

VICINITY MAP  
SCALE: 1"=2000'

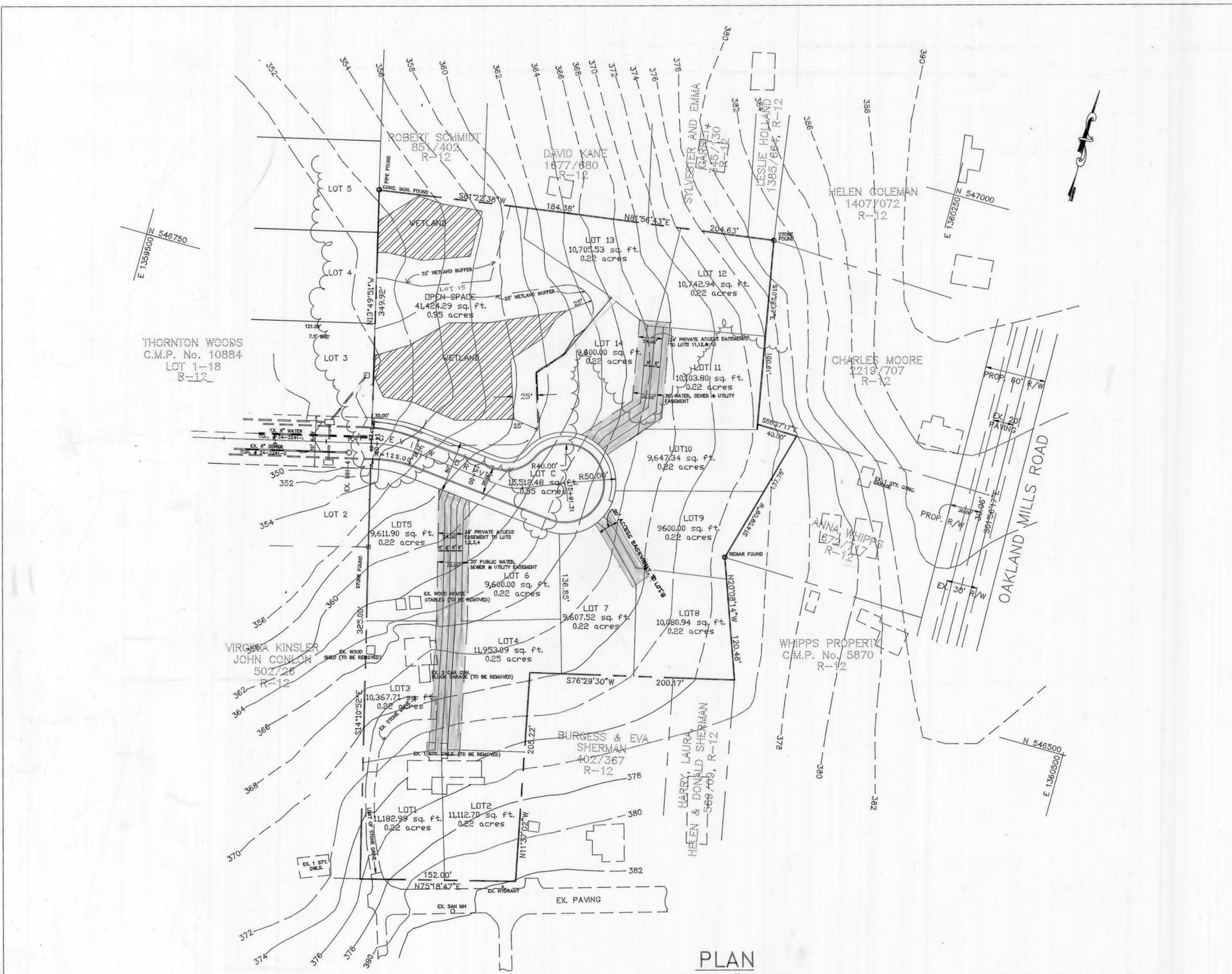
GENERAL NOTES:

- PROJECT BACKGROUND
  - TAX MAP 42, PARCELS 42 & 373
  - EXISTING ZONING = R-12
  - GROSS AREA = 4.61 ACRES
  - NO. OF LOTS = 14 BUILDABLE & 1 OPEN SPACE
  - AREA OF PROPOSED LOTS = 184,397.32 = 4.23 ACRES
  - AREA OF PROPOSED ROADS = 16,414.28 S.F. = 0.38 ACRES.
  - THIS SUBDIVISION IS SUBJECT TO WP 94-56 WHICH GRADING THE REQUIREMENT OF SECTION 16.116-a-1 TO PERMIT WAIVED WITHIN 25' OF THE WETLAND.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JOHN MELLEMA, INC. ON OR ABOUT OCTOBER 1993.
- PUBLIC WATER AND SEWER IS PUBLIC AND WILL BE CONNECTED TO CONTRACT NO. 24-3241-D.
- EXISTING UTILITIES WERE BASED ON EXISTING APPROVED COUNTY PLAN.
- PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THE REFERENCED SUBDIVISION SHALL COMPLY WITH THE CURRENT ADA REQUIREMENTS.

LOT NO.	AREA	PIPE STEM	25% SLOPE	NET AREA
1	11,182.99	1,510.56	0	9,672.43
2	11,112.70	1,512.70	0	9,600.00
3	10,367.71	767.71	0	9,600.00
4	11,953.09	727.91	0	11,225.18
8	10,080.94	472.01	0	9,608.93
11	10,103.80	503.80	0	9,600.00
12	10,742.94	1,142.94	0	9,600.00
13	10,705.53	1,105.53	0	9,600.00

OPEN SPACE TABULATION  
 MINIMUM LOT AREA = 9,600 S.F.  
 OPEN SPACE REQUIRED = 40,162 S.F. = 0.922 Ac. (20%)  
 OPEN SPACE PROVIDED = 41,424.29 S.F. = 0.95 Ac.  
 AREA OF WETLANDS = 16,130 S.F. = 0.374 Ac.  
 25% SLOPE = 0  
 SWM = 0  
 NET DRY GROUND = 25,294.29 S.F. = 0.5806 Ac. OR 61.1 %

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE 2/4/94



PLAN  
SCALE 1" = 50'

DESIGNED BY	JNC	DATE	12.15.93
DRAWN BY	JNC	DATE	12.15.93
CHECKED BY	MLL	DATE	12.15.93

NO.	DATE	DESCRIPTION	BY

**World engineering inc.**  
 CONSULTING ENGINEERS—LAND PLANNERS—SURVEYORS  
 3230 BETHANY LANE, SUITE 4, ELLICOTT CITY, MD.  
 410-465-0400



DEVELOPER :  
 RUPPERT PROPERTY LLC  
 10850 HICKORY RIDGE ROAD  
 COLUMBIA, MARYLAND 21045

OWNER:  
 ERIC W. RUPPERT  
 7436 OAKLAND MILLS RD.  
 COLUMBIA, MARYLAND 21046

SKETCH PLAN  
 RUPPERT WOODS  
 TAX MAP 42, PARCEL 42 & 373 6TH ELECTION DISTRICT, HOWARD COUNTY, MD.  
 DATE : 02.03.94 SCALE : 1" = 50' SHEET 1 OF 1  
 S-94-29