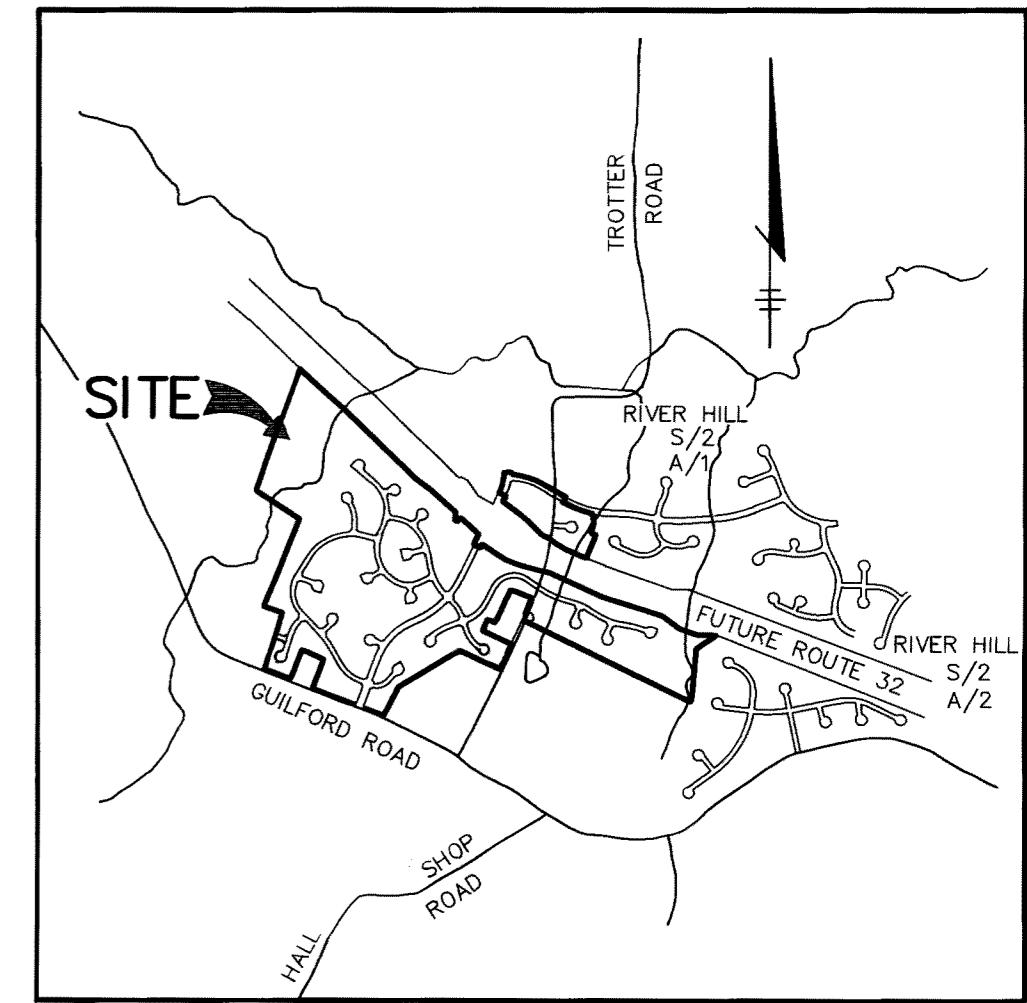


**SHEET INDEX**

- 1 TITLE SHEET
- 2 PRELIMINARY PLAN
- 3 PRELIMINARY PLAN
- 4 PRELIMINARY PLAN
- 5 PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP
- 6 PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP
- 7 PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP

# PRELIMINARY PLAN VILLAGE OF RIVER HILL SECTION 2 AREA 3 & 4

AREA 3 LOTS 1 - 107  
AREA 4 LOTS 1 - 164  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



