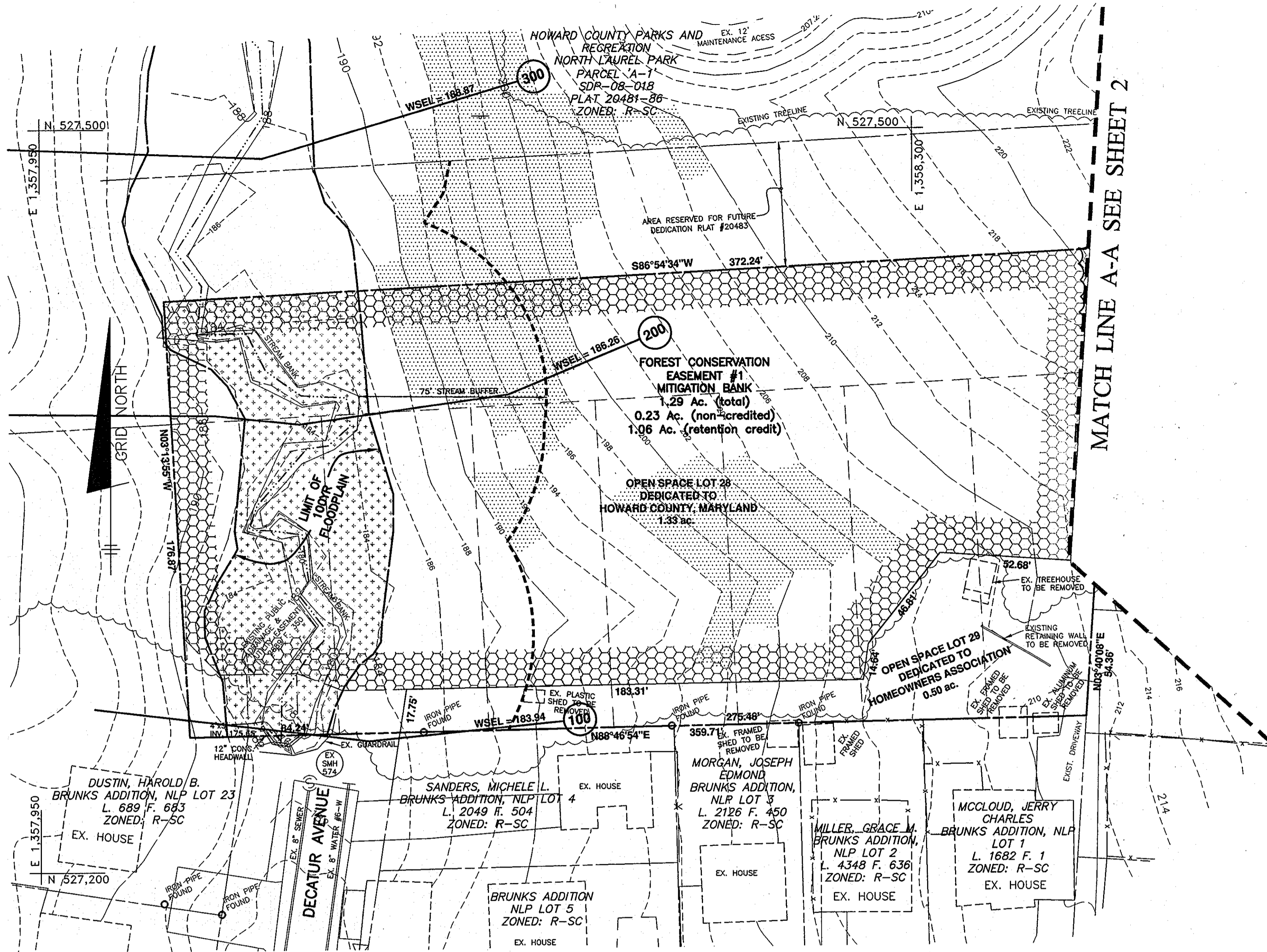
DATE: APRIL, 2013 BEI PROJECT NO: 2439  
 SCALE: AS SHOWN SHEET 2 OF 9

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark P. ...*  
 PLANNING DIRECTOR

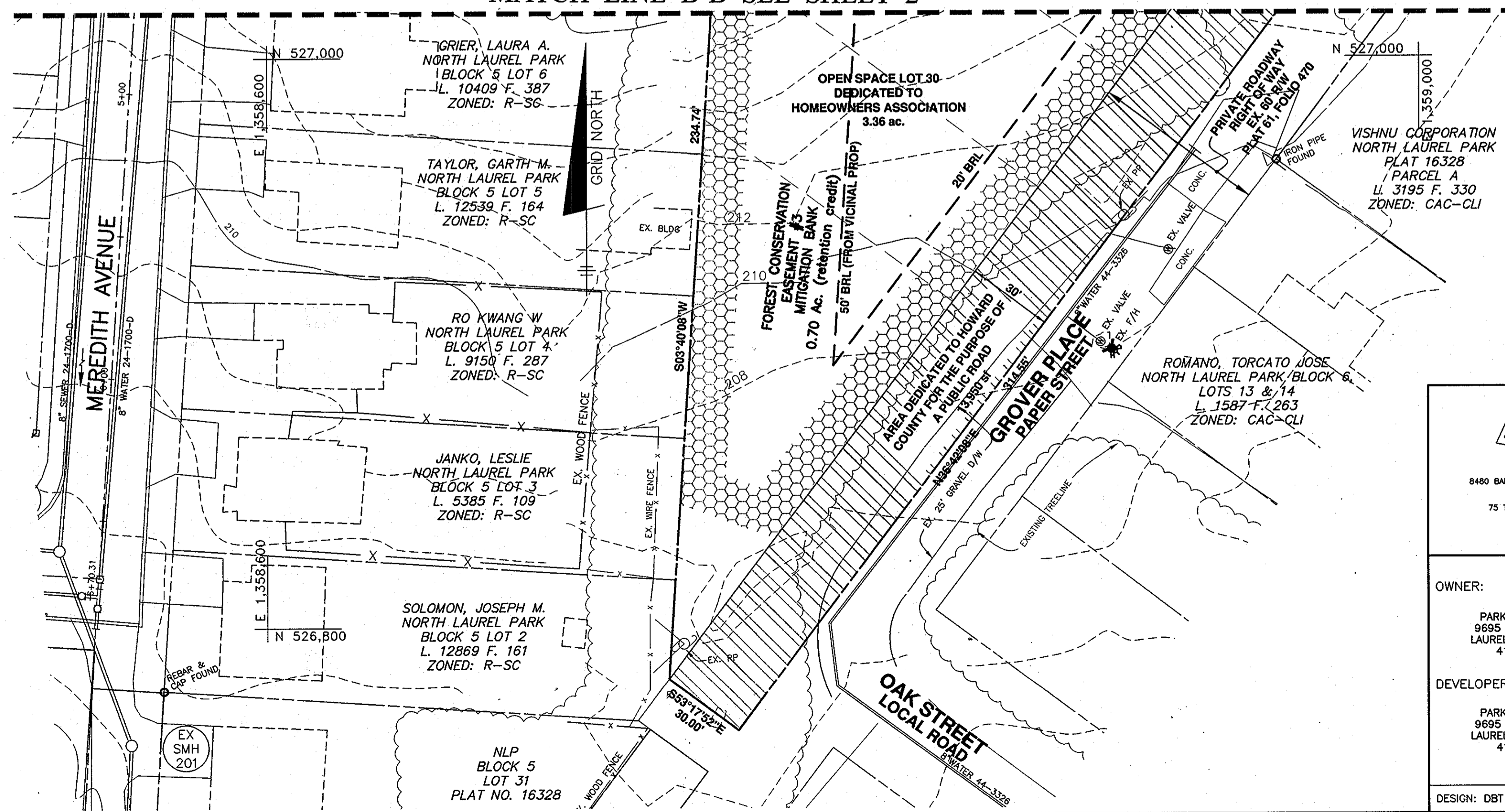
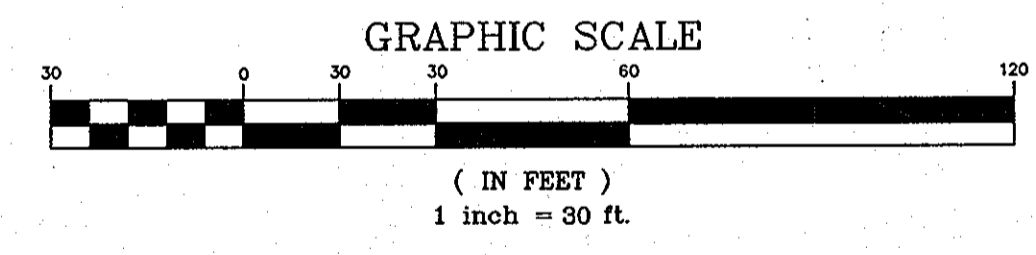
DATE: 4/13/13





