

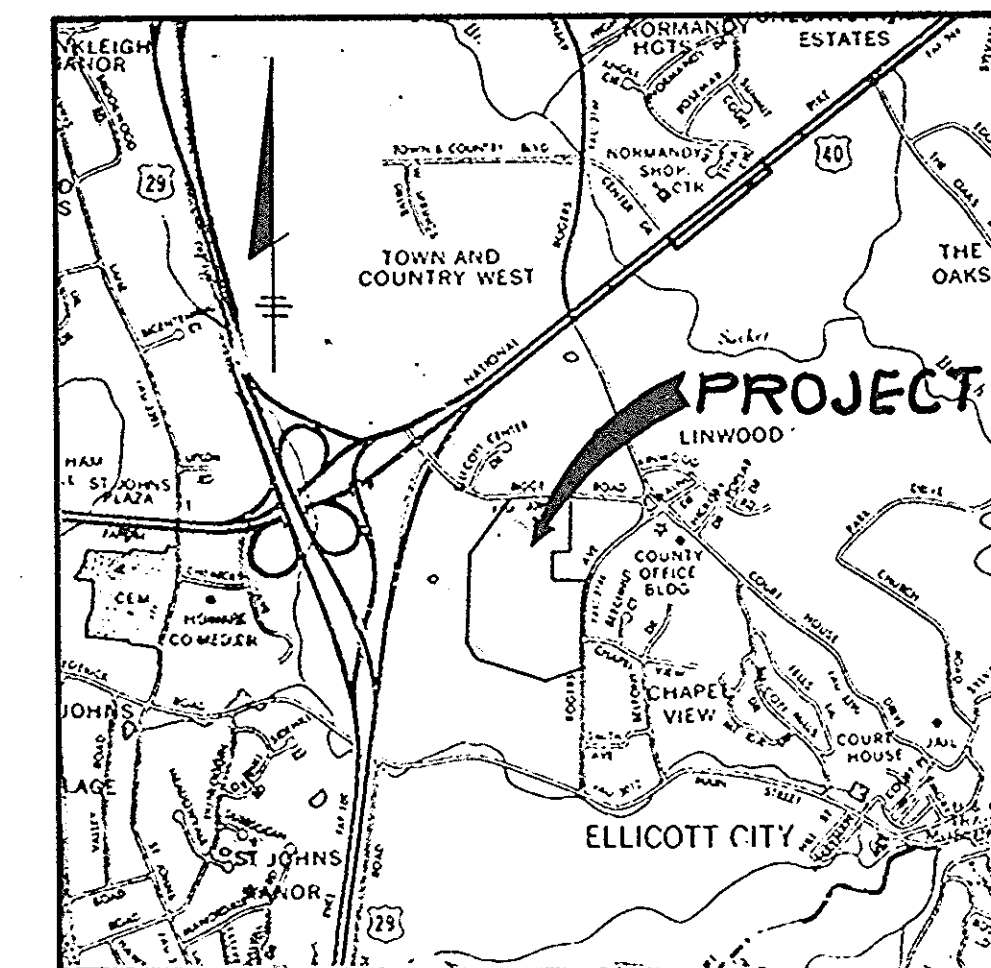
COORDINATES		
No.	NORTH	EAST
1	524,020.80	853,623.47
2	523,201.91	853,206.25
3	523,004.70	852,916.27
4	524,000.50	852,518.03
5	524,610.32	852,680.45
6	525,102.86	852,522.70
7	525,088.82	852,548.78
8	525,016.66	853,020.13
9	525,017.23	853,041.85
10	525,007.17	853,040.42
11	525,072.60	853,243.63
12	525,040.02	853,667.00
13	525,237.31	853,522.00
14	525,277.41	853,328.54
15	525,003.40	853,323.70
16	524,005.45	853,477.00
17	524,000.02	853,662.05
18	524,826.46	853,648.31

