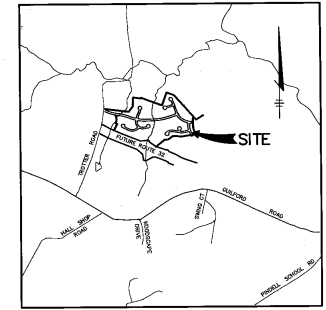


SHEET INDEX	
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3	PRELIMINARY PLAN

# PRELIMINARY PLAN VILLAGE OF RIVER HILL SECTION 2 AREA 1

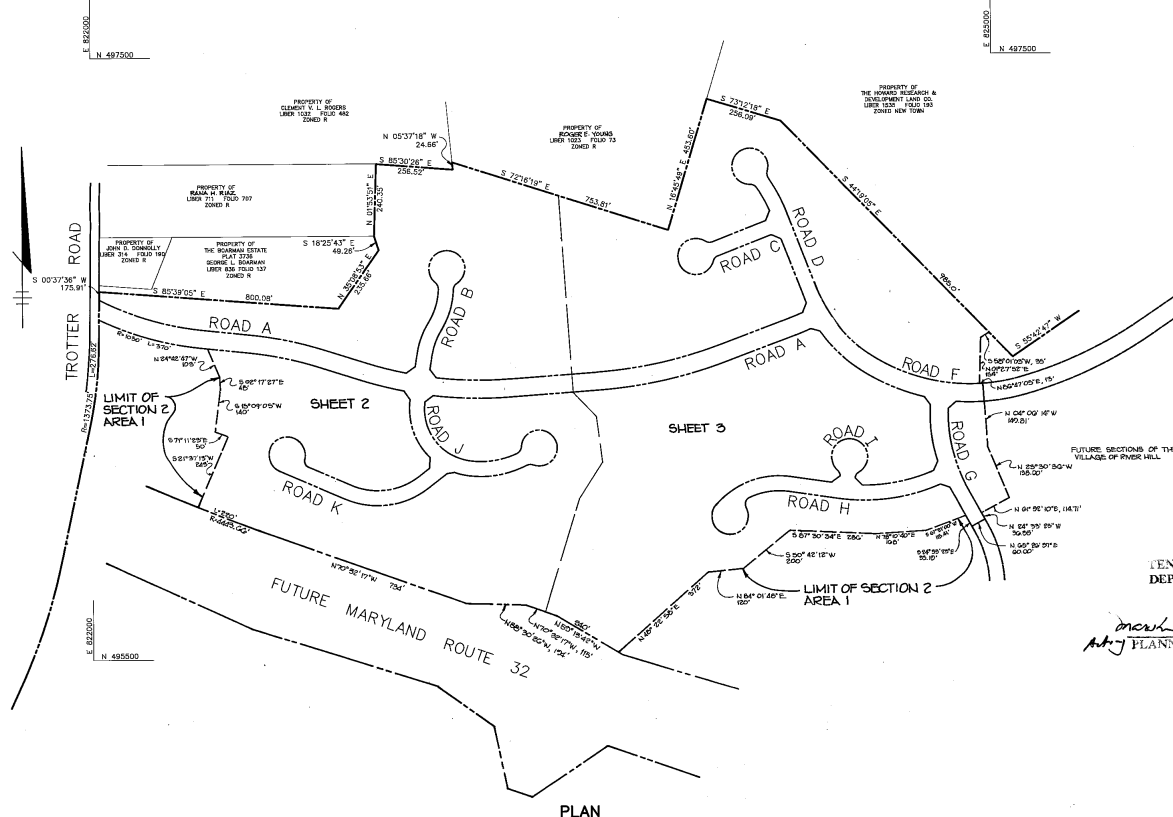
LOTS 1 THRU 130  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES**

- ZONING: NEW TOWN
- TOTAL AREA OF LOTS: 24.80 AC.
- TOTAL AREA OF ROADS: 2.52 AC.
- TOTAL AREA OF D.F.L.P.: 44.72 AC.
- OPEN SPACE - CREDITED: 28.34 AC.
- OPEN SPACE - NON-CREDITED: 0.24 AC.
- TOTAL AREA OF SUBDIVISION: 71.50 AC.
- TOTAL NUMBER OF LOTS: 125 BUILDABLE, 5 OPEN SPACE
- SKETCH PLAN S-91-03 WAS APPROVED ON DEC. 17, 1991
- TOPOGRAPHY SHOWN HEREON IS FROM AERIAL MAPS FLOWN IN 1989 BY MAPPING ASSOCIATES, INC.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA 209.
- PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE DETENTION FACILITIES CREATED BY ROAD FILLS. WATER QUALITY IS PROVIDED BY EXTENDED DETENTION BASINS.
- THE PRELIMINARY 100-YEAR FLOODPLAIN STUDY HAS BEEN PREPARED BY WHITMAN REQUARDT AND ASSOCIATES.
- WETLANDS DELINEATION IS PROVIDED BY GEOTECHNOLOGY ASSOC., INC.
- TRAFFIC STUDY WAS PREPARED BY GROVE / SLADE ASSOCIATES.
- NOISE STUDY WAS PREPARED BY POLYSONICS INC.
- GEOTECHNICAL STUDY FOR STORMWATER MANAGEMENT IS PROVIDED BY THE ROBERT BALTER COMPANY.
- BOUNDARY SURVEY WAS PREPARED BY KCI, INC.
- STREET LIGHTS, STREET TREES AND MAINTENANCE BASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
- WF-02-15 IS A WAIVER TO ALLOW COLLECTOR STREETS TO EXCEED 7000 FEET IN LENGTH AND EXCEED 1000 METERS.
- AN APPROXIMATELY SEVEN FOOT HIGH EARTH BERM IS LOCATED ALONG THE ROUTE BE RIGHT OF WAY TO THE SOUTH OF LOTS 111-115.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- AT A MEETING WITH THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS WAIVERS TO PERMIT A 500' RADIUS ON ROAD J AND A 500' RADIUS FOR ROAD G WERE APPROVED ON 6-18-02.
- A WAIVER TO ALLOW WATER QUALITY DESIGN TO IMPACT EXISTING WETLANDS AND WETLAND BUFFERS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS ON 6-6-02.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Arthur E. Muegge* 3/16/02  
PLANNING DIRECTOR DATE

