GROVEMONT OVERLOOK

LOTS 1 - 33 AND
## OPEN SPACE LOTS 34 - 36
PRELIMINARY EQUIVALENT SKETCH PLAN

GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE: 7947/237, 639/328
3. DENSITY TABULATION:
   GROSS AREA OF PROJECT: 17.87 AC
   AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.00 AC (WITHIN STEEP SLOPES)
   AREA OF STEEP SLOPES: 0.98 AC
   NET AREA OF PROJECT: 16.89 AC
   DWELLING UNITS PER NET ACRE ALLOWED: 2 X 16.89 AC = 33.78 UNITS/33 UNITS ALLOWED.
   AREA OF PROPOSED BUILDABLE LOTS: 7.94 AC
   AREA OF PROPOSED ROAD AND OPEN SPACE DEDICATION:
   PROPOSED WATER & SEWER SYSTEMS ARE PUBLIC
   AREA OF OPEN SPACE REQUIRED: 50% X 17.87 AC = 8.94 AC
   AREA OF OPEN SPACE PROVIDED: 8.94 AC
   AREA OF PROPOSED RIGHT-OF-WAY: 1.65 AC
4. THIS SITE IS A RE-SUBDIVISION OF LOT 1 OF THE GEELHAAR PROPERTY AND LOTS 1, 3 AND 4 OF THE LEGAL PROPERTY.
5. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., FEBRUARY 2004.
6. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED FEBRUARY 2004.
7. WATER AND SEWER FOR THIS PROJECT WILL BE BY PUBLIC WATER AND SEWER LINES.
8. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY TWO PROPOSED MICROPOOL PONDS AND A BIO-RETENTION FACILITY.
9. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
10. NO HISTORIC STRUCTURES EXIST ON THIS SITE.
11. STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 2005.
12. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS PROJECT SHALL BE PROVIDED BY 1.03 ACRES OF RETENTION AND THE AFFORESTATION/REFORESTATION OF 2.66 ACRES. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
13. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT,
14. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE.
