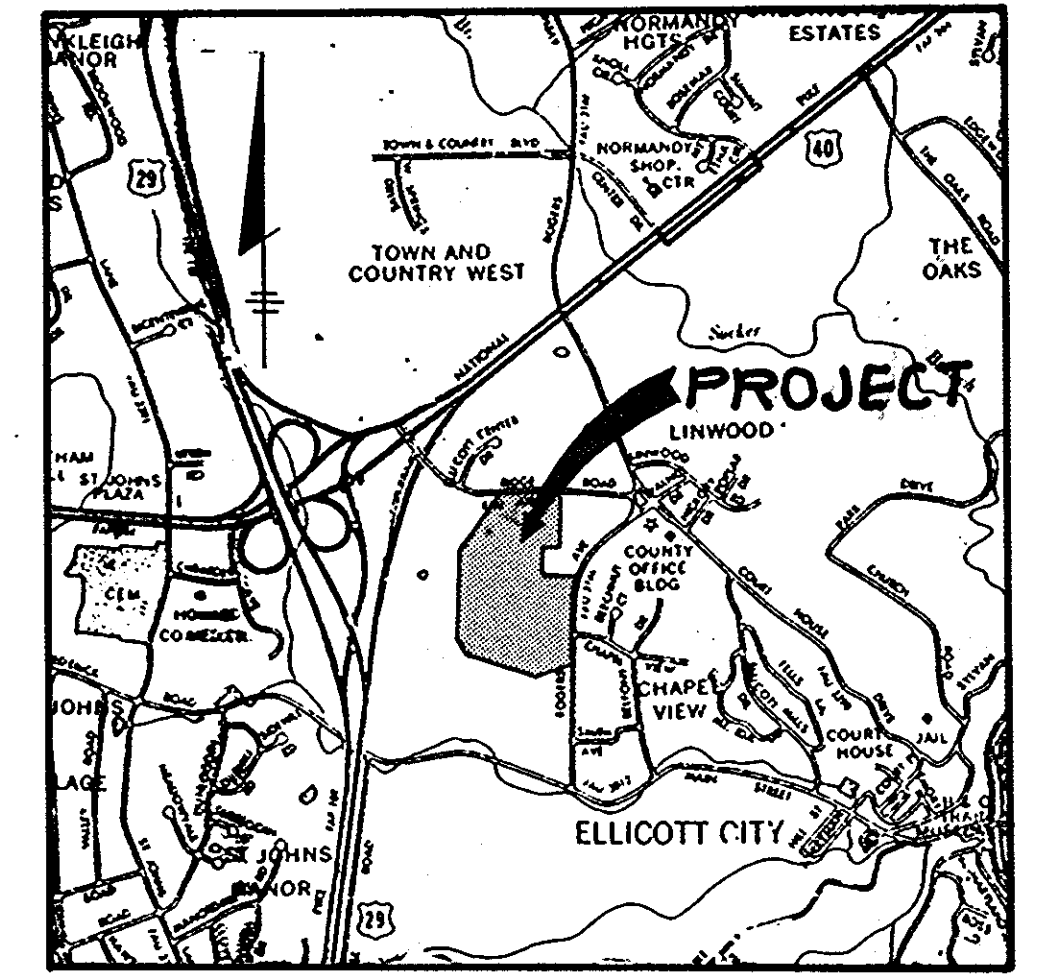


# PRELIMINARY PLAN

# RIVER MILLS

## ELECTION DISTRICT No. 2

## HOWARD COUNTY, MARYLAND

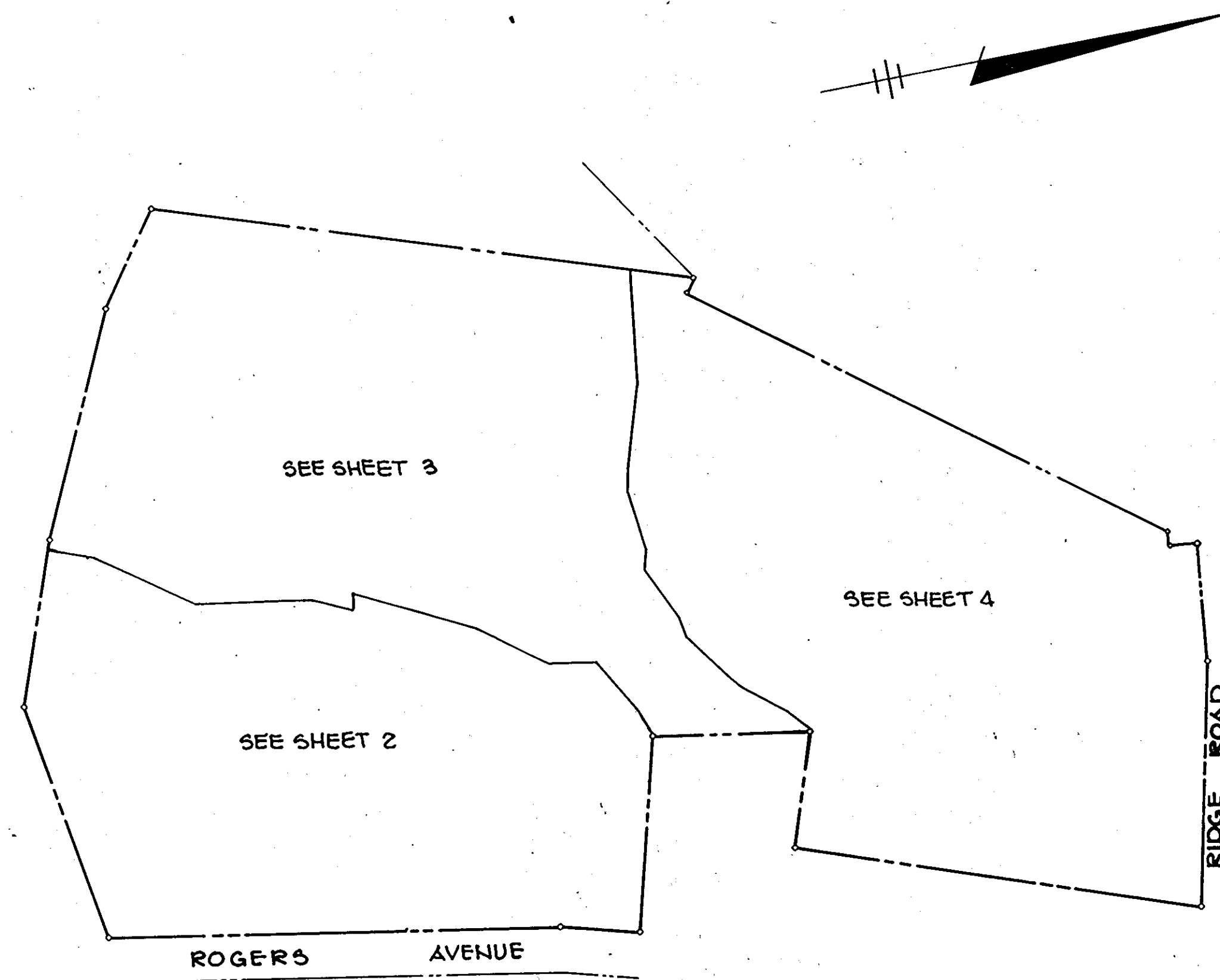


**VICINITY MAP**  
SCALE: 1" = 2000'

- NOTES:**
- 1) SEE OFFICE OF PLANNING AND ZONING FILE "S-83-10" AND "S-85-06"
  - 2) STREET TREES WILL BE PROVIDED ALONG THE PUBLIC ROAD RIGHT OF WAY IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATION 10-131-1 LOCATION AND VARIETY OF STREET TREES WILL BE INDICATED ON THE FINAL PLANS.
  - 3) STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL.
  - 4) 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.

<b>SITE TABULATION</b>	
PRESENT ZONING	R-5C
TOTAL AREA	45.0 Ac
25% 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 D.U.
NUMBER OF UNITS PROPOSED	176 D.U.
SINGLE FAMILY DETACHED	72 D.U.
SINGLE FAMILY ATTACHED	104 D.U.
OPEN SPACE REQUIRED	20.0 Ac (20%)
OPEN SPACE PROPOSED	15.0 Ac (35%)
AREA OF LOTS	18.84 Ac
AREA OF PUBLIC ROAD R.O.W.	10.3 Ac
PARKING SPACES REQUIRED FOR SINGLE FAMILY ATTACHED DWELLING UNITS	208
PARKING SPACES PROVIDED FOR SINGLE FAMILY ATTACHED DWELLING UNITS	215

TENTATIVELY APPROVED ON **FEB 14, 1985**  
DATE  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*J. J. Harris* 2-28-85  
PLANNING DIRECTOR DATE

