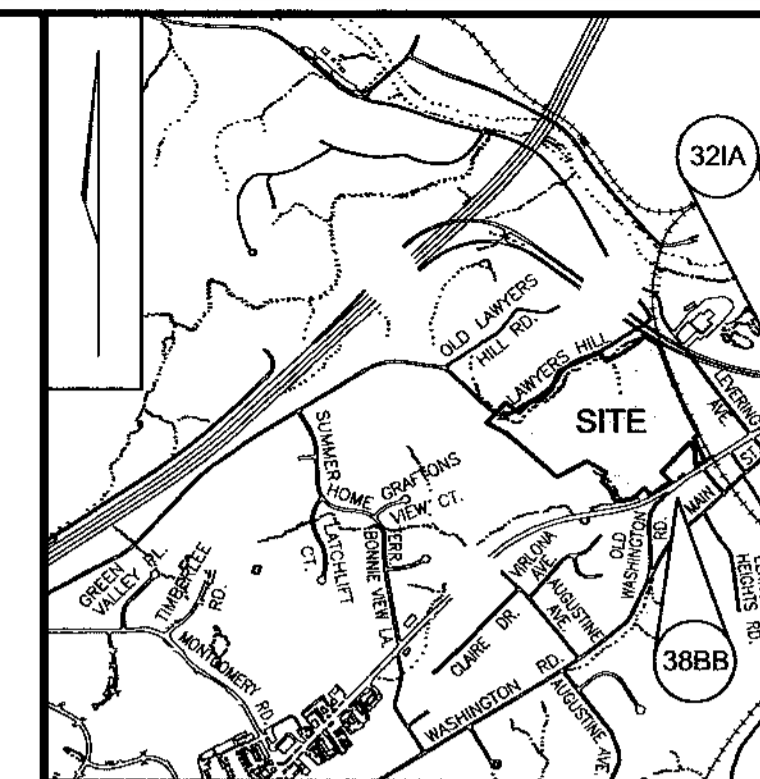


PRELIMINARY EQUIVALENT SKETCH PLAN CLAREMONT OVERLOOK

LOTS 1-49, OPEN SPACE LOTS 50-57 AND NON-BUILDABLE PARCELS A, B, AND C

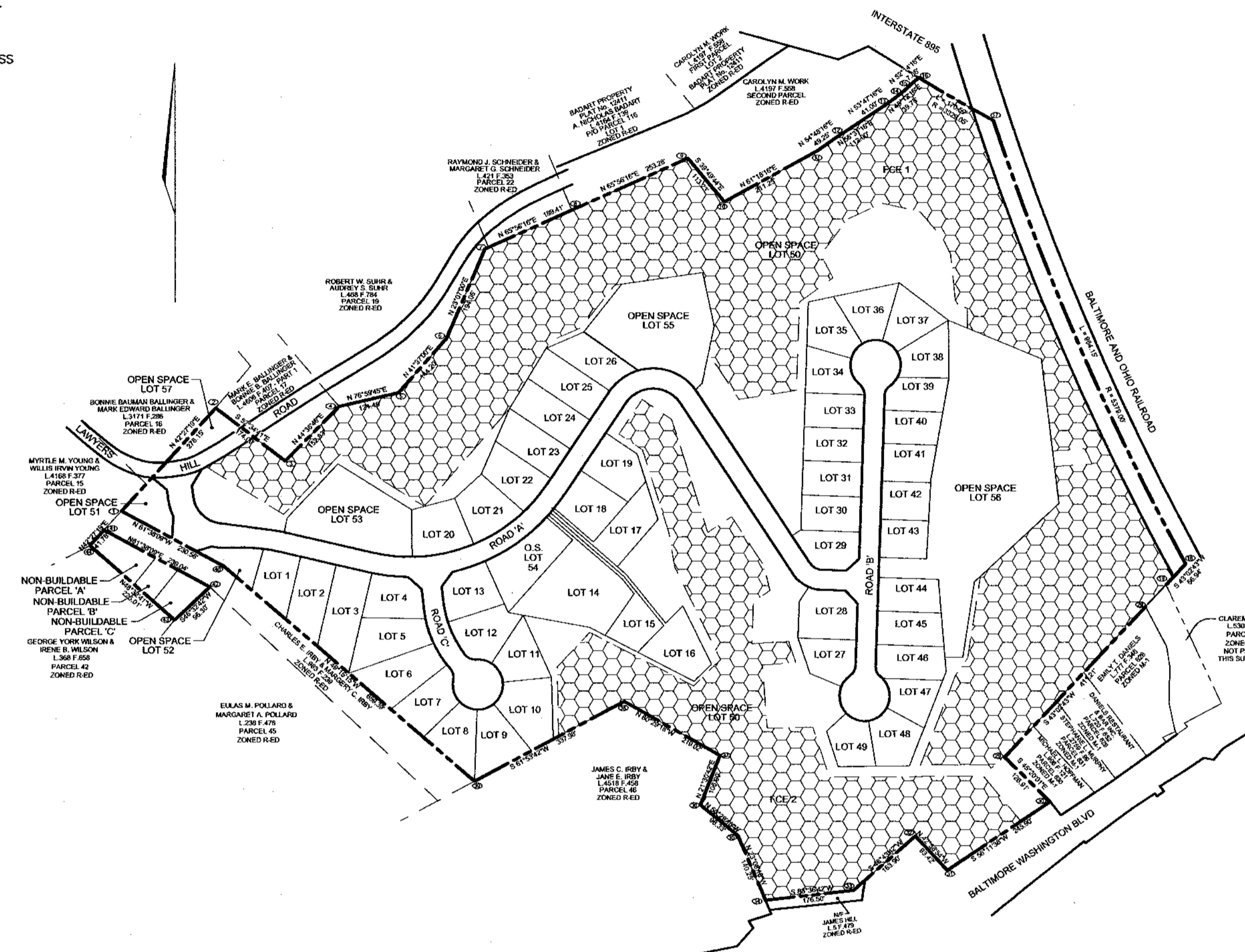
GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: LIBER 5307 FOLIO 448
- DENSITY TABULATION:
GROSS AREA OF PROJECT: 43.34 AC
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: N/A
AREA OF STEEP SLOPES: 18.32 AC
NET AREA OF PROJECT: 25.02 AC
DWELLING UNITS PER NET ACRE ALLOWED: 2 X 25.02 AC = 50 UNITS
DWELLING UNITS PROPOSED: 49 SINGLE FAMILY UNITS
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES INC., DATED NOVEMBER 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED MARCH 2003.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL PROVIDED THROUGH CONTRACT NO. 14-3208. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 86-S.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY 3 POCKET PONDS FOR THE REQUIRED C_{pv} AND W_{qv}. DRY WELLS, GRASS SWALES AND INFILTRATING DRY WELLS ARE PROVIDED FOR THE REQUIRED Rev. THE STORMWATER MANAGEMENT FACILITIES ARE HAZARD A. POND 3 ALSO PROVIDES Q_p AND Q_f MANAGEMENT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED AUGUST 2002.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED JULY 2003.
- TOTAL FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION IS 13.26 AC. OF RETENTION.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 17.94 AC. LOCATED IN OPEN SPACE LOT 50 TO BE DEDICATED TO HOWARD COUNTY.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. FINANCIAL SURETY FOR THE REQUIRED 36 SHADE TREES AND 43 EVERGREEN TREES IN THE AMOUNT OF \$17,250.00 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(c)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE STREAMS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS.
- LOTS 14-17 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-8-06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR 14-17 SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF ROAD 'A'.
- LAWYERS HILL ROAD IS A SCENIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- EXISTING STRUCTURES ON LOT 14 ARE TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. EXISTING STRUCTURES ON OPEN SPACE LOT 50 WILL BE REMOVED PRIOR TO RECORDED OF THE PLAN.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CB-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- OPEN SPACE LOTS 50-57 TO BE OWNED BY THE DEPARTMENT OF RECREATION AND PARKS. OPEN SPACE LOT 58 TO BE DEDICATED TO THE DEPARTMENT OF PUBLIC WORKS FOR USE AS A FUTURE PUBLIC ROAD OR ACCESS DRIVEWAY FOR PARCELS 42 AND 45.
- PRIOR TO OR AT THE TIME OF RECORD PLAT REVIEW, THE APPLICANT IS REQUESTED TO SUBMIT DOCUMENTATION OF THE LOCATIONS OF EXISTING WELLS AND SEPTIC SYSTEMS ON THE PROPERTY, A SCHEDULE FOR ABANDONMENT/SEALING OF SAME, AND CONFIRMATION OF THE NATURE/USE OF THE STRUCTURE ADJACENT TO WASHINGTON BLVD.
- THE EXISTING HOUSE, LOCATED ON LOT 14, IS LISTED AS HO-798 IN THE HOWARD COUNTY HISTORICAL INVENTORY.
- INGRESS AND EGRESS IS RESTRICTED ALONG BALTIMORE WASHINGTON BOULEVARD.
- FOR STORMWATER MANAGEMENT PURPOSES, OPEN SPACE IMPROVEMENTS ARE PERMITTED ON RECREATIONAL OPEN SPACE ONLY.
- THE PROPOSED DRAINAGE SWALE BEHIND LOTS 15-19 SHALL BE CONSTRUCTED UNDER THE SITE DEVELOPMENT PLAN.
- NON-BUILDABLE PARCEL 'B' WILL BE CONVEYED TO THE OWNER OF TAX MAP 32 PARCEL 42 CONCURRENT WITH PLAT RECORDED FOR THE PURPOSE OF A FUTURE PUBLIC ROAD. THAT PARCEL HAS DEVELOPMENT POTENTIAL OF 3,702 SQ. FT. BECAUSE THE CLAREMONT OVERLOOK SUBDIVISION DOES NOT EXHAUST ALL OF ITS ALLOWED DENSITY.
- NON-BUILDABLE PARCELS 'A' AND 'C' WILL BE CONVEYED TO THE CLAREMONT OVERLOOK HOMEOWNERS ASSOCIATION. REVERTIBLE SLOPE EASEMENTS LOCATED ON NON-BUILDABLE PARCELS 'A' AND 'C', AND OPEN SPACE LOTS 51 AND 52 ARE FOR THE PURPOSE OF THE FUTURE PUBLIC ROAD AND DRAINAGE OUTFALL.