# PRELIMINARY PLAN

# RIVER MILLS

## ELECTION DISTRICT No. 2

## HOWARD COUNTY, MARYLAND



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

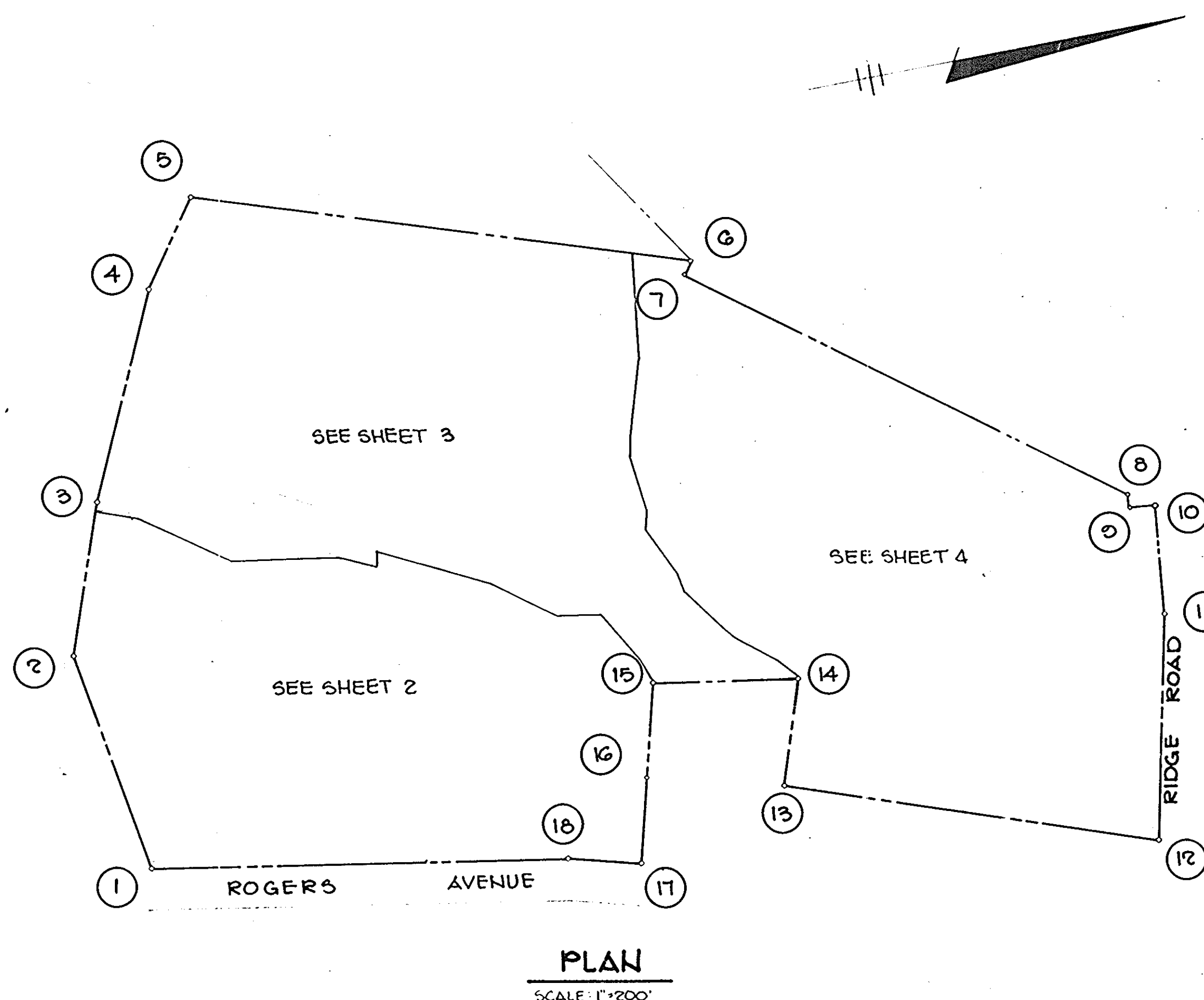
**NOTES**

- 1) PUBLIC WATER AND PUBLIC SEWER WILL BE PROVIDED FOR EACH LOT IN THIS SUBMISSION.
- 2) SET OFFICE OF PLANNING AND ZONING FILE '5-83-16' AND '5-85-06'
- 3) STREET TREES WILL BE PROVIDED ALONG THE PUBLIC ROAD RIGHT OF WAY IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATION 16-131.1 LOCATION AND VARIETY OF STREET TREES WILL BE INDICATED ON THE FINAL PLANS.
- 4) STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL.
