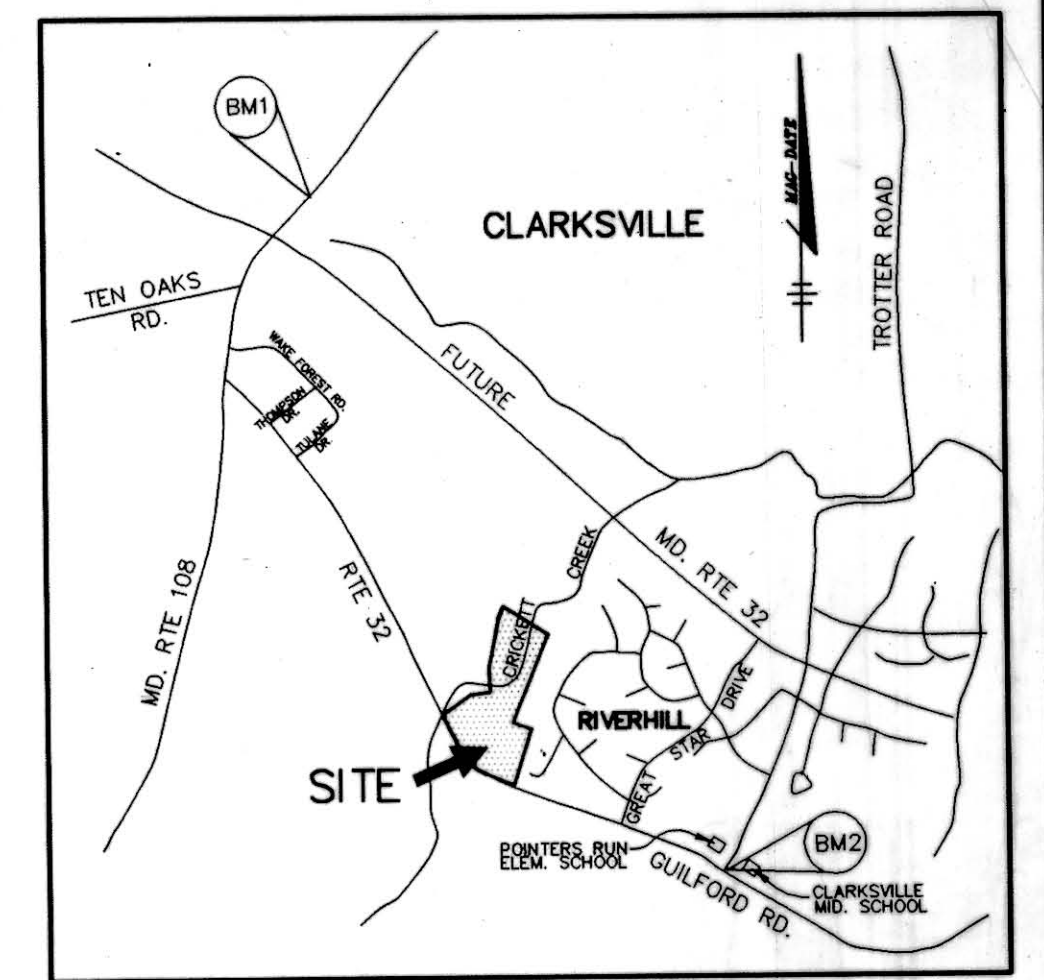


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	SCHEMATIC GRADING PLAN AND DRAINAGE AREA MAP
5	SCHEMATIC GRADING PLAN AND DRAINAGE AREA MAP