15. STREET LIGHTING IS PROVIDED FOR THIS SITE.
16. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
17. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
18. STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
19. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
20. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE STREAMS AND WETLANDS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS.
21. LOTS 20-25 AND LOTS 12-16 RESPECTIVELY WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
22. REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE SHALL BE PROVIDED AT THE JUNCTION OF PROPOSED ROAD "A" AND THE RIGHT-OF-WAY OF LANDING ROAD.
23. LANDING ROAD IS A SCENIC ROAD. AREAS ADJACENT TO AND PARALLEL TO LANDING ROAD WILL REMAIN UNDEVELOPED AND MOSTLY WOODED, THUS MAINTAINING THE EXISTING CHARACTERISTICS OF THE SCENIC ROAD.
24. TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS PROPOSED ADJACENT TO ENVIRONMENTAL AREAS.
25. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
26. THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, EFFECTIVE OCTOBER 2, 2003 AND THE 2004 COMPREHENSIVE ZONING, EFFECTIVE APRIL 13, 2004.
27. OPEN SPACE LOTS 34, 35, AND 36 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
28. ADDRESS SIGNS WILL BE PROVIDED FOR PIPESTEM LOTS.
29. EXISTING USE IN COMMON ACCESS EASEMENT ADJACENT TO THE NORTHERN BOUNDARY OF THE SITE IS TO BE ABANDONED AND THE EXISTING DRIVEWAY TO BE REMOVED, AFTER THE RE-SUBDIVISION OF EXISTING LOT 2, OF THE LEGAL PROPERTY.
30. WP-07-100 (approved 3-26-07) granted an extension for the submission of the SP mylars.
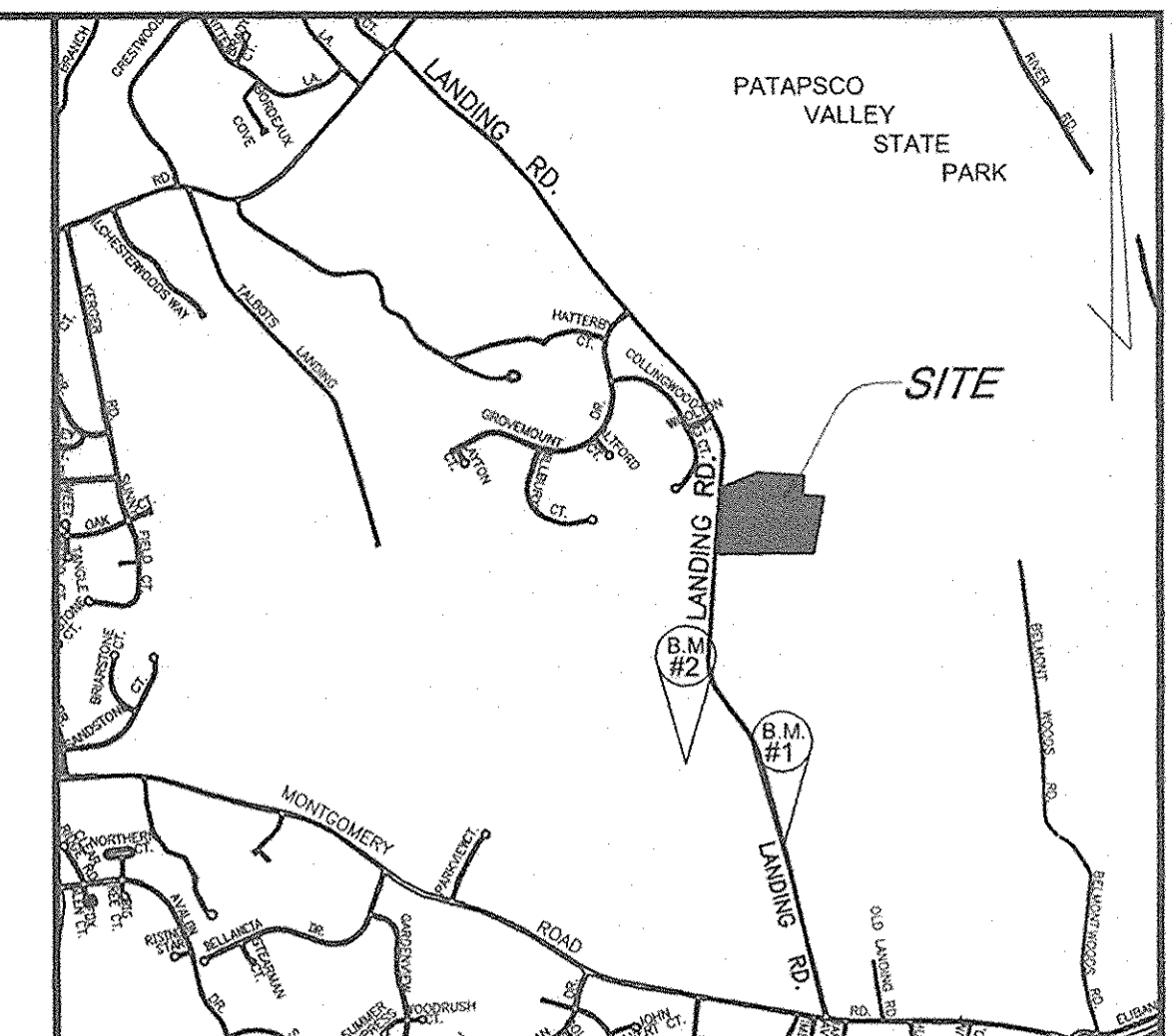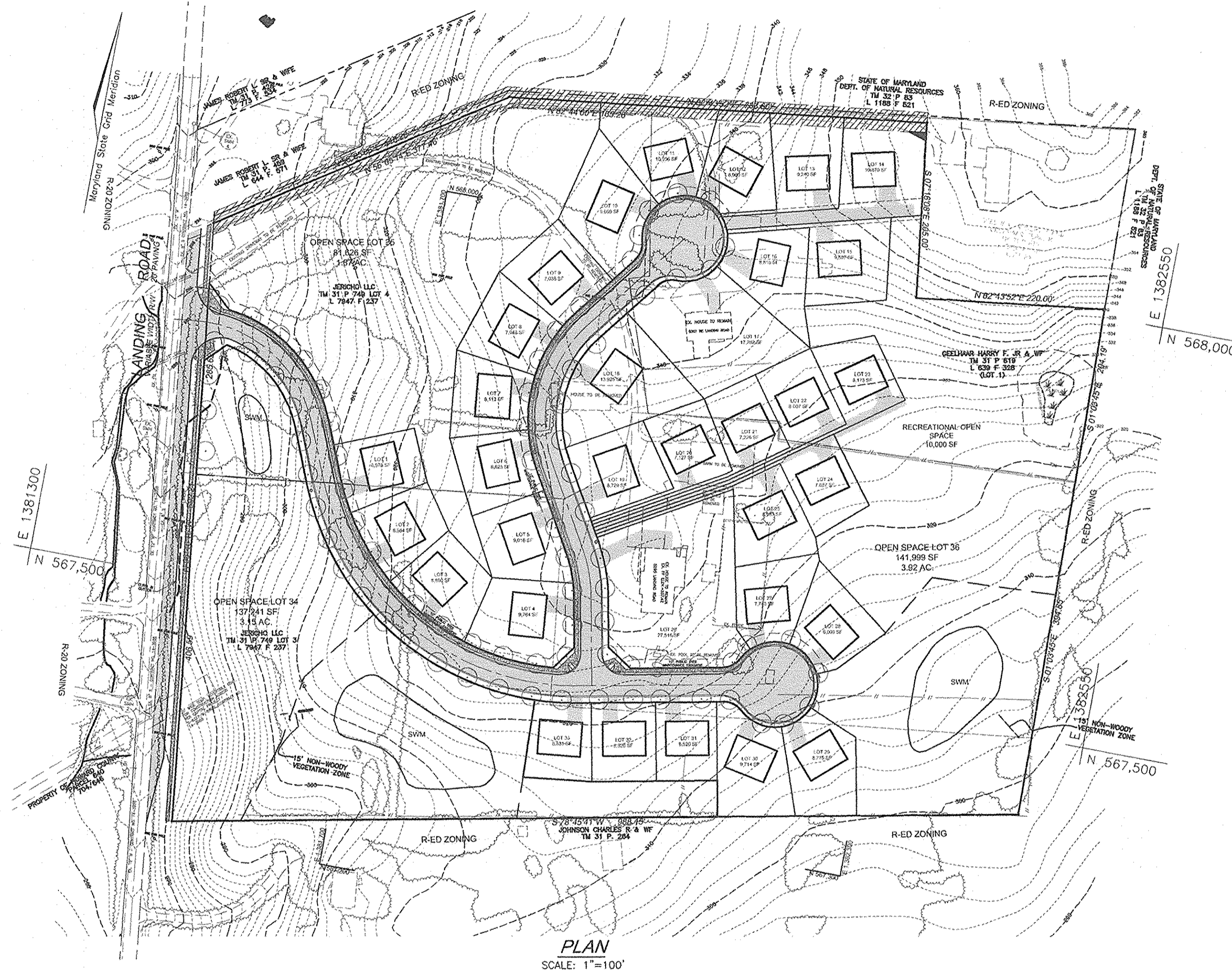
VICINITY MAP
SCALE: 1"=2000'