MATCH LINE A-A SEE SHEET 2

MATCH LINE B-B SEE SHEET 2

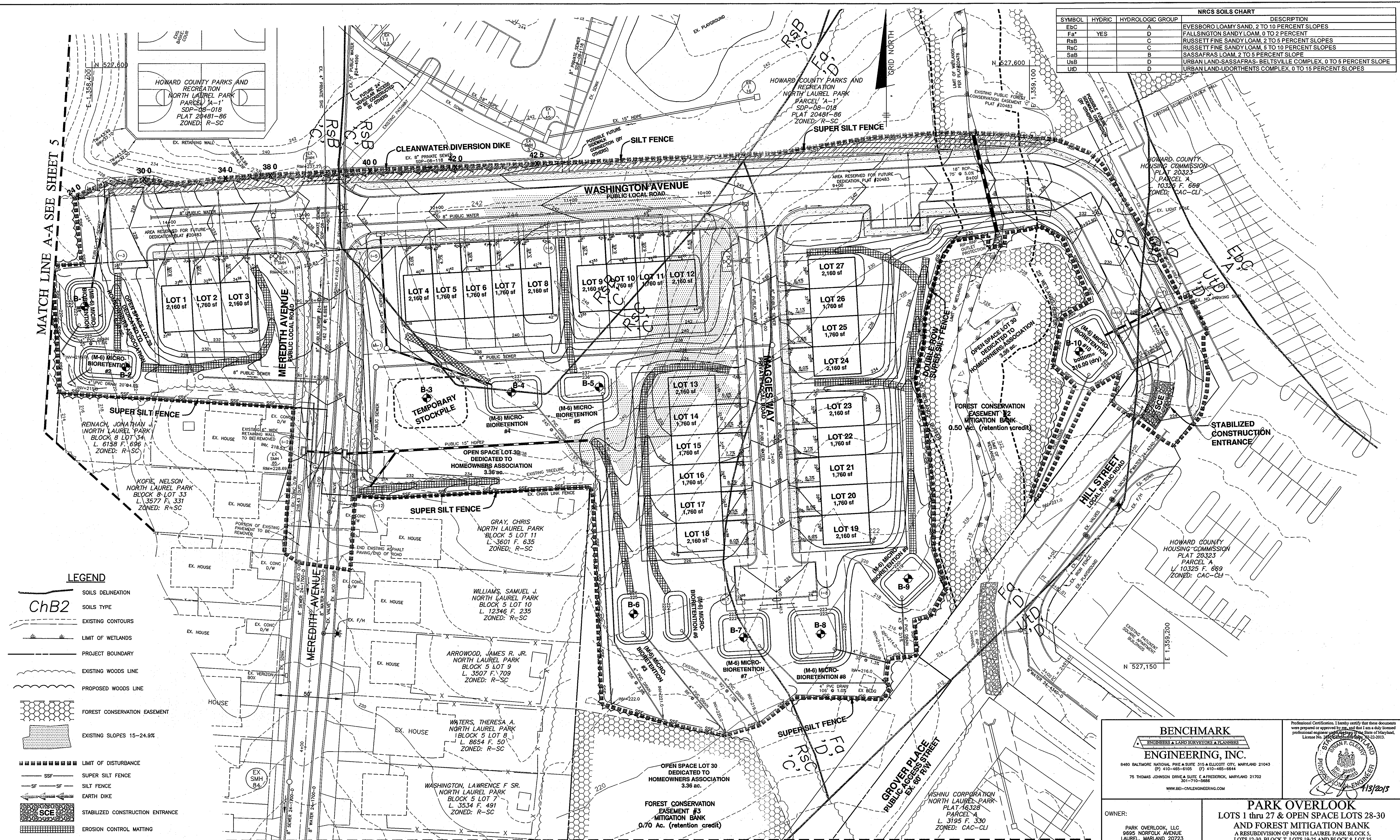


TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark D. Coyle* 4/22/13  
PLANNING DIRECTOR DATE

<p><b>BENCHMARK</b> ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLSWORTH CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 75 THOMAS JOHNSON DRIVE SUITE E A FREDERICK, MARYLAND 21702 301-710-5686 WWW.BE-CMLENGINEERING.COM</p>		<p>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. 28589 07-22-2013</p>
<p>OWNER: PARK OVERLOOK, LLC 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565</p>		<p><b>PARK OVERLOOK</b> LOTS 1 thru 27 &amp; OPEN SPACE LOTS 28-30 AND FOREST MITIGATION BANK A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5, LOTS 12-30, BLOCK 1, LOTS 19-25 AND BLOCK 8, LOT 35</p>
<p>DEVELOPER: PARK OVERLOOK, LLC 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565</p>		<p>TAX MAP: 50 GRID: 4 PARCEL: p/o 414 &amp; 426 ZONED: R-SC ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND</p>
<p>SKETCH-PRELIMINARY PLAN</p>		
<p>DESIGN: DBT DRAWN: DBT</p>		<p>DATE: APRIL, 2013 BEI PROJECT NO: 2439 SCALE: AS SHOWN SHEET 3 OF 9</p>

NRCS SOILS CHART			
SYMBOL	HYDRIC	HYDROLOGIC GROUP	DESCRIPTION
Ebc		A	EVESBORO LOAMY SAND, 2 TO 10 PERCENT SLOPES
Fa*	YES	D	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES
RsB		C	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES
RcC		C	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES
SaB		B	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPE
UaB		D	URBAN LAND-SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPE
Ud		D	URBAN LAND-UDORTHERTS COMPLEX, 0 TO 15 PERCENT SLOPES



