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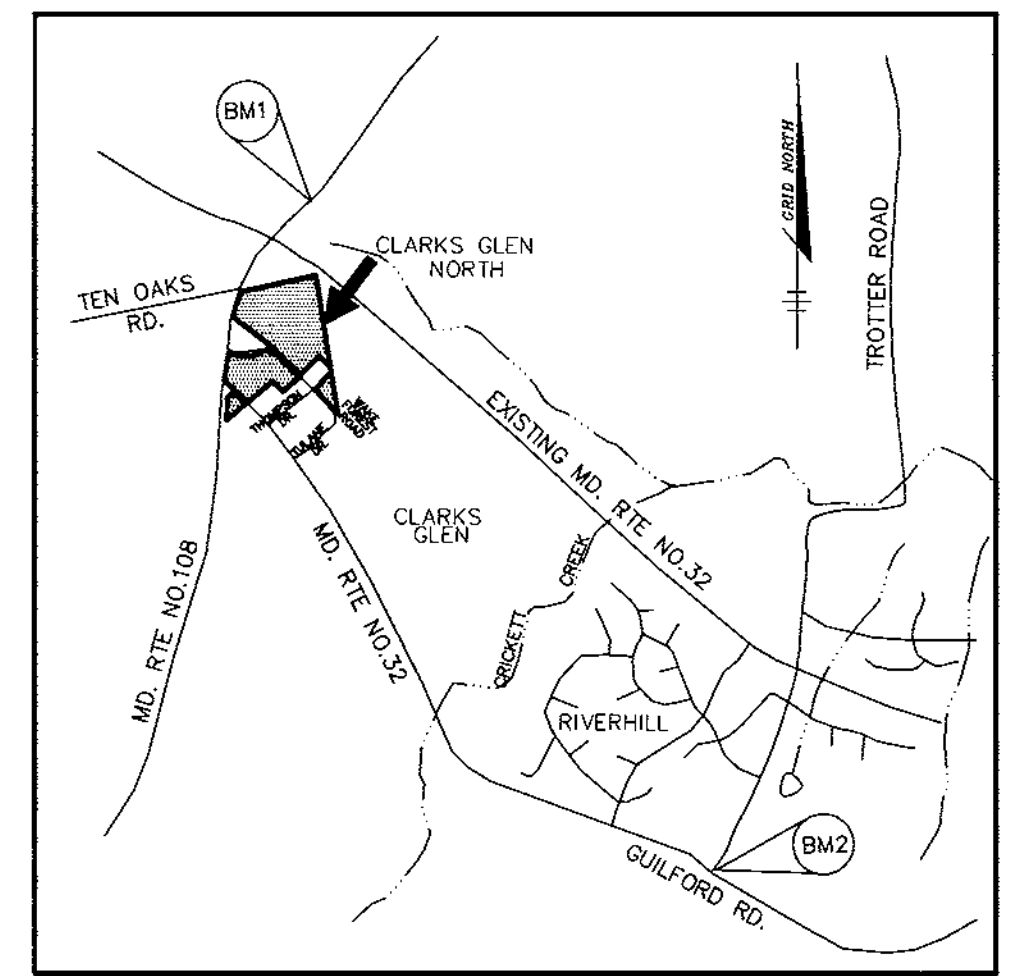
PRELIMINARY PLAN