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

**GENERAL NOTES**

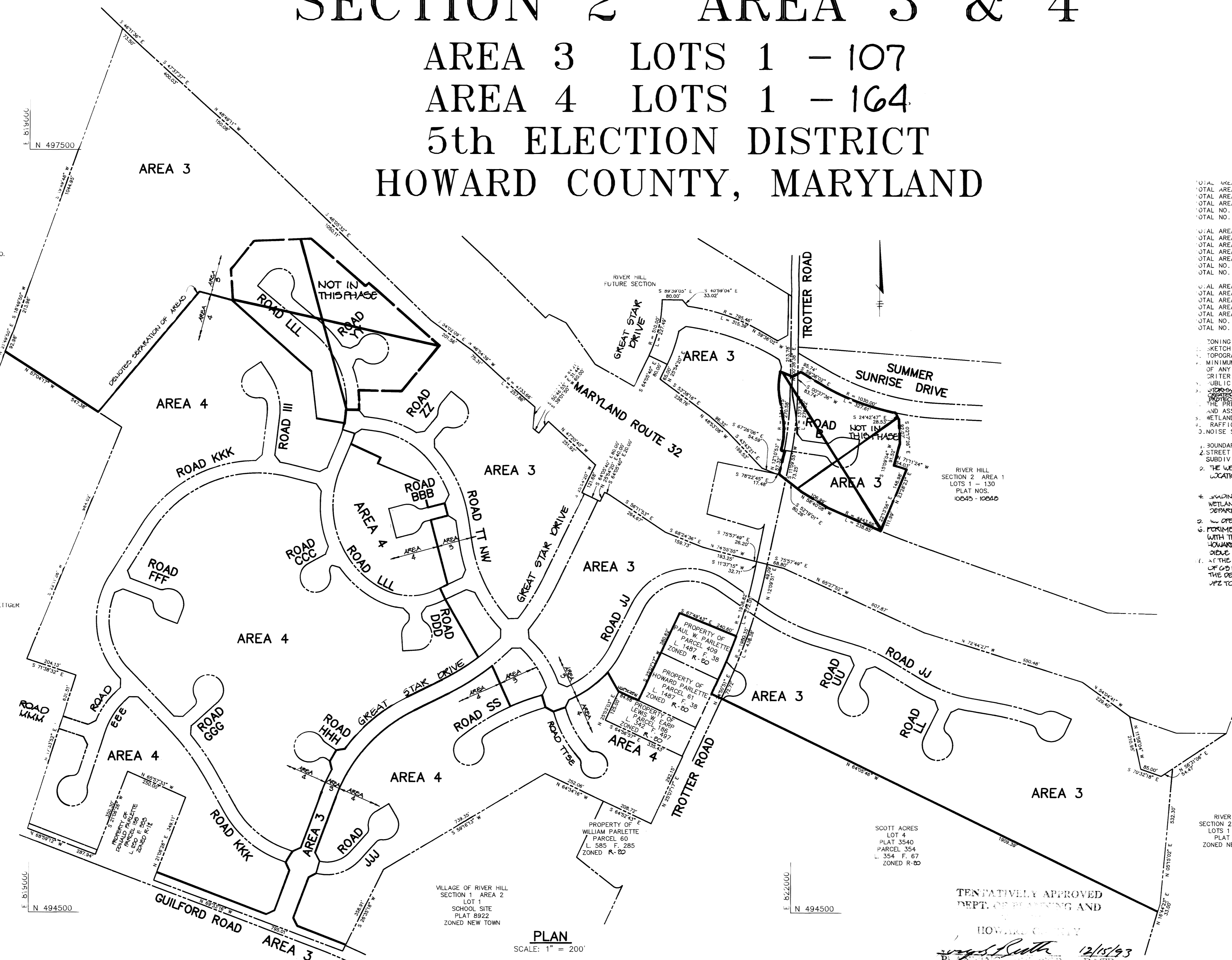
TOTAL AREA OF SECTION 2 AREA 3 AND 4	151.67 AC.
TOTAL AREA OF ROADS	20.77 AC.
TOTAL AREA OF S.F.L.D.	60.00 AC.
TOTAL AREA OF OPEN SPACE	60.90 AC.
TOTAL NO. OF S.F.L.D.	160
TOTAL NO. OF OPEN SPACE LOTS	11
TOTAL AREA OF SECTION 2 AREA 3	70.00 AC.
TOTAL AREA OF ROADS	11.40 AC.
TOTAL AREA OF S.F.L.D.	25.04 AC.
TOTAL AREA OF OPEN SPACE (CREDITED)	45.00 AC.
TOTAL AREA OF OPEN SPACE (NON-CREDITED)	0.84 AC.
TOTAL NO. OF S.F.L.D.	105
TOTAL NO. OF OPEN SPACE LOTS	4
TOTAL AREA OF SECTION 2 AREA 4	71.64 AC.
TOTAL AREA OF ROADS	9.37 AC.
TOTAL AREA OF S.F.L.D.	45.01 AC.
TOTAL AREA OF OPEN SPACE (CREDITED)	6.61 AC.
TOTAL AREA OF OPEN SPACE (NON-CREDITED)	2.04 AC.
TOTAL NO. OF S.F.L.D.	57
TOTAL NO. OF OPEN SPACE LOTS	7

