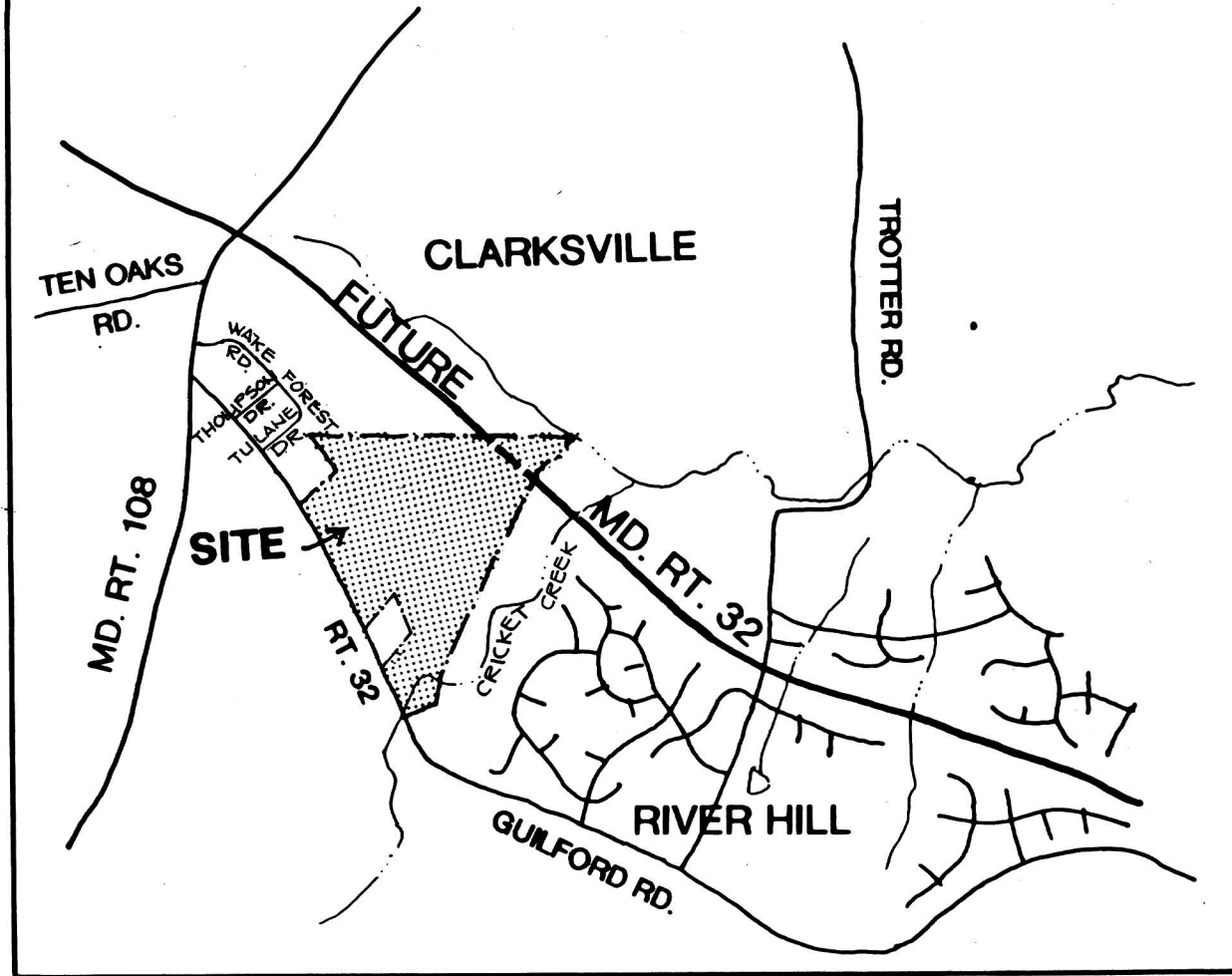


SITE TABULATION

Existing Zoning	R-12
Gross Area	+92.90 Ac.
Less:	
Steep Slopes (outside 100-yr Floodplain)	± 1.60 Ac.
Floodplain (100-yr)	± 4.20 Ac.
Net Area	+86.80 Ac.
No. of Proposed Lots	184
R-12 Residential Lots	8
Open Space/SWM Facility	
Area of Proposed Residential Lots	± 49.55 Ac.
Area of Proposed Residential Pipestems	± 0.65 Ac.
Area of Proposed Open Space/SWM Facility	± 25.30 Ac.
Area of Proposed Public Road R.O.W.	± 15.40 Ac.
Minimum R-12 Residential Lot Size	9,600 SF
Open Space Required (20% of Gross Area)	± 18.60 Ac.
Open Space Provided (27.2% of Gross Area)	± 25.30 Ac.
Recreation Area Required (200 SF/DU)	± 0.84 Ac.
Recreation Area Provided	± 0.84 Ac.