CLARKS GLEN NORTH

LOTS 1 - 42

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

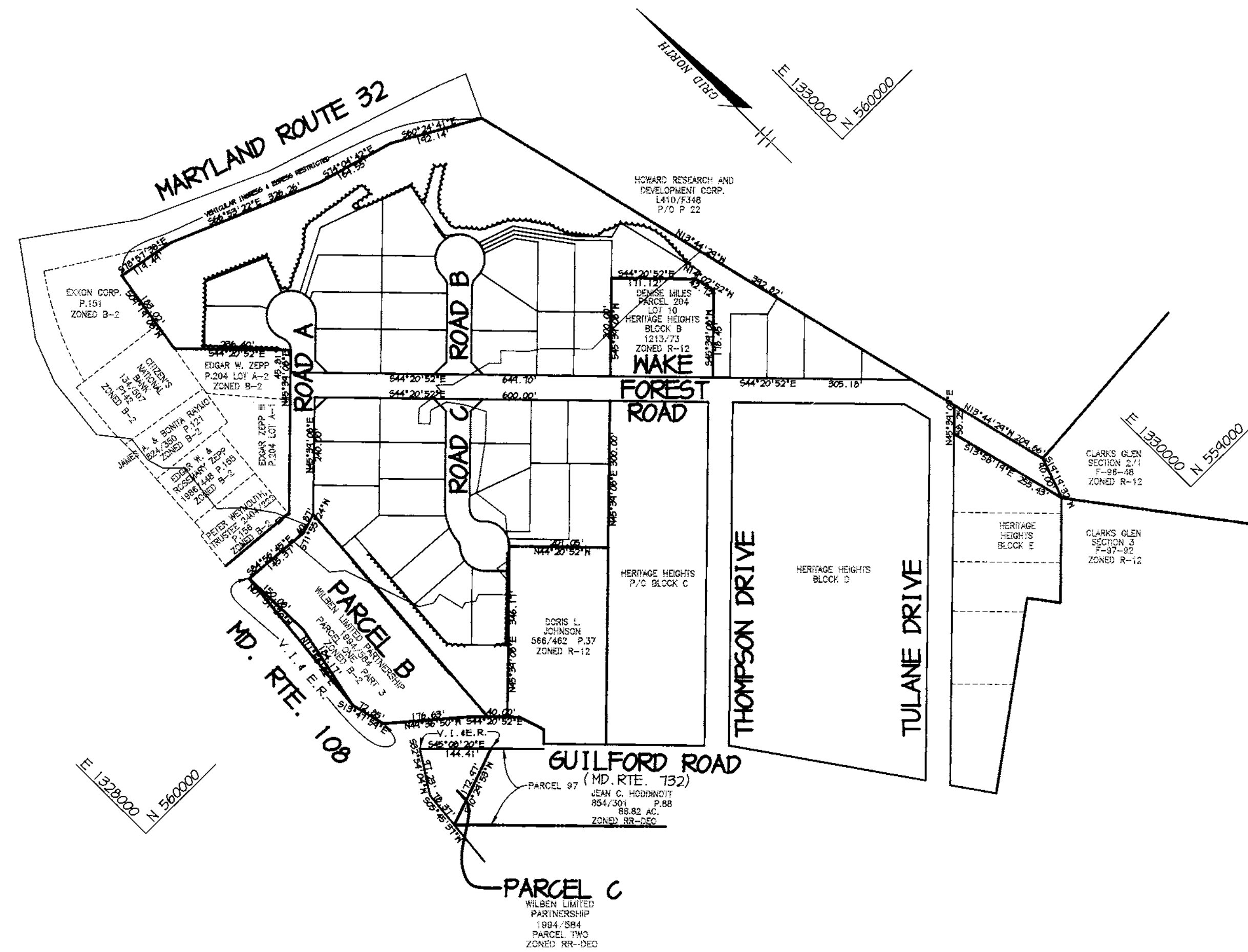


VICINITY MAP
SCALE: 1" = 2000'

LOT TABULATION						
LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MIN. LOT SIZE
1	12,412	0	12,412	0	0	12,412
2	12,001	0	12,001	0	0	12,001
3	11,688	0	11,688	0	0	11,688
4	11,725	0	11,725	0	0	11,725
5	10,032	0	10,032	0	0	10,032
6	10,048	0	10,048	0	0	10,048
7	14,148	0	14,148	0	0	14,148
8	10,435	0	10,435	0	0	10,435
9	12,460	0	12,460	0	0	12,460
10	11,304	0	11,304	0	0	11,304
11	15,467	1,827	13,640	0	0	13,640
12	13,140	700	12,440	0	0	12,440
13	11,120	0	11,120	0	0	11,120
14	9,661	0	9,661	0	0	9,661
15	10,749	0	10,749	0	0	10,749
16	9,712	0	9,712	0	0	9,712
17	11,007	0	11,007	0	0	11,007
18	11,214	0	11,214	0	0	11,214
19	11,002	0	11,002	0	0	11,002
20	9,750	0	9,750	0	0	9,750
21	9,750	0	9,750	0	0	9,750
22	9,750	0	9,750	0	0	9,750
23	11,687	0	11,687	0	0	11,687
24	10,984	0	10,984	0	0	10,984
25	11,142	0	11,142	0	0	11,142
26	11,721	905	10,766	0	0	10,766
27	12,534	1,588	10,946	0	0	10,946
28	14,241	2,221	12,020	0	0	12,020
29	13,349	0	13,349	0	0	13,349
30	9,087	0	9,087	0	0	9,087
31	10,000	0	10,000	0	0	10,000
32	11,687	0	11,687	0	0	11,687
33	11,661	0	11,661	0	0	11,661
34	10,253	0	10,253	0	0	10,253
35	10,742	184	10,578	0	0	10,578
36	12,204	1,014	11,190	0	0	11,190
37	12,423	0	12,423	0	0	12,423
38	10,873	0	10,873	0	0	10,873

GENERAL NOTES

- EXISTING ZONING IS R-12 (15.89 AC.), PARCEL B ZONED B-2 (1.84 AC.), PARCEL C ZONED RC (0.30 AC.) AS PER THE 10-18-93 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- TOTAL NUMBER OF LOTS: 42 & 2 PARCELS (36 BUILDABLE, R-12 LOTS); 4 O.S., R-12 LOTS
 TOTAL AREA OF BUILDABLE LOTS (R-12, 36): 9.44 ACRES
 TOTAL AREA OF OPEN SPACE (4): 4.74 ACRES
 TOTAL AREA OF ROAD RIGHT OF WAY: 11.21 ACRES
 TOTAL AREA OF PARCEL B & C: 2.19 ACRES
 TOTAL AREA OF FLOODPLAIN: 0.00 ACRES
 TOTAL AREA OF SUBMISSION: 18.08 ACRES
 WATER SYSTEM: PUBLIC
 SEWER SYSTEM: PUBLIC
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: S-4T-15.
- STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AT THE FINAL PLAN STAGE.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL SURVEY MAPS FLOWN IN JAN. 1997 BY WINGS MAPPING, INC.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- BOUNDARY SURVEY WAS PREPARED BY RIEMER MUEGGE & ASSOCIATES, INC., JULY, 1997.
- GRADING, CONSTRUCTION AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHIN ALL WETLANDS OR STREAMBANK BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- DEVELOPER WILL BE RESPONSIBLE FOR PLANTING OF STREET TREES.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- STORMWATER QUANTITY AND QUALITY CONTROL IS TO BE PROVIDED WITHIN AN EXISTING MSHA FACILITY VIA AN AGREEMENT BETWEEN THE DEVELOPER AND MSHA, DATED MARCH 1997.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED MARCH 1997.
- WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE & ASSOC., INC. DATED NOV. 1996.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE & ASSOC., INC. DATED MAY 1997.



