

SHEET INDEX

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PRELIMINARY PLAN

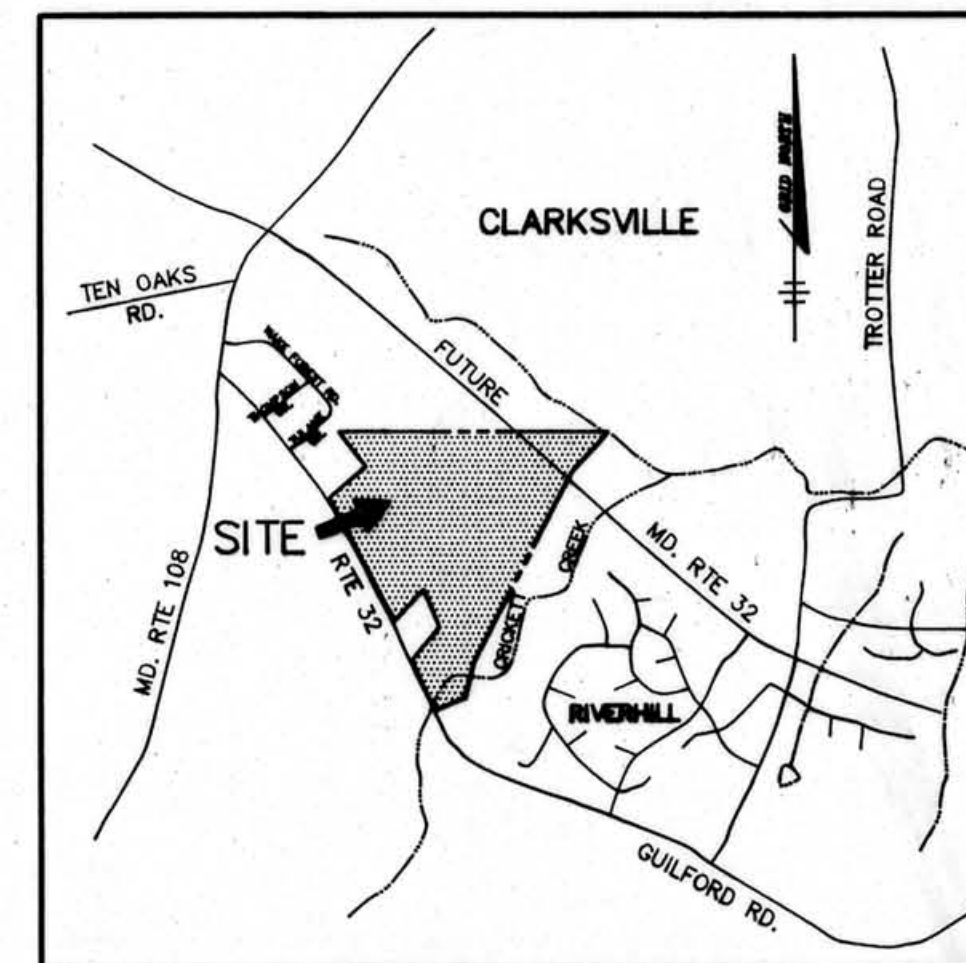
WILBEN PROPERTY

SECTION 1

LOTS 1 - 90

5th ELECTION DISTRICT

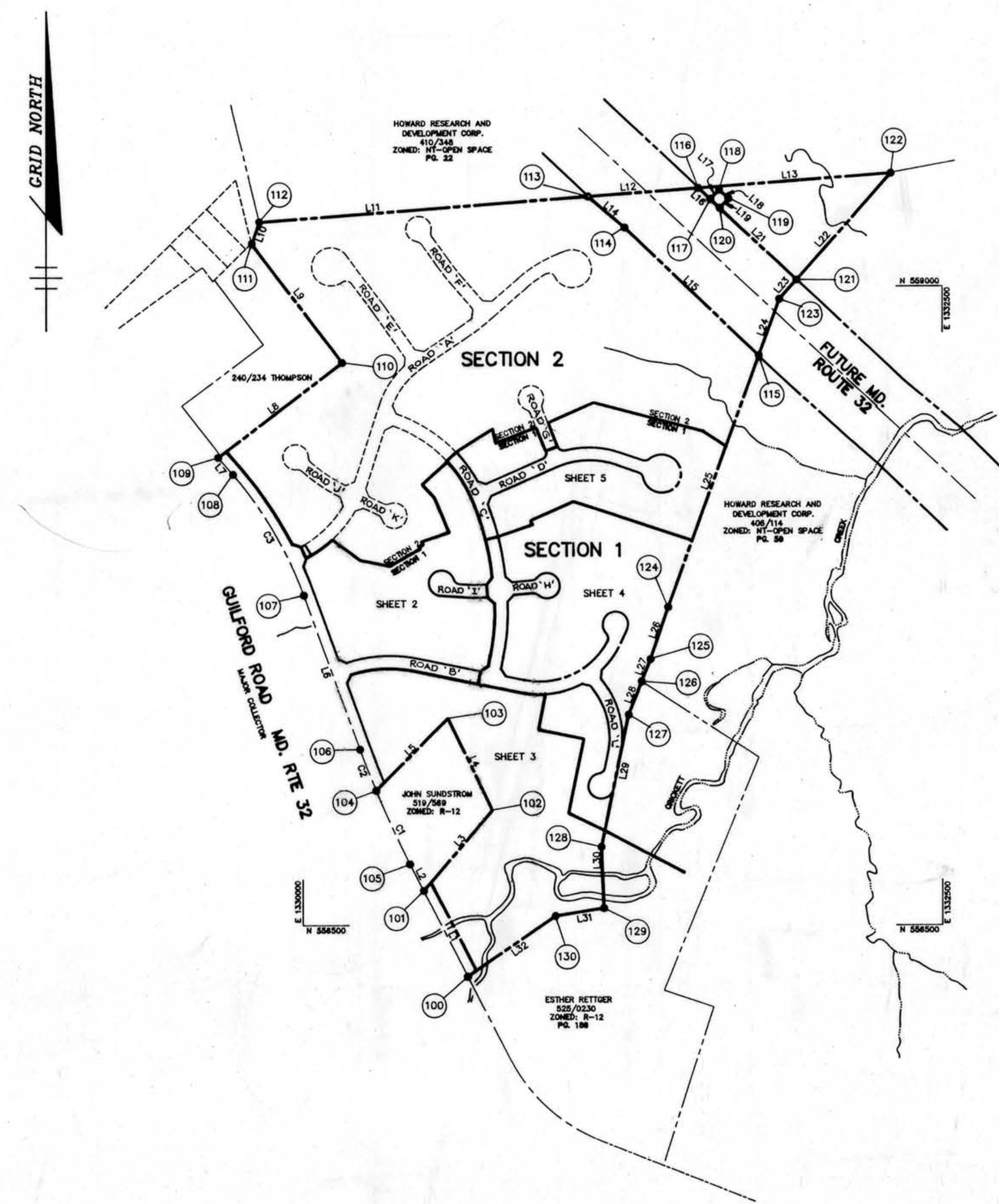
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. LOCATION: TAX MAP 35 PARCEL 205
ZONING: R-12
REFERENCES INCLUDE: WP-94-31, S-94-16
ELECTION DISTRICT: 5th
TOTAL TRACT AREA: 92.91 AC.
TOTAL AREA OF SUBMISSION (SECTION 1): 44.94 AC.
STEEP SLOPES: 1.40 AC.
FLOODPLAIN: 4.31 AC.
NET AREA OF SUBMISSION: 39.23 AC.
TOTAL NUMBER OF LOTS:
R-12 BUILDABLE LOTS: 85
+ OPEN SPACE LOTS: 5
TOTAL NUMBER OF LOTS: 90
TOTAL AREA OF BUILDABLE LOTS (85): 24.21 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY: 6.02 AC.
MINIMUM LOT SIZE: 9800 SF
OPEN SPACE REQUIRED (20% GROSS AREA): 8.99 AC.
OPEN SPACE PROVIDED: 14.71 AC.
RECREATION AREA REQUIRED: (200 SF/DU) 17,200 SF.
RECREATION AREA PROVIDED (DEFERRED TO SECTION 2):
DATE OF SKETCH PLAN: APPROVED AND DPZ REF. # S-94-16 APPROVED 12-10-93
DATE OF WAIVER: DEC NOTE # 31
APPROVED AND DPZ REF. # WP-04-01 APPROVED 11-17-03
3. TOPOGRAPHY SHOWN HEREON WAS PERFORMED BY WINGS AERIAL MAPPING COMPANY, MARCH 1994. ALL CONTOURS ARE IN TWO FOOT INTERVALS.
4. HORIZONTAL DATUM USED WAS MARYLAND STATE GRID AND VERTICAL DATUM REFERENCED WAS MEAN SEA LEVEL.
5. PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS SITE. MIDDLE PATUENT DRAINAGE AREA.
6. EXTENDED DETENTION STORMWATER MANAGEMENT AND STORMWATER RETENTION WILL BE PROVIDED FOR THIS SITE. WATER QUALITY WILL BE PROVIDED BY EXTENDED DETENTION AND RETENTION FACILITIES. THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY. BOTH STORMWATER MANAGEMENT FACILITIES WILL BE HAZARD CLASS 'A' PONDS.