SITE DATA

LOCATION: TAX MAP 31, GRID 24 & 23, PARCELS 619 & 749
1ST ELECTION DISTRICT
EXISTING ZONING: R-ED
GROSS AREA OF PROJECT: 17.87 AC
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.00 AC
AREA OF STEEP SLOPES OUTSIDE THE FLOODPLAIN: 0.98 AC
NET AREA OF PROJECT: 16.89 AC
AREA OF PROPOSED BUILDABLE LOTS: 7.94 AC
AREA OF OPEN SPACE REQUIRED: 50% X 17.87 AC = 9.04 AC
AREA OF OPEN SPACE PROVIDED: 8.94 AC
AREA OF RECREATIONAL OPEN SPACE REQUIRED: 300 SF X 33 LOTS = 9,900 SF
AREA OF RECREATIONAL OPEN SPACE PROVIDED: 10,000 SF
AREA OF PROPOSED RIGHT-OF-WAY: 1.65 AC
NUMBER OF LOTS/PARCELS ALLOWED (2 PER NET ACRE): 33 BUILDABLE LOTS
NUMBER OF LOTS/PARCELS PROPOSED: 33 BUILDABLE LOTS
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 12.34 AC

PLAN
SCALE: 1"=100'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
13	9,240 SF	313 SF	8,927 SF
14	10,870 SF	648 SF	10,222 SF
15	9,597 SF	462 SF	9,135 SF
20	7,127 SF	703 SF	6,424 SF
21	7,226 SF	416 SF	6,810 SF
22	8,007 SF	1,017 SF	6,990 SF
23	8,173 SF	1,280 SF	6,893 SF
24	7,887 SF	922 SF	6,965 SF
25	8,983 SF	676 SF	8,307 SF

FACILITY A
STORMWATER MANAGEMENT REQUIREMENTS - AREA

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENTS WITH CREDITS	NOTES
1	WATER QUALITY VOLUME WQv	1665 C.F.	–	1665 C.F.	BIO-RETENTION (WILL HANDLE ADDITIONAL WQv)
2	RECHARGE VOLUME REv	0.006 AC. FT. (0.07 AC.)	–	0.006 AC. FT. (0.07 AC.)	BIO-RETENTION
3	CHANNEL PROTECTION VOLUME CPv	NONE	–	NONE	Qin 1.92 CFS <2.0 CFS
4	OVERHEAD FLOOD PROTECTION	–	–	–	–
5	EXTREME FLOOD VOLUME	–	–	–	–

NOTE:
WATER QUALITY (WQv) AND RECHARGE (Rev) REQUIREMENTS HAVE BEEN ADDRESSED AND MET FOR THIS SITE BASED ON THE TOTAL SITE AREA.

FACILITY B
STORMWATER MANAGEMENT REQUIREMENTS - AREA

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENTS WITH CREDITS	NOTES
1	WATER QUALITY VOLUME WQv	6973 AC. FT.	–	6973 AC. FT.	SWM - POCKET POND WITH PERMANENT POOL
2	RECHARGE VOLUME REv	0.0387 AC. FT. (0.45 AC.)	GRASS CHANNEL	0.29 AC.	STONE TRENCH (PROVIDED NEAR FACILITY)
3	CHANNEL PROTECTION VOLUME CPv	9801 C.F.	–	9801 C.F.	SWM - POCKET POND
4	OVERHEAD FLOOD PROTECTION	–	–	–	–
5	EXTREME FLOOD VOLUME	–	–	–	–

NOTE:
WATER QUALITY (WQv) AND RECHARGE (Rev) REQUIREMENTS HAVE BEEN ADDRESSED AND MET FOR THIS SITE BASED ON THE TOTAL SITE AREA.

FACILITY C
STORMWATER MANAGEMENT REQUIREMENTS - AREA

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENTS WITH CREDITS	NOTES
1	WATER QUALITY VOLUME WQv	8452 C.F.	–	8452 C.F.	SWM - POCKET POND WITH PERMANENT POOL
2	RECHARGE VOLUME REv	0.0435 AC. FT. (0.51 AC.)	–	0.51 AC.	STONE TRENCH
3	CHANNEL PROTECTION VOLUME CPv	11,881 C.F.	–	11,881 C.F.	SWM - POCKET POND
4	OVERHEAD FLOOD PROTECTION	–	–	–	–
5	EXTREME FLOOD VOLUME	–	–	–	–

NOTE:
WATER QUALITY (WQv) AND RECHARGE (Rev) REQUIREMENTS HAVE BEEN ADDRESSED AND MET FOR THIS SITE BASED ON THE TOTAL SITE AREA.