BENCHMARKS

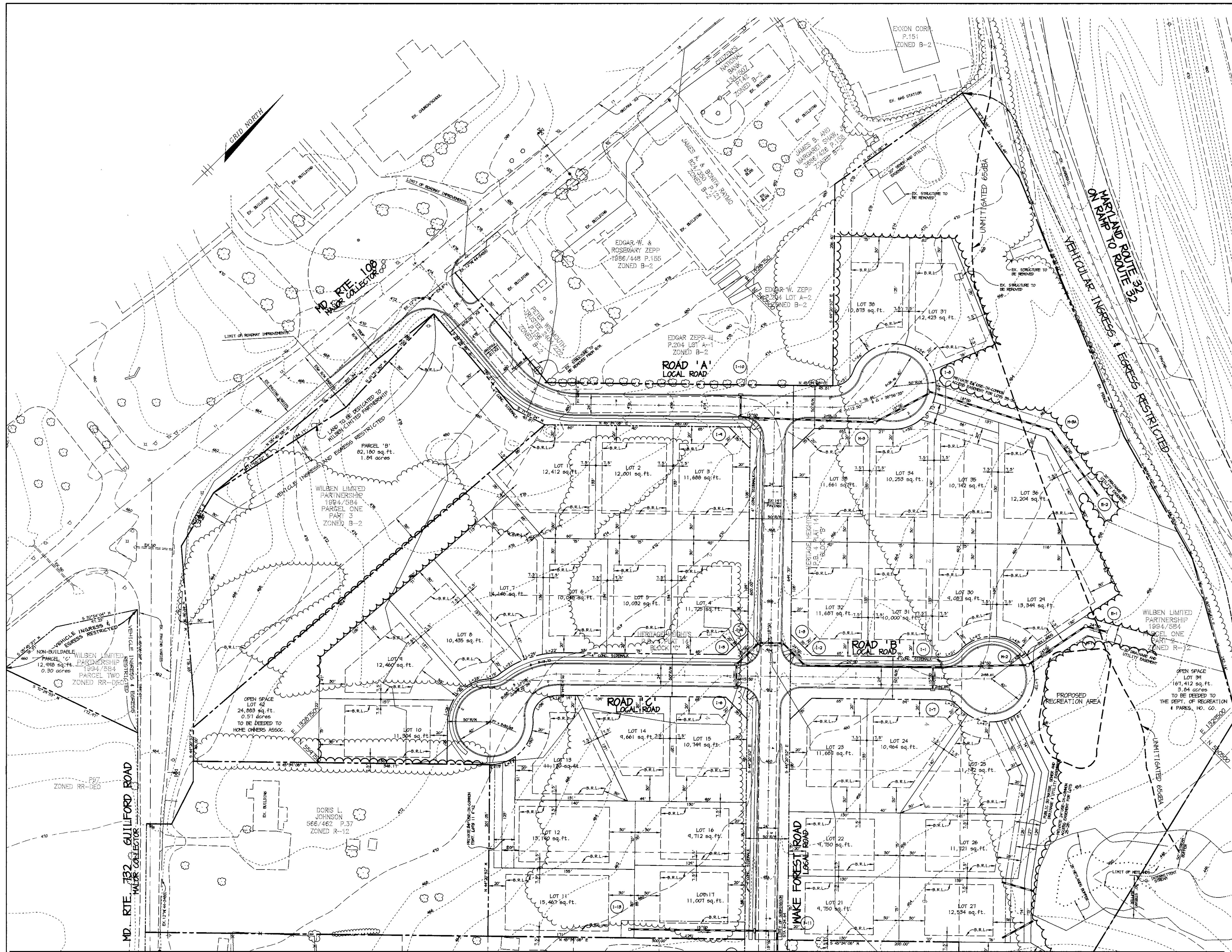
BHM1
HOWARD COUNTY SURVEY CONTROL STATION: 416C
N 549,290.643 E 1,331,697.805

