

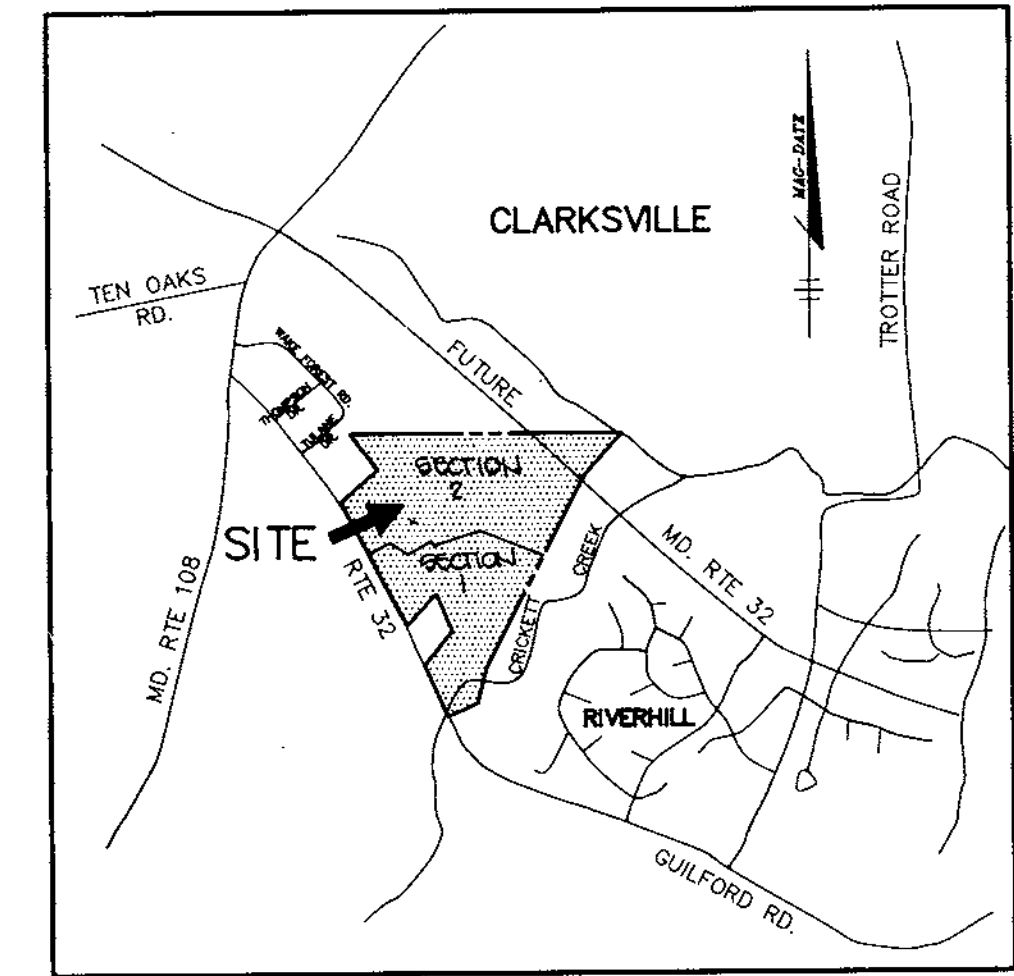
SHEET INDEX

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PRELIMINARY PLAN WILBEN PROPERTY SECTION 2

LOTS 91 - 190

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

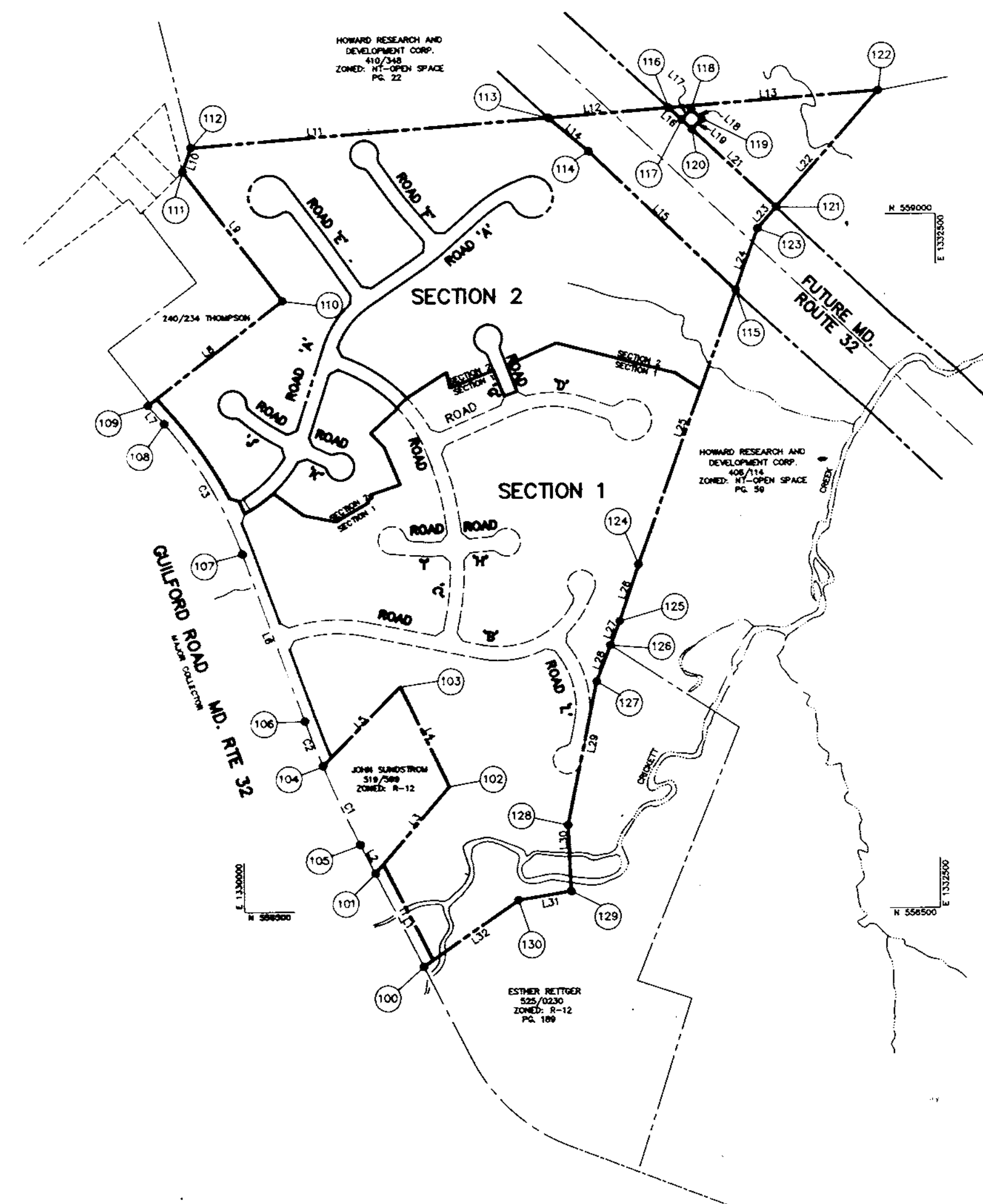
GENERAL NOTES

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, P-94-25
ELECTION DISTRICT: 5th
TOTAL TRACT AREA: 92.91 AC.
TOTAL AREA OF SUBMISSION (SECTION 2): 47.97 AC.
STEEP SLOPES: 1.14 AC.
FLOODPLAIN: 0.88 AC.
NET AREA OF SUBMISSION: 45.05 AC.

TOTAL NUMBER OF LOTS:
R-12 BUILDABLE LOTS: 94
+ OPEN SPACE LOTS: 6
TOTAL NUMBER OF LOTS: 100

TOTAL AREA OF BUILDABLE LOTS (94): 25,65 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY: 3.69 AC.
AREA OF R.O.W. (FUTURE RTE 32): 5.07 AC.
MINIMUM LOT SIZE: 9600 SF.
OPEN SPACE REQUIRED (20% GROSS AREA): 9.59 AC.
OPEN SPACE PROVIDED: (20% GROSS AREA) 13.67 AC.
RECREATION AREA REQUIRED: (200 SF/DU) 17,000 SF (SEC 1)
19,800 SF (SEC 2)
TOTAL RECREATION AREA REQUIRED: 36,800 SF.
RECREATION AREA PROVIDED: 35,900 SF.
OPEN SPACE LOT 186: 35,600 SF.