- 5) ROAD 'A' IS SHOWN AS AN 80' WIDE MAJOR COLLECTOR IN ACCORDANCE WITH THE GENERAL PLAN. THE SUBDIVISION DOES NOT GENERATE A VOLUME OF TRAFFIC WITHIN ITSELF WHICH WOULD REQUIRE THE 80' RIGHT OF WAY. A TRAFFIC STUDY WILL BE SUBMITTED IN THIS PRELIMINARY PLAN.

**SITE TABULATION**

PRESENT ZONING	R-5C
TOTAL AREA	45.0 Ac
2% AND GREATER SLOPES	0.08 Ac
AREA OF 100 YEAR FLOODPLAIN	0 Ac
NET AREA	44.02 Ac
NUMBER OF UNITS PERMITTED @ 4 DU PER NET ACRE	176 DU
NUMBER OF UNITS PROPOSED	176 DU
SINGLE FAMILY DETACHED	72 DU
SINGLE FAMILY ATTACHED	104 DU
OPEN SPACE REQUIRED	0.0 Ac (20%)
OPEN SPACE PROPOSED	15.22 Ac (35%)
AREA OF LOTS	19.42 Ac
AREA OF PUBLIC ROAD R.O.W.	10.32 Ac
PARKING SPACES REQUIRED FOR SINGLE FAMILY ATTACHED DWELLING UNITS	208
PARKING SPACES PROVIDED FOR SINGLE FAMILY ATTACHED DWELLING UNITS	215