BHM2
HOWARD COUNTY SURVEY CONTROL STATION: 416A
N 541,349.046 E 1,333,808.252

DATE	NO.	REVISION
OWNER/DEVELOPER		
WILBEN LIMITED PARTNERSHIP c/o ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE SUITE 140 BETHESDA, MARYLAND 20814		
PROJECT CLARKS GLEN NORTH LOTS 1 - 42 & PARCEL B & C A RESUBDIVISION OF HERITAGE HEIGHTS, BLOCK B (LOTS 1-6, 40 AND HERITAGE HEIGHTS, BLOCK C (LOTS 1-40) & RESIDUE OF LOTS 18&4 POLIO 3&4		
AREA PARCEL 205 & P/O 204 TAX MAP 34 ZONED R-12, B-2 & RC 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE TITLE SHEET		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		
DATE	DESIGNED BY : C.J.R.	
	DRAWN BY : DAM	
	PROJECT NO : 97016	PRELIM.DWG
	DATE : APRIL 24, 1998	
	SCALE : 1" = 200'	
	DRAWING NO. <u>1</u> OF <u>7</u>	

Arthur E. Muegge 4/2/98

Arthur E. Muegge
ARTHUR E. MUEGGE #8707



APPROVED BY
 PLANNING DIRECTOR
 DATE 6/19/98

DATE	NO.	REVISION
OWNER/DEVELOPER		
WILBEN LIMITED PARTNERSHIP c/o ANDREW L. ISAACSON 5450 WHITELEY PARK TERRACE SUITE 140 BETHESDA, MARYLAND 20814		
PROJECT CLARKS GLEN NORTH LOTS 1 - 42 & PARCEL B & C <small>A RESUBDIVISION OF HERITAGE HEIGHTS, BLOCK B (LOTS 1-10, 11) AND HERITAGE HEIGHTS, BLOCK C (LOTS 1-10) 1. RESUBDIVISION OF LOTS 1404 POLLO 844</small>		
AREA PARCEL 205 & P/O 204 TAX MAP 34 ZONED R-12, B-2 & RC 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		

DATE	DESIGNED BY
	C.J.R.
	DAM
	97016 PRELIM2.DWG
	APRIL 24, 1998
	1" = 50'
	DRAWING NO. 2 OF 7

ARTHUR E. MUEGGE #8707

FOR CONTINUATION SEE SHEET 3

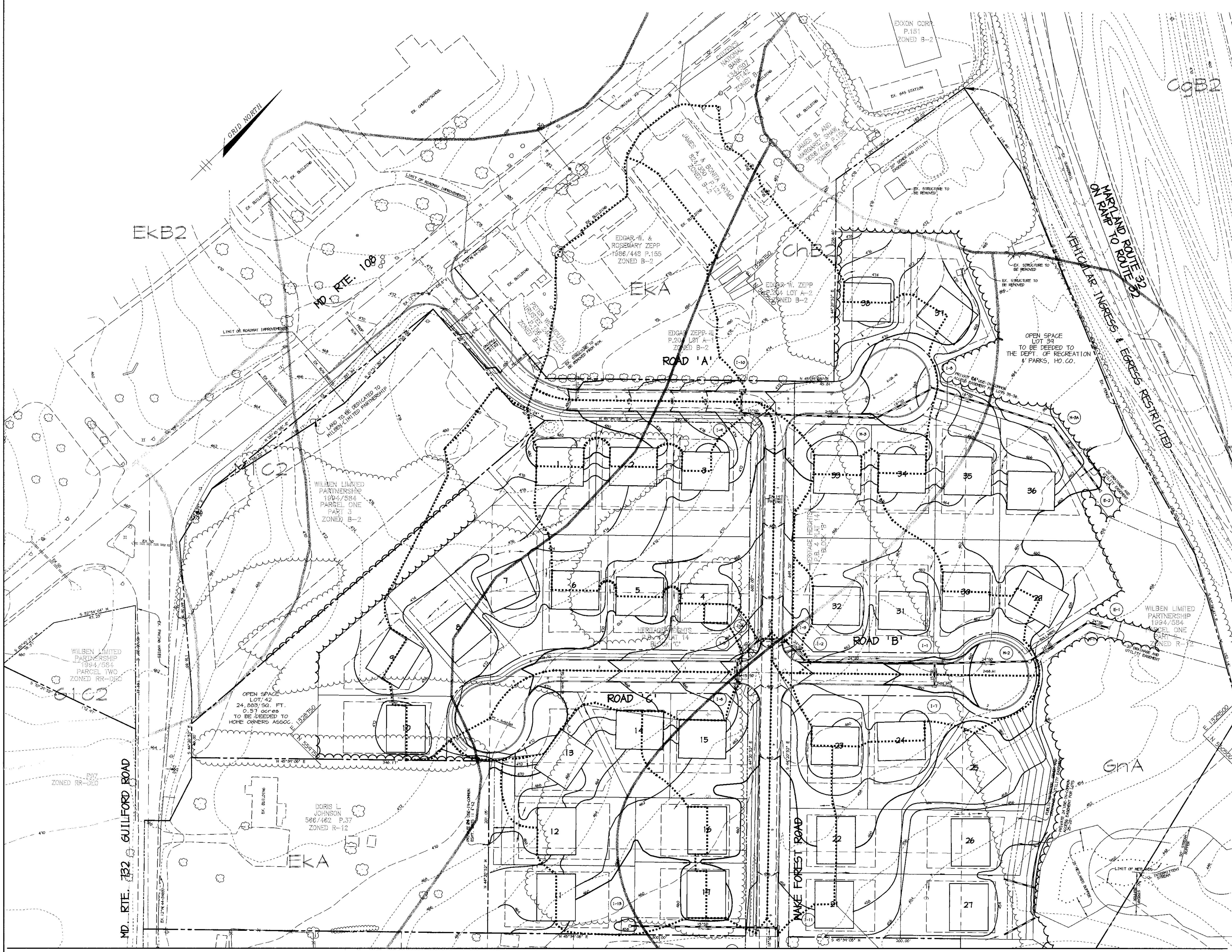
M:\PROJECTS\97016\PRELIM2.MXD APR 22 13:30:01 1998 RIEMER MUEGGE & ASSOCIATES