DATE OF SKETCH PLAN: DPZ REF. # S-94-16 APPROVED 12-10-93
DATE OF WAIVER: DPZ REF. # WP-94-31 APPROVED 12-17-93
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 PATUXENT DRAINAGE AREA.
6. EXTENDED DETENTION STORMWATER MANAGEMENT AND STORMWATER RETENTION WILL BE PROVIDED FOR THIS SITE SUBMITTED UNDER SECTION 1 (P-94-25). WATER QUALITY WILL BE PROVIDED BY EXTENDED DETENTION AND RETENTION FACILITIES. THE STORMWATER MANAGEMENT FACILITY WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY. BOTH STORMWATER MANAGEMENT FACILITIES WILL BE HAZARD CLASS "A" POND.
7. THERE ARE NO STRUCTURES OF HISTORIC VALUE FOUND ON THIS SITE.
8. THE NOISE STUDY FOR THIS SITE WAS PERFORMED BY RIEMER MUEGGE & ASSOC., INC. DATED SEPTEMBER 1994 AND APPROVED OCTOBER 1994.
9. THE GEOTECHNICAL REPORT FOR THIS SITE WAS PERFORMED BY GEO-TECHNOLOGY ASSOCIATES INC. DATED JUNE 1994.
10. THE EXISTING UTILITIES WERE LOCATED USING THE BEST AVAILABLE INFORMATION.
11. SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
12. SOILS INFORMATION OBTAINED FROM USDA "S" SOIL SURVEY OF HOWARD COUNTY, MARYLAND, MAP 34 DATED JULY 1968.
13. ELEMENTARY SCHOOL DISTRICT: POINTERS RUN SCHOOL REGION, WESTERN.
14. B.R.L. DENOTES BUILDING RESTRICTION LINE.
15. STREET LIGHTS AND STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
16. SEDIMENT CONTROL MEASURES WILL BE SHOWN AT FINAL PLAN STAGE.
17. THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERY SITES ON THE SITE.
18. THE FLOODPLAIN LIMITS SHOWN ON THIS PLAN ARE AS PER THE 100 YEAR FLOODPLAIN STUDY WAS PERFORMED BY RIEMER MUEGGE & ASSOC. THE FLOODPLAIN STUDY FOR THE PORTION OF CRICKET CREEK THAT RUNS THROUGH THIS PROPERTY WAS COMPUTED AS AN OBVIOUSLY NOT CRITICAL AREA AND WILL BE INCLUDED IN THIS SUBMISSION.
19. WETLANDS DELINEATION WAS PROVIDED BY RIEMER MUEGGE & ASSOCIATES DATED MARCH 14, 1994.
20. A TRAFFIC STUDY WAS PROVIDED BY THE TRAFFIC GROUP, INC. DATED JUNE 1994 AND APPROVED OCTOBER 1994.
21. WP-94-31 APPROVED 12-17-93 WAS A WAIVER TO SECTION 16.(b)(6)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOR 5 ADJOINING PIPESTEMS USING A SINGLE SHARED DRIVEWAY ACCESS FROM A PUBLIC ROAD.
22. A 50' WIDE ACCESS WILL BE PROVIDED ON OPEN SPACE LOT 106 ON THE FINAL PLANS IF AN ALTERNATIVE ACCESS AGREED UPON BY THE DEPARTMENT OF RECREATION & PARKS IS NOT OBTAINED TO THE ADJACENT OPEN SPACE LOT OWNED BY THE HOWARD RESEARCH & DEVELOPMENT CORPORATION.
23. DRAINAGE AND SEWER EASEMENTS, TO THE EXTENT POSSIBLE, WILL BE DESIGNED OFF OF RESIDENTIAL LOTS.