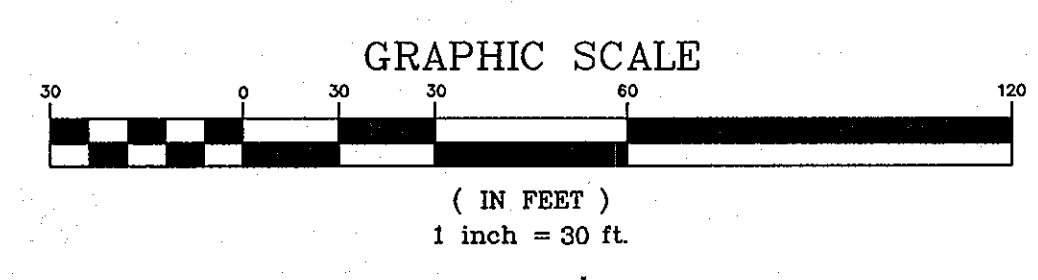
- LEGEND**
- ChB2 SOILS DELINEATION
  - SOILS TYPE
  - EXISTING CONTOURS
  - LIMIT OF WETLANDS
  - PROJECT BOUNDARY
  - EXISTING WOODS LINE
  - PROPOSED WOODS LINE
  - FOREST CONSERVATION EASEMENT
  - EXISTING SLOPES 15-24.9%
  - LIMIT OF DISTURBANCE
  - SSF SUPER SILT FENCE
  - SF SILT FENCE
  - Earth DIKE
  - SCE STABILIZED CONSTRUCTION ENTRANCE
  - EROSION CONTROL MATTING

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark P. Gyll*  
PLANNING DIRECTOR

*[Signature]*  
DATE

MATCH LINE B-B SEE SHEET 5



**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

6450 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLCOTT CITY, MARYLAND 21043  
CP 410-465-6100 / O 410-465-6100  
75 THOMAS JOHNSON DRIVE & SUITE E AFFREDECK, MARYLAND 21702  
301-710-5686  
WWW.BEI-CIVLENGINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, License No. 28522, dated 08/22/2013.

*[Signature]*  
1/13/2013

**PARK OVERLOOK**  
LOTS 1 thru 27 & OPEN SPACE LOTS 28-30  
AND FOREST MITIGATION BANK

A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5,  
LOTS 12-30, BLOCK 1, LOTS 19-25 AND BLOCK 8, LOT 35