7. THE NOISE STUDY FOR THIS SITE IS INCLUDED WITH THIS SUBMISSION.
8. THE GEOTECHNICAL REPORT FOR THIS SITE WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED JUNE, 1994.
9. THE EXISTING UTILITIES WERE LOCATED USING THE BEST AVAILABLE INFORMATION.
10. SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
11. SOILS INFORMATION OBTAINED FROM USDA "S" SOIL SURVEY OF HOWARD COUNTY, MARYLAND, MAP 34 DATED JULY, 1956.
12. ELEMENTARY SCHOOL DISTRICT: POINTERS RUN
SCHOOL REGION: WESTERN
13. B.R.L. DENOTES BUILDING RESTRICTION LINE.
14. STREET LIGHTS AND STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
15. SEDIMENT CONTROL MEASURES WILL BE SHOWN AT FINAL PLAN STAGE.
16. THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERY SITES ON THE SITE.
17. THE FLOODPLAIN LIMITS SHOWN FOR CRICKETT CREEK ON THIS PLAN ARE AS PER THE 100 YEAR FLOODPLAIN STUDY PERFORMED BY RIEMER MUEGGE & ASSOC., INC. THE FLOODPLAIN STUDY WAS CALCULATED UNDER THE NON-CRITICAL CRITERIA SET FORTH IN HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 11, AND IS INCLUDED IN THIS SUBMISSION.
18. WETLANDS DELINEATION WAS PROVIDED BY RIEMER MUEGGE & ASSOCIATES DATED MARCH 14, 1994.
19. A TRAFFIC STUDY IS PROVIDED BY THE TRAFFIC GROUP, INC. DATED JUNE, 2004.
20. WP-04-01 APPROVED 11-17-03 WAS A WAIVER TO SECTION 16.12(b)(6)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW 5 ADJOINING PIPESTEMS USING A SINGLE SHARED DRIVEWAY ACCESS FROM A PUBLIC ROAD.
21. THERE ARE NO STRUCTURES OF HISTORIC VALUE FOUND ON THIS SITE.