PLAN
SCALE: 1" = 400'

LOT TABULATION						
LOT AREA	GROSS AREA (S.F.)	PIPESTEM AREA(S.F.)	REMAINING AREA (S.F.)	100 YEAR FLOODPLAIN	25% SLOPES	MIN. LOT SIZE (S.F.)
105	14,229	782	13,447	0	0	13,447
107	13,512	665	12,847	0	0	12,847
111	13,507	1,622	11,885	0	0	11,885
112	12,604	1,873	10,731	0	0	10,731
113	11,010	1,081	9,929	0	0	9,929
120	11,259	0	11,259	0	0	11,259
121	10,654	0	10,654	0	550	10,104
122	13,192	0	13,192	0	2,186	11,006
123	13,304	509	12,795	0	2,675	10,120
124	13,410	1,165	12,245	0	1,775	10,470
125	13,606	1,010	12,596	0	0	12,596
126	14,157	331	13,826	0	2,338	11,488
127	13,236	0	13,236	0	2,950	10,286
128	11,454	0	11,454	0	1,412	10,042
131	17,463	649	16,814	0	0	16,814
132	17,569	910	16,659	0	0	16,659
133	16,320	1,481	14,839	0	0	14,839
134	11,944	718	11,226	0	0	11,226
154	11,663	280	11,383	0	0	11,383
157	14,130	1,455	12,675	0	0	12,675
158	14,462	875	13,587	0	0	13,587
162	14,708	1,199	13,509	0	0	13,509
163	15,314	1,043	14,271	0	0	14,271
169	14,211	1,284	12,927	0	0	12,927
170	14,767	2,086	12,681	0	0	12,681
171	11,177	1,150	10,027	0	0	10,027
177	11,707	863	10,844	0	0	10,844
179	10,696	886	9,810	0	0	9,810

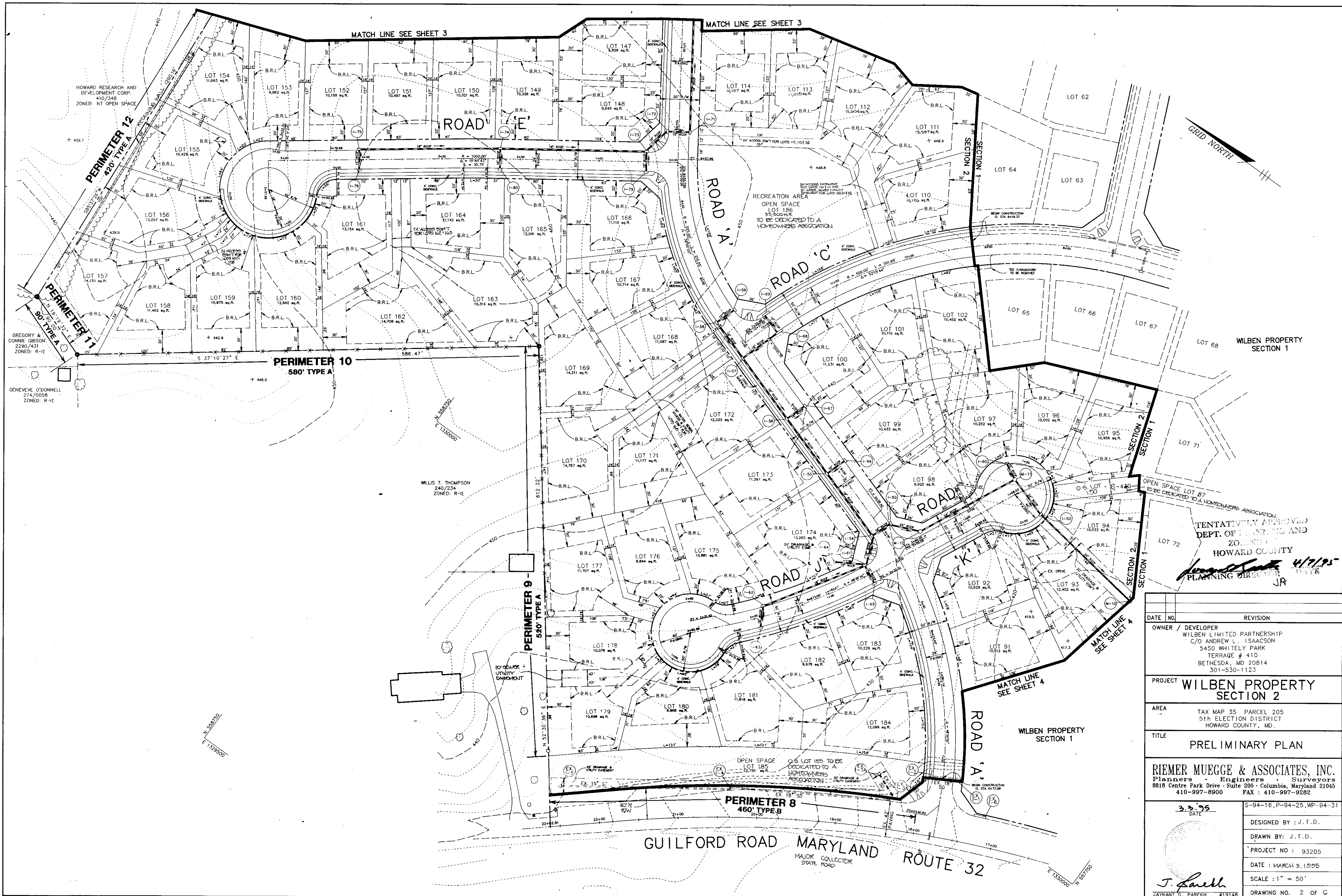
CURVE LISTINGS		
CURVE	RADIUS	LENGTH
C1	4000.00'	315.58'
C2	4000.00'	174.14'
C3	1519.06'	552.72'