- 1. ZONING = NEW TOWN
- 2. SKETCH PLAN S-91-03 WAS APPROVED ON DEC. 17, 1991.
- 3. TOPOGRAPHY SHOWN HEREON IS AERIAL MAPS FLOWN IN 1989 BY MAPPING ASSOCIATES, INC.
- 4. MINIMUM BUILDING SETBACKS RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT OF WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA 208, PARTS 3 AND 4.
- 5. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE.
- 6. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE EXTENDED DETENTION FACILITIES DESIGNED BY ROAD AND FLOOD CONTROL QUALITY IS PROVIDED BY OVERSIZED RSP-400 OUTLET.
- 7. THE PRELIMINARY 100-YEAR FLOODPLAIN STUDY HAS BEEN PREPARED BY WHITMAN REQUARDT AND ASSOCIATES.
- 8. WETLANDS DELINEATION IS PROVIDED BY GEO-TECHNOLOGY ASSOCIATES, INC.
- 9. TRAFFIC STUDY WAS PREPARED BY GROVE/SLADE ASSOCIATES.
- 10. NOISE STUDY WAS PREPARED BY STAIANO ENGINEERING, INC.
- 11. BOUNDARY SURVEY WAS PREPARED BY KCI, INC.
- 12. STREET LIGHTS, STREET TREES AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
- 13. THE WETLANDS MITIGATION AREAS INDICATED ON THIS PLAN ARE CONCEPTUAL ONLY THEIR LOCATIONS ARE NOT CHOSEN THROUGH THE APPROVAL OF THIS PLAN.
- 14. GRADING, CONSTRUCTION AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHIN ALL WETLANDS, WETLANDS BUFFERS, AND STREAMBANK BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- 15. ALL OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE COLUMBIA ASSOCIATION.
- 16. PERIMETER LANDSCAPING AND BERRY LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, AND THE DEVELOPER WILL BE RESPONSIBLE FOR THE BERRY PLANTINGS.
- 17. AT THE MEETING OF NOV. 10, 1993 THE PLANNING BOARD GRANTED APPROVAL FOR THE CREATION OF 60 LOTS LESS THAN 8000 SQUARE FEET IN SIZE. THIS APPROVAL WAS CONTINGENT UPON THE DEVELOPER'S COMPLIANCE WITH THE CONDITIONS OUTLINED IN THE NOV. 10, 1993 LETTER FROM JPZ TO HRD.

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT		
VILLAGE OF RIVER HILL SECTION 2 AREAS 3 AND 4 AREA 3 LOTS 1 - 107 AREA 4 LOTS 1 - 164		
AREA TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 59, 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
TITLE SHEET		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282		
DATE	11-24-93	S-91-03
DESIGNED BY	:CJR	
DRAWN BY	:DAM	
PROJECT NO	:88101	
DATE	: NOVEMBER 24, 1993	
SCALE	: AS SHOWN	
DRAWING NO.	: 1 OF 7	