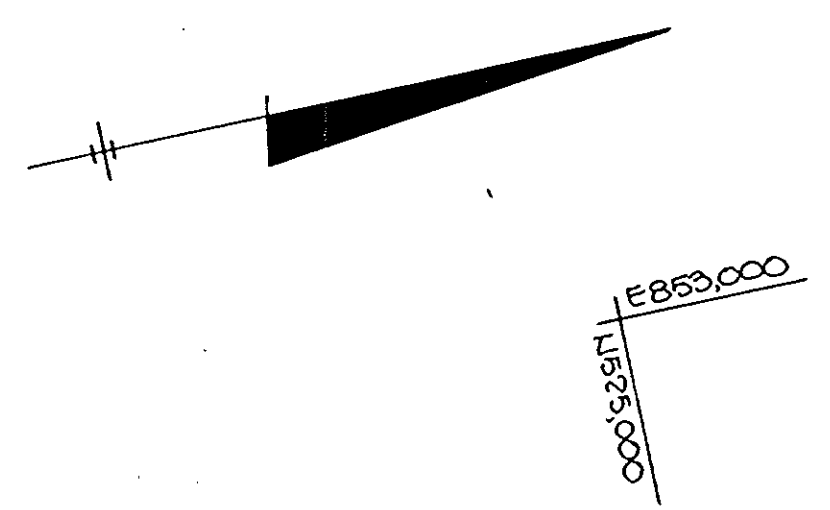
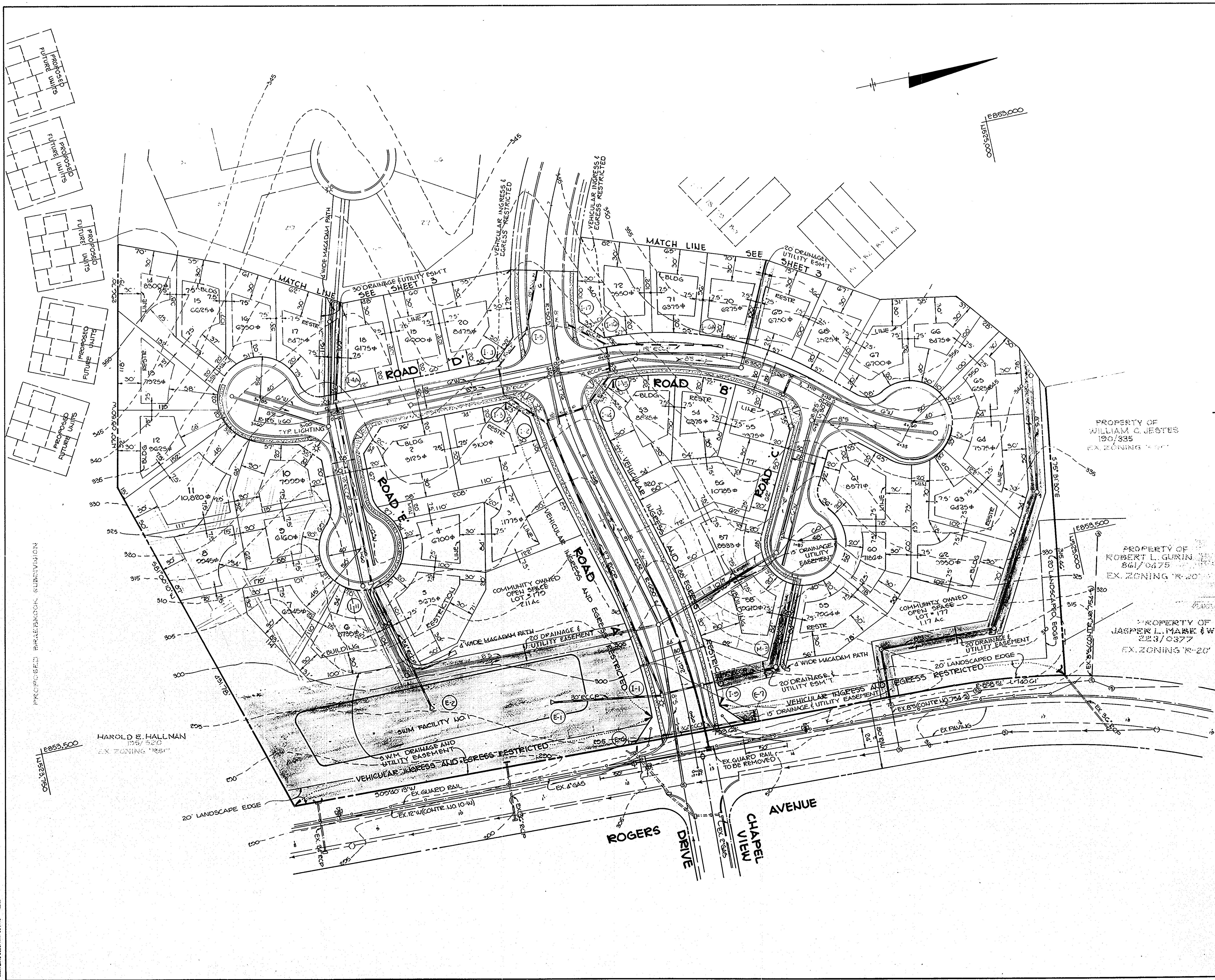
**TENTATIVELY APPROVED ON JUNE 25, 1985**  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James A. [Signature]* 7-5-85  
PLANNING DIRECTOR



**DENSITY TABULATION**

GROSS AREA	45.0 Ac
AREA OF FLOODPLAIN & STEEP SLOPES	0.08 Ac
NET AREA	44.02 Ac
NO. OF DWELLING UNITS PERMITTED @ 4 DU PER NET AREA	176 DU
NO. OF DWELLING UNITS PROPOSED	176 DU
DENSITY PER ACRE	4 DU/Ac