VICINITY MAP
SCALE: 1"=200'

BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
321A	565,065.463'	1,395,212.248	27.696'
38BB	564,007.646'	1,393,649.975	27.696'



LOCATION PLAN
SCALE: 1"=200'

SITE DATA

LOCATION: TAX MAP 32 AND 38, GRID 21, PARCELS 632 AND P/O 24
3RD ELECTION DISTRICT
EXISTING ZONING: R-ED
GROSS AREA OF PROJECT: 43.34 AC
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: N/A
AREA OF STEEP SLOPES: 18.32 AC
NET AREA OF PROJECT: 25.02 AC
AREA OF PROPOSED BUILDABLE LOTS: 11.09 AC
AREA OF NON-BUILDABLE PARCELS: 6,384 SF
AREA OF OPEN SPACE REQUIRED: 50% X 43.34 AC = 21.67 AC
AREA OF OPEN SPACE PROVIDED: 66% = 28.73 AC
AREA OF RECREATIONAL OPEN SPACE REQUIRED: 300 SF X 49 LOTS = 14,700 SF
AREA OF RECREATIONAL OPEN SPACE PROVIDED: 15,488 SF
AREA OF PROPOSED RIGHT-OF-WAY: 3.11 AC
NUMBER OF LOTS/PARCELS ALLOWED (2 PER NET ACRE): 50 BUILDABLE LOTS
NUMBER OF LOTS/PARCELS PROPOSED: 49 BUILDABLE LOTS
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 19.33 AC

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	116.29'	85.00'	78°23'4"	69.31'	547°27'49"E 107.43'
C2	59.43'	350.00'	9°43'45"	29.79'	N81°47'28"W 59.36'
C3	422.41'	350.00'	69°19'1"	241.22'	N68°29'54"E 391.24'
C4	167.21'	85.00'	112°24'0"	127.73'	N69°42'12"W 141.53'
C5	47.72'	50.00'	54°41'10"	25.86'	S69°42'27"E 45.93'
C6	124.46'	200.00'	35°39'21"	64.32'	S24°04'21"E 122.46'

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE PLAN	2
SITE LAYOUT PLAN	3
SITE LAYOUT PLAN	4
GRADING AND SEDIMENT EROSION CONTROL PLAN	5
GRADING AND SEDIMENT EROSION CONTROL PLAN	6
FOREST CONSERVATION AND LANDSCAPING PLAN	7
FOREST CONSERVATION AND LANDSCAPING PLAN	8

APPROVED
FOR RECORD
AUG 4, 2004
PB-365

STORMWATER MANAGEMENT REQUIREMENTS - AREA 'A'					
AREA 1.06 AC.	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQv)	0.0318 AC. FT.	0.0035 AC. FT.	0.0283 AC. FT.	INFILTRATION DRYWELL & DRY SWALE
2	RECHARGE VOLUME (REv)	0.0041 AC. FT.	---	0.0041 AC. FT.	INFILTRATION DRYWELL
3	CHANNEL PROTECTION VOLUME (CPv)	NR	---	---	Q < 2.0 CFS
4	OVERHEAD FLOOD PROTECTION (O _f P)	NA	---	---	
5	EXTREME FLOOD VOLUME (O ₁₀₀ P)	NA	---	---	

STORMWATER MANAGEMENT REQUIREMENTS - AREA 'D'					
AREA 4.13 AC.	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQv)	0.13 AC. FT.	0.10 AC. FT.	0.12 AC. FT.	0.10 AC. INFILTRATING DRY WELLS
2	RECHARGE VOLUME (REv)	0.0183 AC. FT. 0.2119 AC.	0.26 AC.	0	ROOF TOP DISCONNECT AND NON-INFILTRATION DRY WELLS
3	CHANNEL PROTECTION VOLUME (CPv)	0.25 AC. FT.	---	0.25 AC. FT.	POCKET POND
4	OVERHEAD FLOOD PROTECTION (O _f P)	NA	---	---	
5	EXTREME FLOOD VOLUME (O ₁₀₀ P)	NA	---	---	

STORMWATER MANAGEMENT REQUIREMENTS - AREA 'B'					
AREA 2.60 AC.	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQv)	0.10 AC. FT.	---	0.10 AC. FT.	NO CREDIT FOR NON-INFILTRATION DRY WELLS
2	RECHARGE VOLUME (REv)	0.01 AC. FT. 0.14 AC.	0.17 AC.	0	ROOF TOP DISCONNECT AND NON-INFILTRATION DRY WELLS
3	CHANNEL PROTECTION VOLUME (CPv)	0.16 AC. FT.	NA	0.16 AC. FT.	POCKET POND
4	OVERHEAD FLOOD PROTECTION (O _f P)	NA	---	---	
5	EXTREME FLOOD VOLUME (O ₁₀₀ P)	NA	---	---	

STORMWATER MANAGEMENT REQUIREMENTS - AREA 'E'					
AREA 7.50 AC.	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1	WATER QUALITY VOLUME (WQv)	0.22 AC. FT.	---	0.22 AC. FT.	
2	RECHARGE VOLUME (REv)	0.0268 AC. FT. 0.37 AC.	0.41 AC.	0	ROOF TOP DISCONNECT AND NON-INFILTRATION DRY WELLS
3	CHANNEL PROTECTION VOLUME (CPv)	0.39 AC. FT.	---	0.39 AC. FT.	POCKET POND
4	OVERHEAD FLOOD PROTECTION (O _f P)	0.73 AC. FT.	---	0.73 AC. FT.	
5	EXTREME FLOOD VOLUME (O ₁₀₀ P)	0.94 AC. FT.	---	0.94 AC. FT.	