APPROVED FOR THE
ZONING BOARD OF
HOWARD COUNTY, MARYLAND
Joseph R. Smith 6/2/98
PLANNING DIRECTOR

DATE	NO.	REVISION
OWNER/DEVELOPER		
WILBEN LIMITED PARTNERSHIP c/o ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE SUITE 140 BETHESDA, MARYLAND 20814		
PROJECT CLARKS GLEN NORTH LOTS 1 - 42 & PARCEL B & C <small>A RESUBDIVISION OF HERITAGE HEIGHTS, BLOCK B (LOTS 1-9, 41) AND HERITAGE HEIGHTS, BLOCK C (LOTS 1-10) & RESIDUES OF LOT 1404, FOLDER 204</small>		
AREA PARCEL 205 & P/O 204 TAX MAP 34 ZONED R-12, B-2 & RC 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		
DATE	DESIGNED BY : C.J.R.	
	DRAWN BY : DAM	
	PROJECT NO .97016 PRELIM3.DWG	
	DATE : APRIL 24, 1998	
	SCALE : 1" = 50'	
<i>Arthur E. Muegge</i> ARTHUR E. MUEGGE #8707	DRAWING NO. <u>3</u> OF <u>7</u>	

M:\PROJECT\97016\PRELIM3.MXD Apr 22 13:32:11 1998 RIEMER MUEGGE & ASSOCIATES



James R. Butler 6/2/98
 PLANNING ENGINEER

DRAINAGE DATA

INLET NOS.	AREA IN ACRES	FACTOR	PERCENT IMPERVIOUS
1	1.0	0.44	10%
2	0.07	0.44	2%
3	0.2	0.60	50%
4	1.1	0.38	9%
5	1.7	0.34	12%
6	0.4	0.60	50%
7	0.5	0.46	20%
8	1.5	0.40	13%
9	0.5	0.44	20%
10	1.0	0.38	10%
11	0.4	0.46	25%
12	0.7	0.45	14%
13	1.0	0.34	10%

SOILS CLASSIFICATION

G9B2	CHESTER GRAVELLY SILT LOAM, 3-8% SLOPES, MODERATELY ERODED.
ChB2	CHESTER SILT LOAM, 3-8% SLOPES MODERATELY ERODED.
EKA	ELLOAK SILT LOAM, 0-3% SLOPES.
*G1A	GLENVILLE SILT LOAM, 0-3% SLOPES.
G1C2	GLENELG LOAM, 8-15% SLOPES, MODERATELY ERODED.
M1C2	HANOR LOAM, 8-15% SLOPES, MODERATELY ERODED.
M3C2	HANOR GRAVELLY LOAM, 8-15% SLOPES, MODERATELY ERODED.

* POSSIBLE HYDRIC INCLUSIONS

DATE	NO.	REVISION
OWNER/DEVELOPER		
WILBEN LIMITED PARTNERSHIP c/o ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE SUITE 140 BETHESDA, MARYLAND 20814		
PROJECT CLARKS GLEN NORTH LOTS 1 - 42 & PARCEL B & C A RESUBDIVISION OF HERITAGE HEIGHTS, BLOCK B (LOTS 1-5, 4) AND HERITAGE HEIGHTS, BLOCK C (LOTS 1-6) & RESIDUE OF LEBER 1984 POLIO 384		
AREA PARCEL 205 & P/O 204 TAX MAP 34 ZONED R-12, B-2 & RC 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY GRADING PLAN, DRAINAGE AREA MAP, AND SOILS PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282		

DATE	DESIGNED BY :
	C.J.R.
	DRAWN BY : DAM
	PROJECT NO : 97016
	PRELIM6.DWG
	DATE : APRIL 24, 1998
	SCALE : 1" = 50'
	DRAWING NO. 4 OF 7

Arthur E. Muegge
 ARTHUR E. MUEGGE #8707

FOR CONTINUATION SEE SHEET 5

PROJECT 97016 PRELIM6 REV. NO. 22 13 34 42 1998 RIEMER MUEGGE & ASSOCIATES



SOILS CLASSIFICATION

CgB2	CHESTER GRAVELLY SILT LOAM, 3-8% SLOPES, MODERATELY ERODED.
ChB2	CHESTER SILT LOAM, 3-8% SLOPES MODERATELY ERODED.
EKA	ELIOAK SILT LOAM, 0-3% SLOPES.
G1A	GLENVILLE SILT LOAM, 0-3% SLOPES.
G1C2	GLENELG LOAM, 8-15% SLOPES, MODERATELY ERODED.
M1C2	MANOR LOAM, 8-15% SLOPES, MODERATELY ERODED.
MgC2	MANOR GRAVELLY LOAM, 8-15% SLOPES, MODERATELY ERODED.

