

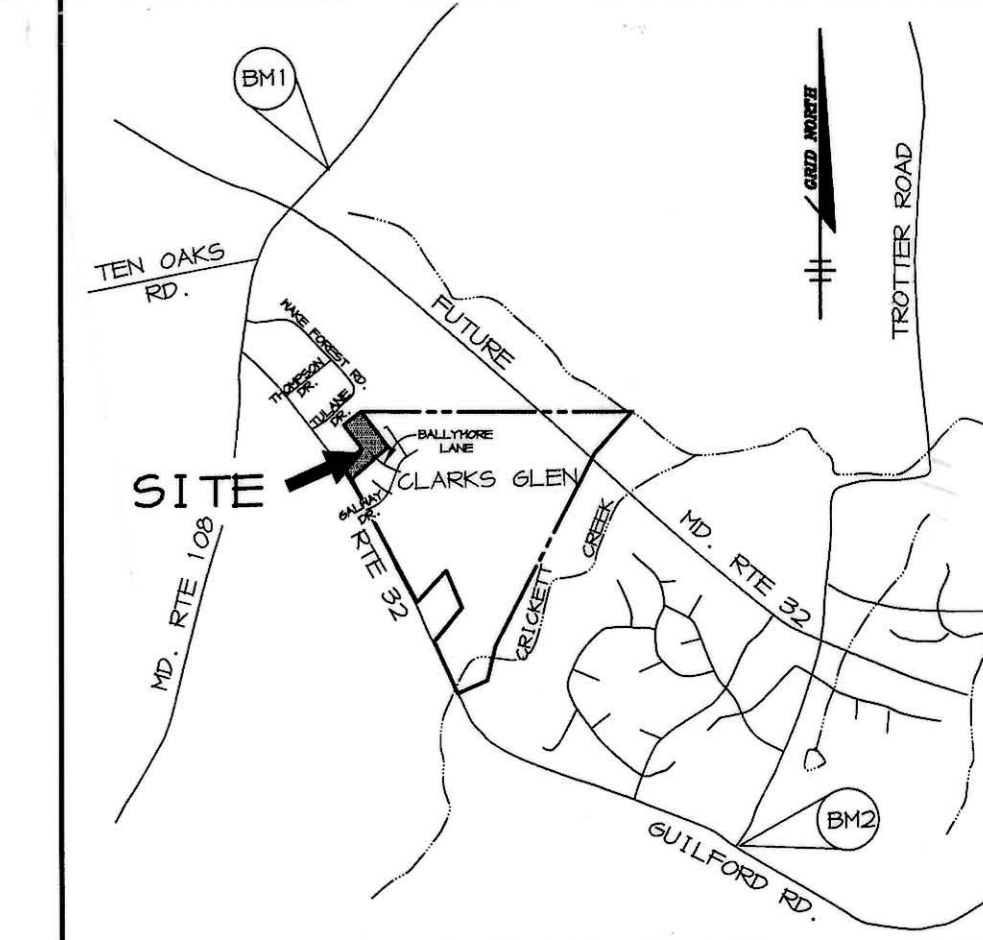
PRELIMINARY PLAN

THOMPSON PROPERTY

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY WATER AND SEWER PLAN
3	SCHEMATIC GRADING PLAN
SUPPLEMENTAL SHEETS	
1	PRELIMINARY ROAD PROFILE
2	LANDSCAPE PLAN
3	FOREST CONSERVATION PLAN
4	FOREST CONSERVATION PLAN



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

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

2. LOCATION: TAX MAP 34 PARCEL 42
ZONING: R-12
REFERENCES INCLUDE: S-96-03 WP96-54
ELECTION DISTRICT: 5th
TOTAL TRACT AREA: 4.95 AC.
TOTAL AREA OF SUBMISSION: 4.95 AC.
- STEEP SLOPES: 0.00 AC.
- FLOODPLAIN: 0.00 AC.
NET AREA OF SUBMISSION: 4.95 AC.
TOTAL NUMBER OF LOTS: R-12 BUILDABLE LOTS: 10
+ OPEN SPACE LOTS: 1
TOTAL NUMBER OF LOTS: 11

NOTE: TOTAL NUMBER OF LOTS (11) INCLUDES THE LOT WITH EXISTING HOUSE TO REMAIN (LOT 10)

TOTAL AREA OF BUILDABLE LOTS (10): 3.86 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY: 0.52 AC.
MINIMUM LOT SIZE: 10,600 SF
OPEN SPACE REQUIRED (10% GROSS AREA): 0.49 AC.
OPEN SPACE PROVIDED: (11% GROSS AREA) 0.56 AC.
CREDITED: 0.56 AC.