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	564760.14	1391895.57	28	564568.62	1393934.33
2	564965.36	1392083.32	29	564268.11	1393653.65
3	564859.56	1392221.58	30	564178.89	1393743.91
4	564968.38	1392328.92	31	564042.08	1393475.89
5	564995.70	1392447.30	32	564110.42	1393475.89
6	565103.50	1392543.07	33	564002.31	1393352.71
7	565281.98	1392619.26	34	563982.67	1393177.30
8	565359.21	1392792.21	35	564111.64	1393122.19
9	565462.48	1393023.48	36	564172.93	1393047.87
10	565375.52	1393096.00	37	564271.54	1393086.74
11	565476.96	1393281.31	38	564379.43	1392896.14
12	565505.34	1393321.56	39	564220.21	1392598.01
13	565567.12	1393414.97	40	564650.60	1392098.45
14	565591.35	1393448.05	41	564722.27	1391860.92
15	565617.84	1393477.69	42	564608.70	1392071.26
16	565622.65	1393483.90	43	564542.47	1393996.62
17	565537.81	1393631.88	44	564891.44	1391832.72
18	564654.09	1394014.15			
19	564612.47	1393975.28			

OWNER/DEVELOPER

CLAREMONT L.L.C.
11046 DORSCH FARM ROAD
ELLCOTT CITY, MARYLAND 21042
(410) 730-4556

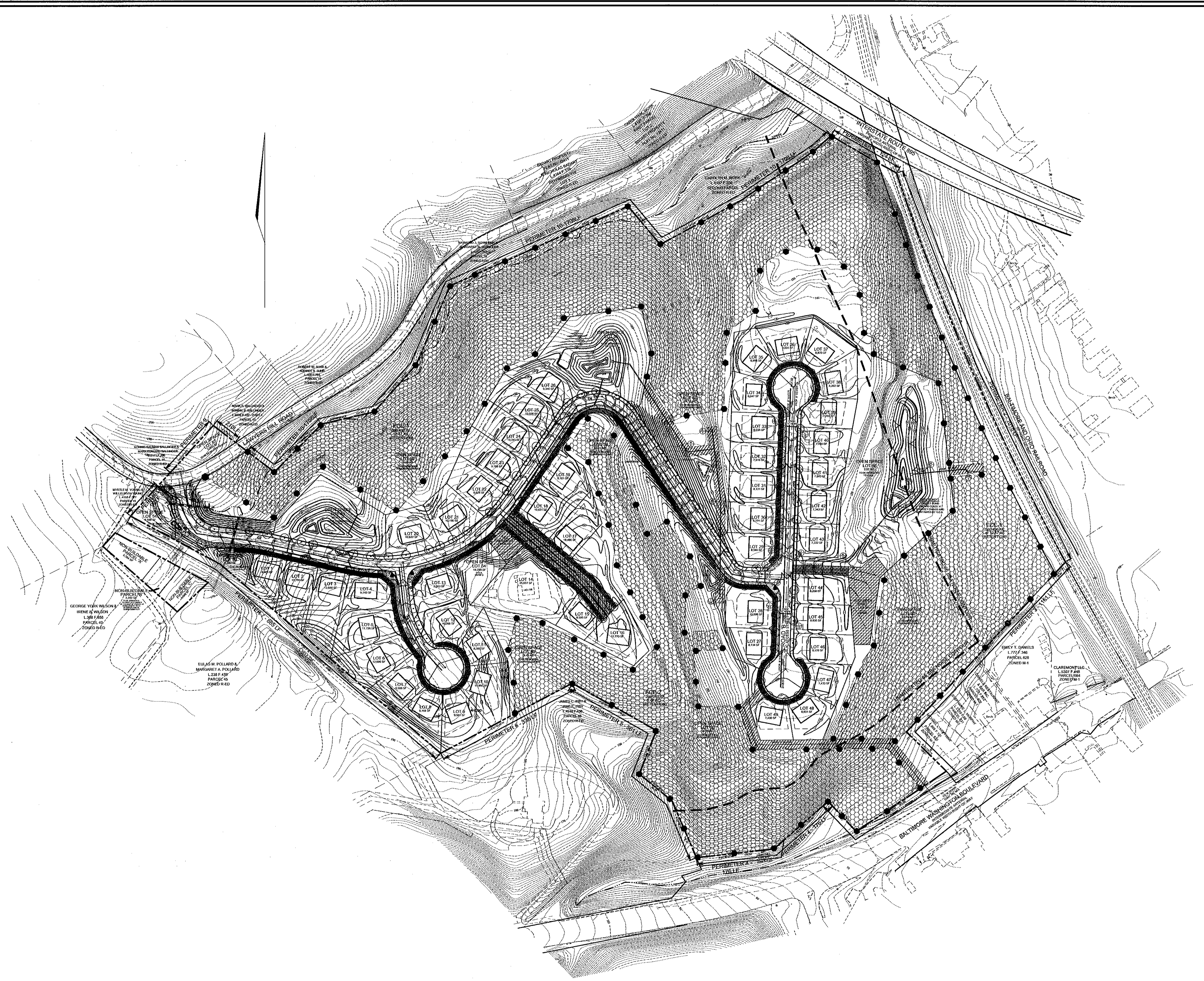
COVER SHEET CLAREMONT OVERLOOK

LOTS 1 - 49, OPEN SPACE LOTS 50-57
AND NON-BUILDABLE PARCELS A, B, AND C

TAX MAP 32 GRID 21 PARCELS 632 AND P/O 24
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961

DESIGN BY: RHW/JT	
DRAWN BY: JT	
CHECKED BY: RHW	
DATE: SEPT. 22, 2004	
SCALE: AS NOTED	
W.O. NO.: 02-68	



LEGEND	
---202---	EXISTING 2 FT CONTOUR
---200---	EXISTING 10 FT CONTOUR
---200---	PROPOSED 2 FT CONTOUR
---200---	PROPOSED 10 FT CONTOUR
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EARTH DIKE
☆	PROPOSED STREET LIGHT
○	PROPOSED STREET TREE
●	FOREST CONSERVATION SIGN LOCATION
▨	EROSION CONTROL MATTING EASEMENT
▩	PROPOSED TREE MAINTENANCE EASEMENT
▧	NO WOODY VEGETATION BUFFER
▦	RECREATIONAL OPEN SPACE
▤	PUBLIC WATER, SEWER, AND UTILITY EASEMENT
▣	PRIVATE WATER, SEWER, AND UTILITY EASEMENT
▢	USE-IN-COMMON ACCESS EASEMENT
□	AREA OF 15 TO 24.9 PERCENT SLOPES
■	AREA OF 25 PERCENT OR GREATER SLOPES
▤	FOREST CONSERVATION EASEMENT (RETENTION)
▣	STABILIZED CONSTRUCTION ENTRANCE

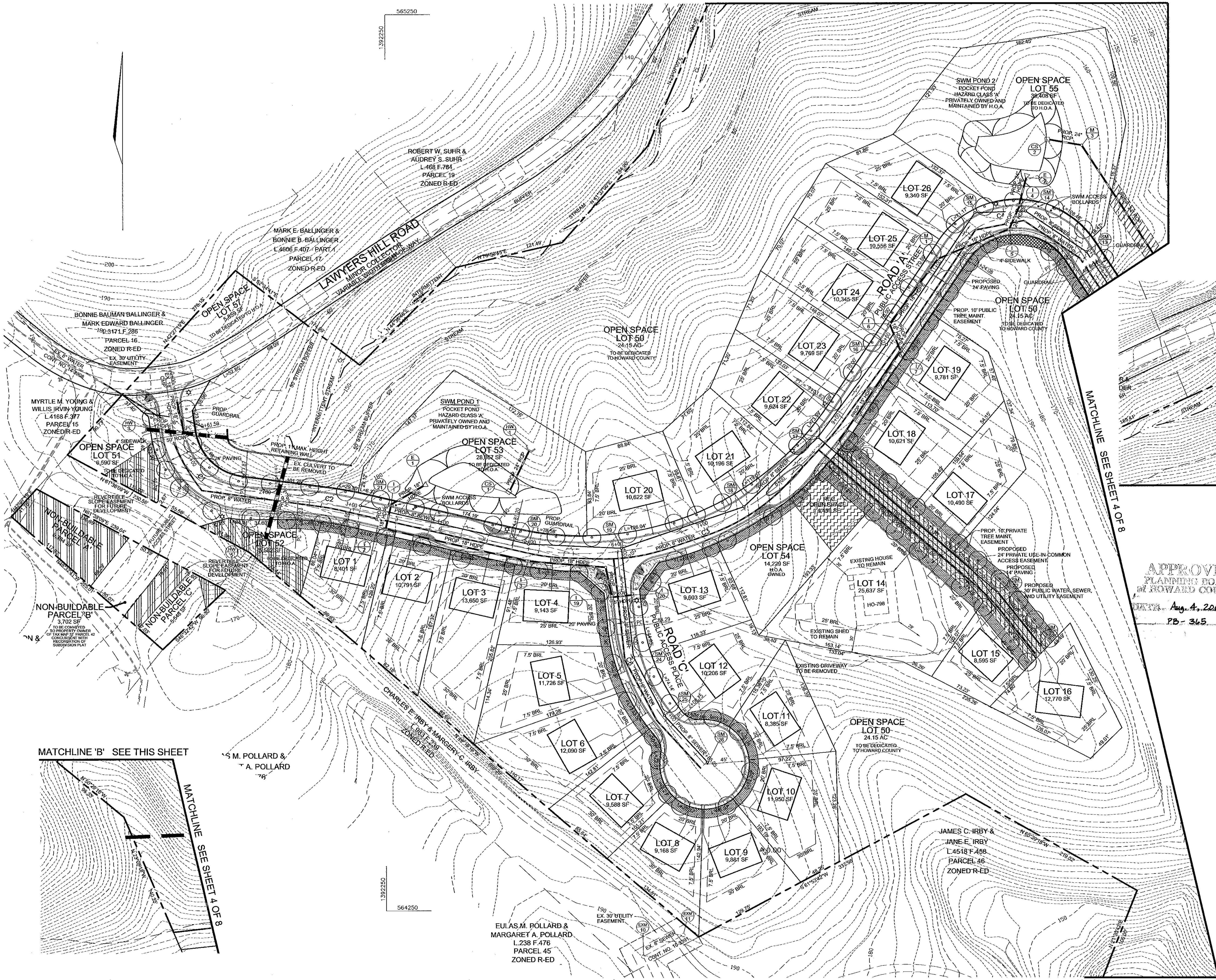
APPROVED
 PLANNING BOARD
 HOWARD COUNTY
 DATE: Aug. 4, 2004
 PB-365

