

**VICINITY MAP**  
SCALE: 1" = 2000'

**SITE TABULATION**

EXISTING ZONING	R-12
GROSS AREA	± 4.90 Ac.
LESS:	
STEEP SLOPES (OUTSIDE 100 YR FLOODPLAIN)	0.00 Ac.
FLOODPLAIN (100-YR)	0.00 Ac.
NET AREA	± 4.90 Ac.
NO. OF PROPOSED LOTS	10
R-12 RESIDENTIAL LOTS	10
OPEN SPACE	
AREA OF PROPOSED RESIDENTIAL LOTS	± 8.58 Ac.
AREA OF PROPOSED RESIDENTIAL PIPESTEMS	± 0.25 Ac.
RESERVED PIPESTEM PARCEL 163	± 0.01 Ac.
AREA OF PROPOSED OPEN SPACE	± 0.54 Ac.
CREDITED NONCREDITED	± 0.48 Ac.
AREA OF PROPOSED PUBLIC ROAD R.O.W.	± 0.52 Ac.
MINIMUM R-12 RESIDENTIAL LOT SIZE	10,200 SF
OPEN SPACE REQUIRED (10% OF GROSS AREA)	± 0.49 Ac.
CREDITED OPEN SPACE PROVIDED (10% OF GROSS AREA)	± 0.49 Ac.
RECREATION AREA REQUIRED (200 SF/DU)	NA
RECREATION AREA PROVIDED	0.00 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 #4-814, AND 12" PUBLIC WATER AND SEWER MAIN EXTENSIONS VIA FUTURE CLARKS GLEN SECTION 2 (P. 45-46).
- TOPOGRAPHIC DATA OBTAINED FROM HOWARD COUNTY TOPOGRAPHIC SURVEY (200-SCALE) SHEET NO. 6C-0114-T-22-37 DATED APRIL 1978 AND PINKS AERIAL PHOTOGRAPHY COMPANY MARCH 1984. ALL CONTOURS SHOWN IN 2 FOOT INTERVALS.
- SOILS INFORMATION OBTAINED FROM USDA "SOIL SURVEY OF HOWARD COUNTY, MARYLAND, MAP 25".
- THERE IS NO 100-YEAR FLOODPLAIN FOUND ON THE SITE.
- THERE ARE NO NON-TIDAL WETLANDS FOUND ON THE SITE.
- THERE ARE NO SLOPES 25% OR GREATER FOUND ON THE SITE.
- THERE ARE NO KNOWN STRUCTURES OF HISTORIC VALUE FOUND ON THE SITE.
- THERE ARE NO KNOWN BURIAL GROUNDS OR CEMETARY SITES ON THE SITE.
- ACCESS TO THE EXISTING THOMPSON RESIDENCE SHALL REMAIN FROM GUILFORD ROAD. ACCESS TO THE ADDITIONAL LOTS SHALL OCCUR VIA EXTENSION OF BALLYMORE LANE FOUND IN CLARKS GLEN SECTION 2 (P. 45-46).
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- STORM WATER MANAGEMENT TO BE PROVIDED IN STORM WATER MANAGEMENT FACILITY #1 OF CLARKS GLEN SECTION 1 (P. 45-46).
- THERE IS NO REQUIREMENT FOR RECREATIONAL OPEN SPACE SINCE THE PROJECT CONSISTS OF FEWER THAN 20 RESIDENTIAL UNITS.
- PP-46-54 REQUEST TO MAIVE HOWARD COUNTY SUBDIVISION REGULATIONS SECTION 16 (H-16) AND SECTION 16 (D-16) SUBMITTED NOVEMBER 17, 1995. APPROVED JANUARY 22, 1996 WITH CONDITIONS.

DATE	NO.	REVISION

OWNER: MR. & MRS. WILLIS T. THOMPSON  
6221 GUILFORD RD.  
CLARKSVILLE, MD 21024

CONTRACT PURCHASER: WILBEN II LIMITED PARTNERSHIP  
C/O FULTE HOME CORP.  
1501 S. EDENWOOD ST., SUITE R  
BALTIMORE, MD 21227