PLAN
SCALE: 1" = 400'

| LOT TABULATION | | | | | | |
|----------------|------------|---------------|----------------|---------------------|------------|---------------|
| LOT AREA | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 YEAR FLOODPLAIN | 25% SLOPES | MIN. LOT SIZE |
| 3 | 11,844 | 680 | 11,164 | 0 | 0 | 11,164 |
| 4 | 13,818 | 1,475 | 12,343 | 0 | 0 | 12,343 |
| 5 | 15,055 | 1,490 | 13,565 | 0 | 0 | 13,565 |
| 6 | 15,817 | 661 | 15,156 | 0 | 0 | 15,156 |
| 9 | 13,856 | 746 | 13,110 | 0 | 0 | 13,110 |
| 10 | 15,010 | 1,559 | 13,451 | 0 | 1,063 | 12,445 |
| 11 | 11,645 | 924 | 10,725 | 0 | 200 | 10,525 |
| 14 | 11,748 | 0 | 11,748 | 0 | 1,400 | 10,348 |
| 25 | 14,015 | 207 | 13,808 | 0 | 0 | 13,808 |
| 28 | 12,035 | 0 | 12,035 | 0 | 650 | 11,385 |
| 51 | 15,115 | 373 | 14,742 | 0 | 0 | 14,742 |
| 54 | 16,002 | 617 | 15,385 | 0 | 0 | 15,385 |
| 72 | 11,377 | 563 | 10,814 | 0 | 0 | 10,814 |
| 74 | 11,179 | 511 | 10,668 | 0 | 0 | 10,668 |

| CURVE LISTINGS | | |
|----------------|----------|---------|
| CURVE | RADIUS | LENGTH |
| C1 | 4000.00' | 315.58' |
| C2 | 4000.00' | 174.14' |
| C3 | 1519.08' | 550.72' |

| PROPERTY LINE LIST | | |
|--------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 27°05'14" E | 377.31' |
| L2 | S 27°05'14" E | 116.73' |
| L3 | S 40°34'50" E | 412.62' |
| L4 | S 25°44'59" E | 450.00' |
| L5 | S 44°40'57" W | 398.83' |
| L6 | S 20°04'21" E | 840.39' |
| L7 | N 40°50'41" W | 89.34' |
| L8 | N 52°30'36" E | 61.22' |
| L9 | S 37°10'27" E | 586.47' |
| L10 | N 19°19'32" E | 80.00' |
| L11 | N 85°17'26" E | 1280.16' |
| L12 | N 85°17'26" E | 433.57' |
| L13 | N 85°17'26" E | 735.60' |
| L14 | S 49°47'59" E | 187.07' |
| L15 | S 48°13'22" E | 726.20' |
| L16 | N 48°58'20" W | 63.58' |
| L17 | S 43°33'40" W | 50.00' |
| L18 | N 48°58'20" W | 50.00' |
| L19 | N 43°03'40" E | 50.00' |
| L20 | N 48°58'20" W | 50.00' |
| L21 | S 19°50'08" W | 234.93' |
| L22 | S 41°33'05" W | 555.24' |
| L23 | S 41°33'05" W | 103.22' |
| L24 | S 19°50'08" W | 234.93' |
| L25 | S 19°50'08" W | 1048.18' |
| L26 | S 18°50'31" W | 213.98' |
| L27 | S 21°49'30" W | 92.86' |
| L28 | S 21°13'51" W | 139.85' |
| L29 | S 11°41'17" W | 528.00' |
| L30 | S 02°18'43" E | 240.00' |
| L31 | S 80°50'43" W | 192.86' |
| L32 | S 55°26'00" W | 418.20' |

| COORDINATE LIST | | |
|-----------------|------------|-------------|
| NO. | NORTHING | EASTING |
| 100 | 556299.892 | 1330643.332 |
| 101 | 556635.817 | 1330471.526 |
| 102 | 556949.351 | 1330740.072 |
| 103 | 557308.857 | 1330568.350 |
| 104 | 557028.053 | 1330285.902 |
| 105 | 556739.746 | 1330418.372 |
| 106 | 557188.295 | 1330222.594 |
| 107 | 557789.789 | 1330000.806 |
| 108 | 558261.915 | 1329725.163 |
| 109 | 558328.438 | 1329667.652 |
| 110 | 558701.048 | 1330153.422 |
| 111 | 559168.349 | 1329799.054 |
| 112 | 559253.278 | 1329828.838 |
| 113 | 559351.720 | 1331115.236 |
| 114 | 559230.971 | 1331258.172 |
| 115 | 558728.543 | 1331782.467 |
| 116 | 559384.803 | 1331547.538 |
| 117 | 559341.393 | 1331593.900 |
| 118 | 559377.924 | 1331628.129 |
| 119 | 559343.785 | 1331664.660 |
| 120 | 559307.254 | 1331630.521 |
| 121 | 559226.782 | 1331926.648 |
| 122 | 559442.304 | 1332298.938 |
| 123 | 559449.539 | 1331862.188 |
| 124 | 557742.548 | 1331426.795 |
| 125 | 557540.054 | 1331357.685 |
| 126 | 557454.031 | 1331323.245 |
| 127 | 557324.140 | 1331272.783 |
| 128 | 556807.089 | 1331165.819 |
| 129 | 556567.284 | 1331175.501 |
| 130 | 556535.482 | 1330985.279 |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Wanda J. D'Angelo 11/24/04
Acting PLANNING DIRECTOR DATE