* POSSIBLE HYDRIC INCLUSIONS

SWM SUMMARY CHART

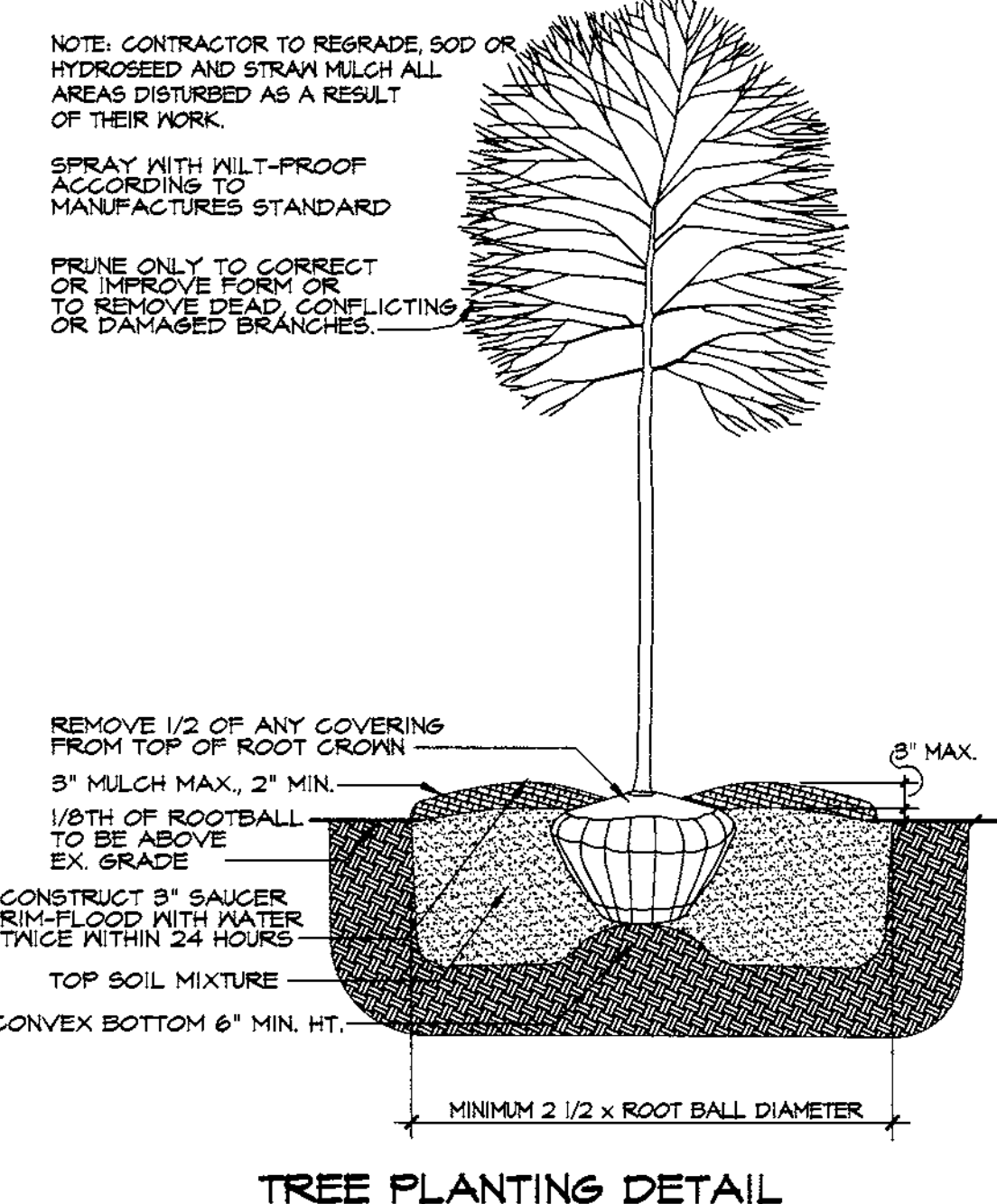
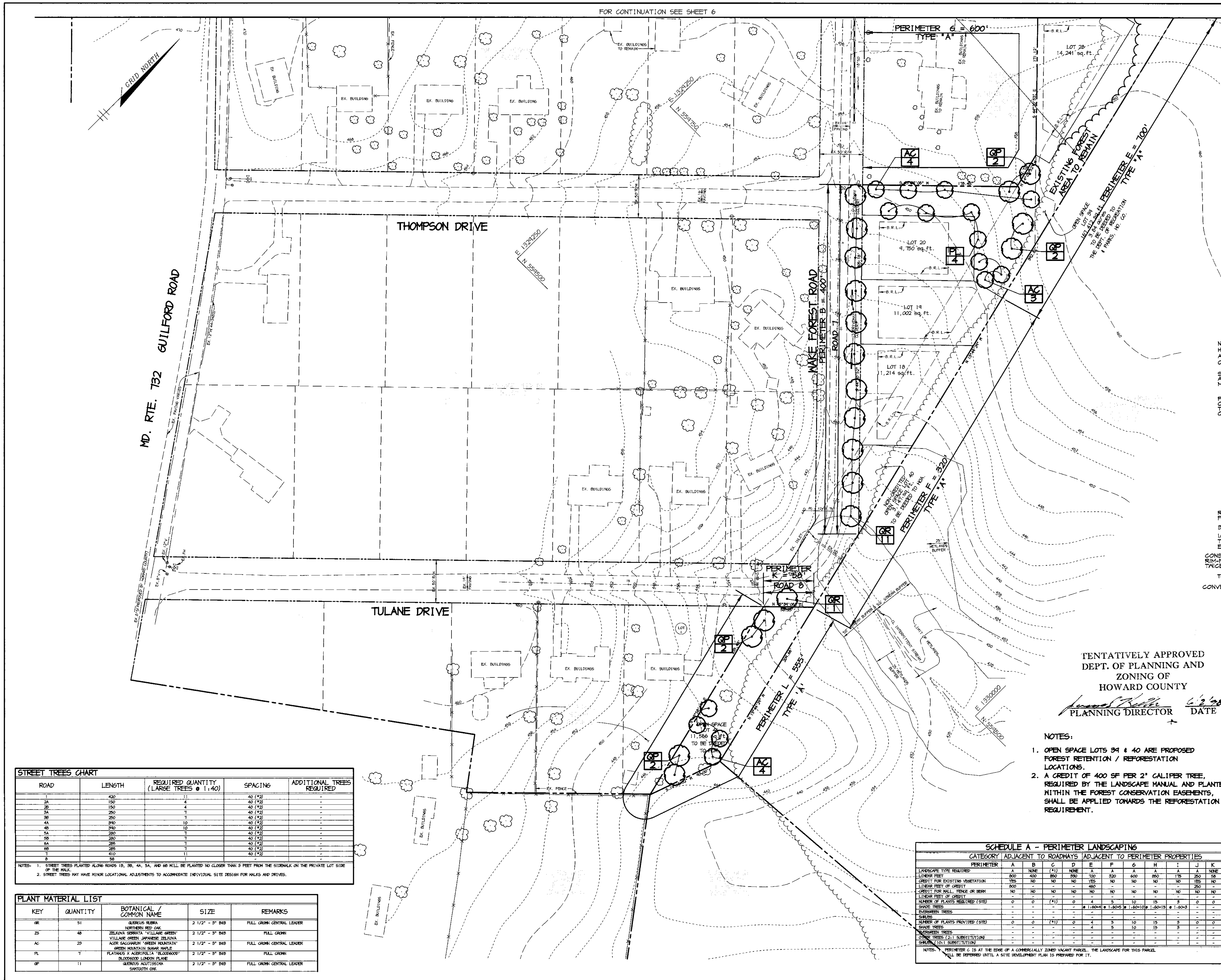
STORM	EXISTING DISCHARGE	PROPOSED DISCHARGE	ELEVATION* PRE-DEVELOPED	ELEVATION POST-DEVELOPED	STORAGE REQUIRED**
1 YR EXT. DETENTION				416.03	
2 YEAR	10.43 CFS	24.91 CFS	416.27	416.31	0.59 AC.FT
10 YEAR	29.16 CFS	60.10 CFS	418.05	418.03	1.25 AC.FT
100 YEAR			419.38	419.37	