TAX MAP: 50 GRID: 4 PARCEL: p/o 414 & 426  
ZONED: R-SC  
ELECTION DISTRICT NO. 6  
HOWARD COUNTY, MARYLAND

**SKETCH-PRELIMINARY PLAN**  
GRADING, SEDIMENT & EROSION CONTROL PLAN

OWNER: PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

DEVELOPER: PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

DATE: APRIL, 2013 BEI PROJECT NO: 2439  
SCALE: AS SHOWN SHEET 4 OF 9

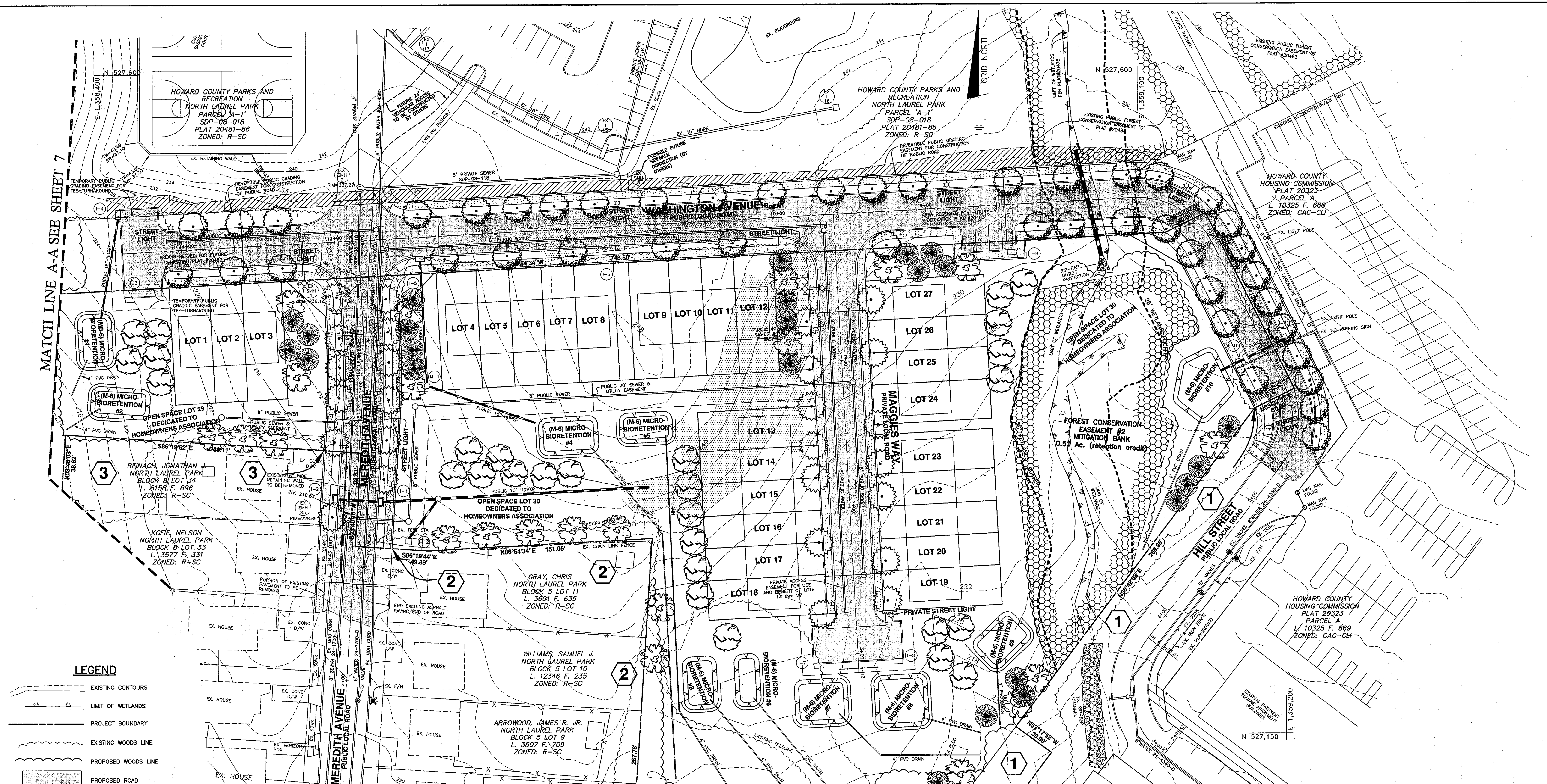
DESIGN: DBT DRAWN: DBT

P:\2439 NLP BLOCK 5 LOTS 12-30.dwg\ Preliminary\4026.dwg, 3/29/2013 10:06:00 AM



MATCH LINE A-A SEE SHEET 7

MATCH LINE B-B SEE SHEET 7

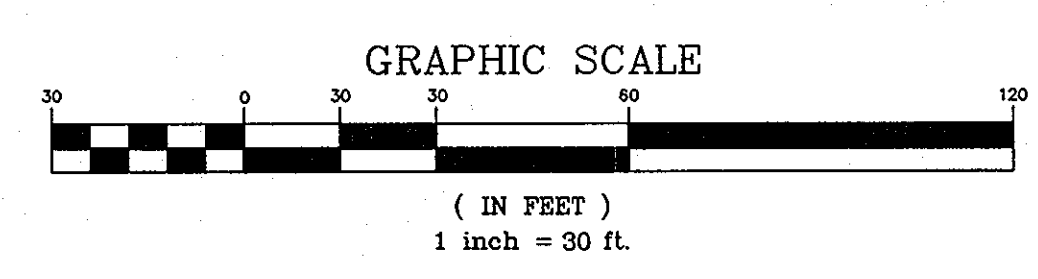


LEGEND

- EXISTING CONTOURS
- LIMIT OF WETLANDS
- PROJECT BOUNDARY
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- PROPOSED ROAD
- FOREST CONSERVATION EASEMENT
- OFFSITE EASEMENT
- EXISTING SLOPES 15-24.9%

LANDSCAPE NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- STREET TREE LOCATIONS:
  - A. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS 6 FEET OR GREATER, THE TREES SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY AND SHALL BE CENTERED BETWEEN THE CURB AND SIDEWALK.
  - B. WHEN THE DISTANCE BETWEEN THE CURB AND SIDEWALK IS LESS THAN 6 FEET, TREES MAY BE PLANTED 3 FEET FROM THE SIDEWALK IN THE DIRECTION AWAY FROM THE ROAD. A 10-FOOT WIDE TREE MAINTENANCE EASEMENT SHALL BE REQUIRED IF THE RIGHT-OF-WAY IS LIMITED.
  - C. TREES SHALL BE PLANTED 6 FEET BEHIND CURB WHEN THERE ARE NO SIDEWALKS.
  - D. TREES TO BE PLANTED MINIMUM 30 FEET FROM SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB. TREES MAY NOT BE PLANTED WITHIN 5 FEET OF A STORM DRAIN INLET, OPEN SPACE ACCESS STRIP, OR 10 FEET OF A DRIVEWAY.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.



TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark A. Cagle*  
PLANNING DIRECTOR

4/23/13  
DATE

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8480 BALTIMORE NATIONAL PIKE & SUITE 315A ELLICOTT CITY, MARYLAND 21043  
(410) 465-6105 (F) 410-465-6144  
75 THOMAS JOHNSON DRIVE SUITE C & FREDERICK, MARYLAND 21702  
301-710-5866  
WWW.BEI-CVLENGINEERING.COM

PROFESSIONAL CERTIFICATION  
I, *Benjamin J. Cagle*, hereby certify that these documents were prepared or approved by me or under my direct supervision and I am a duly licensed professional engineer in the State of Maryland.  
License No. 28869, expires on 12/31/2015.

*Benjamin J. Cagle*  
4/3/2013  
PROFESSIONAL ENGINEER

OWNER:  
PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

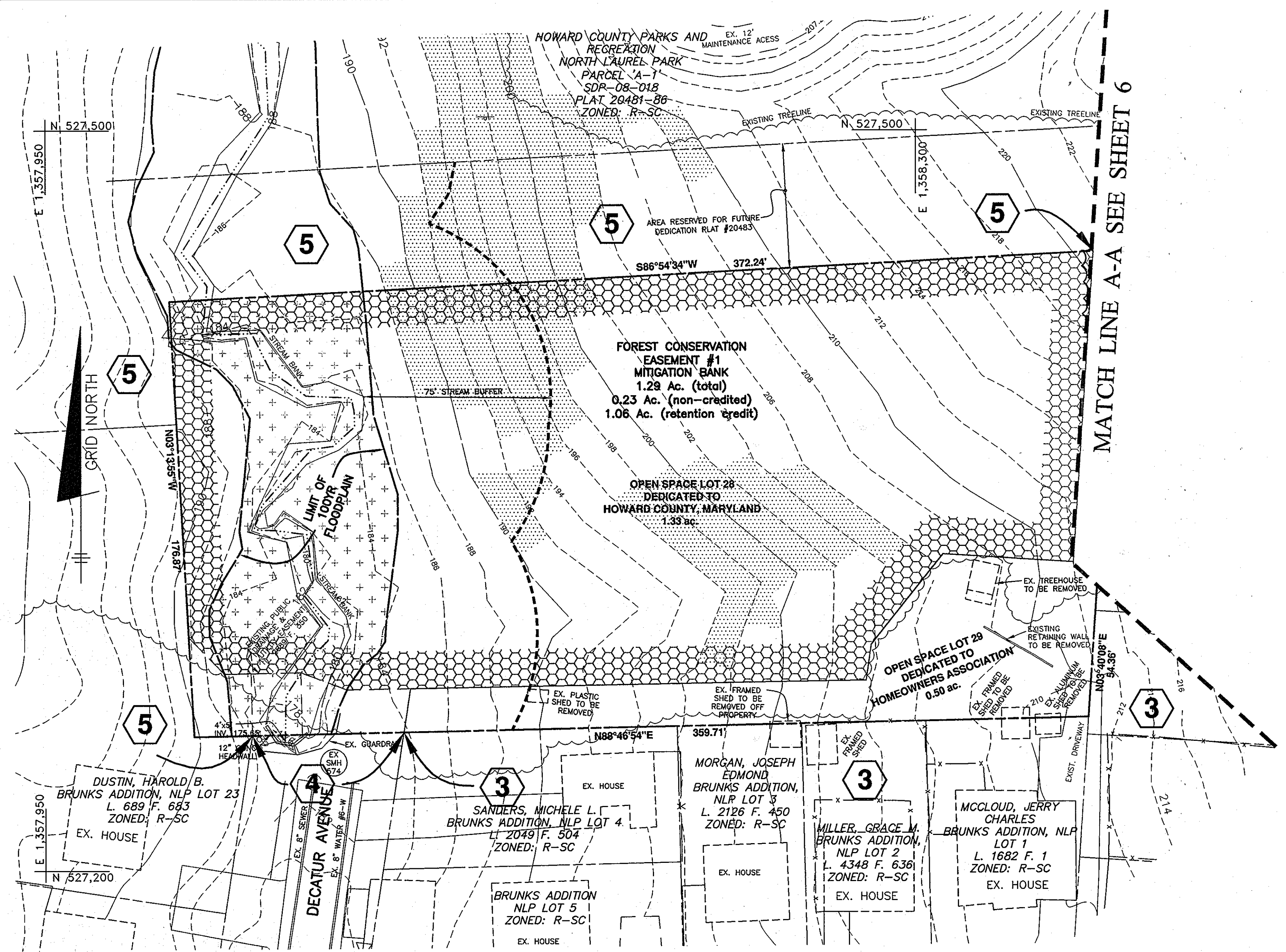
DEVELOPER:  
PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

**PARK OVERLOOK**  
LOTS 1 thru 27 & OPEN SPACE LOTS 28-30  
AND FOREST MITIGATION BANK  
A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5,  
LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK 8, LOT 35