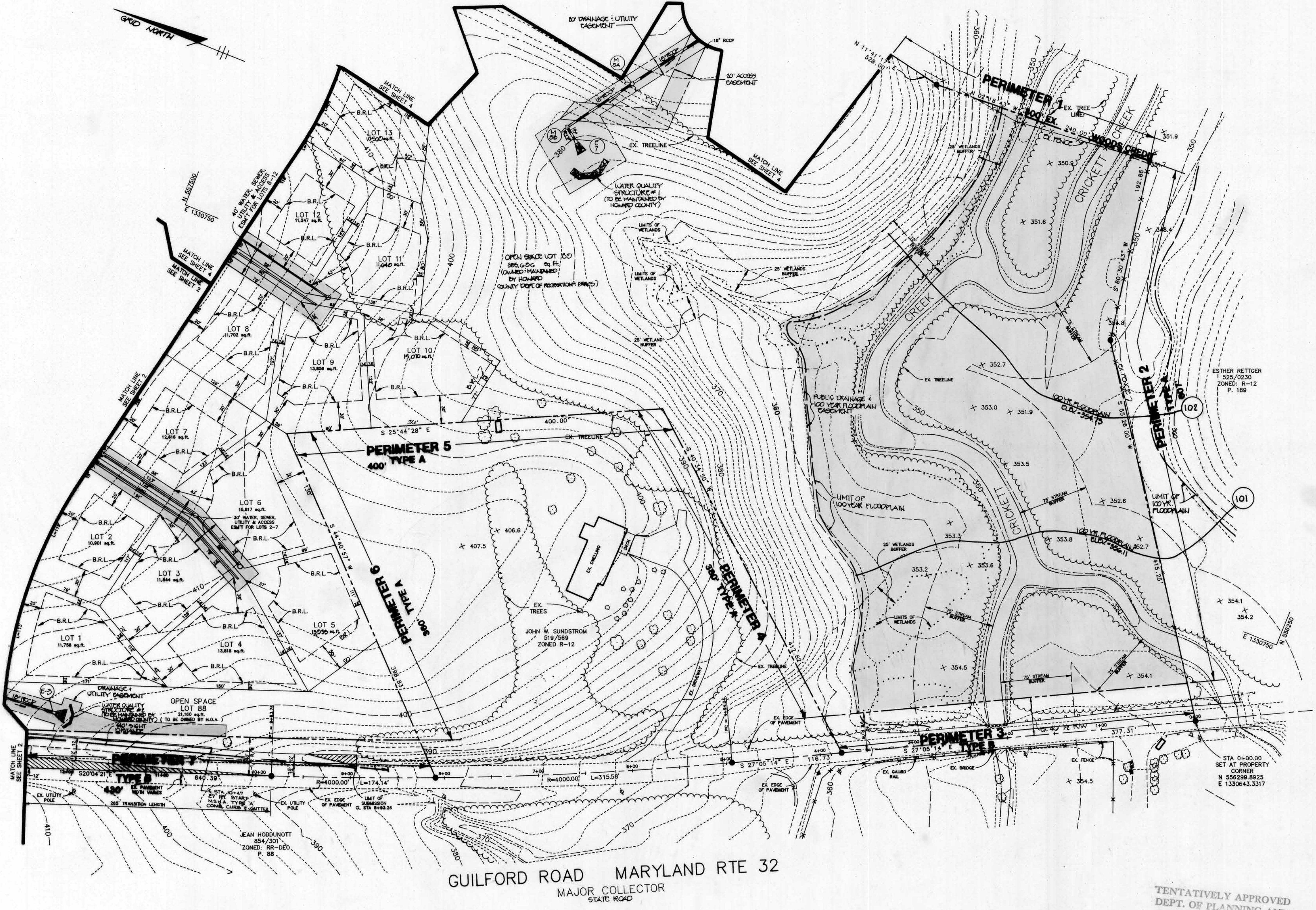
| | |
|--|---|
| DATE NO. | REVISION |
| OWNERS \ DEVELOPER | WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 301-650-7111 |
| PROJECT | WILBEN PROPERTY SECTION 1 LOTS 1-90 |
| AREA | TAX MAP NO. 35 ZONED R-12 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| TITLE | TITLE SHEET |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282 | |
| DATE | 11-24-94 |
| DESIGNED BY | JTD |
| DRAWN BY | JTD |
| PROJECT NO. | 93204 |
| DATE | OCTOBER 14, 1994 |
| SCALE | AS SHOWN |
| DRAWING NO. | 1 OF 9 |



| | | |
|---|------|---------------------|
| DATE | NO. | REVISION |
| OWNER / DEVELOPER | | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 | | |
| PROJECT | | |
| WILBEN PROPERTY SECTION 1 | | |
| AREA | | |
| TAX MAP 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MD. | | |
| TITLE | | |
| PRELIMINARY PLAN | | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282 | | |
| 10.24.94 | DATE | S-04-16, W.P. 04-01 |
| DESIGNED BY: J.T.D. | | |
| DRAWN BY: J.T.D. | | |
| PROJECT NO: 93204 | | |
| DATE: OCTOBER 24, 1994 | | |
| SCALE: 1" = 50' | | |
| DRAWING NO. 2 OF 9 | | |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Wesley J. D. Layton 10/24/94
PLANNING DIRECTOR DATE



| | |
|---|-------------------|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 | |
| PROJECT | |
| WILBEN PROPERTY SECTION 1 | |
| AREA | |
| TAX MAP 35 PARCEL 205 SET AT PROPERTY CORNER N 556299.8925 E 1330643.3317 | |
| TITLE | |
| PRELIMINARY PLAN | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners Engineers Surveyors 8618 Centre Park Drive - Suite 200 - Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282 | |
| 10.24.94 DATE | 0-04-1G, WP-04-21 |
| DESIGNED BY: J.T.D. | |
| DRAWN BY: J.T.D. | |
| PROJECT NO: 93204 | |
| DATE: OCTOBER 24, 1994 | |
| SCALE: 1" = 50' | |
| DRAWING NO. 3 OF 9 | |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE 11/14/94
J.A.