SITE PLAN
CLAREMONT OVERLOOK
 LOTS 1 - 49, OPEN SPACE LOTS 50-57
 AND NON-BUILDABLE PARCELS A, B, AND C

TAX MAP 32 GRID 21 PARCELS 632 AND P/O 24
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: <u>RHV/JT</u>	
DRAWN BY: <u>JT</u>	
CHECKED BY: <u>RHV</u>	
DATE: <u>SEPT. 22, 2004</u>	
SCALE: <u>1"=100'</u>	
W.O. NO.: <u>02-88</u>	2 SHEET OF 8



LEGEND

- 202--- EXISTING 2 FT CONTOUR
- 200--- EXISTING 10 FT CONTOUR
- --- EXISTING TREELINE
- PROPOSED STREET LIGHT
- PROPOSED STREET TREE
- ▨ PROPOSED TREE MAINTENANCE EASEMENT
- ▩ NO WOODY VEGETATION BUFFER
- ▧ RECREATIONAL OPEN SPACE
- ▦ PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- ▥ PRIVATE WATER, SEWER, AND UTILITY EASEMENT
- ▤ USE-IN-COMMON ACCESS EASEMENT
- ▣ REVERTIBLE SLOPE EASEMENT FOR FUTURE DEVELOPMENT

MATCHLINE 'A' SEE THIS SHEET

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