PRELIMINARY PLAN RETTGER PROPERTY

LOTS 1-25
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

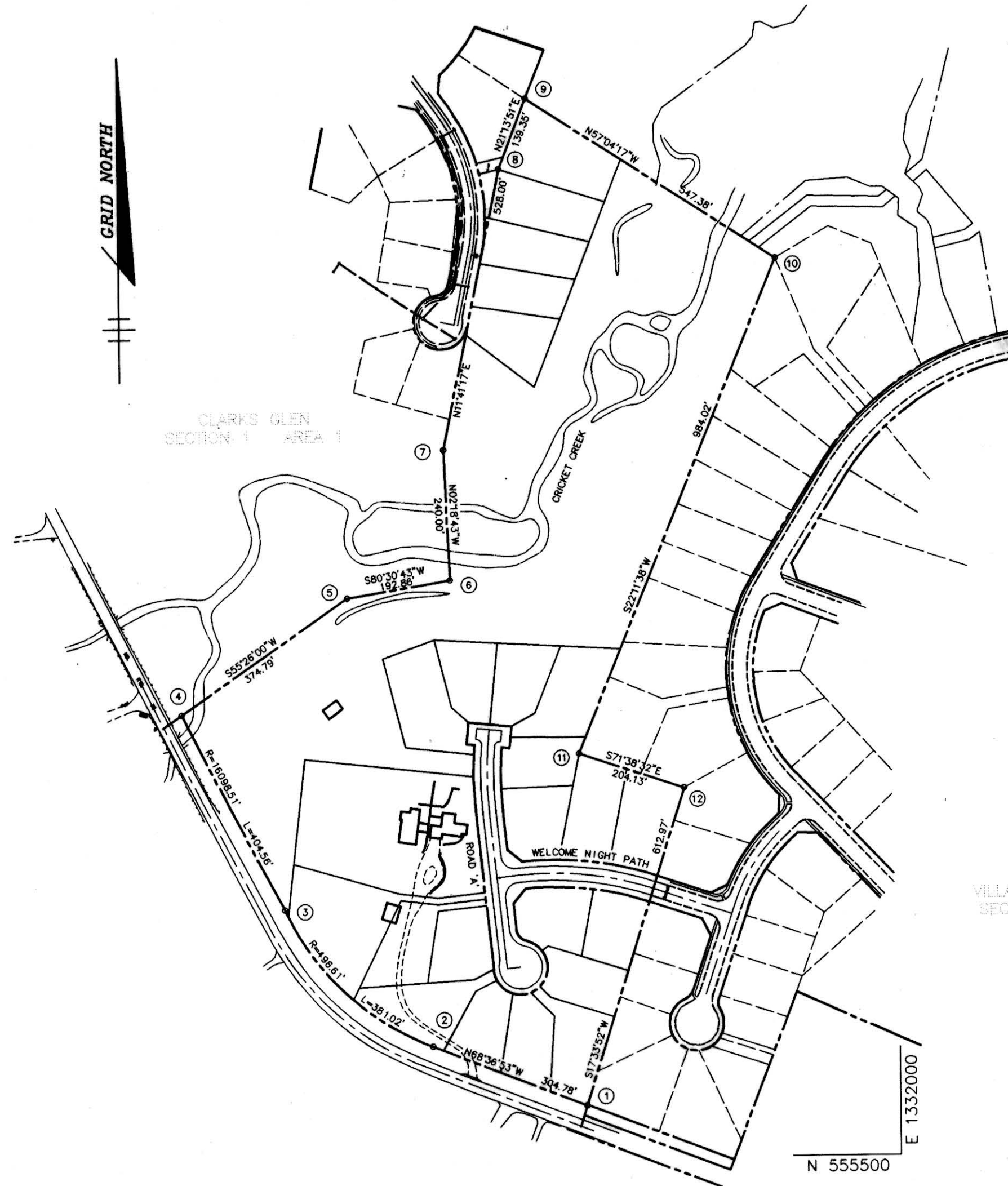
BENCHMARKS

BM1
HOWARD COUNTY MONUMENT NO. 2637003
ELEV. 481.25
CONCRETE MONUMENT
BM2
HOWARD COUNTY MONUMENT NO. 2437003
ELEV. 472.12
CONCRETE MONUMENT