SCHEDULE A
PERIMETER LANDSCAPE EDGE

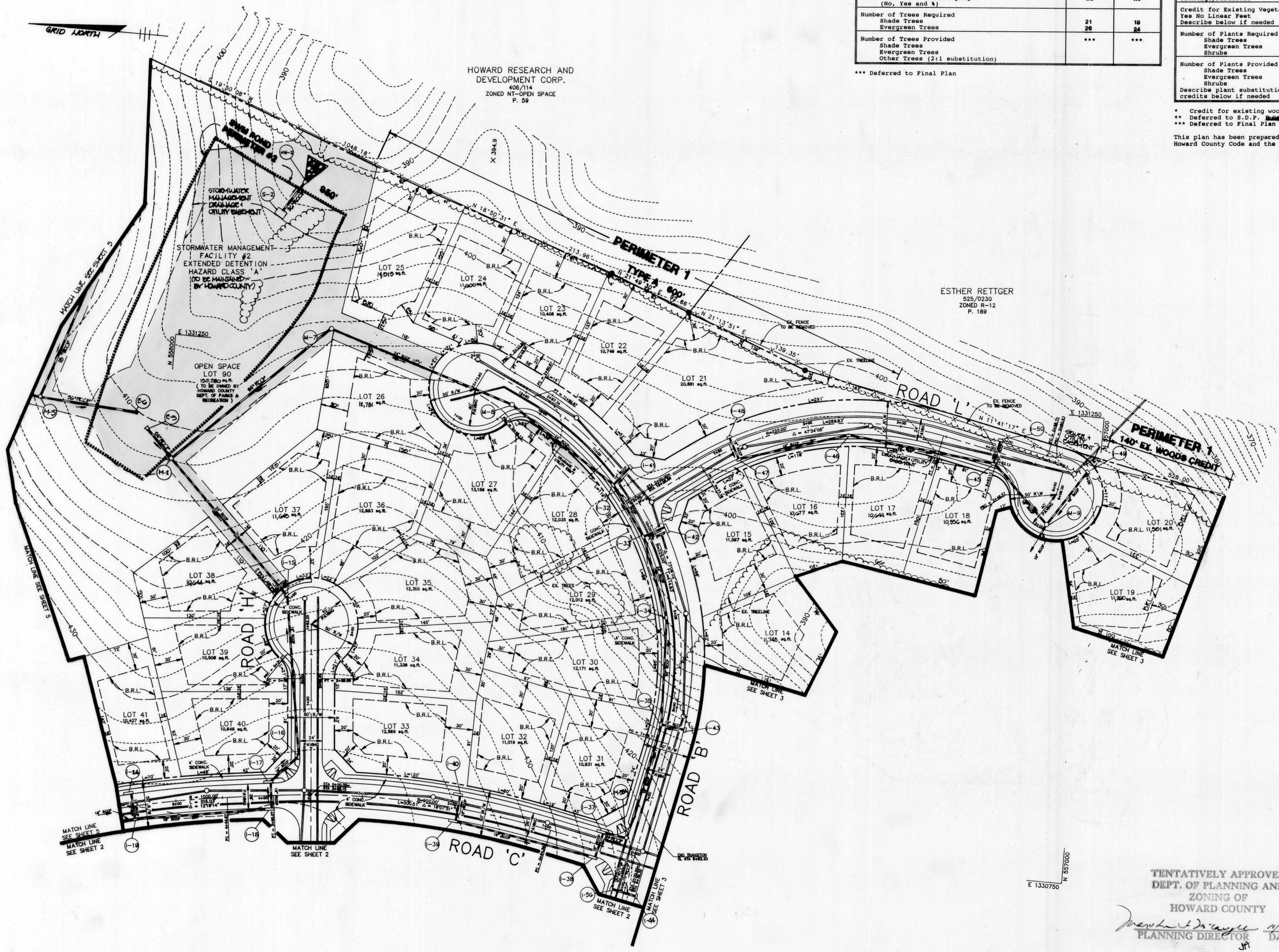
| CATEGORY | ADJACENT TO ROADWAYS | | ADJACENT TO PERIMETER PROPERTIES | | | | |
|--|----------------------|--------------|----------------------------------|------------|------------|-------------|-------------|
| | 3 | 7 | 1 | 2 | 4 | 5 | 6 |
| Perimeter Edge | 3 | 7 | 1 | 2 | 4 | 5 | 6 |
| Landscape Type | B | B | A | A | A | A | A |
| Linear Feet of Roadway Frontage/Perimeter | 380 | 550 | 1040 | 607 | 380 | 400 | 360 |
| Credit for Existing Vegetation (Yes No Linear Feet Describe below if needed) | yes 380 | no | yes 440 | yes 607 | yes 380 | yes 60 | no |
| Number of Plants Required (Shade Trees Evergreen Trees Shrubs) | 0 11 14 0 | 11 0 0 | 10 0 0 | 0 | 0 | 6 0 0 | 6 0 0 |
| Number of Plants Provided (Shade Trees Evergreen Trees Shrubs Describe plant substitution credits below if needed) | ** | *** | ** | ** | ** | ** | ** |

| SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING | | |
|---|----------|----------|
| Stormwater Management Facility # | 1 | 2 |
| Linear Feet of Perimeter (No, Yes and %) | 1080 | 950 |
| Credit for Existing Landscaping (No, Yes and %) | no | no |
| Number of Trees Required (Shade Trees Evergreen Trees) | 21 28 | 19 24 |
| Number of Trees Provided (Shade Trees Evergreen Trees Other Trees (2:1 substitution)) | *** | *** |

*** Deferred to Final Plan

* Credit for existing woods to remain
** Deferred to S.D.P. *Builder will provide*
*** Deferred to Final Plan *Developer will provide*

This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.