15	21,692 SF	415 SF	21,277 SF
16	12,543 SF	1,168 SF	11,375 SF
17	12,770 SF	1,920 SF	10,850 SF
18	13,405 SF	618 SF	12,787 SF

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
Aug. 4, 2004
PB-365

March 2, 2004
MMD MB DATE

MATCHLINE 'B' SEE THIS SHEET

S.M. POLLARD &
A. POLLARD
76

JAMES C. IRBY &
JANE E. IRBY
L 4518 F 498
PARCEL 46
ZONED R-ED

EULAS M. POLLARD &
MARGARET A. POLLARD
L 238 F 476
PARCEL 45
ZONED R-ED

SITE LAYOUT PLAN
CLAREMONT OVERLOOK
LOTS 1 - 49, OPEN SPACE LOTS 50-57
AND NON-BUILDABLE PARCELS A, B, AND C

TAX MAP 32 GRID 21 PARCELS 632 AND P/O 24
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

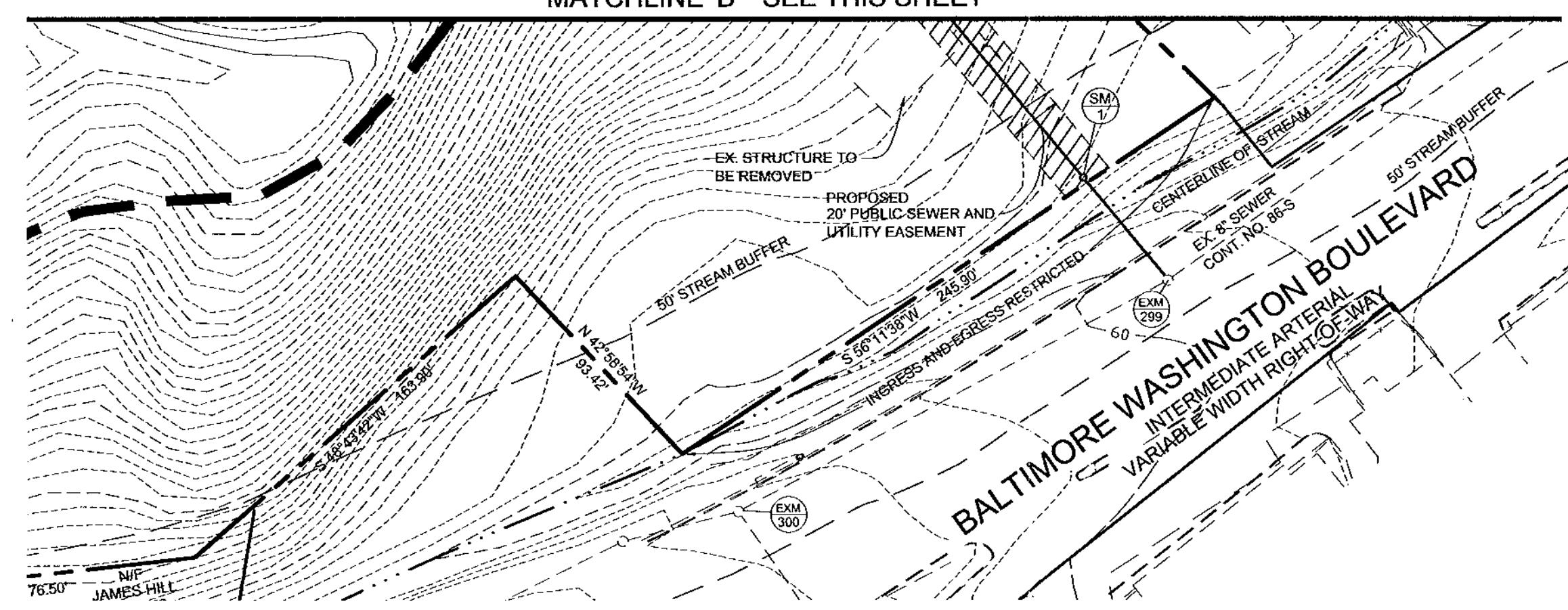
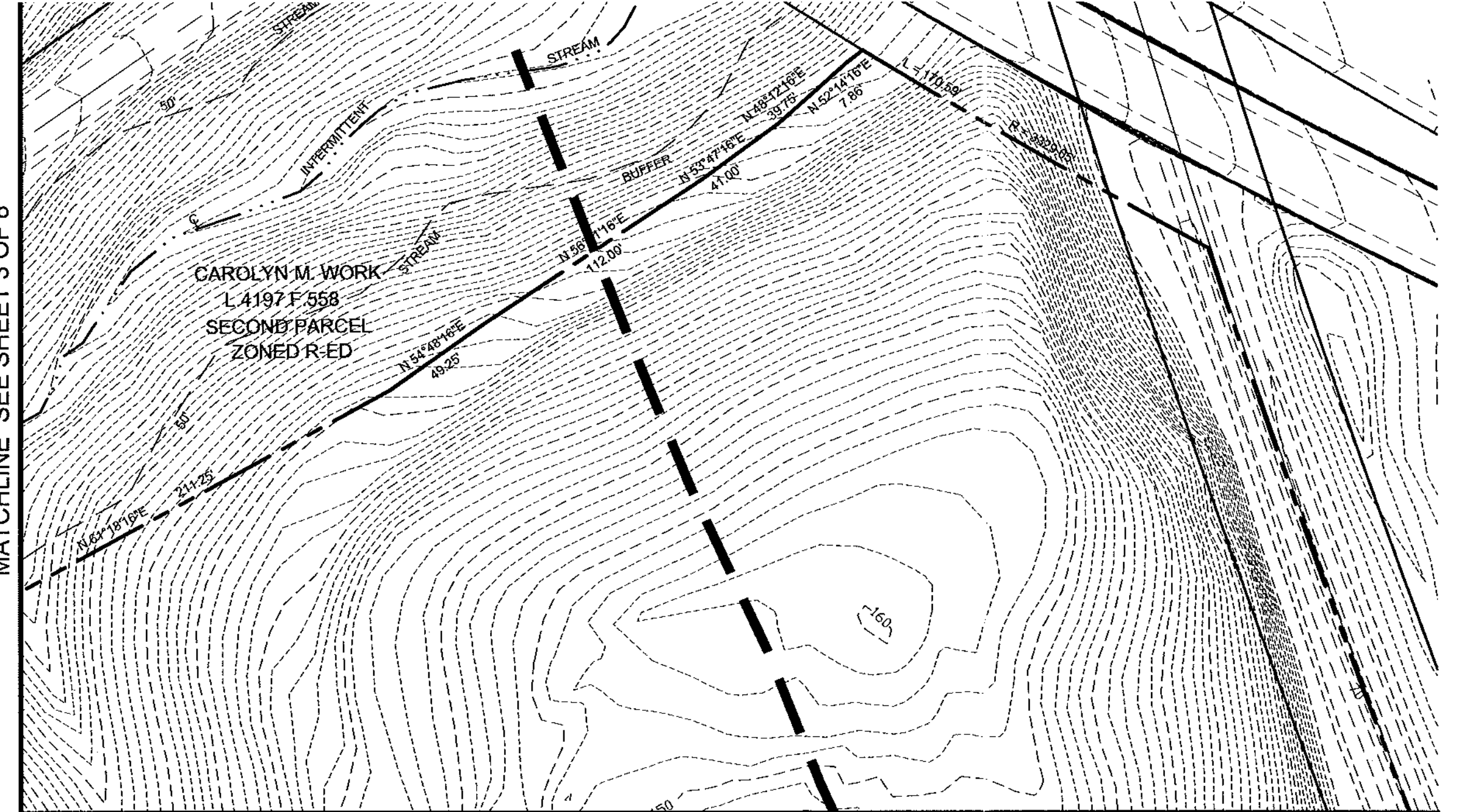
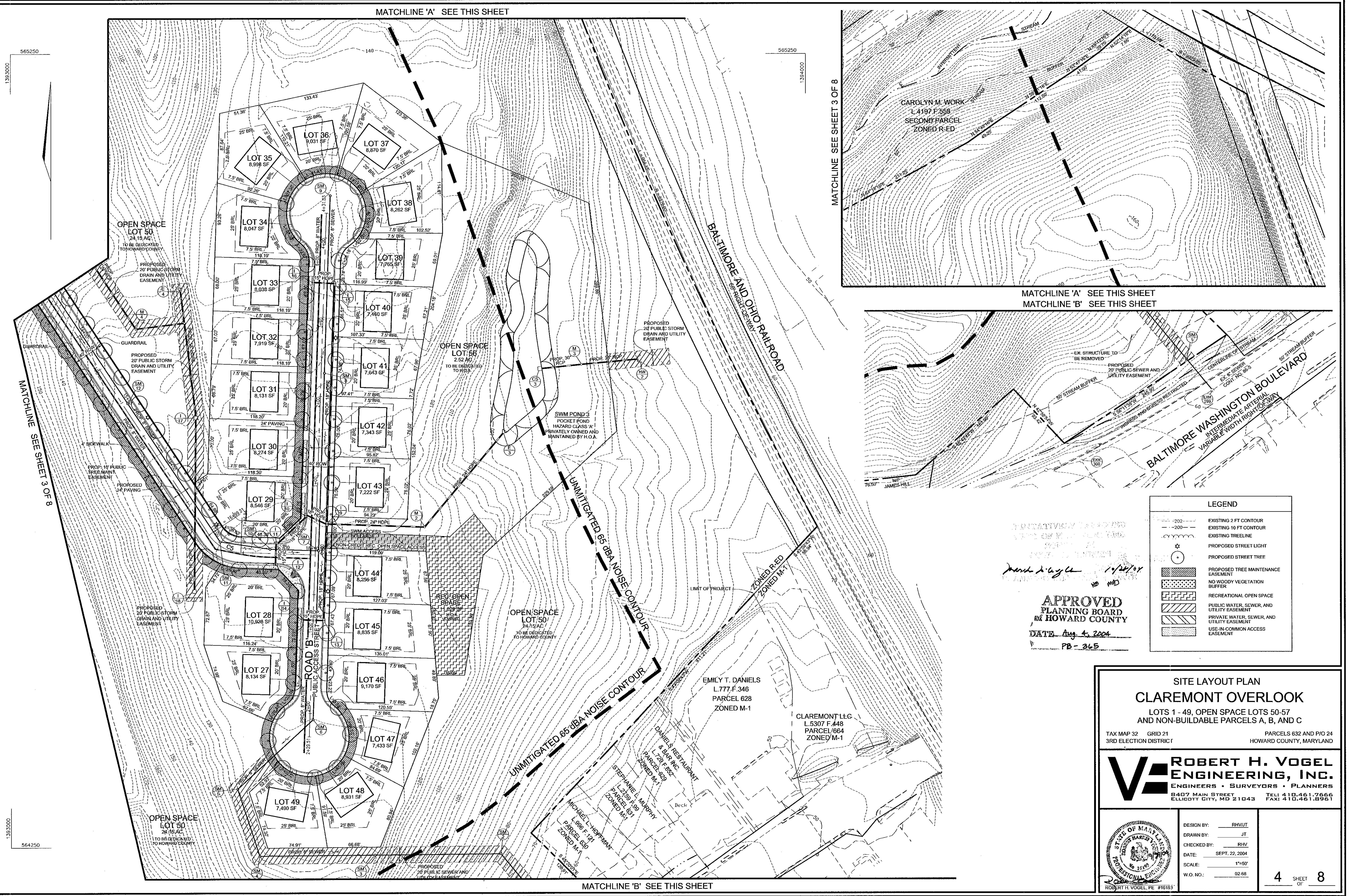
DESIGN BY: RHV/JT
DRAWN BY: JT
CHECKED BY: RHV
DATE: SEPT. 22, 2004
SCALE: 1"=50'
W.O. NO.: 02-68