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- LOCATION: TAX MAP 35 PARCEL 189
ZONING: R-12
REFERENCES INCLUDE: S-95-09 5th ELECTION DISTRICT
TOTAL TRACT AREA: 22.64 AC.
TOTAL AREA OF SUBMISSION: 22.64 AC.
- STEEP SLOPES 1.51 AC.
- FLOODPLAIN 5.49 AC.
NET AREA OF SUBMISSION 15.64 AC.
TOTAL NUMBER OF LOTS: 25
R-12 BUILDABLE LOTS: 24
+ OPEN SPACE LOTS: 1
TOTAL NUMBER OF LOTS: 25
- NOTE: TOTAL NUMBER OF LOTS (24) INCLUDES THE LOT FOR EXISTING HISTORIC STRUCTURE HO-462 (LOT 9)
TOTAL AREA OF BUILDABLE LOTS (24): 10.43 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY: 1.90 AC.
MINIMUM LOT SIZE: SF
OPEN SPACE REQUIRED (10% GROSS AREA): 4.53 AC.
OPEN SPACE PROVIDED: (45% GROSS AREA) 10.31 AC.
RECREATION AREA REQUIRED: (200 SF/DU) 4,800 SF.
RECREATION AREA PROVIDED: OPEN SPACE LOT 25 4,800 SF.
DATE OF SKETCH PLAN: APPROVED 1-24-95
DPZ REF. #: S-95-09
- TOPOGRAPHY SHOWN HEREON WAS PERFORMED BY WINGS AERIAL MAPPING COMPANY, MARCH 1995. ALL CONTOURS ARE IN TWO FOOT INTERVALS.
- HORIZONTAL DATUM USED WAS MARYLAND STATE GRID AND VERTICAL DATUM REFERENCED WAS MEAN SEA LEVEL.
- PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS SITE.
- STORMWATER QUANTITY MANAGEMENT IS PROVIDED UNDER F-95-83 APPROVED APRIL, 1995. STORMWATER QUALITY MANAGEMENT WILL BE PROVIDED ON SITE.
- HISTORIC STRUCTURE HO-462 IS LOCATED ON THIS SITE AND IS TO REMAIN ON LOT 9 OF THIS PRELIMINARY PLAN.
- THE EXISTING UTILITIES WERE LOCATED USING THE BEST AVAILABLE INFORMATION.
- SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
- SOILS INFORMATION OBTAINED FROM USDA "SOIL SURVEY OF HOWARD COUNTY, MARYLAND", MAP 34 DATED JULY 1988.
- ELEMENTARY SCHOOL DISTRICT: POINTERS RUN SCHOOL REGION: WESTERN
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- STREET LIGHTS AND STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
- SEDIMENT CONTROL MEASURES WILL BE SHOWN AT FINAL PLAN STAGE.
- THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERY SITES ON THE SITE.
- THE FLOODPLAIN LIMITS SHOWN ON THIS PLAN ARE AS PER THE 100 YEAR FLOODPLAIN STUDY WAS PERFORMED BY RIEMER MUEGGE & ASSOC. THROUGH THIS PROPERTY WAS COMPUTED AS AN OBVIOUSLY NOT CRITICAL AREA AND WILL BE INCLUDED IN THIS SUBMISSION.
- WETLANDS DELINEATION WAS PROVIDED BY RIEMER MUEGGE & ASSOCIATES DATED MARCH 14, 1994.
- TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP INC. AND APPROVED JANUARY, 1995.

N 557500
E 1330000



E 1330000
N 555500

PLAN
SCALE: 1" = 200'

LOT TABULATION						
LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MIN. LOT SIZE
10	31,899	1,874	30,025	0	0	30,025
11	16,069	1,076	14,993	0	0	14,993
13	18,578	752	17,826	0	0	17,826
16	16,759	593	16,166	0	0	16,166

COORDINATE LIST

	NORTHING	EASTING
1	N 555996.678	E 1331419.742
2	N 555707.880	E 1331135.773
3	N 555963.939	E 1330863.323
4	N 556322.850	E 1330676.652
5	N 556535.492	E 1330985.279
6	N 556567.284	E 1331175.501
7	N 556807.088	E 1331165.819
8	N 557324.140	E 1331272.783
9	N 557454.031	E 1331323.245
10	N 557156.479	E 1331782.688
11	N 556245.364	E 1331410.982
12	N 556181.073	E 1331604.724

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR
DATE
JA

DATE NO.	REVISION
OWNER / DEVELOPER REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD 21046	
PROJECT RETTGER PROPERTY	
AREA TAX MAP NO. 35 PARCEL 189 ZONED R-12 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	
8.14.95 DATE	DESIGNED BY: JTD
	DRAWN BY: JTD
	PROJECT NO. HOCO_80508 PRELIM1.DWG
	DATE: AUGUST 14, 1995
	SCALE: AS SHOWN
J. Sarell JAYKANT D. PAREKH #19148	DRAWING NO. 1 OF 5