TAX MAP: 50 GRID: 4 PARCEL: p/o 414 & 426  
ZONED: R-SC ELECTION DISTRICT NO. 6  
HOWARD COUNTY, MARYLAND

**SKETCH-PRELIMINARY PLAN  
LANDSCAPE PLAN**

DATE: APRIL, 2013 BEI PROJECT NO: 2439  
SCALE: AS SHOWN SHEET 6 OF 9



**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADS	ADJACENT TO PERIM. PROPERTY	ADJACENT TO PERIM. PROPERTY	ADJACENT TO ROAD	ADJACENT TO PERIM. PROPERTY	ADJACENT TO ROAD	ADJACENT TO PERIM. PROPERTY	ADJACENT TO ROAD	ADJACENT TO PERIM. PROPERTY	TOTALS
	①	②	③	④	⑤	⑥	⑦	⑧	⑨	
LANDSCAPE TYPE	C 1:40 shade 1:20 evergreen	A 1:60 shade	A 1:60 shade	C 1:40 shade 1:20 evergreen	A 1:60 shade	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	C 1:40 shade 1:20 evergreen	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	735 LF	678 LF	544 LF	61 LF	572 LF	80 LF	80 LF	80 LF	80 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES* 471 LF	YES* 273 LF	YES* 368 LF	YES* 61 LF	YES* 572 LF	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	264 LF	405 LF	176 LF	0 LF	0 LF	80 LF	91 LF	91 LF	80 LF	25
SHADE TREES	7	7	3	0	0	2	2	2	2	29
EVERGREEN TREES	13	0	0	0	0	4	4	4	4	29
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	7	7	3	0	0	2	2	2	2	25
SHADE TREES	13	0	0	0	0	4	4	4	4	29
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0	0	0	0	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTE)	0	0	0	0	0	0	0	0	0	0

\*CREDIT TAKEN IS FOR ON-SITE FOREST CONSERVATION EASEMENT (RETENTION)

**SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING UNITS	27
NUMBER OF TREES REQUIRED (1:DU SFA; 1:3 DU APTS)	27
NUMBER OF TREES PROVIDED	27
SHADE TREES	27
OTHER (2:1 RATIO)	0

**STREET TREE SCHEDULE**

	WASHINGTON AVENUE	MEREDITH AVENUE	MAGGIES WAY	TOTAL
LINEAR FEET OF RIGHT-OF-WAY	1844	470	626	
LINEAR FEET OF CREDIT	86 *	0	0	
LINEAR FEET OF REQUIRED PLANTING	1758	470	626	
TREE SIZE	LARGE 1:40 LF	LARGE 1:40 LF	LARGE 1:40 LF	
TREES REQUIRED	44	12	16	72