DRAINAGE AREA "D"
STORMWATER MANAGEMENT REQUIREMENTS - AREA

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENTS WITH CREDITS	NOTES
1	WATER QUALITY VOLUME WQv	900 C.F.	NATURAL AREA CONSERVATION	– 0 –	UNDEVELOPED AREA
2	RECHARGE VOLUME REv	0.0048 AC. FT. (0.02 AC.)	–	– 0 –	UNDEVELOPED AREA
3	CHANNEL PROTECTION VOLUME CPv	Qin < 2.0 CFS	–	Qin < 2.0 CFS	–
4	OVERHEAD FLOOD PROTECTION	–	–	–	–
5	EXTREME FLOOD VOLUME	–	–	–	–

NOTE:
WATER QUALITY (WQv) AND RECHARGE (Rev) REQUIREMENTS HAVE BEEN ADDRESSED AND MET FOR THIS SITE BASED ON THE TOTAL SITE AREA.

DRAINAGE AREA "E"
STORMWATER MANAGEMENT REQUIREMENTS - AREA

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENTS WITH CREDITS	NOTES
1	WATER QUALITY VOLUME WQv	339 C.F.	NATURAL AREA CONSERVATION	– 0 –	UNDEVELOPED AREA
2	RECHARGE VOLUME REv	78 C.F.	–	– 0 –	UNDEVELOPED AREA
3	CHANNEL PROTECTION VOLUME CPv	Qin < 2.0 CFS	–	Qin < 2.0 CFS	–
4	OVERHEAD FLOOD PROTECTION	–	–	–	–
5	EXTREME FLOOD VOLUME	–	–	–	–

NOTE:
WATER QUALITY (WQv) AND RECHARGE (Rev) REQUIREMENTS HAVE BEEN ADDRESSED AND MET FOR THIS SITE BASED ON THE TOTAL SITE AREA.

DRAINAGE AREA "F"
STORMWATER MANAGEMENT REQUIREMENTS - AREA

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENTS WITH CREDITS	NOTES
1	WATER QUALITY VOLUME WQv	179.7 C.F.	–	– 0 –	UNDEVELOPED AREA
2	RECHARGE VOLUME REv	0	–	– 0 –	UNDEVELOPED AREA
3	CHANNEL PROTECTION VOLUME CPv	Qin < 2.0 CFS	–	Qin < 2.0 CFS	–
4	OVERHEAD FLOOD PROTECTION	–	–	–	–
5	EXTREME FLOOD VOLUME	–	–	–	–

NOTE:
WATER QUALITY (WQv) AND RECHARGE (Rev) REQUIREMENTS HAVE BEEN ADDRESSED AND MET FOR THIS SITE BASED ON THE TOTAL SITE AREA.

DRAINAGE AREA "G"
STORMWATER MANAGEMENT REQUIREMENTS - AREA

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENTS WITH CREDITS	NOTES
1	WATER QUALITY VOLUME WQv	674 C.F.	NATURAL AREA CONSERVATION	– 0 –	UNDEVELOPED NO IMPERVIOUS
2	RECHARGE VOLUME REv	0.0036 AC. FT. (0.02 AC.)	–	– 0 –	UNDEVELOPED NO IMPERVIOUS
3	CHANNEL PROTECTION VOLUME CPv	Qin < 2.0 CFS	–	Qin < 2.0 CFS	–
4	OVERHEAD FLOOD PROTECTION	–	–	–	–
5	EXTREME FLOOD VOLUME	–	–	–	–

NOTE:
WATER QUALITY (WQv) AND RECHARGE (Rev) REQUIREMENTS HAVE BEEN ADDRESSED AND MET FOR THIS SITE BASED ON THE TOTAL SITE AREA.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

_____ 3/29/07
PLANNING DIRECTOR   DATE

OWNERS

PARCEL '749', LOTS 3 & 4
JERICHO, LLC
5331 LANDING ROAD
ELKRIDGE, MARYLAND
21075-5717

PARCEL '619', LOT 2
HARRY F. GEELHAAR, JR
5301 LANDING RD.
ELKRIDGE, MARYLAND
21075-5717

DEVELOPER

LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
ATTN.: DONALD R. REUWER
(410) 480-9105

PRELIMINARY EQUIVALENT SKETCH PLAN
COVER SHEET
GROVEMONT OVERLOOK
LOTS 1 - 33 AND OPEN SPACE LOTS 34 - 36
A RESUBDIVISION OF LOTS 1,3 AND 4 OF THE LEGAL PROPERTY

TAX MAP 31	BLOCK 24	PARCELS '749' & P/O '619'
1ST ELECTION DISTRICT	ZONED R-ED	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
DRAWN BY:	DRN
CHECKED BY:	RHV
DATE:	FEBRUARY, 2006
SCALE:	1"=50'
W.O. NO.:	04-57

ROBERT H. VOGEL, PE No. 16193

1 SHEET OF 4

SP-06-15

LEGEND

DIRECTION OF FLOW
EXISTING TREES TO REMAIN
PROPOSED RAIN GARDEN

OPEN SPACE LOT 35
H.O.A.
104,931 SF
2.41 AC.

FCE-1
1.84 AC.
(RETENTION)
(0.54 AC.)
(REFORESTATION)
(1.30 AC.)

75' STREAM BUFFER

LIMIT OF PRIVATE SWM MAINTENANCE EASEMENT. FACILITY "A"

BIO-RETENTION FACILITY TO BE MAINTAINED BY HOA.