MATCH LINE SEE SHEET 3



E 1330750
N 555750

GRID NORTH

CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES			
	A	F	B	C	D	E	F	G
Perimeter Edge	A	F	B	C	D	E	F	G
Landscape Type	B	NONE	A	A	A	A	A	A
Linear Feet of Roadway Frontage/Perimeter	1110'	370'	560'	205'	980'	550'	540'	575'
Credit for Existing Vegetation	YES	NO	YES	NO	YES	YES	YES	YES
Yes No Linear Feet Describe below if needed	520'		80'		760'	510'	470'	575'
Number of Plants Required								
Shade Trees	12	0	8	3	4	1	3	0
Evergreen Trees	15	0	0	0	0	0	0	0
Shrubs	0	0	0	0	0	0	0	0
Number of Plants Provided								
Shade Trees	*	*	*	*	*	*	*	*
Evergreen Trees	*	*	*	*	*	*	*	*
Shrubs	*	*	*	*	*	*	*	*
Flowering 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 Site Development Plan as responsibility of Developer.
THE TREES ARE TO BE BONDED WITH THE DEVELOPER AGREEMENT.

PLAN
SCALE: 1"=50'

DATE	NO.	REVISION

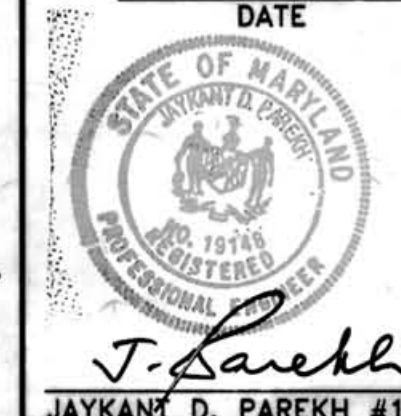
OWNER / DEVELOPER
REV. JOHN RETTGER
C/O RICHARD TALKIN
9175 GUILFORD ROAD
COLUMBIA, MD. 21046

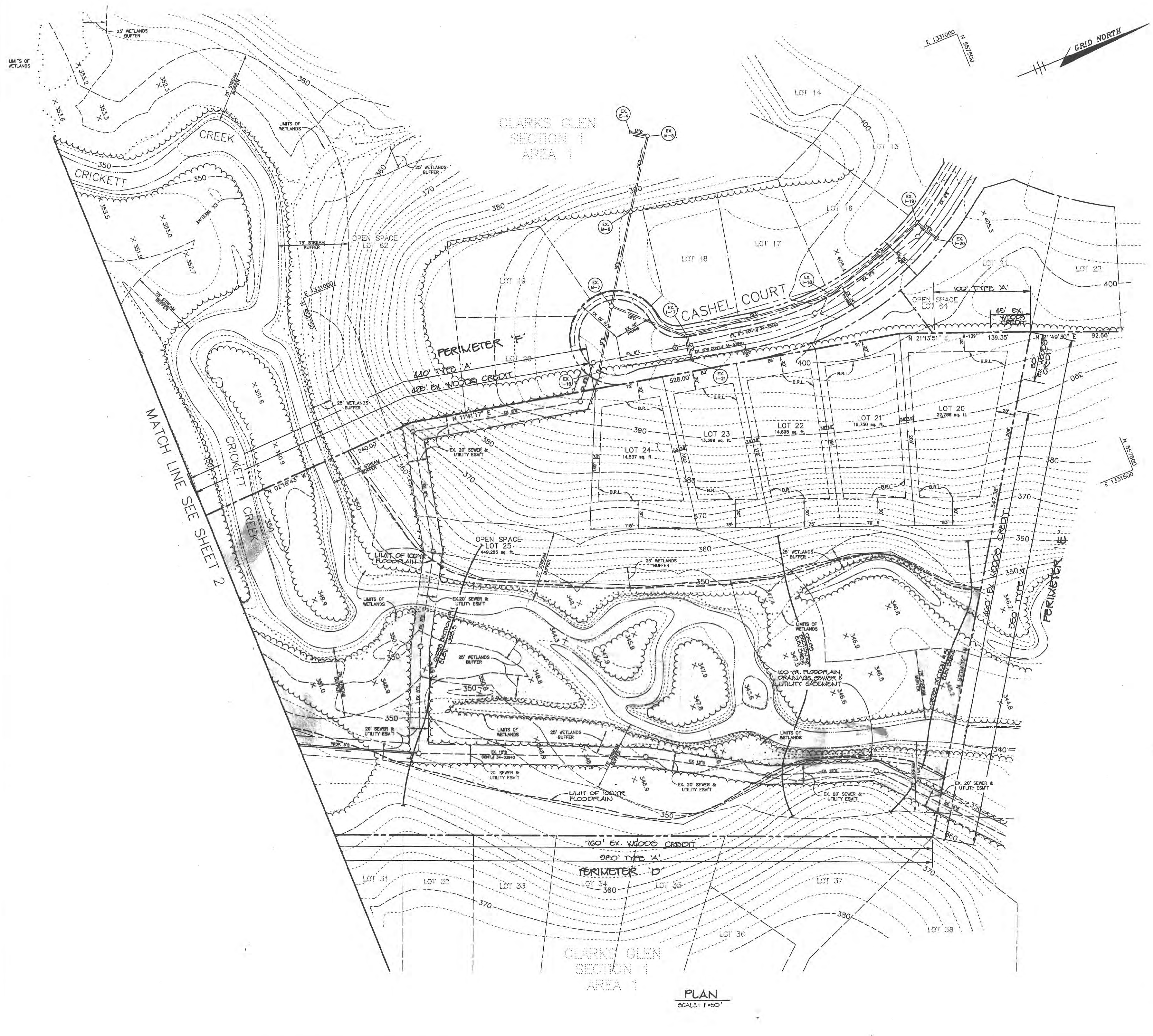
PROJECT: RETTGER PROPERTY
AREA: TAX MAP NO. 35 PARCEL 189
ZONED R-12
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD. 21045
410-997-8900 FAX: 410-997-9282