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	412.82'
L4	S 25°44'28" E	400.00'
L5	S 44°40'59" W	398.83'
L6	S 20°14'51" W	840.32'
L7	N 40°30'41" W	89.94'
L8	N 52°30'36" E	612.22'
L9	S 37°10'27" E	586.47'
L10	N 19°19'32" E	90.00'
L11	N 85°37'26" E	1290.16'
L12	N 85°37'26" E	116.73'
L13	N 85°37'26" E	236.60'
L14	S 49°47'59" E	187.07'
L15	S 48°13'22" E	726.20'
L16	N 46°56'20" W	63.58'
L17	S 43°03'40" W	50.00'
L18	N 46°56'20" W	50.00'
L19	N 43°03'40" E	50.00'
L20	N 46°56'20" W	50.00'
L21	N 46°56'20" W	410.78'
L22	S 41°33'55" W	555.24'
L23	S 41°33'55" W	103.72'
L24	S 19°50'08" W	234.93'
L25	S 19°50'08" W	1048.18'
L26	S 19°50'11" W	213.96'
L27	S 21°49'30" W	92.88'
L28	S 21°49'31" W	139.35'
L29	S 11°41'17" W	248.00'
L30	N 02°18'43" E	240.00'
L31	S 80°30'43" W	192.88'
L32	S 55°26'00" W	415.25'

COORDINATE LIST		
NO.	NORTHING	EASTING
100	556299.892	1330643.332
101	556635.817	1330471.526
102	556949.351	1330740.072
103	557309.657	1330566.350
104	557026.063	1330285.902
105	556739.746	1330418.372
106	557188.295	1330222.594
107	557789.789	1330002.806
108	558261.915	1329725.183
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	1331258.122
115	558728.543	1331782.467
116	559384.803	1331547.538
117	559341.393	1331593.990
118	559377.924	1330153.422
119	559143.785	1331664.660
120	559307.254	1331630.521
121	559026.782	1331930.648
122	559442.304	1332298.338
123	558949.539	1331862.186
124	557742.548	1331426.795
125	557540.054	1331628.729
126	557454.031	1331323.245
127	557324.140	1331272.783
128	556807.088	1331165.819
129	556567.254	1331175.501
130	556535.492	1330985.279

DATE NO.	REVISION
OWNERS / DEVELOPER	WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELEY PARK TERRACE # 410 BETHESDA, MD 20814 301-530-1123
PROJECT	WILBEN PROPERTY SECTION 2 LOTS 91 - 190
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	S-91-16, P-94-25, WP-94-31
DESIGNED BY	JTD
DRAWN BY	JTD
PROJECT NO.	93205
DATE	MARCH 3, 1995
SCALE	AS SHOWN
DRAWING NO.	1 OF 6

August 1995 4/7/95
JA



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
 4/7/95
 PLANNING DIRECTOR JR

DATE	NO.	REVISION
OWNER / DEVELOPER WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE # 410 BETHESDA, MD 20814 301-530-1123		
PROJECT WILBEN PROPERTY SECTION 2		
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