OPEN SPACE LOT 34
H.O.A.
137,241 SF
3.15 AC.

RECREATIONAL OPEN SPACE
10,000 SF

FCE-2
0.67 AC.
(RETENTION)

FACILITY "B"
CLASS "A" HAZARD POCKET POND TO BE MAINTAINED BY HOA SEDIMENT BASIN

LIMIT OF PUBLIC SWM MAINTENANCE EASEMENT

15' NON-WOODY VEGETATION ZONE

CLASS I RIP-RAP

FACILITY "C"
CLASS "A" HAZARD POCKET POND TO BE MAINTAINED BY HOA SEDIMENT BASIN

OPEN SPACE LOT 36
H.O.A.
151,667 SF
3.48 AC.

FCE-3
0.86 AC.
(AFFORESTATION)

15' NON-WOODY VEGETATION ZONE

EX. HOUSE TO REMAIN
5301 NE LANDING ROAD

PARCEL 619
LOT 2

PROP ROAD

R-ED ZONING
R-20 ZONING

Title Block

PRELIMINARY EQUIVALENT SKETCH PLAN
SITE LAYOUT PLAN

GROVEMONT OVERLOOK

LOTS 1 - 33 AND OPEN SPACE LOTS 34 - 36
A RESUBDIVISION OF LOTS 1,3 AND 4 OF THE LEGAL PROPERTY

TAX MAP 31 BLOCK 24	PARCELS '749' & P/O '619'
1ST ELECTION DISTRICT ZONED R-ED	HOWARD COUNTY, MARYLAND

V= 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
DRAWN BY:	DRN
CHECKED BY:	RHV
DATE:	FEBRUARY, 2006
SCALE:	1"=50'
W.O. NO.:	04-57