* WITHIN S.H.A. FACILITY PRIOR TO CLARKS GLEN NORTH DEVELOPMENT
 ** FOR CLARKS GLEN NORTH DEVELOPMENT (ASSUMING 1/4 AC. LOTS)

DATE NO.	REVISION
OWNER/DEVELOPER WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELEY PARK TERRACE SUITE 140 BETHESDA, MARYLAND 20814	
PROJECT CLARKS GLEN NORTH LOTS 1 - 42 & PARCEL B & C <small>A RESUBDIVISION OF HERITAGE HEIGHTS, BLOCK B (LOTS 1-10) AND HERITAGE HEIGHTS, BLOCK C (LOTS 11-41) & RESIDUE OF CLARKS GLEN FOLIO 504</small>	
AREA PARCEL 205 & P/O 204 TAX MAP 34 ZONED R-12, B-2 & RC 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE PRELIMINARY GRADING PLAN, DRAINAGE AREA MAP AND SOILS PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive, Columbia, Maryland 21045 tel 410.997.8900 fax 410.997.9282	

DATE	DESIGNED BY : C.J.R.
	DRAWN BY : DAM
	PROJECT NO : 97016 PRELIM7.DWG
	DATE : APRIL 21, 1998
	SCALE : 1" = 50'
	DRAWING NO. 5 OF 7

Arthur E. Muegge
ARTHUR E. MUEGGE #8707



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James D. Williams 6/2/98
PLANNING DIRECTOR DATE

- NOTES:
- OPEN SPACE LOTS 34 & 40 ARE PROPOSED FOREST RETENTION / REFORESTATION LOCATIONS.
 - A CREDIT OF 400 SF PER 2" CALIPER TREE, REQUIRED BY THE LANDSCAPE MANUAL AND PLANTED WITHIN THE FOREST CONSERVATION EASEMENTS, SHALL BE APPLIED TOWARDS THE REFORESTATION REQUIREMENT.