3 SHEET OF 8

MATCHLINE 'A' SEE THIS SHEET

MATCHLINE SEE SHEET 3 OF 8

MATCHLINE 'A' SEE THIS SHEET
MATCHLINE 'B' SEE THIS SHEET



LEGEND

	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	EXISTING TREELINE
	PROPOSED STREET LIGHT
	PROPOSED STREET TREE
	PROPOSED TREE MAINTENANCE EASEMENT
	NO WOODY VEGETATION BUFFER
	RECREATIONAL OPEN SPACE
	PUBLIC WATER, SEWER, AND UTILITY EASEMENT
	PRIVATE WATER, SEWER, AND UTILITY EASEMENT
	USE-IN-COMMON ACCESS EASEMENT

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE Aug 4, 2004
PB-345

SITE LAYOUT PLAN
CLAREMONT OVERLOOK
LOTS 1 - 49, OPEN SPACE LOTS 50-57
AND NON-BUILDABLE PARCELS A, B, AND C

TAX MAP 32 GRID 21 PARCELS 632 AND P/O 24
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

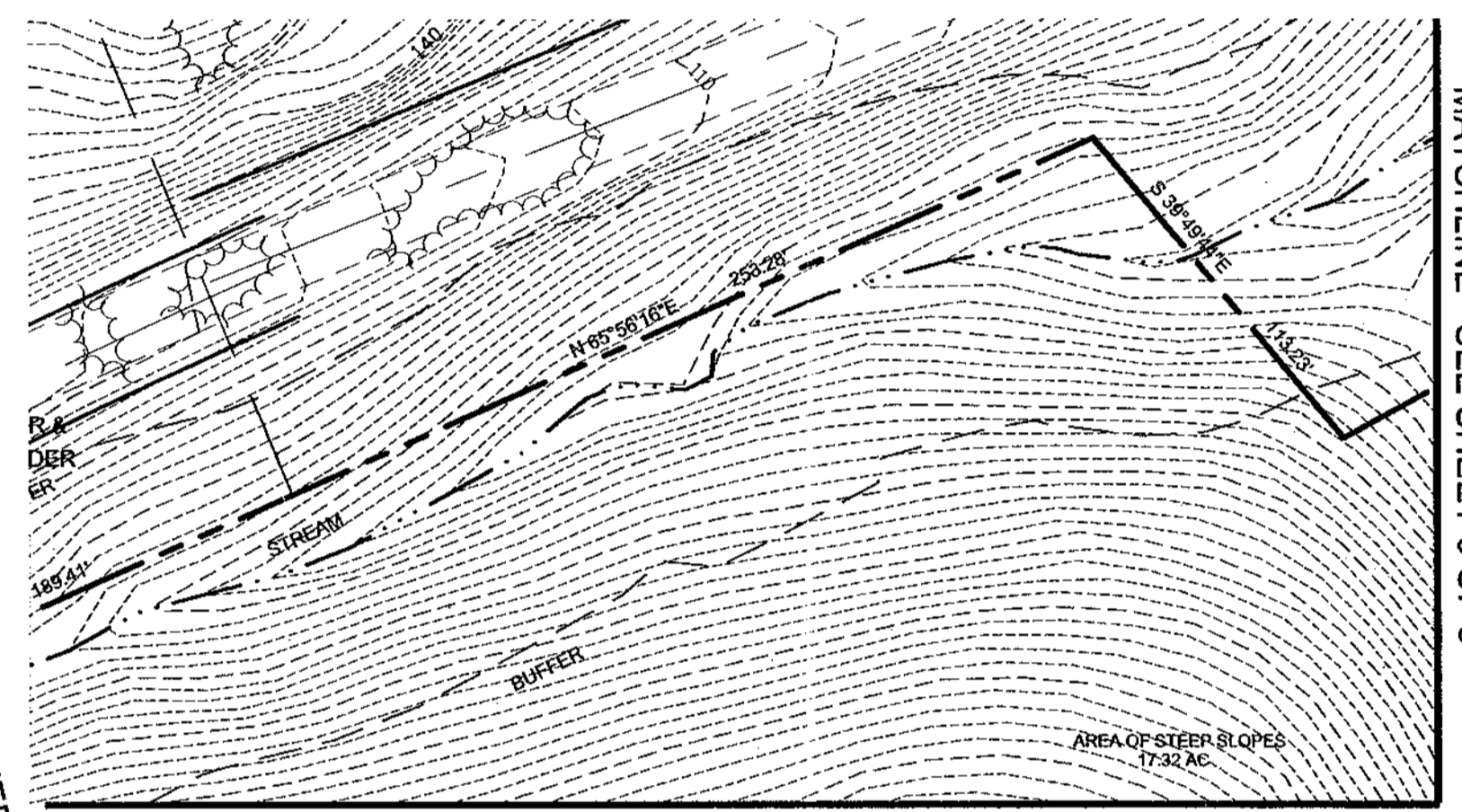
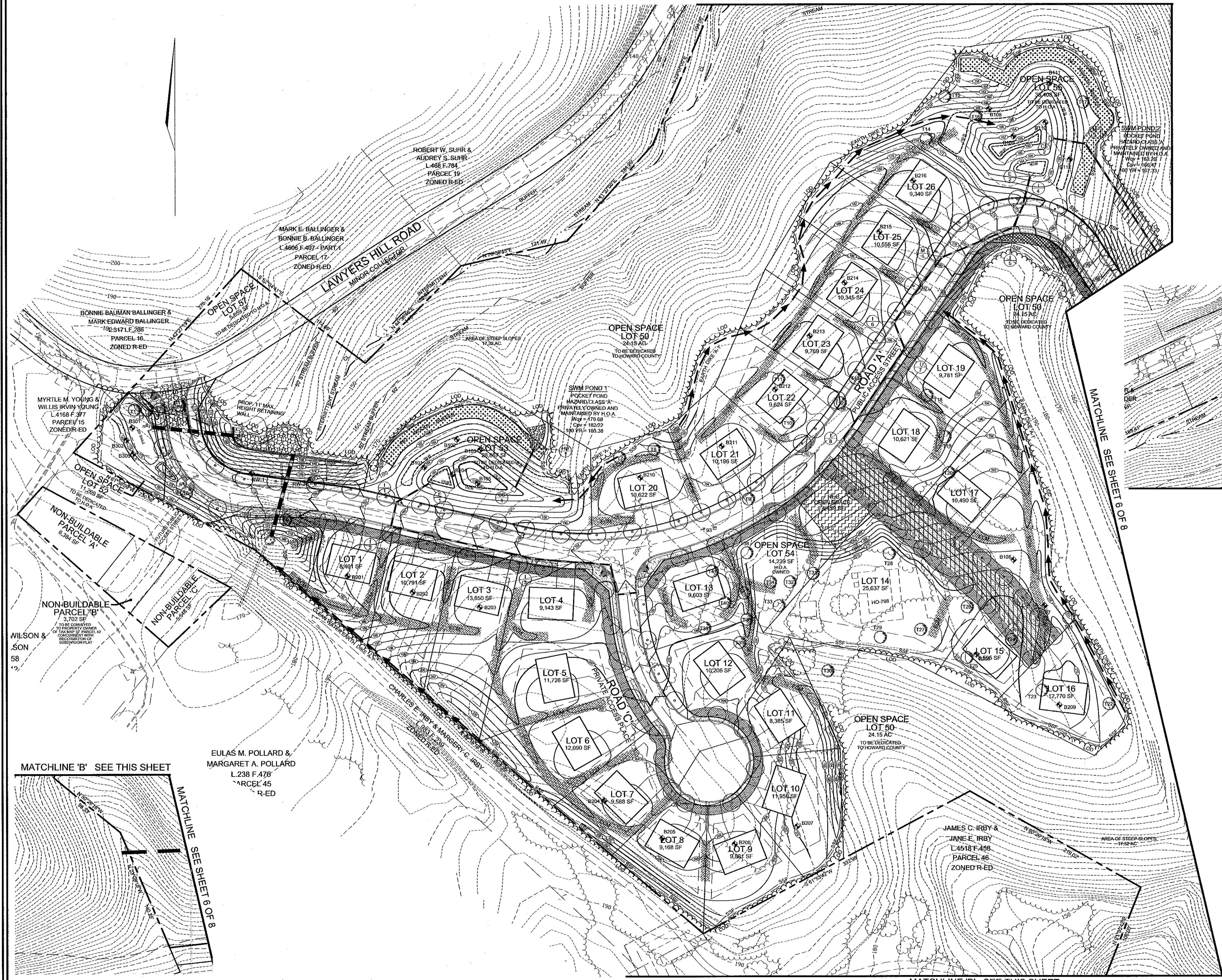
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELICOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RHV/JT
DRAWN BY: JT
CHECKED BY: RHV
DATE: SEPT. 22, 2004
SCALE: 1"=50'
W.O. NO.: 02.68

4 SHEET OF 8

MATCHLINE 'A' SEE THIS SHEET

LEGEND	
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED TREELINE
	EARTH DIKE
	PROPOSED STREET TREE
	SPECIMEN TREE
	EROSION CONTROL MATTING
	PROPOSED TREE MAINTENANCE EASEMENT
	NO WOODY VEGETATION BUFFER
	RECREATIONAL OPEN SPACE
	PUBLIC WATER, SEWER, AND UTILITY EASEMENT
	PRIVATE WATER, SEWER, AND UTILITY EASEMENT
	USE-IN-COMMON ACCESS EASEMENT
	AREA OF 15 TO 24.9 PERCENT SLOPES
	AREA OF 25 PERCENT OR GREATER SLOPES
	FOREST CONSERVATION EASEMENT (RETENTION)
	STABILIZED CONSTRUCTION ENTRANCE



MATCHLINE 'A' SEE THIS SHEET

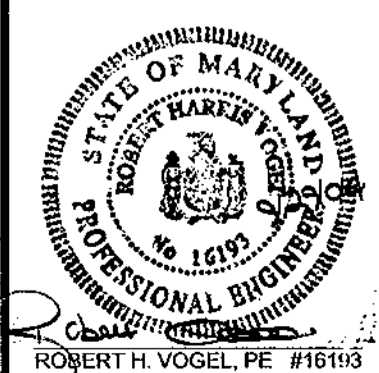
Mark A. Vogel 10/20/11
 MJD #
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: Aug 4, 2004
 PB-345

GRADING AND SEDIMENT EROSION CONTROL PLAN
CLAREMONT OVERLOOK

LOTS 1 - 49, OPEN SPACE LOTS 50-57
 AND NON-BUILDABLE PARCELS A, B, AND C

TAX MAP 32 GRID 21 PARCELS 632 AND P/O 24
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: RHV/JT
 DRAWN BY: JT
 CHECKED BY: RHV
 DATE: SEPT. 22, 2004
 SCALE: 1"=50'
 W.O. NO.: 02-68