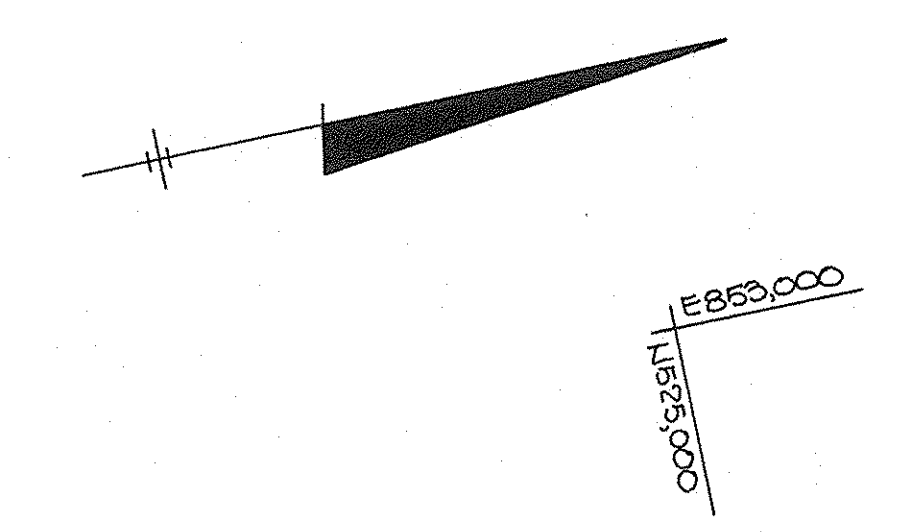


**PLAN**  
SCALE: 1" = 200'

<b>DENSITY TABULATION</b>	
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 D.U.
NO. OF DWELLING UNITS PROPOSED	176 D.U.
DENSITY PER ACRE	4 DU/Ac

DATE	NO.	REVISION
<b>OWNER</b>		
ELICOTT CORPORATION 1511 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
<b>DEVELOPER</b>		
WEISSBERG DEVELOPMENT CORP. 1511 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
<b>PROJECT</b>		
<b>RIVER MILLS</b>		
<b>AREA</b>		
TAX MAP NO. 24 PARCEL 847 ELECTION DISTRICT NO. 2 HOWARD COUNTY MARYLAND		
<b>TITLE</b>		
<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 301 461-2690		
11-2-84		
DESIGNED BY: J.D.P.		
DRAWN BY: W.D.S.		
PROJECT NO: 007700		
DATE 11/1/84		
SCALE: AS SHOWN		
DRAWING NO. 1 OF 4		





**SHEET 2 TABULATION**

NUMBER OF UNITS PROPOSED	40 D.U.
AREA OF LOTS	7.16 AC.
AREA OF PUBLIC ROAD R.O.W.	3.23 AC.
AREA OF OPEN SPACE	3.36 AC.

PROPERTY OF  
WILLIAM C. JESTES  
190/335  
EX. ZONING 'R-3'

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

PROPERTY OF  
JAMPER L. HASE & WIFE  
323/0377  
EX. ZONING 'R-20'

TENTATIVELY APPROVED ON  
FEB. 14, 1985  
DATE  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James L. Hase*  
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER: ELLICOTT CORPORATION 1911 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
DEVELOPER: WEISSBERG DEVELOPMENT CORP. 1911 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
PROJECT: <b>RIVER MILLS</b>		
AREA: TAX MAP NO. 24 PARCEL 847 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: <b>PRELIMINARY PLAN</b>		
<b>THE RIEMER GROUP, INC.</b> A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690		

11-2-84 DATE	DESIGNED BY: D.A.M.
	DRAWN BY: J.C.J.
	PROJECT NO: 007700
	DATE: 11/1/84
	SCALE: 1"=50'
	DRAWING NO. 2 OF 4

PROPOSED BRACKETON SUBDIVISION

MARYLAND BLUEPRINT CO., INC. 90002



PROPERTY OF  
INVESTORS ROUTE 29  
LTD PARTNERSHIP  
G75/242 781/491  
EX. ZONING "PDR"

523,500 N  
852,750 E


**SHEET 3 TABULATION**

NUMBER OF UNITS PROPOSED	56 D.U.
AREA OF LOTS	7.24 Ac.
AREA OF PUBLIC ROAD R.O.W.	3.57 Ac.
PARKING SPACES REQUIRED FOR S.F. ATTACHED D.U.	48 SPACES
PARKING SPACES PROPOSED FOR S.F. ATTACHED D.U.	49 SPACES
AREA OF OPEN SPACE	5.93 Ac.