RECREATION AREA REQUIRED: (200 SF/DU) NA

RECREATION AREA PROVIDED: 0.00 AC.
DATE OF SKETCH PLAN
DPZ REF. #: S-96-03 APPROVED 9-21-95 WP-96-54

3. FIELD RUN TOPOGRAPHY SHOWN HERON WAS PERFORMED BY RIEMER MUEGGE AND ASSOC. (MARCH 1996). ALL CONTOURS ARE IN TWO FOOT INTERVALS.

4. HORIZONTAL DATUM USED WAS MARYLAND STATE GRID (NAD 83) AND VERTICAL DATUM REFERENCED WAS MEAN SEA LEVEL.

5. PUBLIC WATER AND SEWER FOR THIS SITE WILL BE PROVIDED FROM CLARKS GLEN SECTION 2 AREA 1 (CONTR. NO. 34-3507-D, DRAINAGE AREA: MIDDLE PATUXENT).

6. STORMWATER QUANTITY & QUALITY MANAGEMENT IS PROVIDED UNDER F-96-11 APPROVED APRIL, 1995.

7. THE EXISTING UTILITIES WERE LOCATED USING THE BEST AVAILABLE INFORMATION.

8. SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.

9. SOILS INFORMATION OBTAINED FROM USDA "SOIL SURVEY OF HOWARD COUNTY, MARYLAND", MAP 34 DATED JULY 1968.

10. ELEMENTARY SCHOOL DISTRICT: POINTERS RUN SCHOOL REGION: WESTERN

11. B.R.L. DENOTES BUILDING RESTRICTION LINE.

12. STREET LIGHTS AND STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.

13. SEDIMENT CONTROL MEASURES WILL BE SHOWN AT FINAL PLAN STAGE.

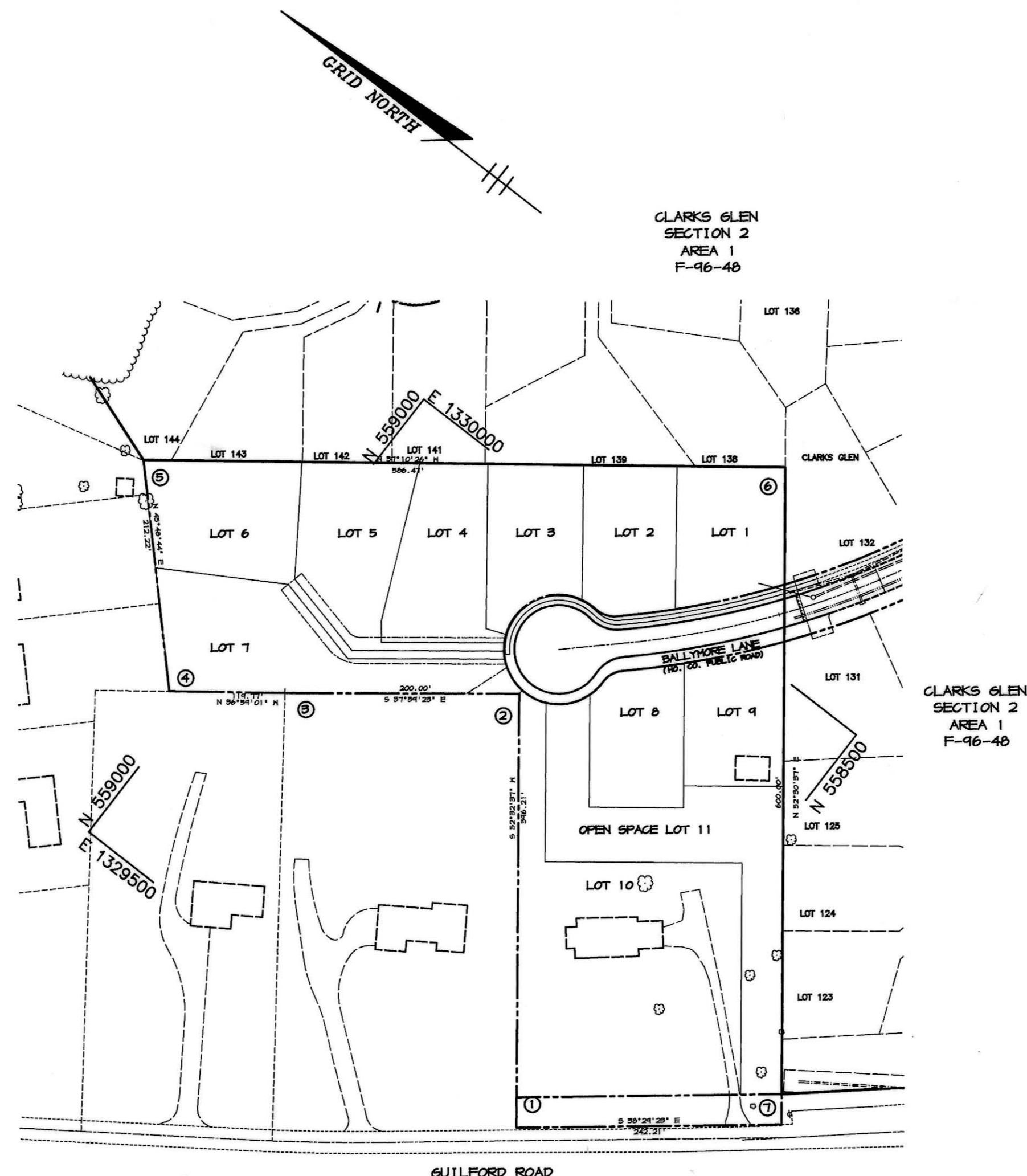
14. THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETERY SITES ON THE SITE.