DATE	NO.	REVISION

OWNER / DEVELOPER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

PROJECT VILLAGE OF RIVER HILL  
SECTION 2 AREA 1  
LOTS 1 THRU 130

AREA TAX MAP 35 ZONED NEW TOWN PART OF PARCELS 58, 70 & 240  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
8818 Centre Park Drive • Suite 300 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

DATE: 6-12-02	5-91-05	WF-02-15
DESIGNED BY: DAM		
DRAWN BY: DAM		
PROJECT NO: 80800		
DATE: JUNE 22, 2002		
SCALE: AS SHOWN		
DRAWING NO. 1 OF 3		



ARTHUR E. MUEGGE



N 497500  
E 822000

N 497500  
E 824000

PROPERTY OF  
CLEMENT V. L. ROGERS  
LIBER 1032 FOLIO 482  
ZONED R

PROPERTY OF  
ROGER E. YOUNG  
LIBER 1023 FOLIO 73  
ZONED R

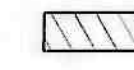


PROPERTY OF  
RANA H. RIAZ  
LIBER 711 FOLIO 707  
ZONED R

PROPERTY OF  
JOHN D. DONNALLY  
LIBER 514 FOLIO 1199  
ZONED R

PROPERTY OF  
THE BOARMAN ESTATE  
PLAT 3738  
GEORGE L. BOARMAN  
LIBER 836 FOLIO 137  
ZONED R

NOTES:  
1. TERMINATION OF TROTTER ROAD WITH A TEE TURN AROUND WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 1-19-02.  
2. DRIVEWAY ACCESS TO BE PROVIDED TO ROAD 'A' FOR THE BOARMAN ESTATE.

**LEGEND**

-  25% AND GREATER STEEP SLOPES
-  SOIL BORING LOCATION
-  LIMIT OF WETLANDS



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Janaka J. S. Singh* 7/10/02  
Acting PLANNING DIRECTOR DATE  
*wm*

DATE NO.	REVISION
OWNER / DEVELOPER	
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044	
PROJECT <b>VILLAGE OF RIVER HILL</b> SECTION 2 AREA 1 LOTS 1 THRU 30	
AREA TAX MAP 35 ZONED NEWTOWN PART OF PARCELS 59, 70 & 240	
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE <b>PRELIMINARY PLAN</b>	
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282	
DATE 6-22-02	5-91-03 WP-02-10
DESIGNED BY : CUR/DAM	
DRAWN BY : DAM	
PROJECT NO : 80800	
DATE : JUNE 22, 2002	
SCALE : AS SHOWN	
DRAWING NO. 2 OF 3	




**PLAN**  
SCALE : 1" = 30'

**PLAN**  
SCALE: 1"=100'

N 495500  
E 822000



**LEGEND**

-  25% AND GREATER STEEP SLOPES
-  SOIL BORING LOCATION
-  LIMIT OF WETLANDS

NOTE: LOT 18 WILL BE DEVELOPED WITH DRIVEWAY ACCESS ON TO ROAD D. LOTS 14, 17 AND 24 - 28 WILL UTILIZE SHARED DRIVEWAYS EACH SERVING A GROUP OF TWO ADJACENT LOTS. LOTS 19 AND 20 WILL HAVE INDIVIDUAL DRIVEWAYS.

N 497500  
E 823500

N 497500  
E 823500



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Frank J. McLaughlin* 7/10/92  
Acting PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT <b>VILLAGE OF RIVER HILL</b> SECTION 2 AREA 1 LOTS 1 THRU 130		
AREA TAX MAP 35 ZONED NEWTOWN PART OF PARCELS 59, 70 & 240		
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>PRELIMINARY PLAN</b>		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8800 FAX: 410-997-9282		
6-22-92 DATE	0-01-03	WP-02-13
DESIGNED BY : CJR/DAM		
DRAWN BY : DAM		
PROJECT NO : 80800		
DATE : JUNE 22, 1992		
SCALE : AS SHOWN		
DRAWING NO. 3 OF 3		



ARTHUR E. MUEGGE 4897