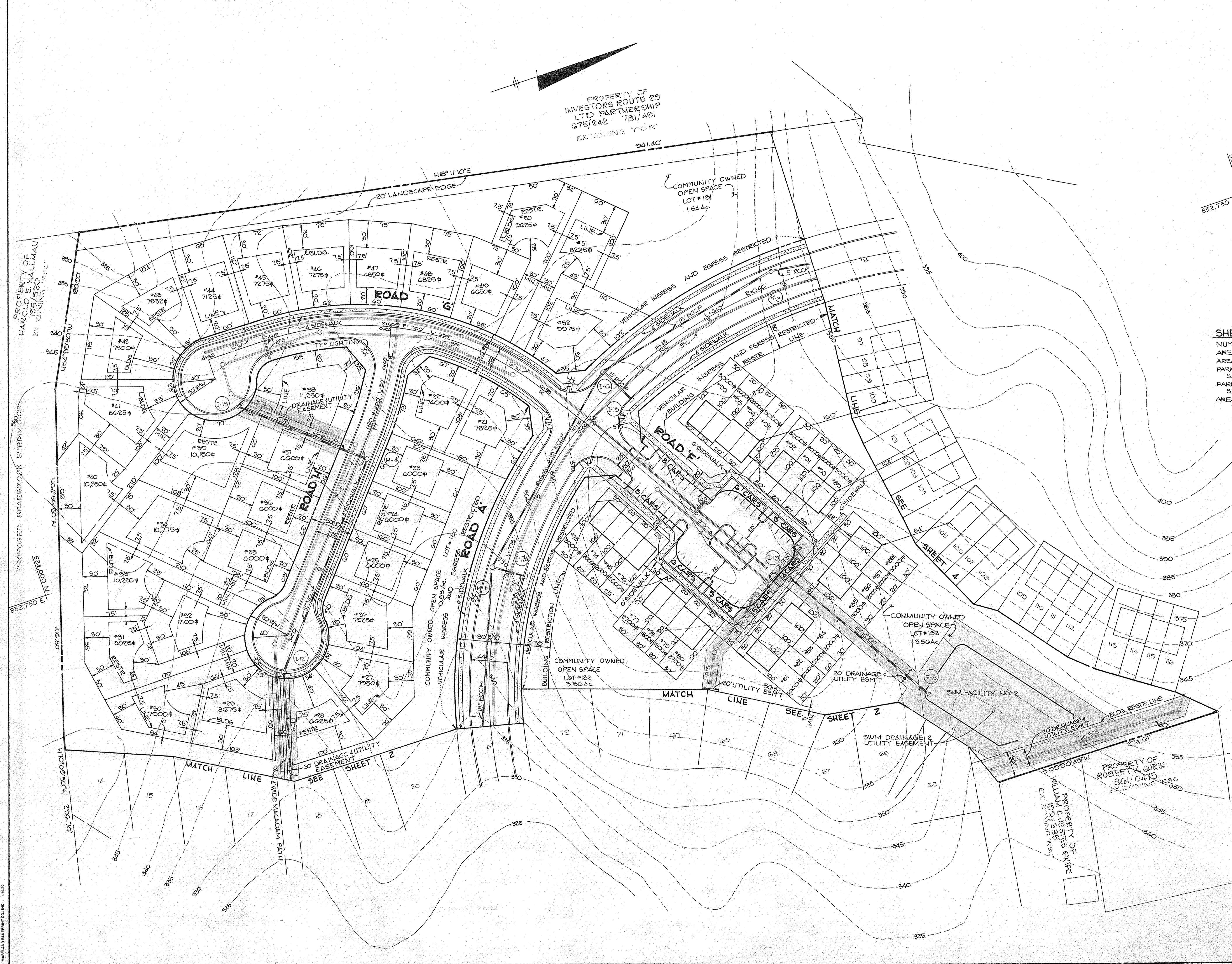
TENTATIVELY APPROVED ON FEB. 14, 1985  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR

DATE	NO.	REVISION
OWNER: ELLICOTT CORPORATION 1011 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
DEVEL: WEISSBERG DEVELOPMENT CORP. 1011 FORT MYER DRIVE ROSSLYN, VIRGINIA 22209		
PROJECT: RIVER MILLS		
AREA TAX MAP NO. 24 PARCEL 847 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
THE RIEMER GROUP, INC. A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690		