DATE: 8-14-95	DESIGNED BY: J.T.D.
DATE: AUGUST 14, 1995	DRAWN BY: W.C.W.
SCALE: AS SHOWN	PROJECT NO: 95H80508
DRAWING NO. 2 OF 5	

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





CLARK'S GLEN
SECTION 1
AREA 1

CLARK'S GLEN
SECTION 1
AREA 1

PLAN
SCALE: 1"=50'

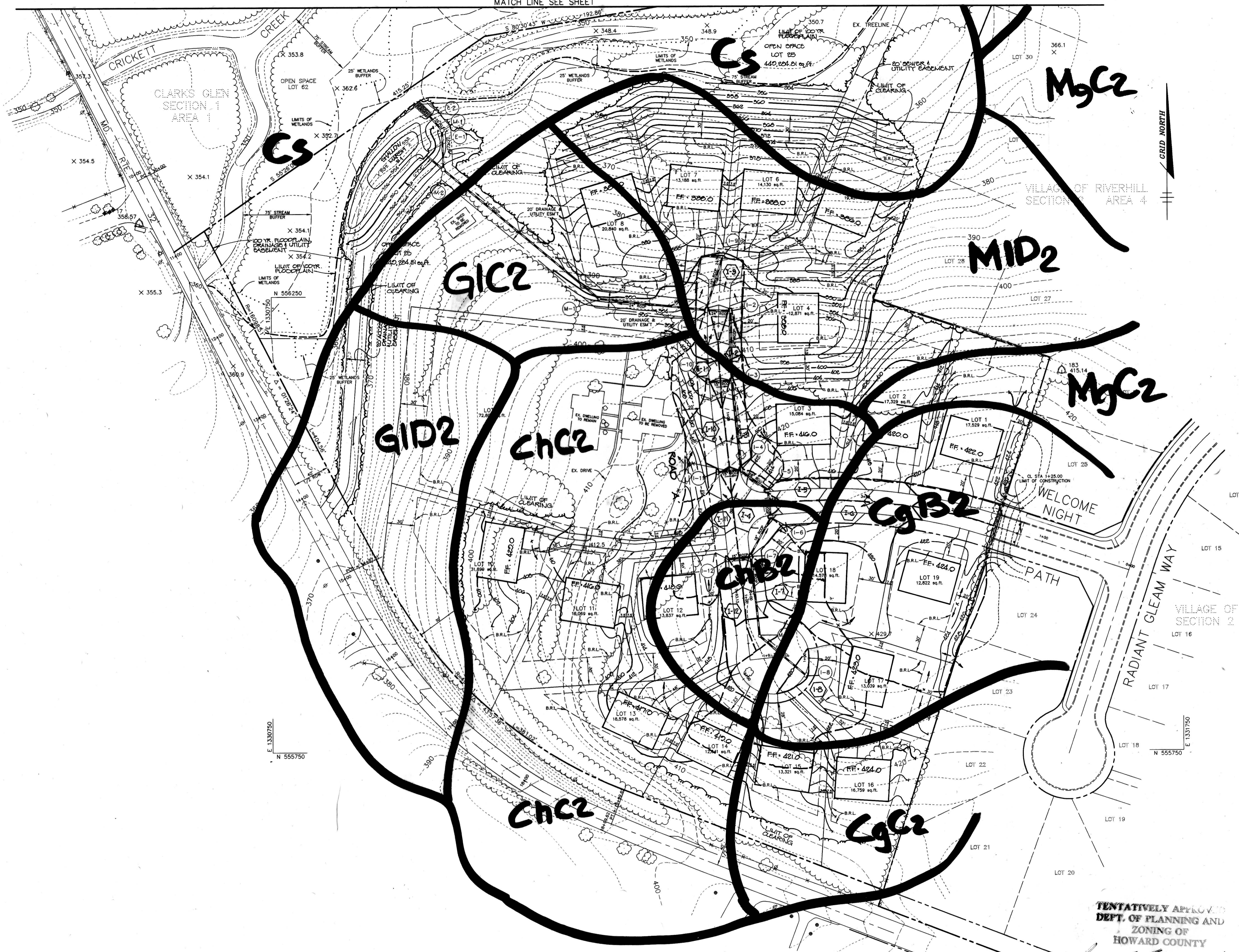
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James L. ... 8/25/95
PLANNING DEPARTMENT