HOWARD RESEARCH AND DEVELOPMENT CORP.
406/114
ZONED NT-OPEN SPACE
P. 59

ESTHER RETTGER
525/0230
ZONED R-12
P. 189

| | |
|---|------------------|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 2085D | |
| PROJECT WILBEN PROPERTY SECTION 1 | |
| AREA TAX MAP 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MD. | |
| TITLE PRELIMINARY PLAN | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners Engineers Surveyors 8818 Centre Park Drive - Suite 200 - Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282 | |
| 10.24.04 DATE | 5-24-16, W-24-21 |
| DESIGNED BY: J.T.D. | |
| DRAWN BY: J.T.D. | |
| PROJECT NO: 93204 | |
| DATE: OCTOBER 24, 2004 | |
| SCALE: 1" = 50' | |
| DRAWING NO. 4 OF 9 | |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

J. T. D.
PLANNING DIRECTOR DATE



J. Farrell
JAYKANT D. PAREKH #19148



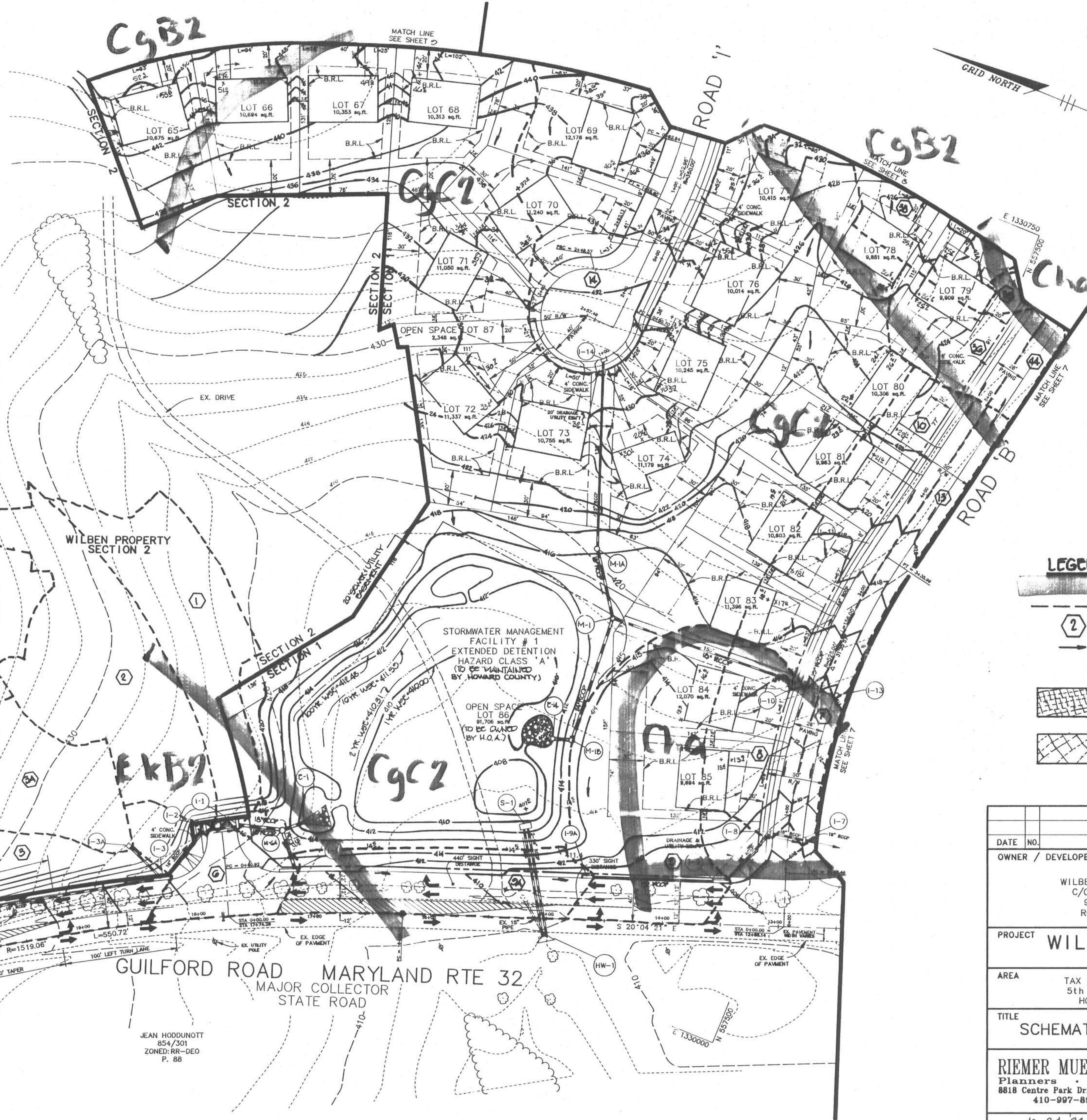
| | |
|--|-------------------|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 | |
| PROJECT | |
| WILBEN PROPERTY SECTION 1 | |
| AREA | |
| TAX MAP 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MD. | |
| TITLE | |
| PRELIMINARY PLAN | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners Engineers Surveyors 8818 Centre Park Drive - Suite 200 - Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282 | |
| 10-24-94 DATE | 9-04-94, WP-04-31 |
| DESIGNED BY: J.T.D. | |
| DRAWN BY: J.T.D. | |
| PROJECT NO: 93204 | |
| DATE: OCTOBER 24, 1994 | |
| SCALE: 1" = 50' | |
| DRAWING NO. 5 OF 9 | |

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Mark C. Duggan
 PLANNING DIRECTOR DATE