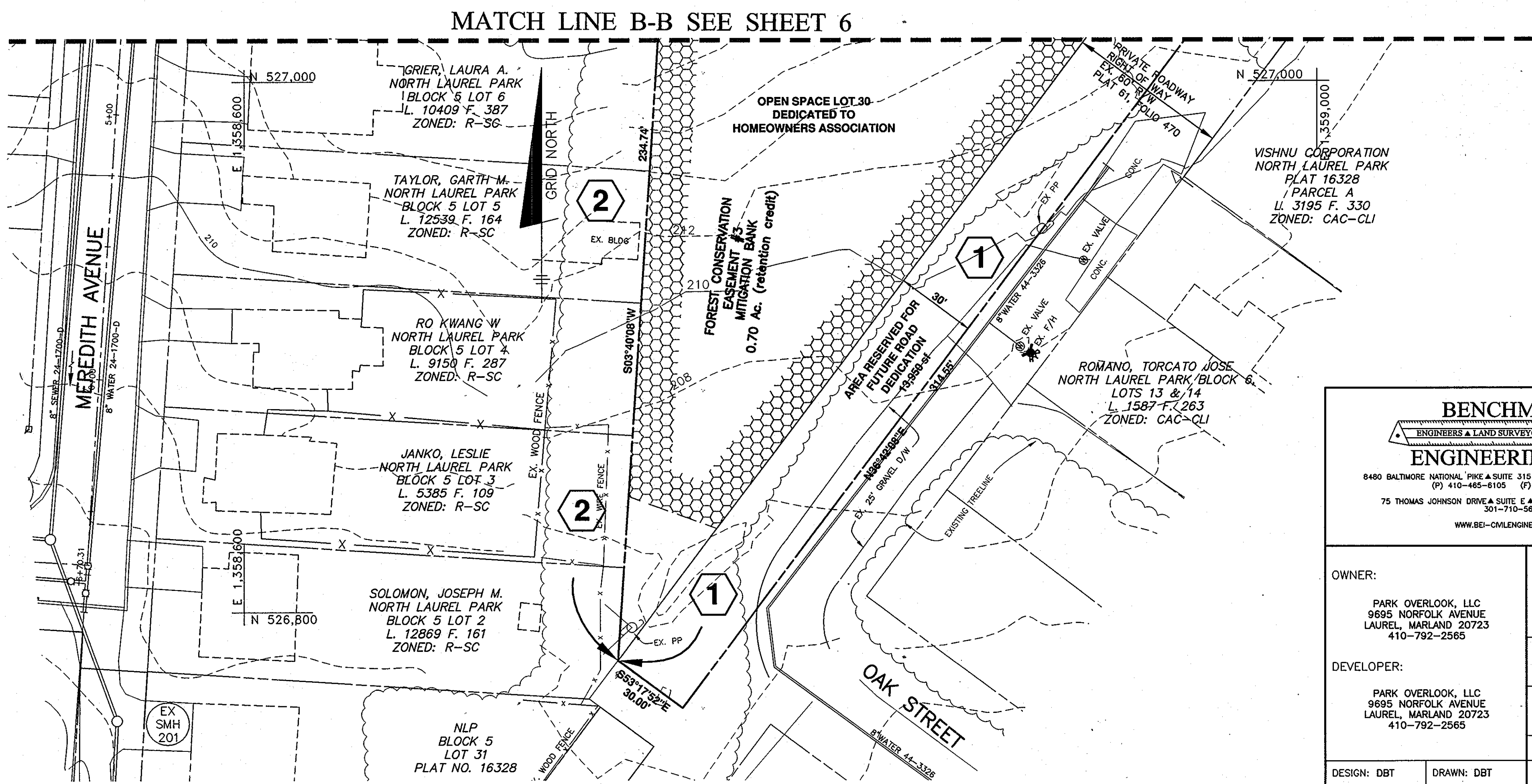
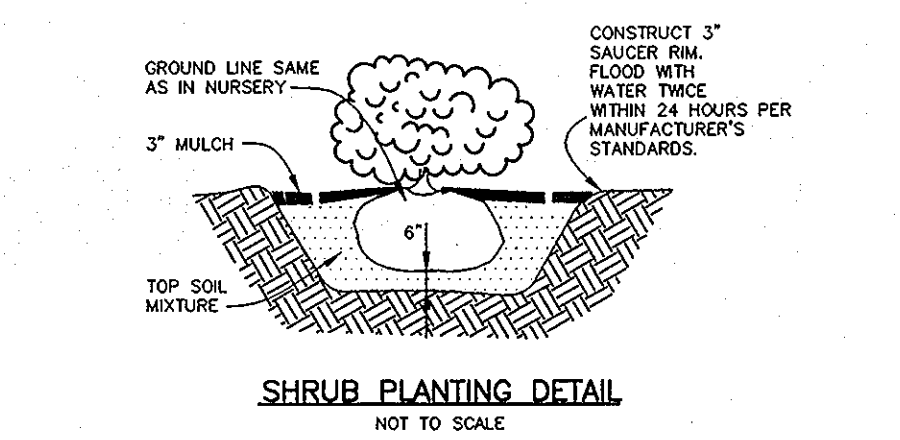
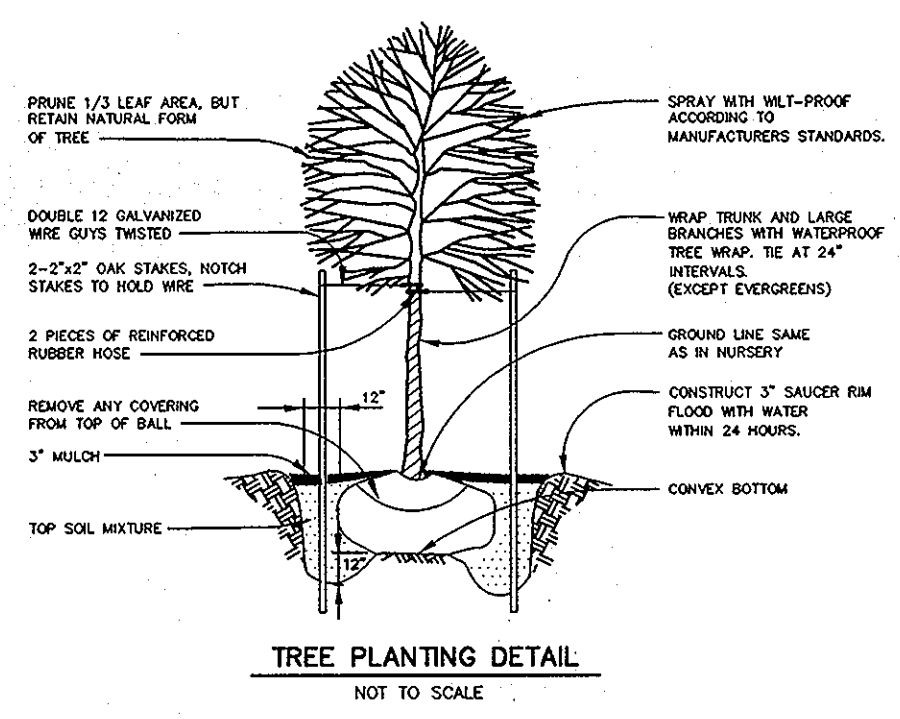
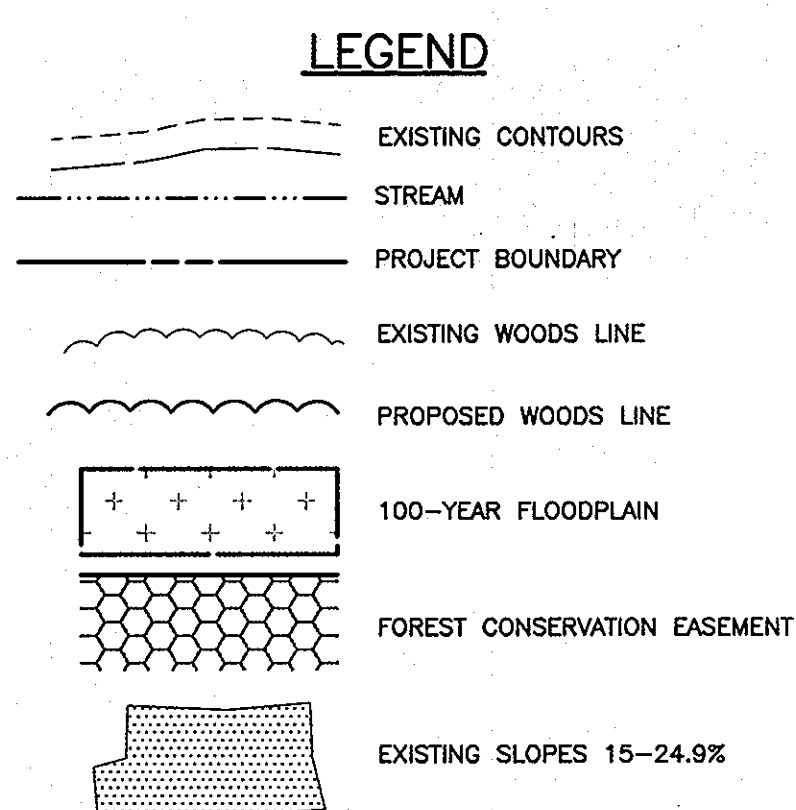
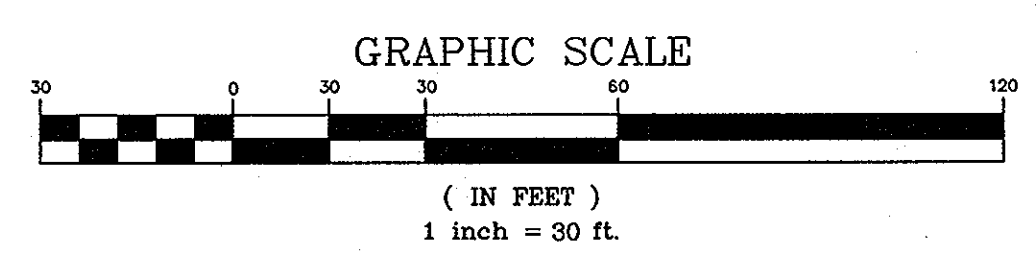
\* CREDIT FOR EXISTING FOREST CONSERVATION EASEMENT 'C'

**STREET TREE PLANTING LIST**

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
☉	44	TILIA CORDATA 'GREENSPIRE' (Greenspire Littleleaf Linden)	2.5" - 3" cal.	TO BE PLANTED ALONG WASHINGTON AVENUE (PROVIDED BY THE DEVELOPER)
☉	28	ACER RUBRUM 'RED SUNSET' (Red Sunset Red Maple)	2.5" - 3" cal.	TO BE PLANTED ALONG MEREDITH AVENUE AND MAGGIES WAY (PROVIDED BY THE DEVELOPER)

**PERIMETER LANDSCAPE PLANTING LIST**

SYMBOL	QUANTITY	NAME	REMARKS	DESCRIPTION
☉	27	CLADRASTIS KENTUKEA LUTEA (Yellowwood)	2.5" - 3" cal.	SHADE TREES FOR INTERNAL LANDSCAPING REQUIREMENT TO BE PROVIDED BY THE BUILDER
☉	25	FAGUS GRANDIFOLIA (American Beech)	2 1/2" - 3" cal.	SHADE TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER
☉	29	ILEX OPACA (American Holly)	5' - 6' ht.	EVERGREEN TREES ALONG PERIMETER EDGES TO BE PROVIDED BY THE DEVELOPER



**BENCHMARK ENGINEERS, INC.**  
Professional Certification. I hereby certify that these documents were prepared or approved by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maryland. License No. 28539, expires 12/31/2013.