11-2-84 DATE

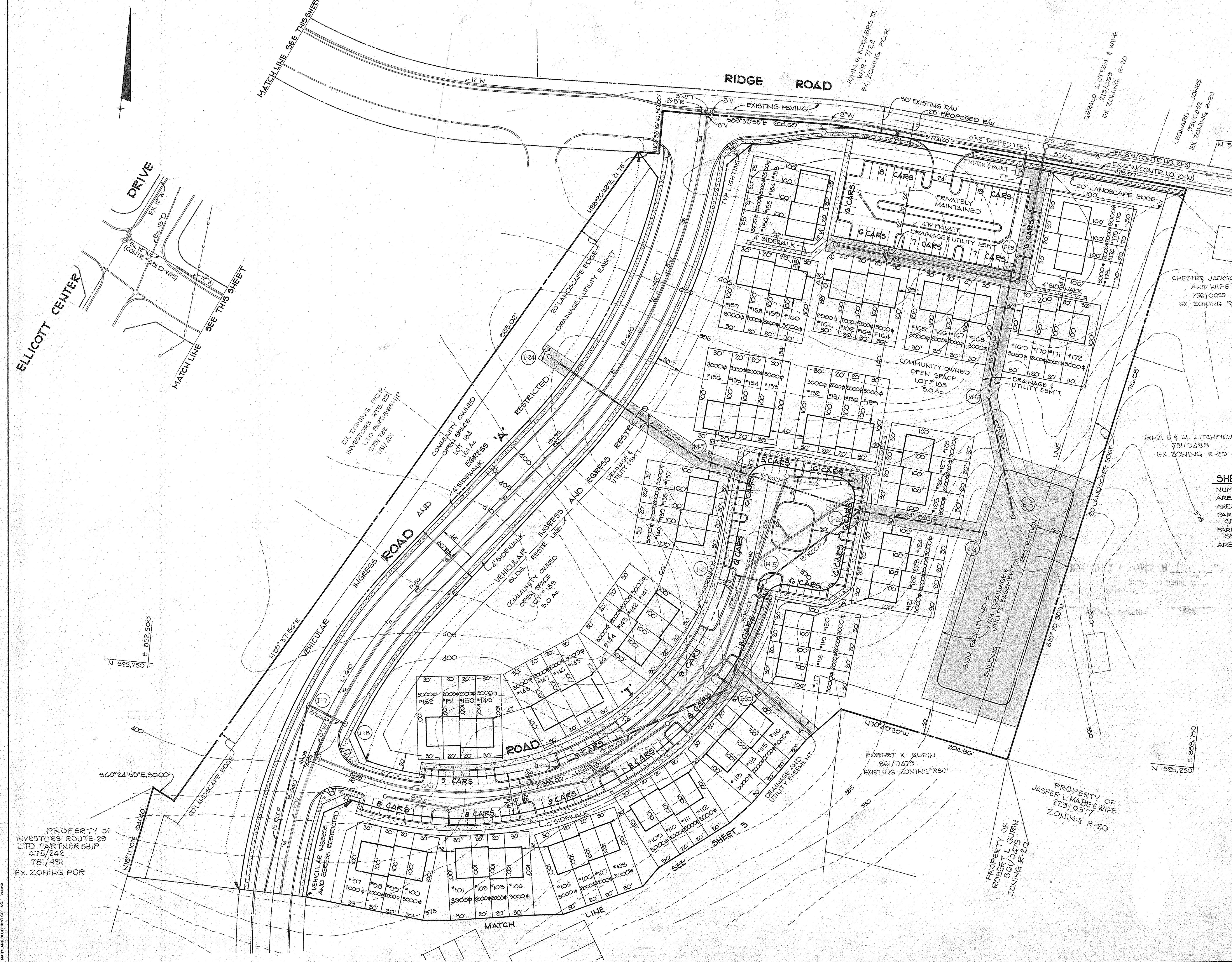


DESIGNED BY: D.A.M.  
DRAWN BY: D.A.M.  
PROJECT NO: 007700  
DATE: 11/1/84  
SCALE: 1"=50'  
DRAWING NO. 3 OF 4



MORTLAND BLUEPRINT CO., INC.





**SHEET 4 TABULATION**

NUMBER OF UNITS PROPOSED	80 D.U.
AREA OF LOTS	4.44 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	6.61 AC.

TENTATIVELY APPROVED ON **FEB 14, 1985**  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*James M. Hamlin* 2-28-85  
 PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER: ELLICOTT CORPORATION 1101 FORT MYER DRIVE ROSSLYN, VIRGINIA 22203		
PROJECT: <b>RIVER MILLS</b>		
AREA: TAX MAP #24 PARCEL 847 ELECTION DISTRICT #2 HOWARD COUNTY, MD. ZONED R-20		
TITLE: <b>PRELIMINARY PLAN</b>		
THE RIEMER GROUP, INC. A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690		

11-2-84  
DATE

DESIGNED BY: D.A.M.  
 DRAWN BY: W.D.S.  
 PROJECT NO.: 007700  
 DATE: 11/1/84  
 SCALE: 1"=50'  
 DRAWING NO. 4 OF 4