DATE	NO.	REVISION
OWNER / DEVELOPER		
REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD. 21046		
PROJECT		
RETTGER PROPERTY		
AREA		
TAX MAP NO. 35, PARCEL 189 ZONED R-12 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD. 21045 410-997-8900 FAX: 410-997-9282		
DATE	8.14.95	
DESIGNED BY :	J.T.D.	
DRAWN BY :	W.C.W.	
PROJECT NO :	95H80508	
DATE :	AUGUST 14, 1995	
SCALE :	AS SHOWN	
DRAWING NO.	8 OF 5	



JAYKANT D. PAREKH #19148

MATCH LINE SEE SHEET



DRAINAGE AREA TABULATIONS

INLET	DRAINAGE AREA	'C'	% IMP
I-1	0.09 AC	0.36	22
I-2	0.05 AC	0.46	40
I-3	0.09 AC	0.43	33
I-4	0.14 AC	0.54	50
I-5	0.15 AC	0.57	53
I-6	0.75 AC	0.29	27
I-7	0.46 AC	0.65	50
I-8	0.45 AC	0.53	49
I-9	0.09 AC	0.58	56
I-10	0.10 AC	0.41	30
I-11	0.17 AC	0.41	29
I-12	0.06 AC	0.53	50

LEGEND

- SOILS DIVIDE
- DRAINAGE DIVIDE
- DRAINAGE AREA No.
- FLOW ARROW

DATE	NO.	REVISION
OWNER / DEVELOPER		
REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD. 21046		
PROJECT		
RETTGER PROPERTY		
AREA		
TAX MAP NO. 35 PARCEL 189 ZONED R-12 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
SCHEMATIC GRADING PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD. 21045 410-997-8900 FAX : 410-997-9282		