DATE	NO.	REVISION
OWNER: ELICOTT CORPORATION 1011 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
DEVEL: WEISSBERG DEVELOPMENT COOP. 1011 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
PROJECT: <b>RIVER MILLS</b> PREVIOUSLY P-84-34		
AREA: TAX MAP NO 74 PARCEL 847 ELECTION DISTRICT NO 2 HOWARD COUNTY MARYLAND		
TITLE: <b>TITLE SHEET</b>		
<b>THE RIEMER GROUP, INC.</b> A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELICOTT CITY, MD. 21043 301 461-2890		
5/20/85 DATE	DESIGNED BY J.D.P.	
	DRAWN BY W.D.S.	
	PROJECT NO 007700	
	DATE 5-29-85	
	SCALE AS SHOWN	
	DRAWING NO. 1 OF 4	



**SHEET 2 TABULATION**

NUMBER OF UNITS PROPOSED	40 DU
AREA OF LOTS	7.22 Ac.
AREA OF PUBLIC ROAD R.O.W.	3.21 Ac.
AREA OF OPEN SPACE	3.30 Ac.

PROPERTY OF  
WILLIAM C. JESTES  
190/335  
EX. ZONING "R-20"

PROPERTY OF  
ROBERT L. GURIN  
861/0475  
EX. ZONING "R-20"

PROPERTY OF  
JASPER L. MAKE & WIFE  
229/0377  
EX. ZONING "R-20"

TENTATIVELY APPROVED ON JUNE 25, 1985  
DATE  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
7-5-85

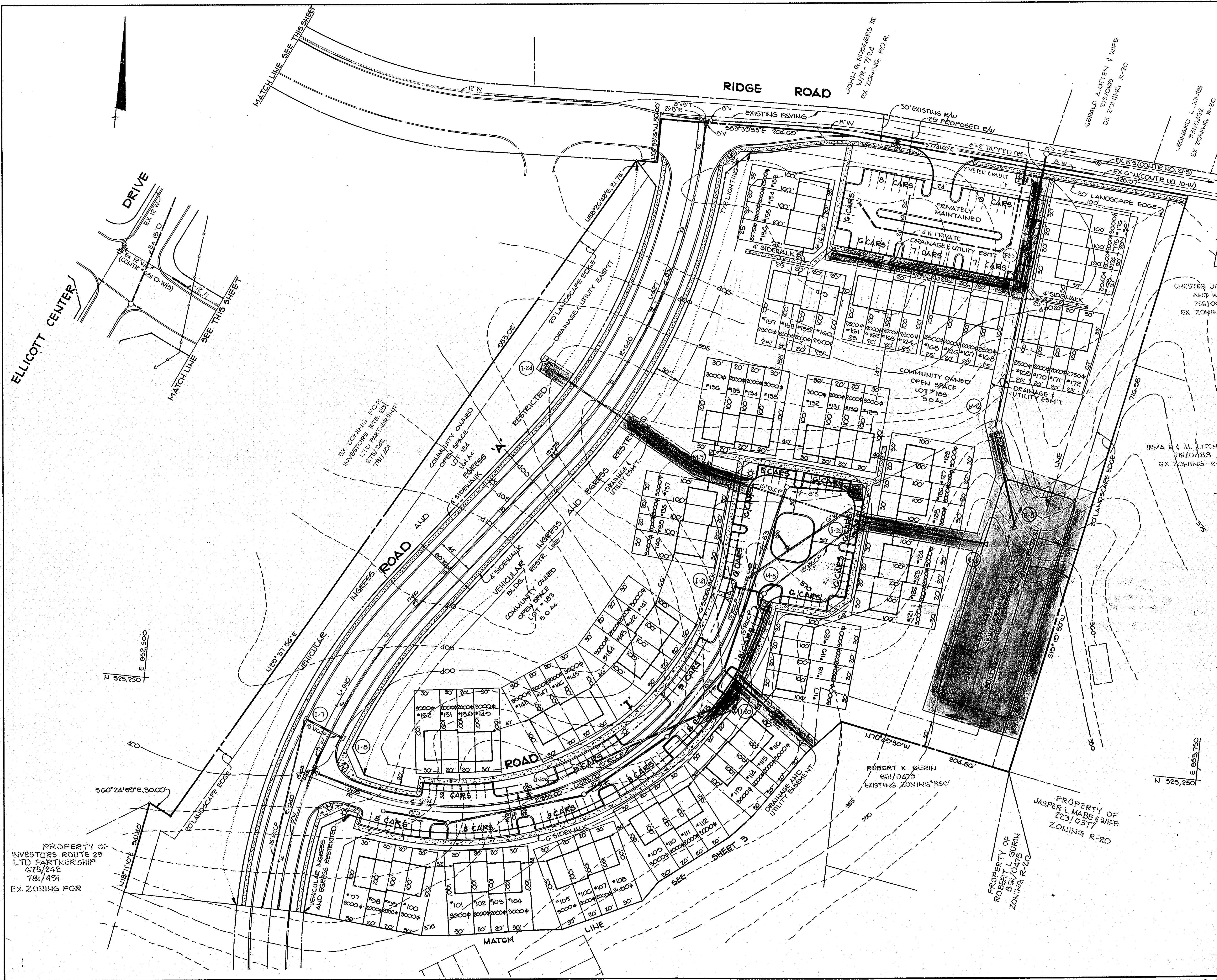
DATE	NO.	REVISION
OWNER	ELLCOTT CORPORATION 1911 FORT MYER DRIVE ROSSLYN, VIRGINIA 22203	
DEVELOPER	WEISSBERG DEVELOPMENT CORP. 1911 FORT MYER DRIVE ROSSLYN, VIRGINIA 22203	
PROJECT	<b>RIVER MILLS</b> PREVIOUSLY P-84-84	
AREA	TAX MAP NO. 24	PARCEL 847
	2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	<b>PRELIMINARY PLAN</b>	