**PARK OVERLOOK**  
LOTS 1 THRU 27 & OPEN SPACE LOTS 28-30 AND FOREST MITIGATION BANK  
A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5, LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK 8, LOT 35

OWNER: PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

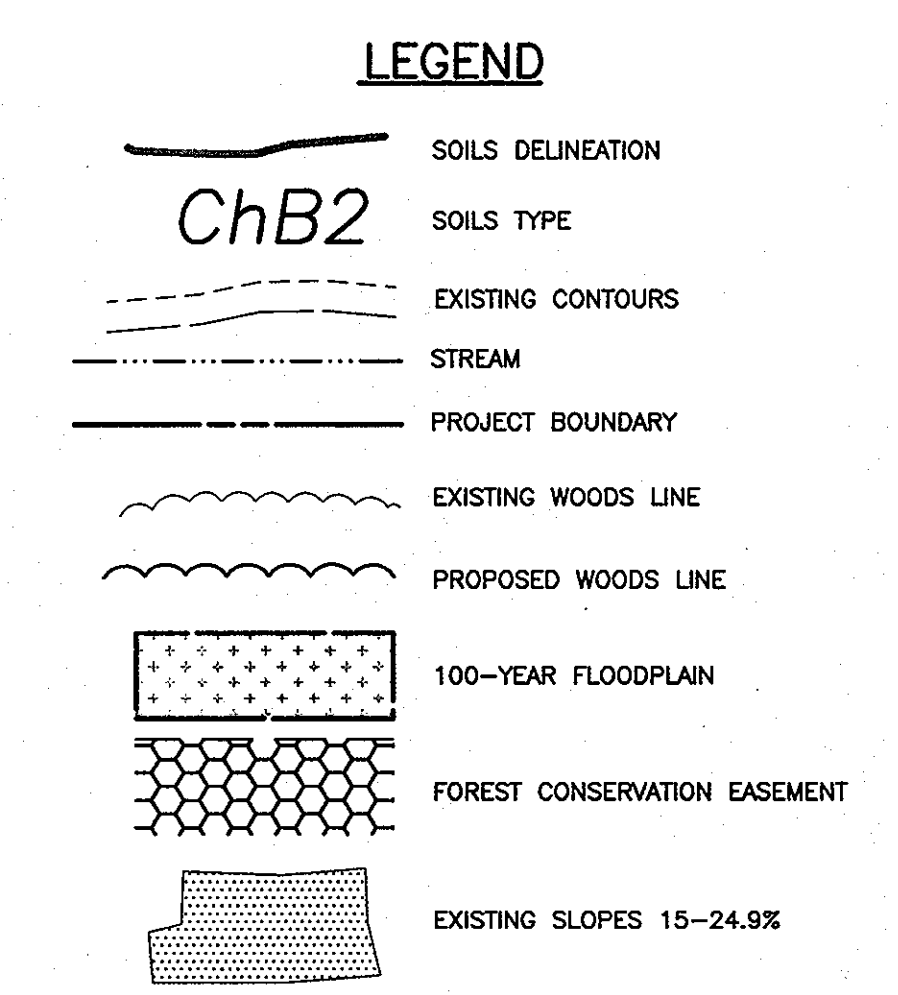
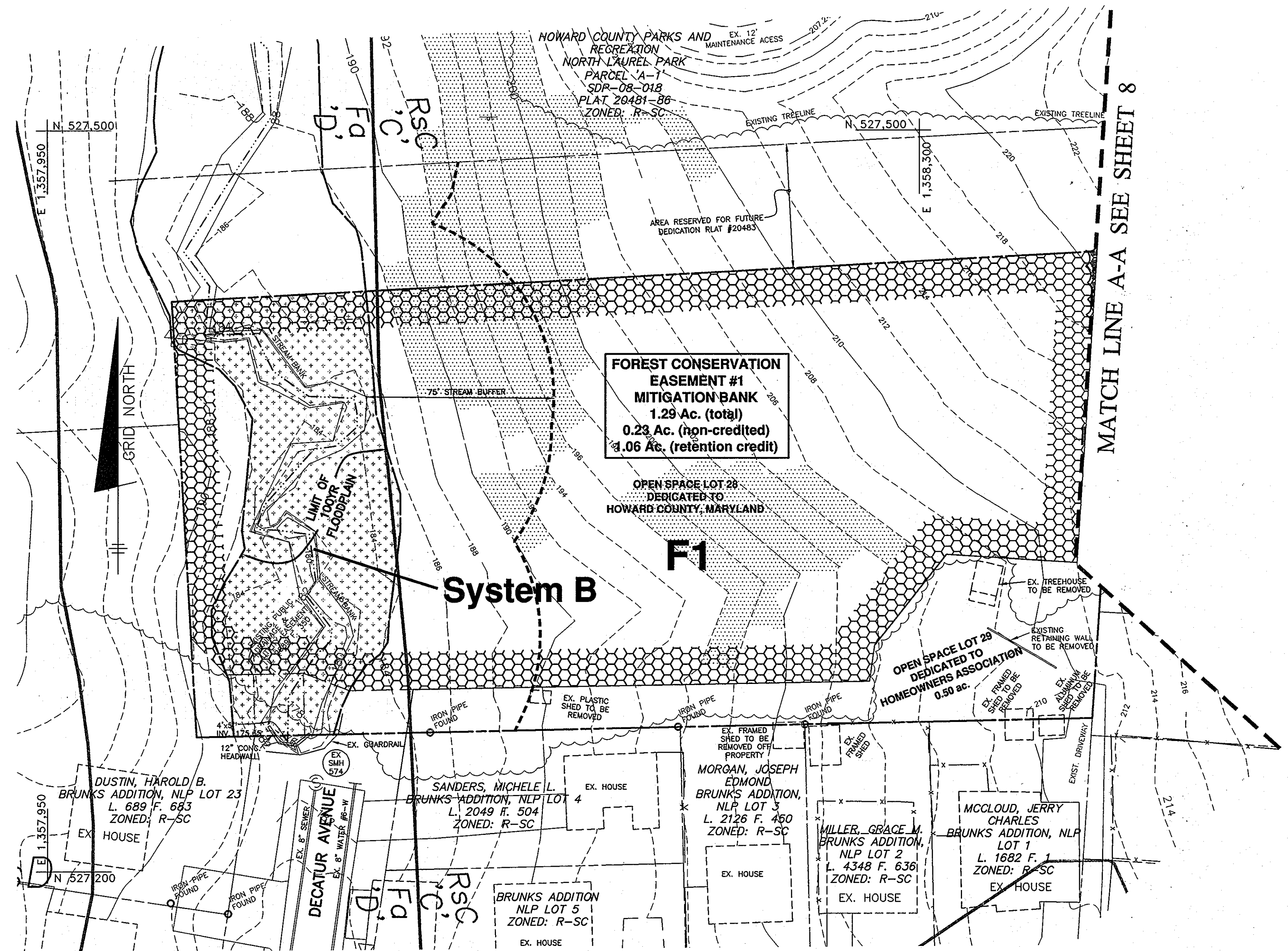
DEVELOPER: PARK OVERLOOK, LLC  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