SHEET 2 OF 4

ROBERT H. VOGEL, PE No.16193

OWNERS
PARCEL '749', LOTS 3 & 4
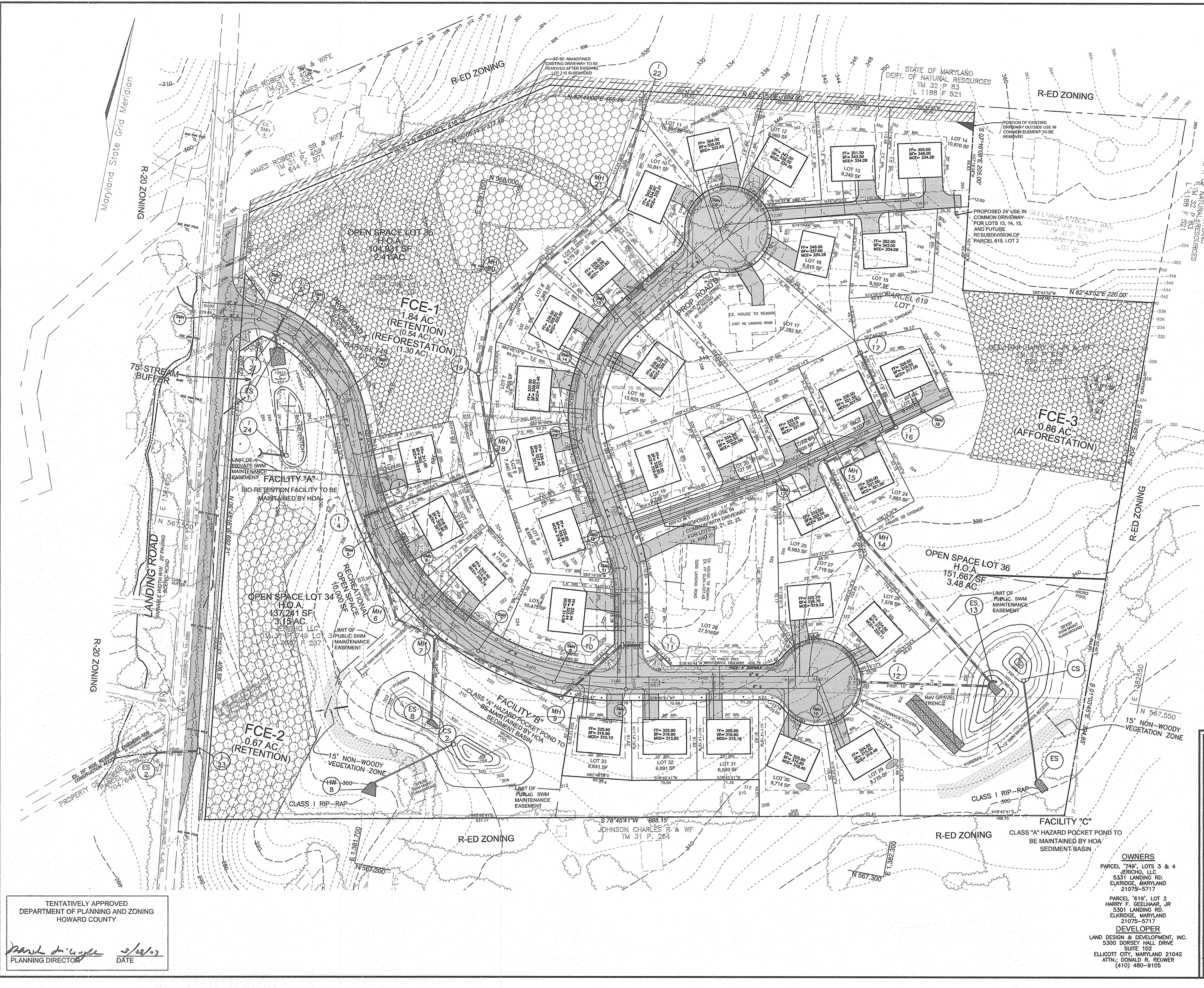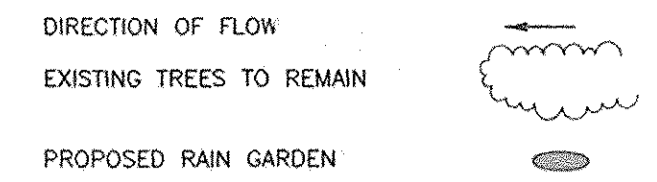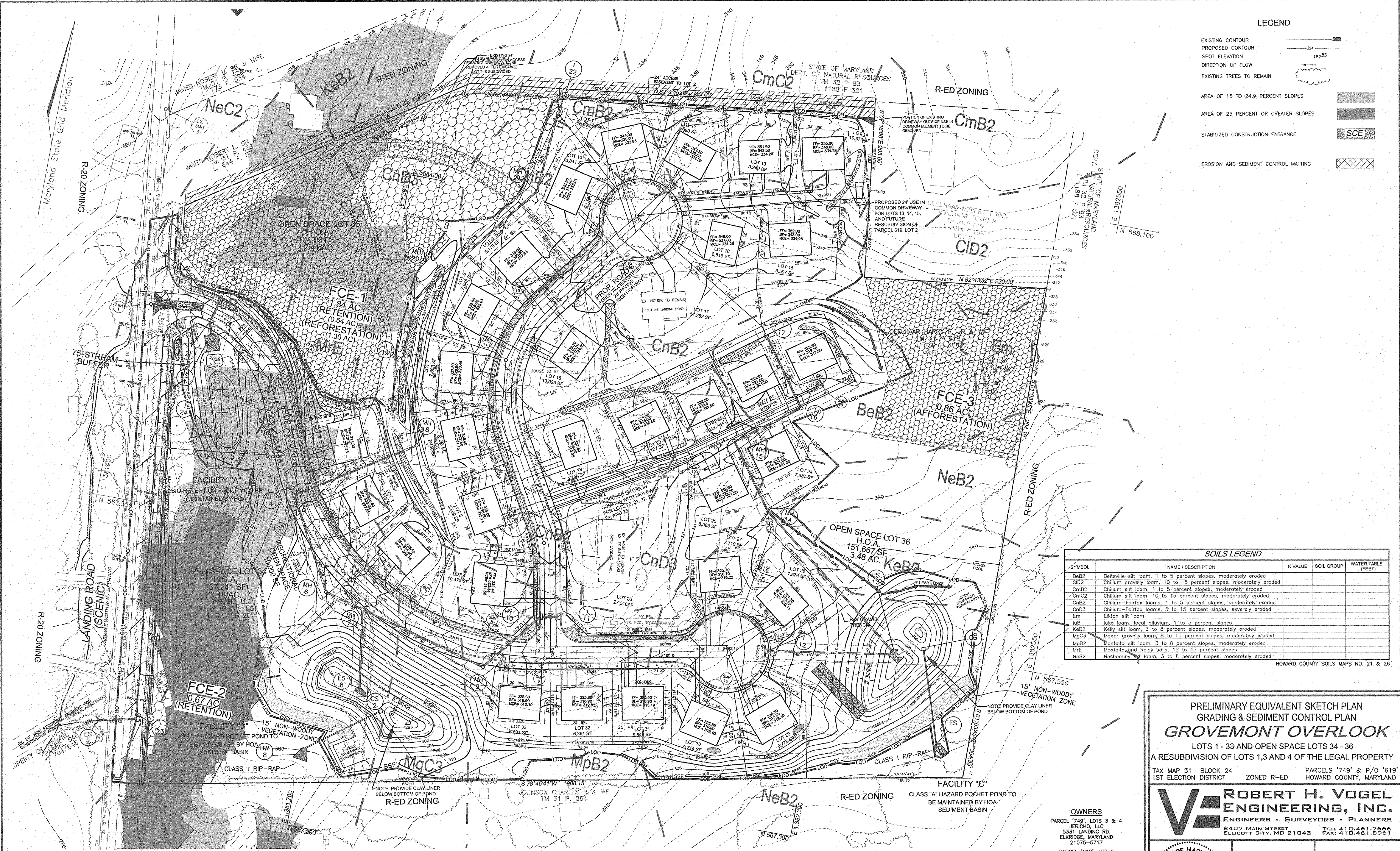JERICHO, LLC
5331 LANDING RD.
ELKRIDGE, MARYLAND
21075-5717

PARCEL '619', LOT 2
HARRY F. GEELHAAR, JR
5301 LANDING RD.
ELKRIDGE, MARYLAND
21075-5717

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
SUITE 102
ELLICOTT CITY, MARYLAND 21042
ATTN.: DONALD R. REUWER
(410) 480-9105

SP-06-15

LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREES TO REMAIN	
AREA OF 15 TO 24.9 PERCENT SLOPES	
AREA OF 25 PERCENT OR GREATER SLOPES	
STABILIZED CONSTRUCTION ENTRANCE	SCE
EROSION AND SEDIMENT CONTROL MATTING	

