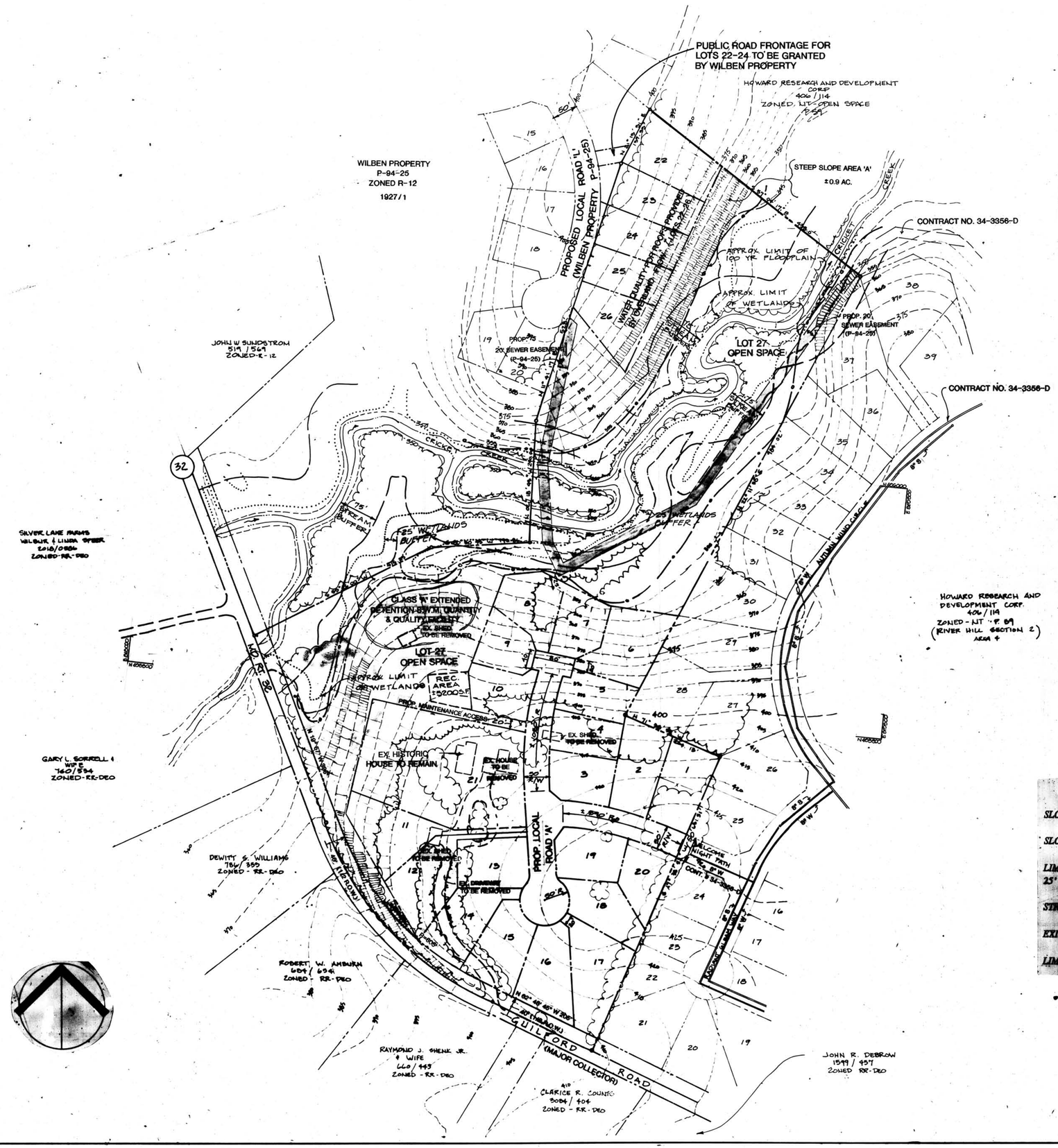
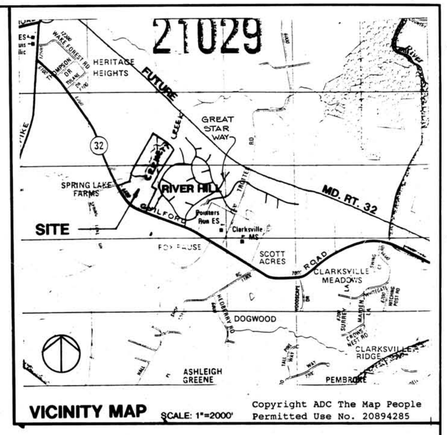