GENERAL NOTES

- Existing zoning is R-12.
- Site is proposed to be within the Metropolitan Utility District of Howard County, Maryland.
- Site is to be served by public water via proposed 12" water main along Guilford Road per Capital Project W-8194, and 12" public water and sewer main extensions per Contract 32-3405-D via water & sewer easement across Village of River Hill, Section 2, Area 3. (Contract 34-3296-D)
- Topographical data obtained from Howard County Topographic Survey (200-scale), Sheet No. GC-0119-T-225-37 and Sheet No. GC-0119-T-224-37, both dated April, 1979.
- Soils information obtained from USDA "Soil Survey of Howard County, Maryland, Map 28.
- There are approximately ± 5.0 acres of 100-year floodplain found on the site.
- There are approximately ± 5.0 acres of non-tidal wetlands found on the site.
- There are approximately ± 1.76 acres of slopes 25% or greater found on the site. (including slopes within floodplain limits)
- There are no structures of historic value found on the site.
- There are no known burial grounds or cemetery sites on the site.
- Access will occur in two locations from Guilford Road along the southern boundary of the site.
- WP-94-31 has been requested seeking relief from the maximum number of adjacent pipestem lots allowed; otherwise, the project is in conformance with the latest Howard County Standards.
- The Wilben Property is to be developed in two (2) phases: 90 DU (1996 allocations) in Phase I, and 94 DU (1997 allocations) in Phase II.

HOWARD RESEARCH AND DEVELOPMENT CORP.
410/346
ZONED - HT - OPEN SPACE
P. 22

GREGORY & COLLIE GIBSON
2200/431
ZONED - R-12
P. 190

GENEVEVE O'DONNELL
274/0028
ZONED - R-12
P. 34

EDWARD HERBERGER
054/305
ZONED - R-12
P. 226

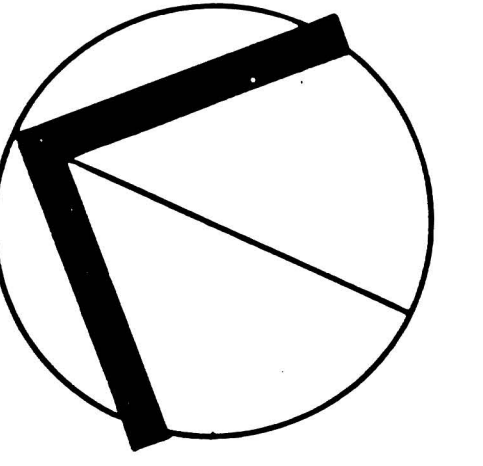
VIM WADDELL HILL III
SUGAL J. HILL
716/400
ZONED - R-12
P. 162

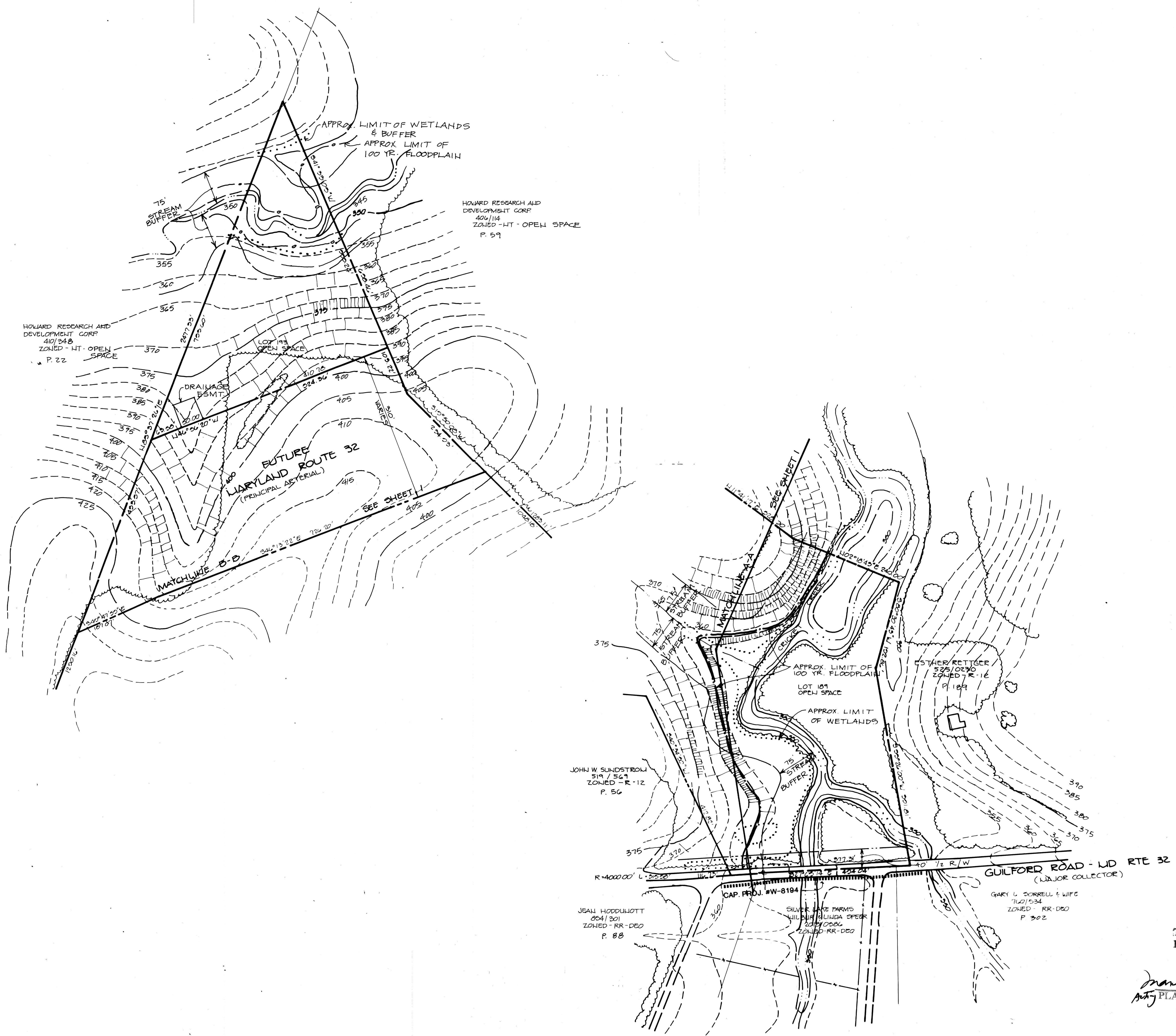
WILLIS T. THOMPSON
240/234
ZONED - R-12
P. 42