DESIGN: DBT DRAWN: DBT

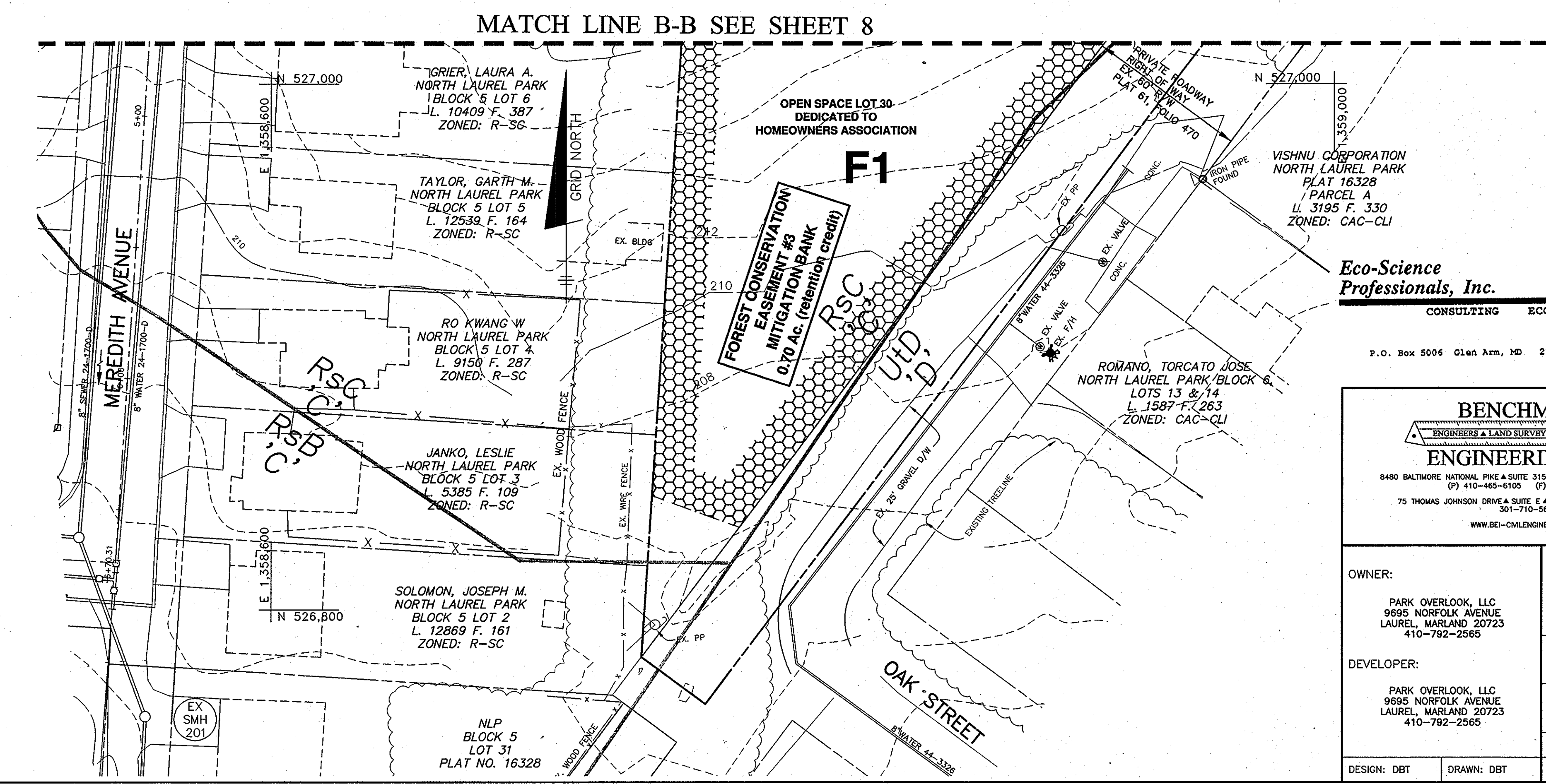
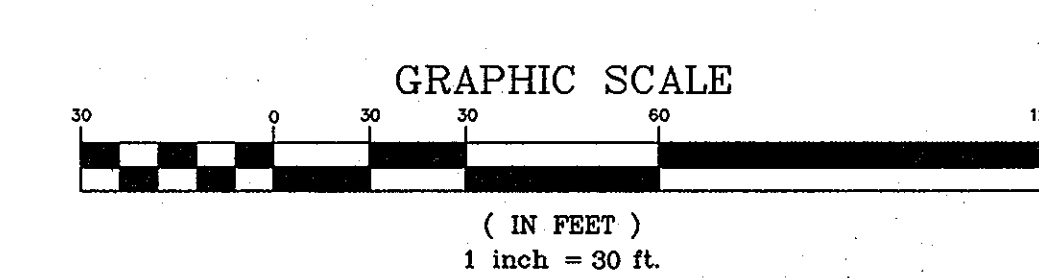
DATE: APRIL, 2013 BEI PROJECT NO: 2439  
SCALE: AS SHOWN SHEET 7 OF 9







- NOTES:**
1. NO RARE, THREATENED OR ENDANGERED SPECIES WAS OBSERVED ON THE PROPERTY.
  2. SURROUNDING LAND USE IS HIGH DENSITY RESIDENTIAL.
  3. LESS THAN 2 ACRES OF FOREST IS PRESENT ON OFFSITE PROPERTIES WITHIN 100 FEET OF THE PROPERTY.
  4. NO SPECIMEN TREES WERE OBSERVED ON THE SUBJECT PROPERTY.



**Eco-Science Professionals, Inc.**

CONSULTING ECOLOGISTS

MD DNR Qualified Professional  
USACO #14549-01 Delistator  
Certification #1102733MD61004423  
John P. Canole 4/12/15

P.O. Box 5006 Glen Artn, MD 21057 (410) 592-6752

**BENCHMARK ENGINEERING, INC.**

ENGINEERS & LAND SURVEYORS & PLANNERS

6480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043  
(P) 410-485-6105 (F) 410-485-8844

75 THOMAS JOHNSON DRIVE & SUITE E FREDERICK, MARYLAND 21702  
301-710-5689

WWW.BE-CIVILENGINEERING.COM

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. 98459, Mechanical, 07-22-2013.

Professional Engineer  
1/3/2013

<b>OWNER:</b>		<b>PARK OVERLOOK AND FOREST MITIGATION BANK</b>	
PARK OVERLOOK, LLC 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		LOTS 1 thru 27 & OPEN SPACE LOTS 28-30 A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5, LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK 8, LOT 35	
<b>DEVELOPER:</b>		TAX MAP: 50 GRID: 4 PARCEL: p/o 414 & 426 ZONED: R-SC ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND	
PARK OVERLOOK, LLC 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		<b>SKETCH-PRELIMINARY PLAN FOREST CONSERVATION PLAN</b>	
DATE: APRIL, 2013	BEI PROJECT NO: 2439	SCALE: AS SHOWN	SHEET 9 OF 9
DESIGN: DBT	DRAWN: DBT		

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*John P. Canole* 4/22/15  
PLANNING DIRECTOR DATE