PROPERTY OF  
BENJAMIN ISSACSON &  
WHEATON CONSTRUCTION CO.  
PARCEL 205  
L. 562 F. 332  
ZONED R-12

PROPERTY OF  
JAMES F. AND ESTHER S. REITGER  
PARCEL 189  
L. 525 F. 230  
ZONED R-12



VILLAGE OF RIVER HILL  
SECTION 2 AREA 2  
LOT 1  
SCHOOL SITE  
PLAT 8922  
ZONED NEW TOWN

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

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING

HOWARD COUNTY  
PLANNING DEPARTMENT  
DATE 12/15/93  
ARTHUR E. MUEGGE #8707





PROPERTY OF  
JAMES F. AND ESTHER S. RETTGER  
PARCEL 189  
L. 525 F. 230  
ZONED R-12

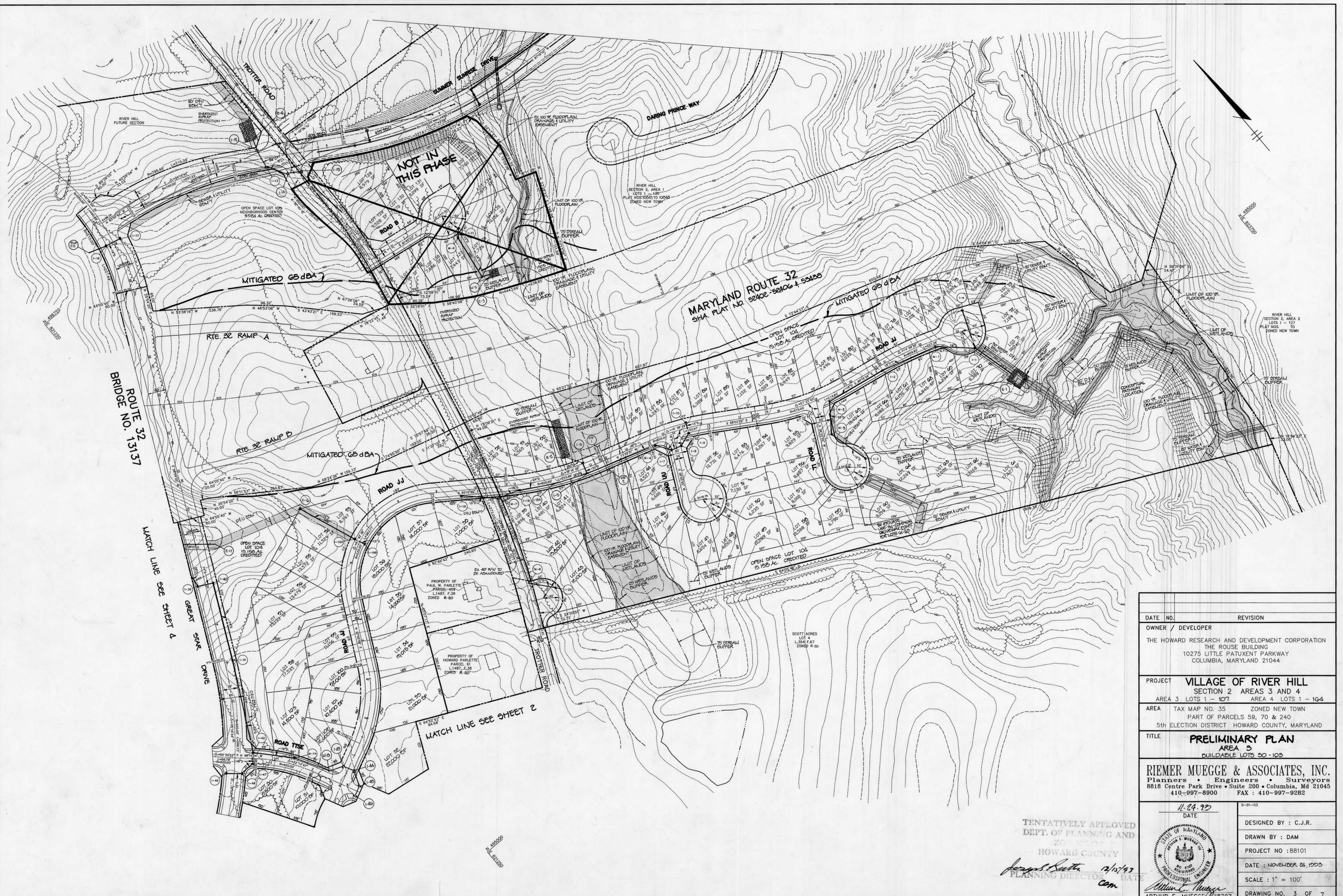
PROPERTY OF  
DONALD PARLETTE  
PARCEL 153  
L. 220 F. 235  
ZONED R-12

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
COMMUNITY DEVELOPMENT

12/15/93  
DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT		
VILLAGE OF RIVER HILL SECTION 2 AREAS 3 AND 4 AREA 3 LOTS 1 - 107      AREA 4 LOTS 1 - 164		
AREA		
TAX MAP NO. 35      ZONED NEW TOWN PART OF PARCELS 59, 70 & 240 5th ELECTION DISTRICT      HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN AREA 3      AREA 4 GREAT STAR DRIVE      BUILDABLE LOTS 1-151		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-987-8900      FAX : 410-987-9282		
DATE	11-28-93	S-91-03
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO : 88101		
DATE : NOVEMBER 24, 1993		
SCALE : 1" = 100'		
DRAWING NO. 2 OF 7		