JEAN HODDULOTT
054/301
ZONED - RR-DEO
P. 88

DATE	NO.	REVISION
OWNER / DEVELOPER		
WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850		
PROJECT:		
WILBEN PROPERTY		
AREA		
TAX MAP NO. 35 PARCEL 205 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE:		
SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC.		
A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 301-997-8900 • FAX: 301-997-9282		
DATE		
12-8-92		
DESIGNED BY: L.O.H.		
DRAWN BY: E.B.		
PROJECT NO: 93202		
DATE: OCTOBER 19, 1993		
SCALE: 1" = 100'		
DRAWING NO. 1 OF 2		

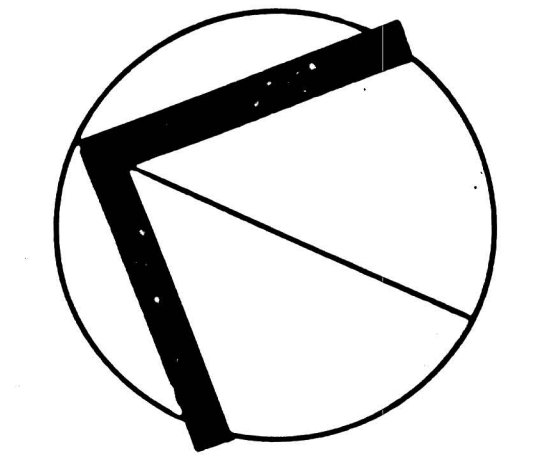
THOMAS J. STUBBS
DEPT. OF PLANNING AND ZONING
OF
HOWARD COUNTY
12/1/93
JA





LEGEND

- SLOPES 15 - 24.9%
- SLOPES 25% OR GREATER
- LIMIT OF NONTIDAL WETLANDS & 25' WETLANDS BUFFER
- STREAM & 75' STREAM BUFFER
- EXISTING VEGETATION TO REMAIN
- LIMIT OF 100 YR. FLOODPLAIN
- PROPOSED WATER MAIN



DATE	NO.	REVISION
OWNER/DEVELOPER		
WILBEN LIMITED PARTNERSHIP C/O ANDREW L. ISAACSON 9215 OVERLEA DRIVE ROCKVILLE, MD 20850		
PROJECT:		
WILBEN PROPERTY		
AREA		
TAX MAP NO. 35 PARCEL 205 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE:		
SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045 301-997-8900 • FAX: 301-997-9282		
DATE	DESIGNED BY:	L.O.H.
12-8-93	DRAWN BY:	E.B.
	PROJECT NO.:	93202
	DATE:	OCTOBER 19, 1993
	SCALE:	1" = 100'
	DRAWING NO.:	2 OF 2

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Frank J. Taylor
PLANNING DIRECTOR
DATE 12/1/93
JH