15. THERE ARE NO HISTORICAL BUILDINGS OR STRUCTURES LOCATED ON SITE.

16. TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP INC. AND APPROVED JANUARY, 1995.

17. WP-96-54 WAS A REQUEST TO WAIVE SECTION 16.119(a)(8) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS SECTION REQUIRES THAT PROPOSED STREETS BE EXTENDED TO THE BOUNDARY LINES OF PROPOSED SUBDIVISIONS TO AVOID LANDLOCKING ADJACENT UNDEVELOPED LAND. THIS REQUEST WAS APPROVED ON JANUARY 22, 1996.

18. ACCESS EASEMENT FOUND ON LOT 7 TO BE DEEDED TO PARCEL 163 PRIOR TO PLAT RECORDATION.



PLAN
SCALE: 1" = 100'

LOT TABULATION						
LOT	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MIN. LOT SIZE
4	19,417	179	19,238	0	0	19,238
5	14,425	842	14,083	0	0	14,083
6	15,481	1,648	14,289	0	0	14,289
7	20,220	4,785	15,425	0	0	15,425
10	47,025	3,605	49,420	0	0	49,320

COORDINATE LIST

NORTHING	EASTING
1 N 558525.46	E 1324526.60
2 N 558766.42	E 1324641.12
3 N 558924.76	E 1324711.45
4 N 559020.49	E 1324646.88
5 N 559164.48	E 1324749.88
6 N 559101.05	E 1330159.42
7 N 558339.68	E 1324671.34

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Joseph St. John 7/15/96
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER		DEVELOPER
MR. & MRS. WILLIS T. THOMPSON 6221 GUILFORD RD. CLARKSVILLE, MD 21029		WILBEN II LIMITED PARTNERSHIP C/O PULTE HOME CORP. 1501 S. EDGEWOOD ST., SUITE 9 BALTIMORE, MD 21227