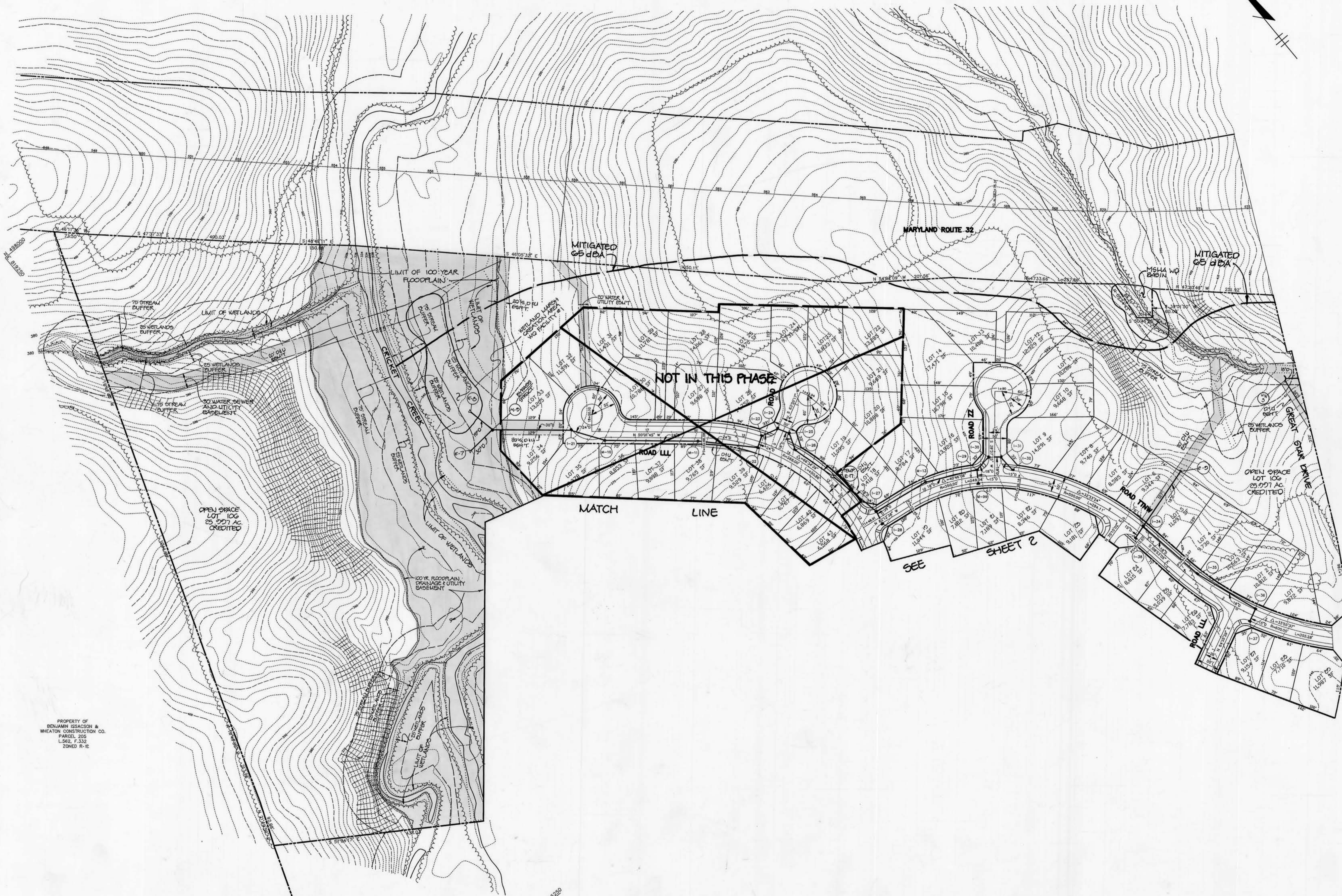
DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT		
VILLAGE OF RIVER HILL SECTION 2 AREAS 3 AND 4 AREA 3 LOTS 1 - 107 AREA 4 LOTS 1 - 104		
AREA		
TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 59, 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN AREA 3 BUILDABLE LOTS 20 - 103		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX : 410-997-9282		
11-24-92		S-91-03
DATE		
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO : 88101		
DATE : NOVEMBER 24, 1993		
SCALE : 1" = 100'		
DRAWING NO. 3 OF 7		