5 SHEET OF 8

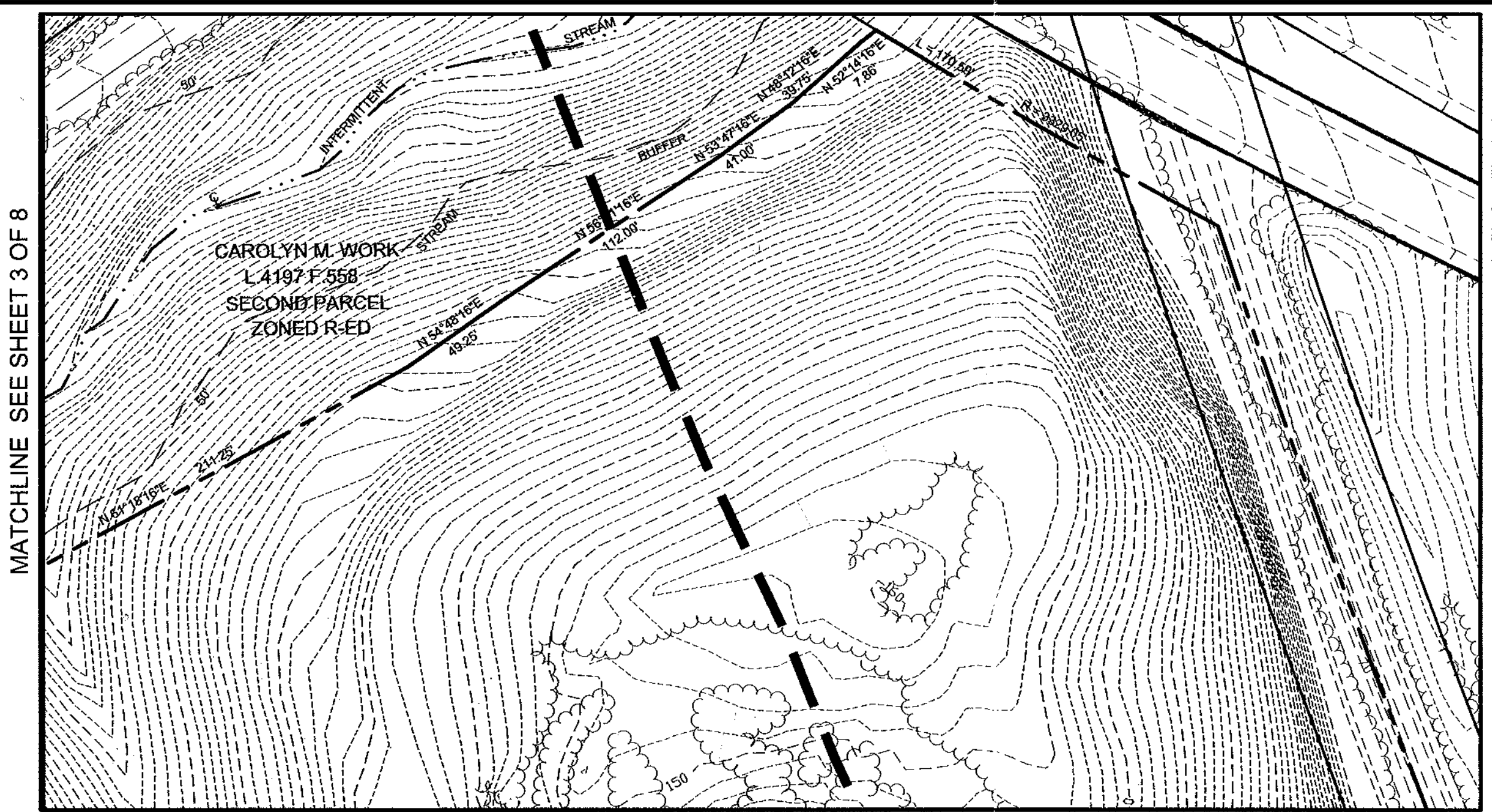
MATCHLINE 'B' SEE THIS SHEET

MATCHLINE SEE SHEET 6 OF 8

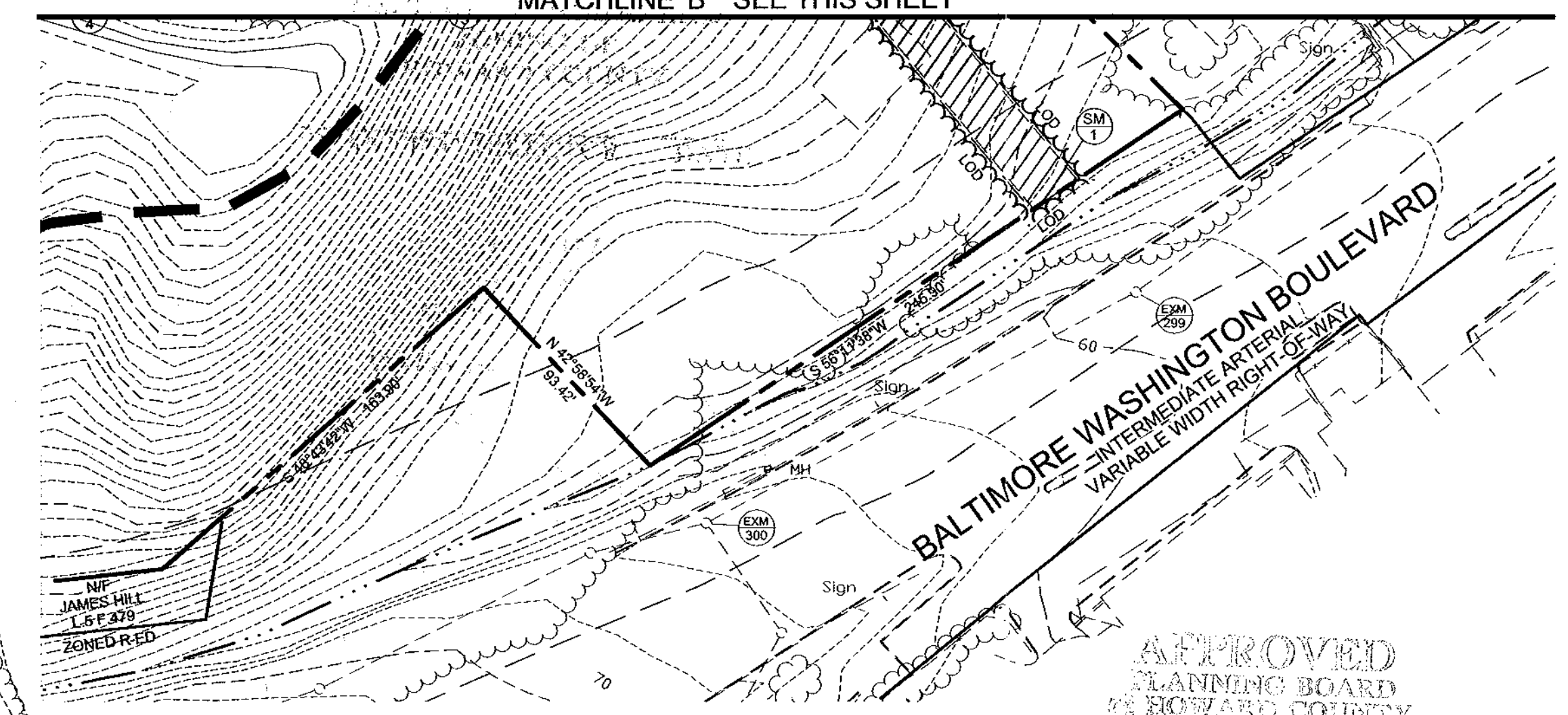
MATCHLINE 'B' SEE THIS SHEET

MATCHLINE SEE SHEET 6 OF 8

MATCHLINE 'A' SEE THIS SHEET



MATCHLINE 'A' SEE THIS SHEET
MATCHLINE 'B' SEE THIS SHEET



LEGEND

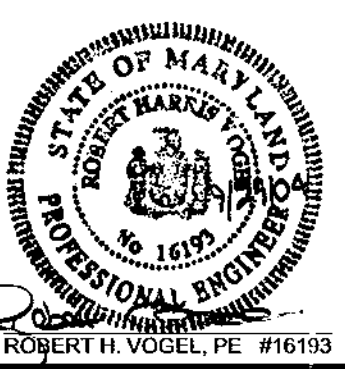
---202---	EXISTING 2 FT CONTOUR
---200---	EXISTING 10 FT CONTOUR
---200---	PROPOSED 2 FT CONTOUR
---200---	PROPOSED 10 FT CONTOUR
SSS	SUPER SILT FENCE
LOD	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EARTH DIKE
○	PROPOSED STREET TREE
[Pattern]	EROSION CONTROL MATTING
[Pattern]	PROPOSED TREE MAINTENANCE EASEMENT
[Pattern]	NO WOODY VEGETATION BUFFER
[Pattern]	RECREATIONAL OPEN SPACE
[Pattern]	PUBLIC WATER, SEWER, AND UTILITY EASEMENT
[Pattern]	PRIVATE WATER, SEWER, AND UTILITY EASEMENT
[Pattern]	USE-IN-COMMON ACCESS EASEMENT
[Pattern]	AREA OF 15 TO 24.9 PERCENT SLOPES
[Pattern]	AREA OF 25 PERCENT OR GREATER SLOPES
[Pattern]	FOREST CONSERVATION EASEMENT (RETENTION)
[Pattern]	STABILIZED CONSTRUCTION ENTRANCE