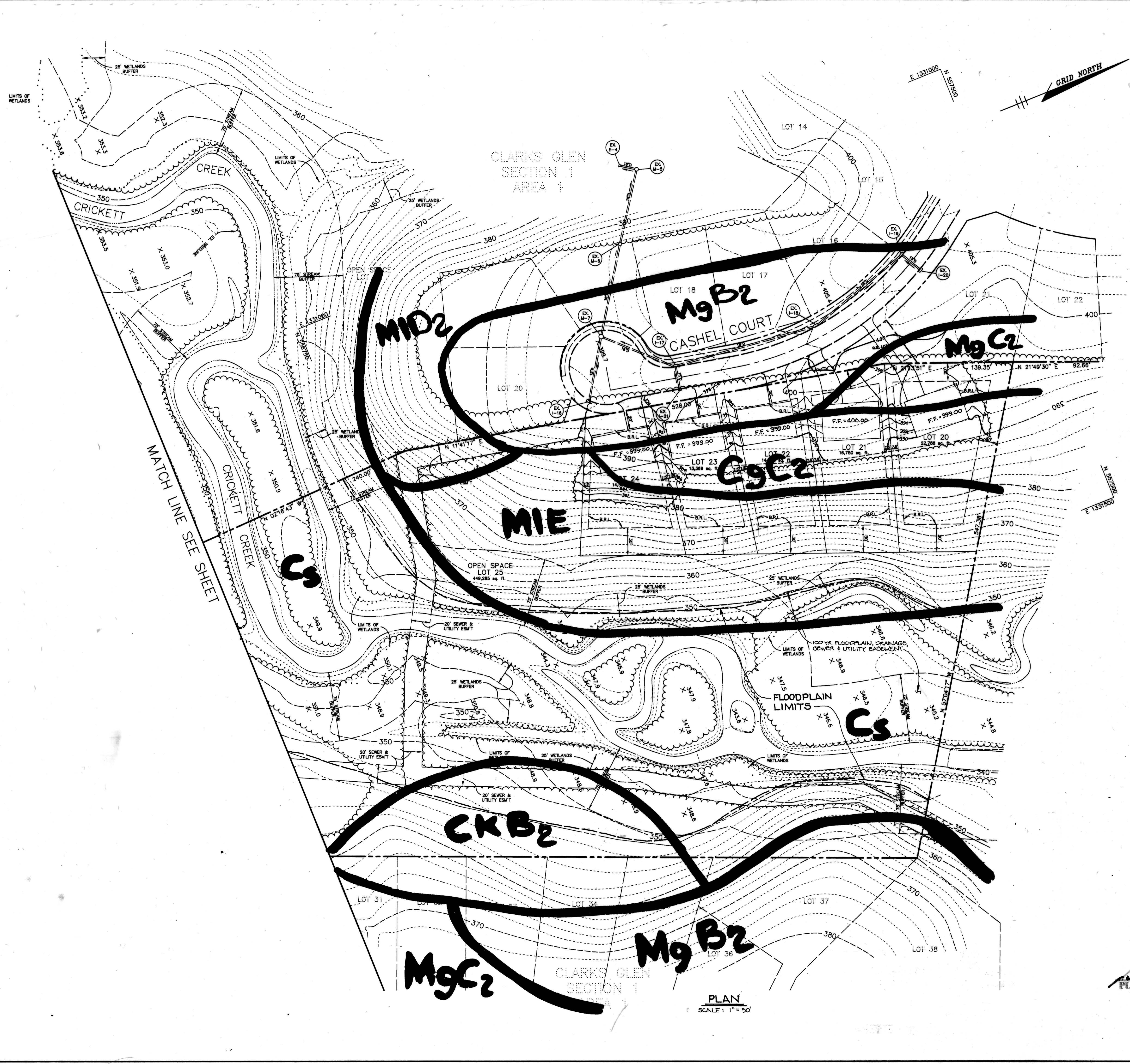
8-14-95
DATE

DESIGNED BY : J.T.D.
DRAWN BY : W.C.W.
PROJECT NO : 95H80508
DATE : AUGUST 14, 1995
SCALE : AS SHOWN
DRAWING NO. 4 OF 5

J. Laell
JAYKANT D. PAREKH #19148

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

PLAN
SCALE: 1" = 50'



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
[Signature] 8/25/95
 PLANNING DIRECTOR DATE
 JA

DATE NO.	REVISION
OWNER / DEVELOPER	
REV. JOHN RETTGER C/O RICHARD TALKIN 9175 GUILFORD ROAD COLUMBIA, MD. 21046	
PROJECT	
RETTGER PROPERTY	
AREA	
TAX MAP NO. 35 PARCEL 189 ZONED R-12 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
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8-14-95 DATE	DESIGNED BY : J.T.D.
	DRAWN BY : W.C.W.
	PROJECT NO : 95H80508
	DATE : AUGUST 14, 1995
	SCALE : AS SHOWN
JAYKANT D. PAREKH #19148	DRAWING NO. 5 OF 5