DRAINAGE AREA TABULATION

| D.A.# | AREA | 'C' | % IMP | D.A.# | AREA | 'C' | % IMP |
|-------|------|------|-------|-------|------|------|-------|
| 1 | 0.42 | 0.49 | 48 | 26 | 0.29 | 0.47 | 45 |
| 2 | 0.63 | 0.50 | 43 | 27 | 0.11 | 0.48 | 45 |
| 3 | 0.58 | 0.45 | 34 | 28 | 0.05 | 0.51 | 50 |
| 3A | 0.50 | 0.41 | 30 | 29 | 1.10 | 0.51 | 50 |
| 4 | 0.92 | 0.42 | 28 | 30 | 0.12 | 0.60 | 58 |
| 5 | 2.38 | 0.27 | 7 | 31 | 0.21 | 0.59 | 52 |
| 6 | 0.25 | 0.64 | 68 | 32 | 1.57 | 0.34 | 16 |
| 7 | 0.08 | 0.60 | 63 | 33 | 0.87 | 0.35 | 18 |
| 8 | 0.33 | 0.48 | 45 | 34 | 0.23 | 0.46 | 35 |
| 9 | 0.68 | 0.36 | 28 | 35 | 0.20 | 0.57 | 55 |
| 9A | 0.32 | 0.62 | 66 | 36 | 0.20 | 0.37 | 30 |
| 10 | 0.49 | 0.42 | 37 | 37 | 0.23 | 0.59 | 61 |
| 11 | 0.26 | 0.56 | 54 | 38 | 0.27 | 0.47 | 44 |
| 12 | 0.15 | 0.56 | 53 | 39 | 0.10 | 0.58 | 60 |
| 13 | 0.16 | 0.60 | 63 | 40 | 0.08 | 0.60 | 63 |
| 14 | 0.80 | 0.49 | 48 | 41 | 0.35 | 0.48 | 46 |
| 15 | 0.50 | 0.58 | 60 | 42 | 0.13 | 0.48 | 46 |
| 16 | 0.05 | 0.86 | 100 | 43 | 0.11 | 0.48 | 45 |
| 17 | 0.09 | 0.70 | 78 | 44 | 0.06 | 0.51 | 50 |
| 18 | 0.09 | 0.55 | 56 | 45 | 0.25 | 0.64 | 68 |
| 19 | 0.09 | 0.55 | 56 | 46 | 0.16 | 0.51 | 50 |
| 20 | 0.11 | 0.59 | 64 | 47 | 0.09 | 0.70 | 78 |
| 21 | 0.20 | 0.58 | 60 | 48 | 0.11 | 0.48 | 45 |
| 23 | 0.23 | 0.57 | 61 | 49 | 0.20 | 0.62 | 65 |
| 24 | 0.27 | 0.52 | 52 | 50 | 0.23 | 0.49 | 48 |
| 25 | 0.16 | 0.55 | 56 | | | | |



