



VICINITY MAP
SCALE: 1" = 2000'

EXISTING SUBDIVISION LAYOUT
SCALE: 1" = 300'

SITE TABULATION

GROSS AREA		
EXISTING R-12 ZONE	± 15.90 AC.	
EXISTING RC ZONE (PARCEL C)	± 0.90 AC.	
EXISTING B-2 ZONE (PARCEL B)	± 1.40 AC.	
TOTAL GROSS AREA OF SUBMISSION	± 18.10 AC.	
R-12 ZONE		
GROSS AREA OF R-12 SUBDIVISION	± 15.90 AC.	
STEEP SLOPES	± 0.00 AC.	
100-YEAR FLOODPLAIN	± 0.00 AC.	
NET AREA OF R-12 SUBDIVISION	± 15.90 AC.	
NO. OF PROPOSED LOTS		
R-12 RESIDENTIAL LOTS	88	
OPEN SPACE LOTS (CREDITED)	8	
OPEN SPACE LOTS (NON-CREDITED)	1	
MIN. R-12 RESIDENTIAL LOT SIZING	9,600 SF	
AREA OF PROPOSED RESIDENTIAL LOTS	± 9.97 AC.	
AREA OF PROPOSED RESIDENTIAL PIPESTEMS	± 0.14 AC.	
AREA OF PROPOSED PUBLIC STREETS	± 0.45 AC.	
NET AREA OF OPEN SPACE		
NET AREA OF PROPOSED OPEN SPACE LOTS (CREDITED)	± 4.72 AC.	
NET AREA OF PROPOSED OPEN SPACE LOTS (NON-CREDITED)	± 0.07 AC.	
TOTAL AREA OF PROPOSED OPEN SPACE LOTS	± 4.79 AC.	
OPEN SPACE REQUIRED (20% OF R-12 GROSS AREA)	± 3.20 AC.	
NET OPEN SPACE PROVIDED (24.5% OF R-12 GROSS AREA)	± 4.72 AC.	
RECREATION AREA REQUIRED (200 SF/R-12 LOT)	17,800 SF	
RECREATION AREA PROVIDED	± 28,000 SF	
R-2 ZONE		
PARCEL 'B'	± 1.40 AC.	
RC ZONE		
PARCEL 'C' (UNBULDOZABLE AT THIS TIME)	± 0.90 AC.	