DATE: 3.3.95

S-94-16, P-94-25, WP-94-31

DESIGNED BY: J.T.D.
 DRAWN BY: J.T.D.
 PROJECT NO: 93205
 DATE: MARCH 3, 1995
 SCALE: 1" = 50'
 DRAWING NO. 2 OF 6

J. Lark
 JAYKANT D. PAREKH #19148

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES						
	8	9	10	11	12	13	14		
Perimeter Edge	8	9	10	11	12	13	14		
Landscape Type	B	A	A	A	A	B	A		
Linear Feet of Roadway Frontage/Perimeter	460	520	580	90	1230	960	375		
Credits for Existing Vegetation Yes/No Linear Feet Describe Below if needed	NO	NO	NO	NO	NO	YES 360	YES 375		
Number of Plants Required									
Shade Trees	9	9	10	2	21	12	0		
Evergreen Trees	12	0	0	0	0	15	0		
Shrubs	0	0	0	0	0	0	0		
Number of Plants Provided									
Shade Trees	***					***			
Evergreen Trees									
Shrubs									
Describe plant substitution credits below if needed									

NOTE: This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual.
 * To be provided on S.D.P. as responsibility of developer. ** EX. WOODS CREDIT. *** ALTERNATIVE COMPL. CREDIT. *** TO BE PROVIDED BY THE DEVELOPER AND WILL BE PART OF THE DEVELOPER AGREEMENT PROCEEDS.

SCHEDULE A
PERIMETER LANDSCAPE EDGE



HOWARD RESEARCH AND DEVELOPMENT CORP.
 406/114
 ZONED: NT OPEN SPACE

HOWARD RESEARCH AND DEVELOPMENT CORP.
 410/349
 ZONED: NT OPEN SPACE

WILBEN PROPERTY SECTION 1
 TENTATIVELY ZONED BY
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY

4/7/95
 PLANNING DIRECTOR J.A.

DATE	NO.	REVISION
OWNER / DEVELOPER WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE # 410 BETHESDA, MD 20814 301-530-1123		
PROJECT WILBEN PROPERTY SECTION 2		
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		
3.3.95		S-94-16, P-94-25, WP-94-31
DATE		DESIGNED BY: J.T.D.
		DRAWN BY: J.T.D.
		PROJECT NO: 93205
		DATE: MARCH 3, 1995
		SCALE: 1" = 50'
		DRAWING NO. 3 OF G

J. Parekh
 JAYKANT D. PAREKH #19148



TENTATIVE ZONING
 DEPT. OF PLANNING & ZONING
 HOWARD COUNTY
Jaykant G. Parekh 4/17/95
 PLANNING DIRECTOR JA

DATE	NO.	REVISION
OWNER / DEVELOPER WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE # 410 BETHESDA, MD 20814 301-530-1123		
PROJECT WILBEN PROPERTY SECTION 2		
AREA	TAX MAP NO. 35	ZONED R-12
PARCEL 205 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
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		
3.3.95 DATE		9-24-16, P.04-25, W.P. 04-31
DESIGNED BY: J.T.D.		
DRAWN BY: J.T.D.		
PROJECT NO: 93205		
DATE: MARCH 3, 1995		
SCALE: 1" = 50'		
<i>J. Parekh</i> JAYKANT G. PAREKH #19148		DRAWING NO. 4 OF 6



LEGEND

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

* SOILS SHOWN ARE BASED ON HOWARD COUNTY SOILS SURVEY MAP # 24.

DATE NO.	REVISION
OWNER / DEVELOPER WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE # 410 BETHESDA, MD 20814 301-530-1123	
PROJECT WILBEN PROPERTY SECTION 2	
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	
3.3.95 DATE	S-94-16, P-94-25, WP-94-31
DESIGNED BY: J.T.D.	
DRAWN BY: J.T.D.	
PROJECT NO: 93205	
DATE: MARCH 3, 1995	
SCALE: 1" = 50'	
DRAWING NO. 5 OF 6	