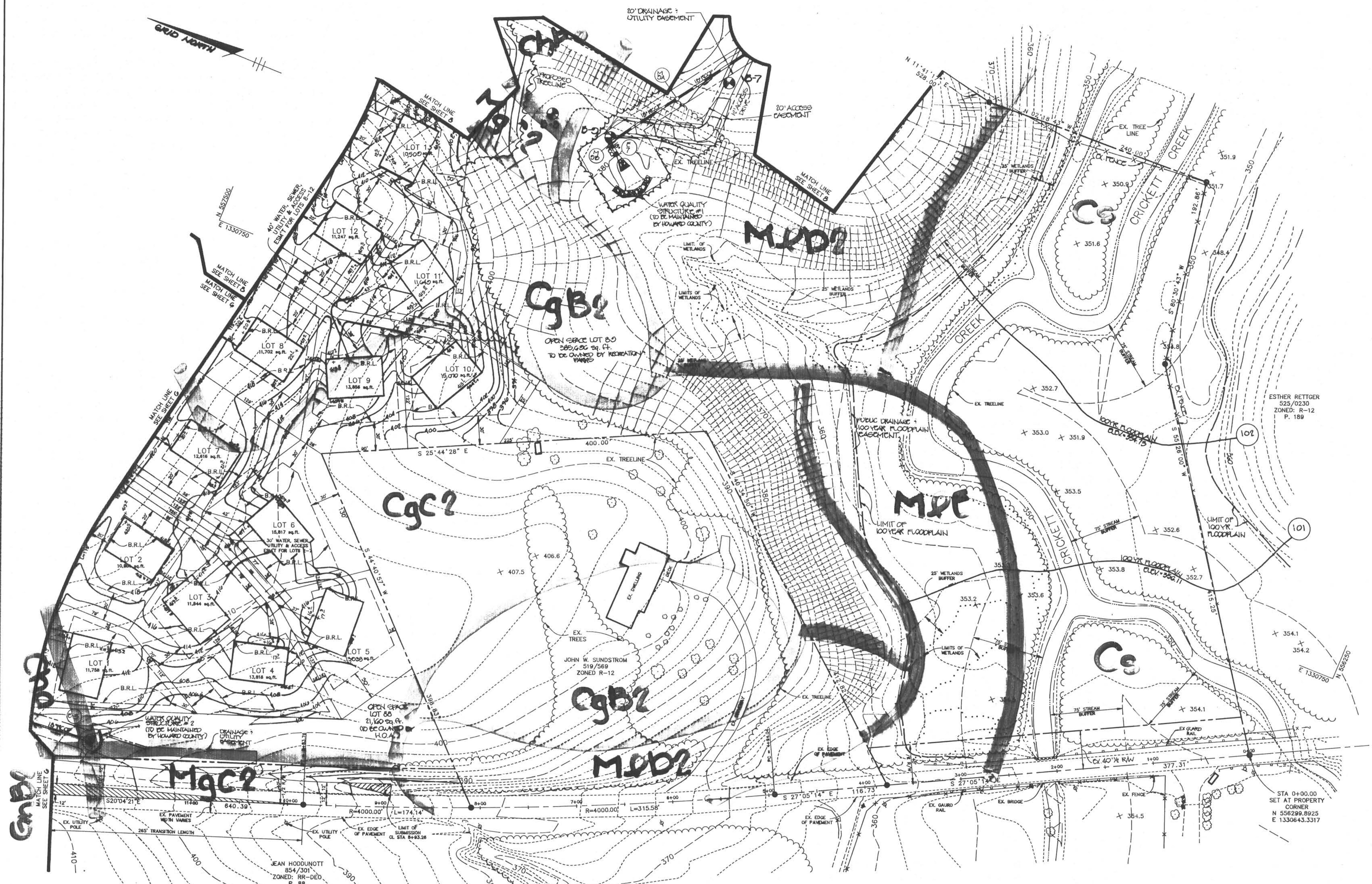
LEGEND

- SOILS DIVIDE
- DRAINAGE DIVIDE
- DRAINAGE AREA NO. 2
- FLOW ARROW
- 25% AND GREATER STEEP SLOPES
- 15% TO 25% STEEP SLOPES

| | |
|---|----------|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 | |
| PROJECT | |
| WILBEN PROPERTY SECTION 1 | |
| AREA | |
| TAX MAP 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MD. | |
| TITLE | |
| SCHEMATIC GRADING PLAN | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21046 410-997-8900 FAX: 410-997-9282 | |

| | |
|---------------------------|------------------------|
| 10.24.94 | DESIGNED BY: J.T.D. |
| DATE | DRAWN BY: J.T.D. |
| | PROJECT NO: 93204 |
| | DATE: OCTOBER 24, 1994 |
| | SCALE: 1" = 50' |
| J. Parekh | DRAWING NO. G OF 9 |
| JAYKANT D. PAREKH # 19148 | |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
HOWARD COUNTY
PLANNING



LEGEND

| | |
|--|------------------------------|
| | SOILS DIVIDE |
| | DRAINAGE DIVIDE |
| | DRAINAGE AREA NO. |
| | FLOW ARROW |
| | EXISTING TREE LINE |
| | PROPOSED TREE LINE |
| | 25% AND GREATER STEEP SLOPES |
| | 15% TO 25% STEEP SLOPES |

| | |
|---|----------|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 | |
| PROJECT | |
| WILBEN PROPERTY SECTION 1 | |
| AREA | |
| TAX MAP 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MD. | |
| TITLE | |
| SCHEMATIC GRADING PLAN | |

| | |
|---|------------------------|
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 410-997-8900 FAX: 410-997-9282 | |
| DATE | DESIGNED BY: J.T.D. |
| 10.24.94 | DRAWN BY: J.T.D. |
| | PROJECT NO: 93204 |
| | DATE: OCTOBER 24, 1994 |
| | SCALE: 1" = 50' |
| | DRAWING NO. 7 OF 9 |

GUILFORD ROAD MARYLAND RTE 32
MAJOR COLLECTOR




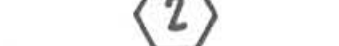

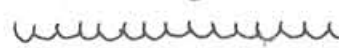


APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
Markus Muegge 10/24/94


J. Parekh
JATKART D. PAREKH #13148

HOWARD RESEARCH AND
DEVELOPMENT CORP.
406/114
ZONED NT-OPEN SPACE
P. 59

ESTHER RETTGER
525/0230
ZONED R-12
P. 189

LEGEND

-  SOILS DIVIDE
-  DRAINAGE DIVIDE
-  DRAINAGE AREA NO.
-  FLOW ARROW
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  25% AND GREATER STEEP SLOPES
-  15% TO 25% STEEP SLOPES

| | |
|--|-------------------------|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 | |
| PROJECT WILBEN PROPERTY SECTION 1 | |
| AREA TAX MAP 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MD. | |
| TITLE SCHEMATIC GRADING PLAN | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 410-997-8900 FAX : 410-997-9282 | |
| 10.24.94 DATE | DESIGNED BY : J.T.D. |
|  | DRAWN BY : J.T.D. |
| | PROJECT NO : 93204 |
| | DATE : OCTOBER 24, 1994 |
| | SCALE : 1" = 50' |
| JAYKANT D. PAREKH # 19148 | DRAWING NO. 6 OF 9 |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
M. S. McClellan 11/18/94
PLANNING DIRECTOR DATE





LEGEND

- SOILS DIVIDE
- DRAINAGE DIVIDE
- DRAINAGE AREA NO.
- FLOW ARROW
- EXISTING TRENCHLINE
- PROPOSED TRENCHLINE
- 25% AND GREATER STEEP SLOPES
- 15% TO 25% STEEP SLOPES

| | |
|--|----------|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850 | |
| PROJECT | |
| WILBEN PROPERTY SECTION 1 | |
| AREA | |
| TAX MAP 35 PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MD. | |
| TITLE | |
| SCHEMATIC GRADING PLAN | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 410-997-8900 FAX : 410-997-9282 | |

| | |
|---------------------------|------------------------|
| DATE | DESIGNED BY: J.T.D. |
| 10.24.94 | DRAWN BY: J.T.D. |
| | PROJECT NO: 93204 |
| | DATE: OCTOBER 24, 1994 |
| | SCALE: 1" = 50' |
| JAYKANT D. PAREKH # 19148 | DRAWING NO. 9 OF 9 |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Paula D. Taylor 11/18/94
PLANNING DIRECTOR DATE