- GENERAL NOTES:**
- EXISTING ZONING IS R-12 (±15.9 AC.), B-2 (±1.4 AC.) & RC (±0.90 AC.) AS PER THE 1992 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
 - SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
 - THE SITE IS TO BE SERVED BY PUBLIC WATER VIA PROPOSED WATER MAIN ALONG GUILFORD ROAD AND MD. ROUTE 108 PER CAPITAL PROJECT N-8194 (CURRENTLY BEING INSTALLED). PUBLIC SEWER MAIN PER CONTRACT 34-3522-D SHALL BE EXTENDED TO THE SITE FROM THE CLARK'S GLEN SUBDIVISION THROUGH PARCEL 22 (HOWARD RESEARCH & DEVELOPMENT CORP. - 410/348) WITHIN A PUBLIC EASEMENT AND OPEN SPACE LOT 41.
 - TOPOGRAPHICAL DATA OBTAINED FROM KING'S AERIAL MAPPING CO. INC., JAN. 1997 USING 2 FOOT CONTOUR INTERVALS.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83).
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - SOILS INFORMATION OBTAINED FROM USDA "SOILS SURVEY OF HOWARD COUNTY, MARYLAND" MAP SHEET NO. 52 (7/68).
 - THERE IS NO 100 YEAR FLOODPLAIN AREA LOCATED ON THE PROPERTY ACCORDING TO INFORMATION FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR HOWARD COUNTY, MARYLAND (COMMUNITY PANEL NO. 24004 0032 B MAP REVISED: DEC. 4, 1986).
 - THERE ARE APPROXIMATELY ±0.1 ACRE OF NON-TIDAL WETLANDS FOUND ON THE SITE. ALL WETLAND LIMITS SHOWN ON THE PLAN WERE APPROXIMATED BY RIEMER MUEGGE & ASSOCIATES ON NOVEMBER 1996.
 - THERE ARE APPROXIMATELY 0.00 AC. OF SLOPES 15-25%, AND 0.00 AC. OF SLOPES 25% OR GREATER FOUND ON THE SITE.
 - ACCESS INTO THE SITE SHALL OCCUR OFF MARYLAND ROUTE 108 ON MAKE FOREST DRIVE #400' NORTH FROM THE INTERSECTION OF MD. RTE. 108 AND GUILFORD ROAD (OLD MD. RTE. 32) OR OFF OF GUILFORD ROAD (OLD MD. ROUTE 32) VIA EITHER THOMPSON DRIVE OR TULANE DRIVE #700' AND #1200' RESPECTIVELY 5' E. FROM THE MD. ROUTE 108/ GUILFORD ROAD INTERSECTION TO MAKE FOREST DRIVE.
 - THE PROPERTY IS LOCATED WITHIN THE POINTERS RUN ELEMENTARY SCHOOL DISTRICT IN THE WESTERN REGION.
 - THE CLARK'S GLEN NORTH SITE CONSISTS OF: HERITAGE HEIGHTS BLOCK B LOTS 1-6 & BLOCK C LOTS 1-6; AND THE RESIDUE OF LIBER 1944 FOLIO 584 PARCEL ONE (PART 2); PARCEL ONE (PART 3); AND PART TWO (SEE "EXISTING SUBDIVISION LAYOUT" EXHIBIT) IN 16 EXISTING LOTS. DEVELOPMENT OF THIS SITE WILL REQUIRE 22 ADDITIONAL HOUSING ALLOCATIONS FOR THE PROPOSED 88 UNIT R-12 SUBDIVISION (ONE PHASE ONLY).
 - THE APPROPRIATE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED MARCH 1997.
 - THERE ARE NO KNOWN CEMETARIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
 - THERE ARE NO KNOWN STRUCTURES OF HISTORICAL SIGNIFICANCE LOCATED ON THIS SITE.
 - STORMWATER QUANTITY AND QUALITY CONTROL IS TO BE PROVIDED WITHIN AN EXISTING WEMA FACILITY VIA AN AGREEMENT BETWEEN THE DEVELOPER AND WEMA. IF THE PROPOSED AGREEMENT IS NOT EXECUTED, STORMWATER MANAGEMENT SHALL BE PROVIDED ON-SITE. AS THE SIZE AND SHAPE OF THIS PROPOSED FACILITY IS NOT KNOWN, THE NUMBER OF UNITS ALLOCATED AND THEIR CONFIGURATION MAY BE ALTERED FOR THIS DEVELOPMENT.

ADJACENT PROPERTY OWNERS

1	EXXON CORP.	P. 151	ZONED B-2
2	CITIZEN'S NATIONAL BANK	134/507	ZONED B-2
3	JAMES B. & MARGARET SHAW, SR.	3686/426	ZONED B-2
4	JAMES A. & BONITA RAYMO	824/350	ZONED B-2
5	EDGAR W. & ROSEMARY ZEPP	1486/448	ZONED B-2
6	PETER W. WEYMOUTH, TRUSTEE	2404/222	ZONED B-2
7	EDGAR ZEPP III	LOT A-1	ZONED B-2
8	EDGAR W. ZEPP	LOT A-2	ZONED B-2

NOTE: NOISE MITIGATION DESIGN OR WAIVER WILL BE ADDRESSED AT PRELIMINARY PLAN STAGE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
7/29/97
PLANNING DIRECTOR DATE

DATE NO.	REVISION
OWNER / DEVELOPER	
WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE, #140 BETHESDA, MARYLAND 20814	
PROJECT CLARK'S GLEN NORTH	
A RESUBDIVISION OF HERITAGE HEIGHTS, BLOCK B (LOTS 1-6), & RESIDUE OF LIBER 1944 FOLIO 584	
AREA	
TAX MAP No. 34 PARCEL 205 & P/O PARCEL 204 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
SKETCH 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	
7-22-97 DATE	DESIGNED BY: LOH
	DRAWN BY: KEH, RR
	PROJECT NO: MA/PROJECT/97016 SKP-1.DWG
	DATE: JULY 22, 1997
JAYKANT D. PAREKH, P.E. No. 19148	SCALE: 1"=100'
	DRAWING NO. 1 OF 1