SOILS LEGEND

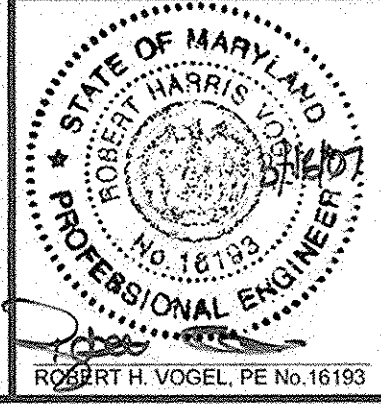| SYMBOL	NAME / DESCRIPTION	K VALUE	SOIL GROUP	WATER TABLE (FEET)
BeB2	Beltsville silt loam, 1 to 5 percent slopes, moderately eroded			
ClD2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded			
CmB2	Chillum silt loam, 1 to 5 percent slopes, moderately eroded			
CmC2	Chillum silt loam, 10 to 15 percent slopes, moderately eroded			
CnB2	Chillum–Fairfax loams, 1 to 5 percent slopes, moderately eroded			
CnD3	Chillum–Fairfax loams, 5 to 15 percent slopes, severely eroded			
Em	Elkton silt loam			
IuB	Iuka loam, local alluvium, 1 to 5 percent slopes			
KeB2	Kelly silt loam, 3 to 8 percent slopes, moderately eroded			
MgC3	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded			
MpB2	Montalto silt loam, 3 to 8 percent slopes, moderately eroded			
MrE	Montalto and Relay soils, 15 to 45 percent slopes			
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded			

HOWARD COUNTY SOILS MAPS NO. 21 & 26

Title Block

PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING & SEDIMENT CONTROL PLAN

GROVEMONT OVERLOOK

LOTS 1 - 33 AND OPEN SPACE LOTS 34 - 36

A RESUBDIVISION OF LOTS 1,3 AND 4 OF THE LEGAL PROPERTY

TAX MAP 31 BLOCK 24	PARCELS '749' & P/O '619'
1ST ELECTION DISTRICT ZONED R–ED	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
DRAWN BY:	DRN
CHECKED BY:	RHV
DATE:	FEBRUARY, 2006
SCALE:	1"=50'
W.O. NO.:	04-57

SHEET 3 OF 4

SP-06-15

Owners

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR   DATE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	K VALUE	SOIL GROUP	WATER TABLE (FEET)
BeB2	Beltsville silt loam, 1 to 5 percent slopes, moderately eroded			
ClD2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded			
CmB2	Chillum silt loam, 1 to 5 percent slopes, moderately eroded			
CnC2	Chillum silt loam, 10 to 15 percent slopes, moderately eroded			
CnB2	Chillum–Fairfax loams, 1 to 5 percent slopes, moderately eroded			
CnD3	Chillum–Fairfax loams, 5 to 15 percent slopes, severely eroded			
Ern	Elkton silt loam			
IuB	Iuka loam, local alluvium, 1 to 5 percent slopes			
KeB2	Kelly silt loam, 3 to 8 percent slopes, moderately eroded			
MgC3	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded			
MpB2	Montalto silt loam, 5 to 15 percent slopes, moderately eroded			
MrE	Montalto and Relay soils, 15 to 45 percent slopes			
NeB2	Neshaminy silt loam, 3 to 8 percent slopes, moderately eroded			

HOWARD COUNTY SOILS MAPS NO. 21 & 26

SCHEDULE A — PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
	1	2	3
Perimeter/Frontage Designation Landscape Type			
Linear Feet of Roadway Frontage/Perimeter	470'	800'	865'
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No	No
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No
Number of Plants Required			
Shade Trees	1:60 8	1:60 14	1:60 15
Evergreen Trees	-	-	-
Shrubs	-	-	-
Number of Plants Provided			
Shade Trees	8	18	15
Evergreen Trees	-	-	-
Other Trees (2:1 Substitution)	-	-	-
Shrubs (10:1 Substitution)	-	-	-
Describe Plant Substitution Credits Below if needed			

Forest Conservation Worksheet 2.2

Net Tract Area

A.	Total Tract Area	A = 17.87
B.	Deductions	B = 0.00
C.	Net Tract Area	C = 17.87

Land Use Category

Input the number "1" under the appropriate land use zoning, and limit to only one entry

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

D.	Afforestation Threshold (Net Tract Area x 15%)	D = 2.68
E.	Conservation Threshold (Net Tract Area x 20%)	E = 3.57

Existing Forest Cover

F.	Existing Forest Cover within the Net Tract Area	F = 1.90
G.	Area of Forest Above Conservation Threshold	G = 0.00

Break Even Point

H.	Break Even Point	H = 1.90
I.	Forest Clearing Permitted Without Mitigation	I = 0.00

Proposed Forest Clearing

J.	Total Area of Forest to be Cleared	J = 0.69
K.	Total Area of Forest to be Retained	K = 1.21

Planting Requirements

L.	Reforestation for Clearing Above the Conservation Threshold	L = 0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M = 1.38
N.	Credit for Retention above the Conservation Threshold	N = 0.00
P.	Total Reforestation Required	P = 1.38
Q.	Total Afforestation Required	Q = 0.78
R.	Total Planting Requirement	R = 2.16

GENERAL NOTES

TOTAL FOREST CONSERVATION OBLIGATION FOR THE PROJECT – 3.37 AC. OBLIGATION TO BE FULFILLED BY ON-SITE RETENTION OF 1.21 AC. (52,707.6 SF), ON-SITE REFORESTATION OF 2.16 AC. (94,089.6 SF).