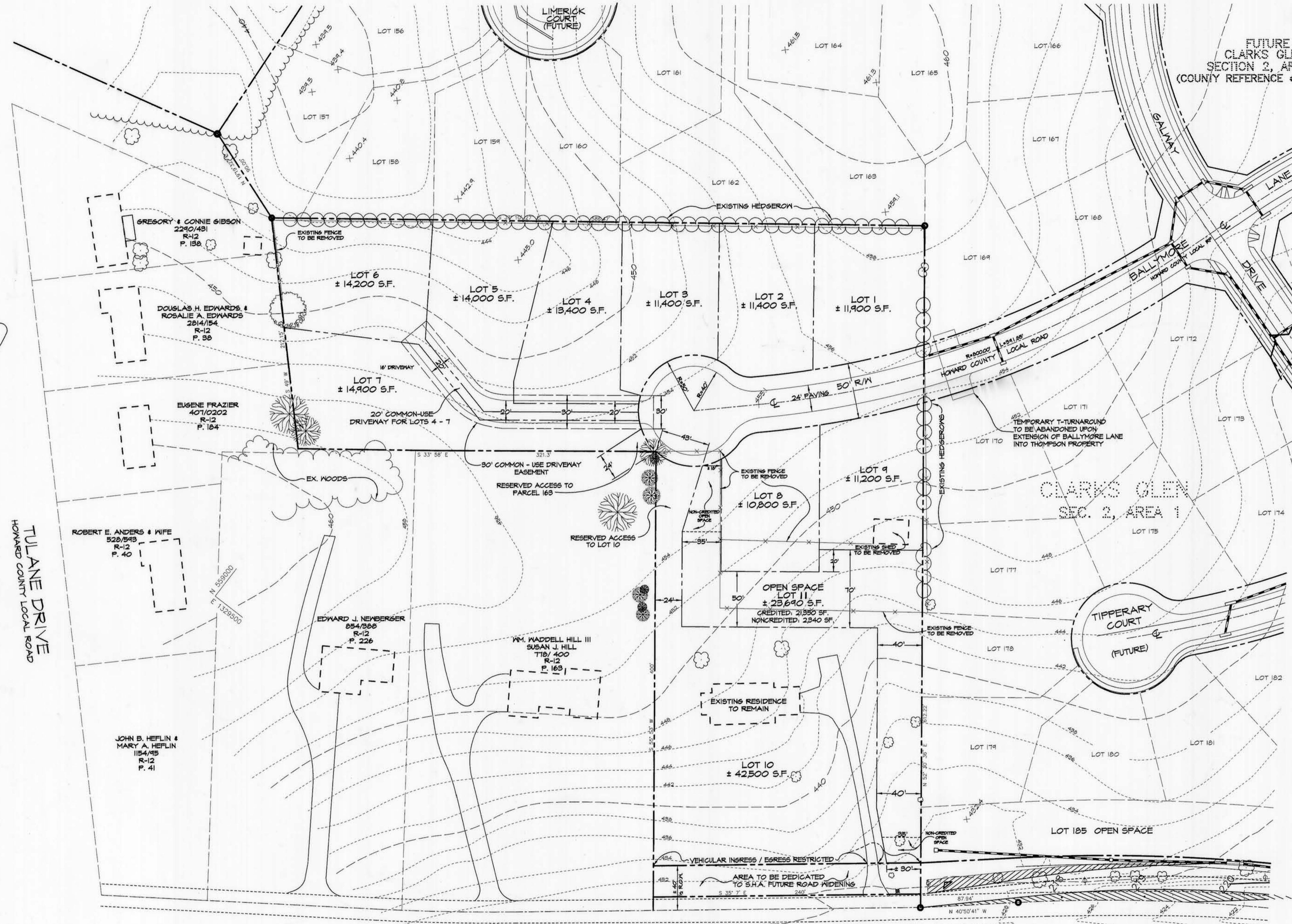
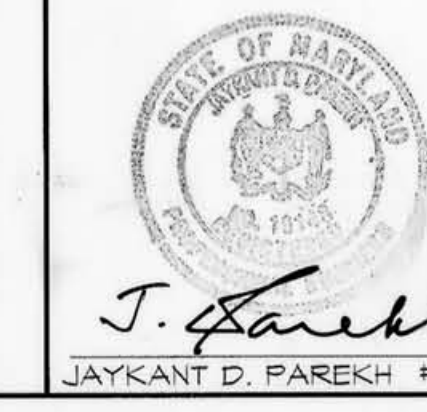
PROJECT: **THOMPSON PROPERTY**

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

TITLE: **SKETCH 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: 1.23.96	PROJECT NO: NP-96-54
DESIGNED BY: L.O.H.	
DRAWN BY: J.T.D. & M.S.L.	
PROJECT NO: 95P109901	
DATE: NOVEMBER 17, 1995	
SCALE: 1" = 50'	
DRAWING NO. 1 OF 1	



GUILFORD ROAD - MD ROUTE 32  
MAJOR COLLECTOR

JEAN C. HODDINOTT  
054/301  
RR-DEO  
P. 38

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
2/1/96  
DATE