STREET TREES CHART

ROAD	LENGTH	REQUIRED QUANTITY (LARGE TREES @ 1:40)	SPACING	ADDITIONAL TREES REQUIRED
1	420	11	40' (±2)	
2A	150	4	40' (±2)	
2B	150	4	40' (±2)	
3A	250	7	40' (±2)	
3B	250	7	40' (±2)	
4A	390	10	40' (±2)	
4B	390	10	40' (±2)	
5A	290	7	40' (±2)	
5B	290	7	40' (±2)	
6A	295	7	40' (±2)	
6B	295	7	40' (±2)	
7	410	11	40' (±2)	
8	55	1	40' (±2)	

NOTES:
1. STREET TREES PLANTED ALONG ROADS 15, 30, 44, 5A, AND 6B WILL BE PLANTED NO CLOSER THAN 3 FEET FROM THE SIDEWALK ON THE PRIVATE LOT SIDE OF THE WALK.
2. STREET TREES MAY HAVE MINOR LOCATIONAL ADJUSTMENTS TO ACCOMMODATE INDIVIDUAL SITE DESIGN FOR WALKS AND DRIVES.

PLANT MATERIAL LIST

KEY	QUANTITY	BOTANICAL / COMMON NAME	SIZE	REMARKS
GR	51	QUERCUS RUBRA NORTHERN RED OAK	2 1/2" - 3" DBH	FULL CROWN CENTRAL LEADER
ZS	48	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE BEECH	2 1/2" - 3" DBH	FULL CROWN
AC	23	ACER SACCARIN 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" DBH	FULL CROWN CENTRAL LEADER
PL	7	PLATANUS X ACERIFOLIA 'ELDONWOOD' BLOODGOOD LONDON PLANE	2 1/2" - 3" DBH	FULL CROWN
QP	11	QUERCUS ALIFOLIA SAWTOOTH OAK	2 1/2" - 3" DBH	FULL CROWN CENTRAL LEADER

SCHEDULE A - PERIMETER LANDSCAPING

CATEGORY	PERIMETER											
	A	B	C	D	E	F	G	H	I	J	K	L
LANDSCAPE TYPE REQUIRED	A	B	C	D	E	F	G	H	I	J	K	L
LINEAR FEET	800	400	800	800	100	320	600	850	175	250	56	595
CREDIT FOR EXISTING VEGETATION	YES	NO	NO	NO	YES	NO	NO	NO	NO	YES	NO	YES
LINEAR FEET OF CREDIT	-	-	-	-	460	-	-	-	-	250	-	50
CREDIT FOR WALL, FENCE OR BERM	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
LINEAR FEET OF CREDIT	-	-	-	-	-	-	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED (STD)	0	0	(41)	0	4	5	10	15	3	0	0	8
SHRUBS	-	-	-	-	1,600#	1,600#	1,600#	1,600#	-	-	-	1,600#
TREES	-	-	-	-	-	-	-	-	-	-	-	-
TREES OR PLANTS PROVIDED (STD)	0	0	(41)	0	4	5	10	15	3	0	0	8
SHRUBS	-	-	-	-	-	-	-	-	-	-	-	-
TREES	-	-	-	-	-	-	-	-	-	-	-	-
OPEN TREES (2 1/2" SUBSTITUTION)	-	-	-	-	-	-	-	-	-	-	-	-
SHRUBS (1.0" SUBSTITUTION)	-	-	-	-	-	-	-	-	-	-	-	-

NOTES: PERIMETER G IS AT THE EDGE OF A COMMERCIAL ZONED VACANT PARCEL. THE LANDSCAPE FOR THIS PARCEL WILL BE DEFERRED UNTIL A SITE DEVELOPMENT PLAN IS PREPARED FOR IT.

DATE	NO.	REVISION

OWNER/DEVELOPER
WILBEN LIMITED PARTNERSHIP
c/o ANDREW L. ISAACSON
5450 WHITELY PARK TERRACE SUITE 140
BETHESDA, MARYLAND 20814

PROJECT **CLARKS GLEN NORTH**
LOTS 1 - 42 & PARCEL B & C
RESUBDIVISION OF HERITAGE HEIGHTS, BLOCK B (LOTS 1-4, 31 AND HERITAGE HEIGHTS, BLOCK C (LOTS 1-4) & RESIDUE OF LOT 144A, PLOTT 504

AREA
PARCEL 205 & P/O 204
TAX MAP 34 ZONED R-12, B-2 & RC
5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
PRELIMINARY LANDSCAPE PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

4.23.98

DESIGNED BY: J.M.H.
DRAWN BY: DAM
PROJECT NO: 97016
DATE: APRIL 24, 1998
SCALE: 1" = 50'
DRAWING NO. 7 OF 7

DAVID T. DOWS #830