BOND FOR THE REQ. 3.37 AC. HAS BEEN PAID IN THE AMOUNT OF $57,586.32
(RETENTION – (1.21 AC.) 52,707.6 SF x .20 = $10,541.52)
(REFORESTATION – (2.15 AC.)93,690.6 SF x .50 = $46,845.00)

JOHN CANOLES
DNR QUALIFIED PROFESSIONAL
ECO-SCIENCE PROFESSIONALS INC.

LEGEND

	FOREST CONSERVATION EASEMENT (RETENTION)
	FOREST CONSERVATION EASEMENT (REFORESTATION/ AFFORESTATION)
A	SPECIMEN TREE
	FOREST CONSERVATION SIGN

FOREST CONSERVATION AREA — DO NOT DISTURB

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

MIN. 11"

SPECIMEN TREE — DO NOT REMOVE

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

MIN. 15"

JECT TO BY THE EST 'T OF

NOTE:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
2. SIGNS TO BE PLACED APPROXIMATELY 50-100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING — POND #1

LINEAR FEET OF PERIMETER	768 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 126 LF EX. WOODS TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	(642 LF)
SHADE TREES	13 SHADE TREES
EVERGREEN TREES	17 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	13 SHADE TREES
EVERGREEN TREES	17 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 TREES (0 SUBSTITUTION TREES)

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING — POND #2

LINEAR FEET OF PERIMETER	886 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 503 LF EX. WOODS TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	(383 LF)
SHADE TREES	8 SHADE TREES
EVERGREEN TREES	10 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	8 SHADE TREES
EVERGREEN TREES	10 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 TREES (0 SUBSTITUTION TREES)

SPECIMEN TREES

NO.	TYPE	SIZE	TO BE RETAINED	CONDITION	NO.	TYPE	SIZE	TO BE RETAINED	CONDITION
A	TULIP POPLAR	50" dbh	N	FAIR	L	TULIP POPLAR	30" dbh	N	FAIR
B	TULIP POPLAR	36" dbh	N	FAIR	M	CHESTNUT OAK	30" dbh	N	FAIR
C	TULIP POPLAR	30" dbh	N	FAIR	N	TULIP POPLAR	30" dbh	N	FAIR
D	TULIP POPLAR	30" dbh	N	FAIR	O	TULIP POPLAR	30" dbh	N	FAIR
E	TULIP POPLAR	42" dbh	N	FAIR	P	TULIP POPLAR	30" dbh	N	FAIR
F	TULIP POPLAR	42" dbh	N	FAIR	Q	TULIP POPLAR	30" dbh	N	FAIR
G	TULIP POPLAR	32" dbh	N	FAIR	R	TULIP POPLAR	30" dbh	N	FAIR
H	CHESTNUT OAK	34" dbh	N	FAIR	S	BLACK OAK	38" dbh	Y	FAIR
I	TULIP POPLAR	30" dbh	N	FAIR	T	BLACK OAK	30" dbh	Y	FAIR
J	AMERICAN BEECH	32" dbh	N	FAIR	U	CHESTNUT OAK	36" dbh	Y	FAIR
K	CHESTNUT OAK	34" dbh	N	FAIR	V	TULIP POPLAR	32" dbh	Y	FAIR

PRELIMINARY EQUIVALENT SKETCH PLAN, FOREST CONSERVATION & LANDSCAPING PLAN

GROVEMONT OVERLOOK

LOTS 1 - 33 AND OPEN SPACE LOTS 34 - 36
A RESUBDIVISION OF LOTS 1,3 AND 4 OF THE LEGAL PROPERTY

TAX MAP 31   BLOCK 24   PARCELS '749' & P/O '619'
1ST ELECTION DISTRICT   ZONED R-ED   HOWARD COUNTY, MARYLAND

SP-06-15

(Map labels)

KeB2, NeC2, CmB2, CnC2, CmC2, CnB2, ClD2, CnD3, BeB2, NeB2, KeB2, CnD3, MgC3, MpB2, Ern, MrE

R-ED ZONING
R-20 ZONING

LANDSCAPE PERIMETER 3- 865 LF (TYPE A BUFFER)
LANDSCAPE PERIMETER 2- 800 LF (TYPE A BUFFER)
LANDSCAPE PERIMETER 1- 490 LF (TYPE A BUFFER)
(TYPE B BUFFER)

STATE OF MARYLAND DEPT. OF NATURAL RESOURCES

OPEN SPACE LOT 35
101,931 SF
2.41 AC.

OPEN SPACE LOT 34
137,241 SF
3.15 AC.

OPEN SPACE LOT 36
H.O.A.
151,667 SF
3.48 AC.

FCE-1 .84 AC (RETENTION) (0.54 AC) (REFORESTATION) (1.30 AC)

FCE-2 0.97 AC. (RETENTION)

FCE-3 0.86 AC. (AFFORESTATION)

75' STREAM BUFFER

15' NON-WOODY VEGETATION ZONE

CLASS "A" HAZARD POCKET POND TO BE MAINTAINED JOINTLY BY HOA

LANDING ROAD