**THE RIEMER GROUP, INC.**  
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
3105 HEALTH PARK DRIVE, ELLCOTT CITY, MD. 21043  
301-461-2670

DATE	5/30/85
DESIGNED BY	D.A.M.
DRAWN BY	J.C.J.
PROJECT NO.	007700
DATE	5-20-85
SCALE	1"=50'
DRAWING NO.	2 OF 4

FATRECK C. JELUJILU II





**SHEET 4 TABULATION**

NUMBER OF UNITS PROPOSED	80 D.U.
AREA OF LOTS	4.35 AC.
AREA OF PUBLIC ROAD R.O.W.	3.58 AC.
PARKING SPACES REQUIRED FOR SF ATTACHED D.U.	160 SPACES
PARKING SPACES PROPOSED FOR SF ATTACHED D.U.	166 SPACES
AREA OF OPEN SPACE	6.70 AC.

TENTATIVELY APPROVED ON June 25, 1985  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*Donald Hamby* 7-578  
 PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER: ELLICOTT CORPORATION 1191 FORT MYER DRIVE ROSSLYN, VIRGINIA 22205		
PROJECT: RIVER MILLS PREVIOUSLY P-84-34		
AREA TAX MAP # 24 PARCEL 847 ELECTION DISTRICT # 2 HOWARD COUNTY, MD. ZONED R-20		
TITLE: PRELIMINARY PLAN		
THE RIEMER GROUP, INC. A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2670		
DESIGNED BY: D.A.M.	DATE: 1-8-85	
DRAWN BY: W.D.S.	PROJECT NO: 007700	
SCALE: 1"=50'	DATE: 5-23-85	
DRAWING NO. 4 OF 4	DATE: 7-20-85	