## SITE TABULATION

| | |
|---|---|
| Existing Zoning | R-12 |
| Gross Area | ±21.9 Ac. |
| Less: | |
| Steep Slopes (outside 100 yr. floodplain) | ±1.2 Ac. |
| Floodplain (100 yr.) | ±6.25 Ac. |
| Net Area | ±14.45 Ac. |
| No. of Proposed Lots | 27 |
| R-12 Residential Lots | 26 |
| Open Space/SWM Facility | 1 |
| Area of Proposed Residential Lots | ±10.8 Ac. |
| Area of Proposed Open Space/SWM Facility | ± 9.5 Ac. |
| Area of Proposed Public Road R.O.W. | ± 1.6 Ac. |
| Minimum R-12 Residential Lot Size | ±8,600 S.F. |
| Open Space Required (50% of Gross Area) | ±6.6 Ac. |
| Open Space Provided (43% of Gross Area) | ±9.5 Ac. |
| Recreation Area Required (200 SF/DU) | ±5,200 S.F. |
| Recreation Area Provided | ±5,200 S.F. |




**VICINITY MAP** SCALE: 1"=2000'

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Permitted Use No. 20894285

## GENERAL NOTES

1. Existing zoning is R-12 per Comprehensive Zoning dated October 18, 1993.
2. Site is proposed to be within the Metropolitan Utility District of Howard County, Maryland.
3. Site is to be served by public water via proposed 8" water main located in River Hill (Section 2, Area 4) at Welcome Night Path terminus per Contract No. 34-3356-D. A public sewer main will tie into a proposed sewer main extension from the Village of River Hill (Section 2, Area 4), Contract No. 34-3356-D to the Wilben Property (P-94-25) crossing the Rettger property.
4. Topographical data obtained from Howard County Topographic Survey (200 scale), Sheet No. GC-0119-T-225-37 and Sheet No. GC-0119-T-224-37, both dated April, 1979.
5. Soils information obtained from USDA "Soil Survey of Howard County, Md." Map 23.
6. There are approximately 6.1 acres of 100 year floodplain found on the site.
7. There are approximately 2.7 acres of non-tidal wetlands found on the site.
8. There are approximately 1.2 acres of slopes 25% or greater found on the site (including slopes within floodplain limits).
9. A historic home identified as HO-462 (Howard County Historic Sites Inventory supplement to the 1992 Howard County General Plan Map) is located on the site, and is expected to remain.
10. There are no known burial grounds or cemetery sites on the site.
11. Access to the site will occur from 1) proposed public cul-de-sac 'L' in the adjacent Wilben Property (P-94-25), and 2) the extension of Welcome Night Path located in the Village of River Hill (F-94-108 (VRH 2/4)).
12. The proposed development is in conformance with the latest Howard County Standards.

## LEGEND

- SLOPES 15 - 24.9%
- SLOPES 25% OR GREATER
- LIMIT OF NONTIDAL WETLANDS & 25' WETLANDS BUFFER
- STREAM & 75' STREAM BUFFER
- EXISTING VEGETATION
- LIMIT OF 100 YR. FLOODPLAIN

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/24/95

| DATE | NO | REVISION |
|---|---|---|
| | | |
| | | |
| | | |

OWNER/DEVELOPER
Rev. John Rettger
c/o Richard Talkin
9175 Guilford Rd., Ste. 301
Columbia, Md. 21046

PROJECT
# RETTGER PROPERTY

AREA: TAX MAP 35 PARCEL 189, 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE:
# SKETCH PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
301-997-8900 • FAX: 301-997-9282

1.12.95
DATE

STATE OF MARYLAND — ANTHONY K. BROSH — No. 10148 — REGISTERED PROFESSIONAL ENGINEER

| | |
|---|---|
| DESIGNED BY | PD |
| DRAWN BY | PD |
| PROJECT NO | 80503 |
| DATE | 10/19/94 |
| SCALE | 1" = 100' |
| DRAWING NO. | 1 OF 1 |

S95-09