PROJECT
THOMPSON PROPERTY

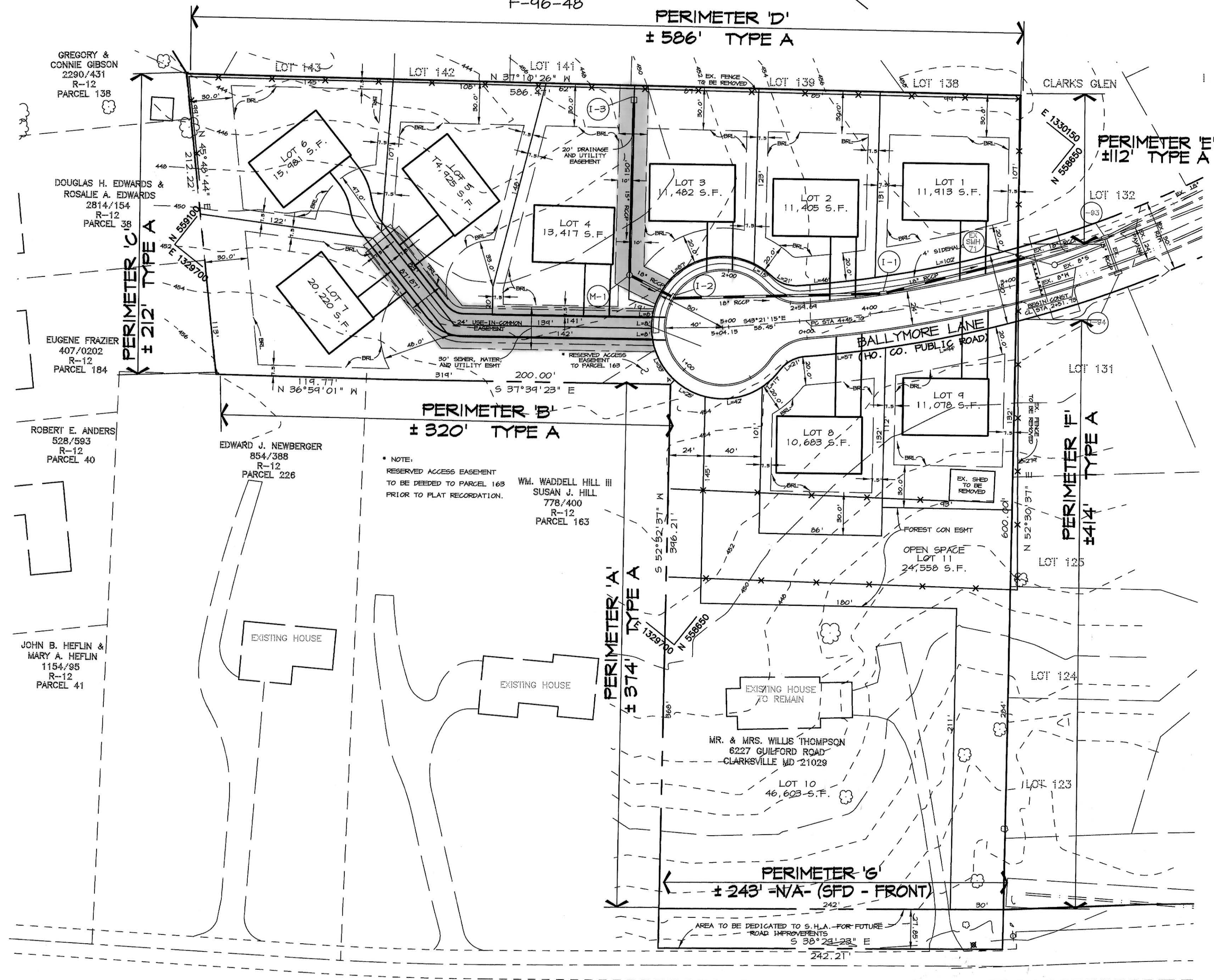
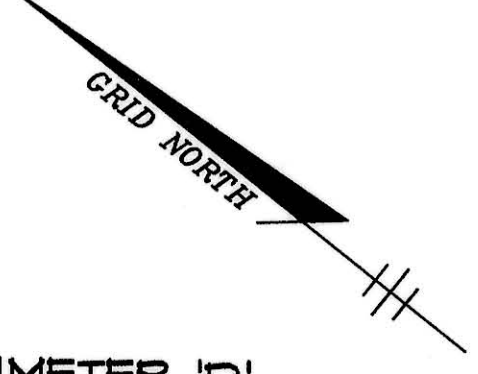
AREA
PARCEL 42 TAX MAP 34
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