James Smith 4/7/95
PLANNING DIRECTOR

FUTURE MARYLAND ROUTE 32

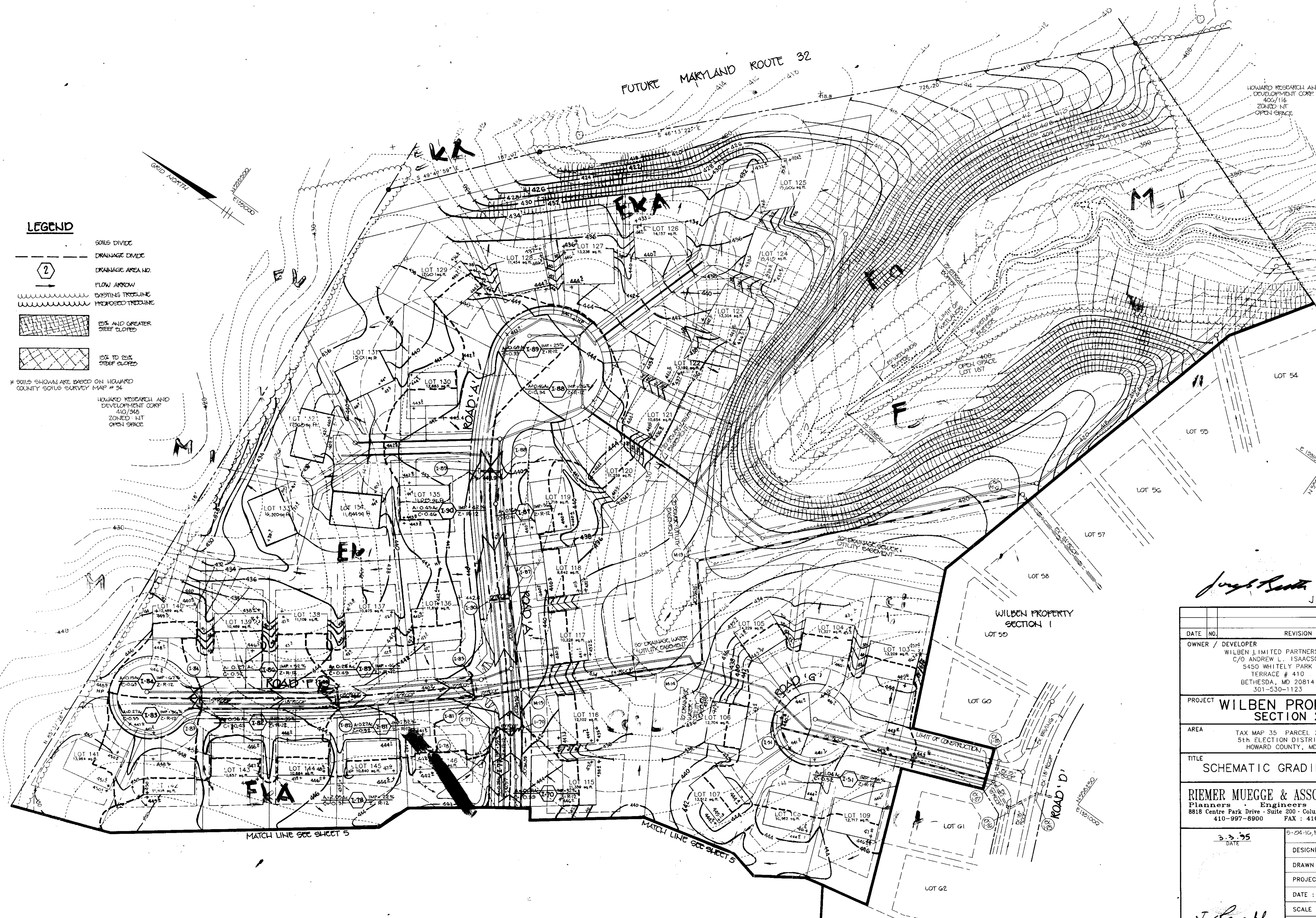
HOWARD RESEARCH AND DEVELOPMENT CORP.
400/114
ZONED NT
OPEN SPACE

LEGEND

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

* SOILS SHOWN ARE BASED ON HOWARD COUNTY SOILS SURVEY MAP # 34

HOWARD RESEARCH AND DEVELOPMENT CORP.
410/348
ZONED NT
OPEN SPACE



Jung's Route 4/7/95
JA

DATE	NO.	REVISION
OWNER / DEVELOPER WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 5450 WHITELY PARK TERRACE # 410 BETHESDA, MD 20814 301-530-1123		
PROJECT WILBEN PROPERTY SECTION 2		
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	3.3.95	5-04-16, P. 04-05, W.P. 04-31
DESIGNED BY:	J. T. D.	
DRAWN BY:	J. T. D.	
PROJECT NO.:	93205	
DATE:	MARCH 9, 1995	
SCALE:	1" = 50'	
DRAWING NO.:	G OF G	