Handwritten signature: Hand to Vogel 10/20/14
MAD HB

GRADING AND SEDIMENT EROSION CONTROL PLAN
CLAREMONT OVERLOOK
LOTS 1 - 49, OPEN SPACE LOTS 50-57
AND NON-BUILDABLE PARCELS A, B, AND C

TAX MAP 32 GRID 21 PARCELS 632 AND PID 24
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961



DESIGN BY: RHV/JT
DRAWN BY: JT
CHECKED BY: RHV
DATE: SEPT. 22, 2004
SCALE: 1"=50'
W.O. NO.: 02-68

6 SHEET OF 8

565250

1393000

MATCHLINE SEE SHEET 5 OF 8

564250

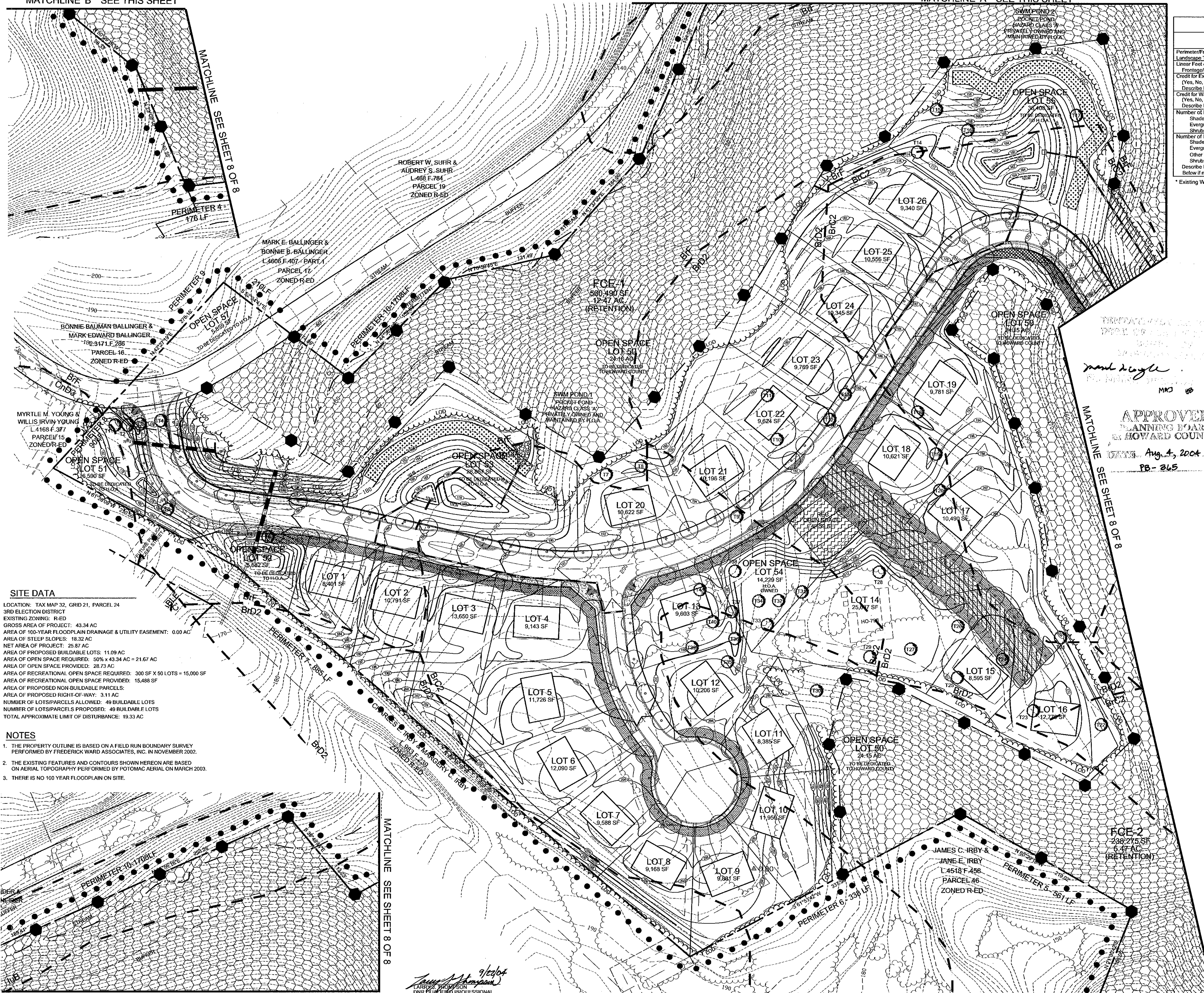
1393000

MATCHLINE 'B' SEE THIS SHEET

SP-04-01

MATCHLINE 'B' SEE THIS SHEET

MATCHLINE 'A' SEE THIS SHEET



CATEGORY	PERIMETER LANDSCAPE EDGE									
	ADJACENT TO ROADWAYS					ADJACENT TO PERIMETER PROPERTIES				
Perimeter/Frontage Designation	1	2	3	4	5	6	7	8	9	10
Linear Feet of Roadway	124'	1,015'	1,161'	176'	561'	337'	885'	90'	210'	1,708'
Credit for Existing Vegetation (Yes, No, Linear Feet)	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*	Yes*
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No	No	No	No	No	No	No	No	No	No
Number of Plants Required	1:50 0	1:50 0	1:50 16	1:50 0	1:60 0	1:60 0	1:60 2	1:60 0	1:60 0	1:60 0
Number of Plants Provided	0	0	16	0	0	0	0	2	0	0

GENERAL NOTES

- Financial Surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$17,250.00 for 36 shade trees and 43 evergreen trees.

POND #1	SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING
LINEAR FEET OF PERIMETER	703LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 380LF EX. WOODS TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	(397LF) 8 SHADE TREES 10 EVERGREEN TREES
NUMBER OF TREES PROVIDED	8 SHADE TREES 10 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

POND #2	SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING
LINEAR FEET OF PERIMETER	790LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 486 LF EX. WOODS TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	(304LF) 8 SHADE TREES 8 EVERGREEN TREES
NUMBER OF TREES PROVIDED	8 SHADE TREES 8 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

POND #3	SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING
LINEAR FEET OF PERIMETER	1297LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 1098 LF EX. WOODS TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	(199LF) 4 SHADE TREES 5 EVERGREEN TREES
NUMBER OF TREES PROVIDED	4 SHADE TREES 5 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
BtC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BtC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BtD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BtD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BtF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS	C
CdD3	CHILLUM FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
luB	ILKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

SITE DATA
 LOCATION: TAX MAP 32, GRID 21, PARCEL 24
 3RD ELECTION DISTRICT
 EXISTING ZONING: R-ED
 GROSS AREA OF PROJECT: 43.34 AC
 AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.00 AC
 AREA OF STEEP SLOPES: 18.32 AC
 NET AREA OF PROJECT: 25.87 AC
 AREA OF PROPOSED BUILDABLE LOTS: 11.09 AC
 AREA OF OPEN SPACE PROVIDED: 50% x 43.34 AC = 21.67 AC
 AREA OF RECREATIONAL OPEN SPACE PROVIDED: 28.73 AC
 AREA OF RECREATIONAL OPEN SPACE REQUIRED: 300 SF X 50 LOTS = 15,000 SF
 AREA OF RECREATIONAL OPEN SPACE PROVIDED: 15,488 SF
 AREA OF PROPOSED NON-BUILDABLE PARCELS: 3.11 AC
 NUMBER OF LOTS/PARCELS ALLOWED: 49 BUILDABLE LOTS
 NUMBER OF LOTS/PARCELS PROPOSED: 49 BUILDABLE LOTS
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 19.33 AC

- NOTES**
- THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN NOVEMBER 2002.
 - THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON AERIAL TOPOGRAPHY PERFORMED BY POTOMAC AERIAL ON MARCH 2003.
 - THERE IS NO 100 YEAR FLOODPLAIN ON SITE.

FOREST CONSERVATION AND LANDSCAPING PLAN
CLAREMONT OVERLOOK
 LOTS 1 - 49, OPEN SPACE LOTS 50-57
 AND NON-BUILDABLE PARCELS A, B, AND C
 TAX MAP 32 GRID 21 PARCELS 632 AND P/O 24
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DESIGN BY: RHW/JT
 DRAWN BY: JT
 CHECKED BY: RHW
 DATE: SEPT. 22, 2004
 SCALE: 1"=50'
 W.O. NO.: 02-48

7 SHEET OF 8

MATCHLINE 'A' SEE THIS SHEET

MATCHLINE 'B' SEE THIS SHEET