7.3.96 DATE	S-96-03 WP96-54
	DESIGNED BY: JTD
J. Farrell	DRAWN BY: BLW
JAYKANT D. PAREKH #19148	PROJECT NO: H000 THOMPSON SH11.DWG
	DATE: JULY 3, 1996
	SCALE: AS SHOWN
	DRAWING NO. 1 OF 3

CLARKS GLEN
SECTION 2
AREA 1
F-96-48



HORIZONTAL CURVE DATA
FORM CL STA 2+51.73 TO 4+45.70
R = 800.00'
L = 193.97'
Δ = 7°9'43"

SCHEDULE A PERIMETER LANDSCAPE EDGE							
CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES		
	G	A	B	C	D	E	F
PERIMETER							
LANDSCAPE TYPE	-NA-	A	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	4240'	1574'	1500'	1302'	1556'	1121'	1414'
CREDIT FOR EXISTING VEGETATION YES NO LINEAR FEET DESCRIBE BELOW IF NEEDED	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	0	6	5	4	10	2	7
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SHRUBS SMALL FLOWERING TREES	-NA-	*	*	*	*	*	*

CLARKS GLEN
SECTION 2
AREA 1
F-96-48

* PERIMETER LANDSCAPE EDGES TO BE THE RESPONSIBILITY OF THE DEVELOPER, AND SHALL BE INCLUDED ON THE FINAL PLANS.
NOTE:
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE & LANDSCAPE MANUAL.
2. STORM WATER MANAGEMENT IS ACCOMPANIED BY 50% P.I. #1 ON THE ADJACENT CLARKS GLEN SUBDIVISION (SEC. 1, AREA 1) AND 50% PLANTING REQUIREMENTS WERE ALREADY CALCULATED.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Joseph R. Smith 7/15/96
PLANNING DIRECTOR DATE

DATE	NO.	REVISION

OWNER: MR. & MRS. WILLIS T. THOMPSON
6227 GUILFORD RD.
CLARKSVILLE, MD 21029

DEVELOPER: WILBEN II LIMITED PARTNERSHIP
C/O PULTE HOME CORP.
1501 S. EDGEWOOD ST., SUITE R
BALTIMORE, MD 21227

PROJECT: THOMPSON PROPERTY

AREA: PARCEL 42 TAX MAP 34
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

7.3.96
DATE

S-96-03 WP96-54

DESIGNED BY: JTD

DRAWN BY: BLW

PROJECT NO.: HOCO/THOMPSON SH12.DWG

DATE: JULY 3, 1996

SCALE: 1" = 50'