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY

*James Smith* 12/15/93  
PLANNING DIRECTOR DATE







PROPERTY OF  
BENJAMIN ISSACSON &  
WHEATON CONSTRUCTION CO.  
PARCEL 205  
L562, F.232  
ZONED R-2

PROPERTY OF  
JAMES F. AND ESTHER RETTGER  
PARCEL 18  
L525, F.230  
ZONED R-2

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT <b>VILLAGE OF RIVER HILL</b>		
SECTION 2 AREAS 3 AND 4		
AREA 3 LOTS 1 - 107 AREA 4 LOTS 1 - 164		
AREA TAX MAP NO. 35 ZONED NEW TOWN		
PART OF PARCELS 59, 70 & 240		
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>PRELIMINARY PLAN</b>		
AREA 3		
BUILDABLE LOTS 1-25		

**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
410-997-8900 FAX : 410-997-9262

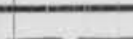




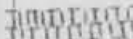
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Joseph R. Keith* 12/15/93  
PLANNING DIRECTOR DATE  
COPM

11.24.93 DATE	3-91-03
	DESIGNED BY : C.J.R.
<i>Arthur E. Muegge</i>	DRAWN BY : DAM
	PROJECT NO : 88101
	DATE : NOVEMBER 24, 1993
	SCALE : 1" = 100'
	DRAWING NO. 4 OF 7



MATCH LINE SEE SHEET 7

**LEGEND**

-  DRAINAGE DIVIDE
-  FLOODPLAIN SECTION
-  LIMIT OF WETLANDS
-  25% OR GREATER STEEP SLOPES
-  SOILS DIVIDE
-  DRAINAGE FLOW

NOTE: ALL ON-SITE SOILS ARE TYPE 'B' UNLESS OTHERWISE DENOTED.

SHEET 7

'C' SOILS

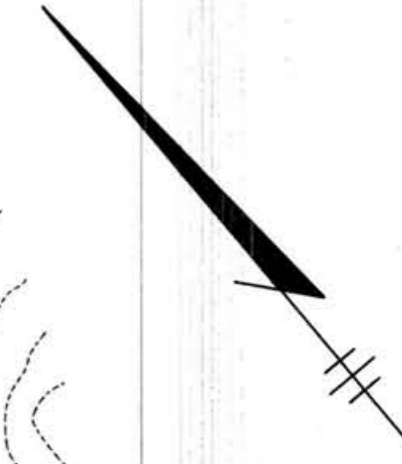
DATE NO.	REVISION
OWNER / DEVELOPER	THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044
PROJECT	VILLAGE OF RIVER HILL SECTION 2 AREAS 3 AND 4 AREA 3 LOTS 1 - 107 AREA 4 LOTS 1 - 104
AREA	TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 58, 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21046 410-997-8900 FAX: 410-997-9282	

DATE	DESIGNED BY : C.J.R.
DATE	DRAWN BY : DAM
DATE	PROJECT NO : 88101
DATE	DATE : NOVEMBER 24, 1993
DATE	SCALE : 1" = 100'
DATE	DRAWING NO. 5 OF 7

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY  
*James Smith* 12/15/93  
PLANNING DIRECTOR *cm*







**LEGEND**

	DRAINAGE DIVIDE
	FLOODPLAIN SECTION
	LIMIT OF WETLANDS
	25% OR GREATER STEEP SLOPES
	SOILS DIVIDE
	DRAINAGE FLOW

NOTE: ALL ON-SITE SOILS ARE TYPE 'D' UNLESS OTHERWISE DENOTED.

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT <b>VILLAGE OF RIVER HILL</b>		
SECTION 2 AREAS 3 AND 4		
AREA 3 LOTS 1 - 107    AREA 4 LOTS 1 - 104		
AREA TAX MAP NO. 35    ZONED NEW TOWN		
PART OF PARCELS 59, 70 & 240		
5th ELECTION DISTRICT    HOWARD COUNTY, MARYLAND		
TITLE <b>PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP</b>		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900    FAX : 410-937-9282		
		11-21-03 DESIGNED BY : C.J.R. DRAWN BY : DAM PROJECT NO : 88101 DATE : NOVEMBER 04, 2003 SCALE : 1" = 100' DRAWING NO. 6 OF 7

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING  
HOWARD COUNTY  
12/15/03  
PLANNING DIRECTOR DATE