DRAWING NO. 2 OF 3

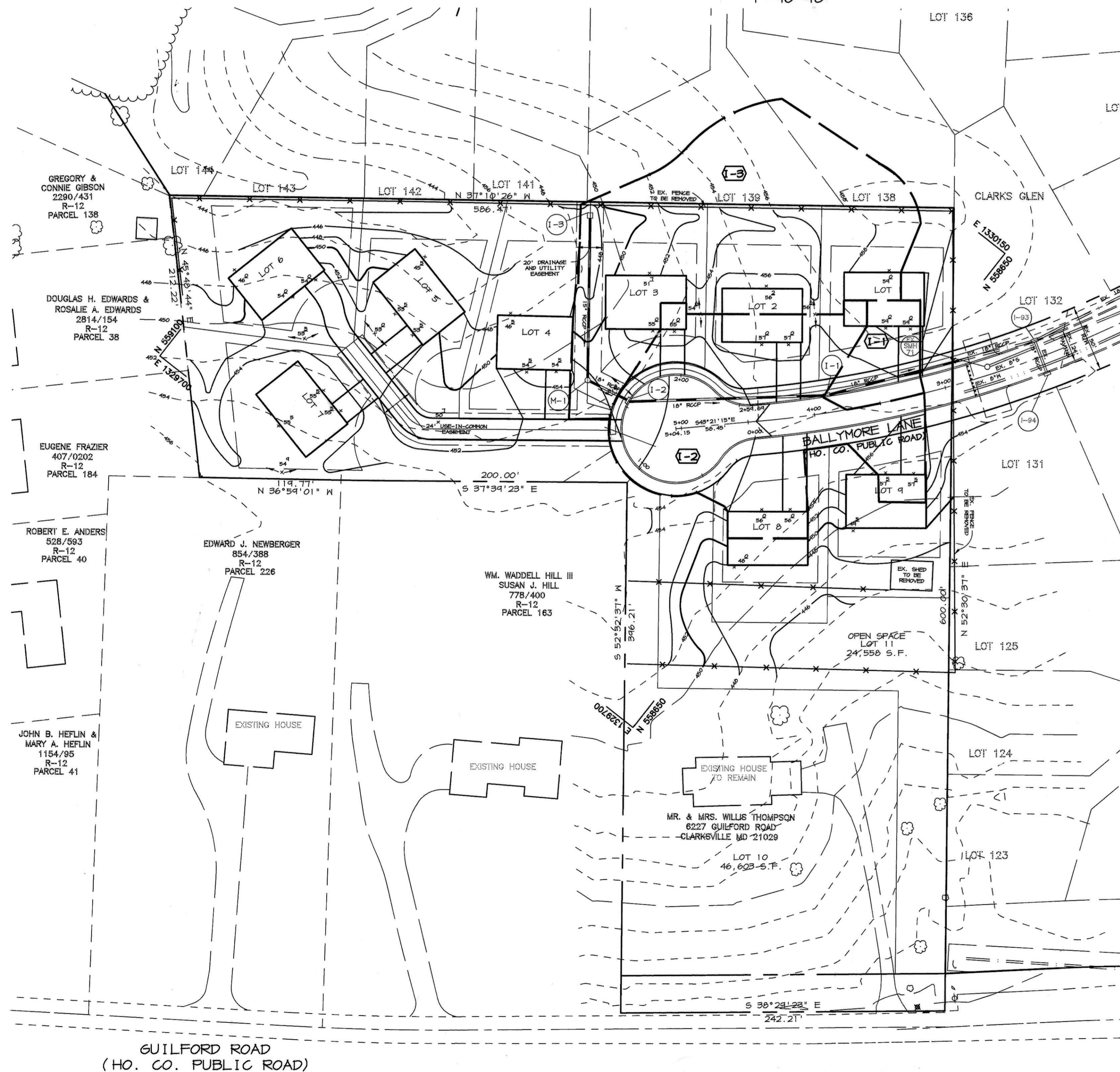
J. Saell
JAYKANT D. PAREKH #19148

LEGEND

- SOILS DIVIDE
- DRAINAGE DIVIDE
- EXISTING FENCE

SOIL DESCRIPTIONS	
SOIL	DESCRIPTION
CgC2	CHESTER GRAVELLY SILT LOAM, 8% TO 15% SLOPES, MODERATELY ERODED
CgB2	CHESTER GRAVELLY SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED
EkA	ELIOAK SILT LOAM, 0% TO 3% SLOPES
EkB2	ELIOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED

CLARKS GLEN
SECTION 2
AREA 1
F-96-48



DRAINAGE AREA TABULATION			
INLET	DRAINAGE AREA	'C'	% IMP
I-1	0.10 AC	0.50	60
I-2	0.61 AC	0.53	52
I-3	0.79 AC	0.25	13

CLARKS GLEN
SECTION 2
AREA 1
F-96-48

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

DATE NO.	REVISION
OWNER	DEVELOPER
MR. & MRS. WILLIS T. THOMPSON 6221 GUILFORD RD. CLARKSVILLE, MD 21029	WILBEN II LIMITED PARTNERSHIP C/O PULTE HOME CORP. 1501 S. EDGEWOOD ST., SUITE R BALTIMORE, MD 21227
PROJECT THOMPSON PROPERTY	
AREA PARCEL 42 TAX MAP 34 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE SCHEMATIC GRADING PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282	
7.3.96 DATE	S-96-03 WP96-54
	DESIGNED BY : JTD
<i>J. Parekh</i>	DRAWN BY: BLW
JAYKANT D. PAREKH #19148	PROJECT NO : HOCO THOMPSON SHT3.DWG
	DATE : JULY 3, 1996
	SCALE : 1" = 50'
	DRAWING NO. 3 OF 3