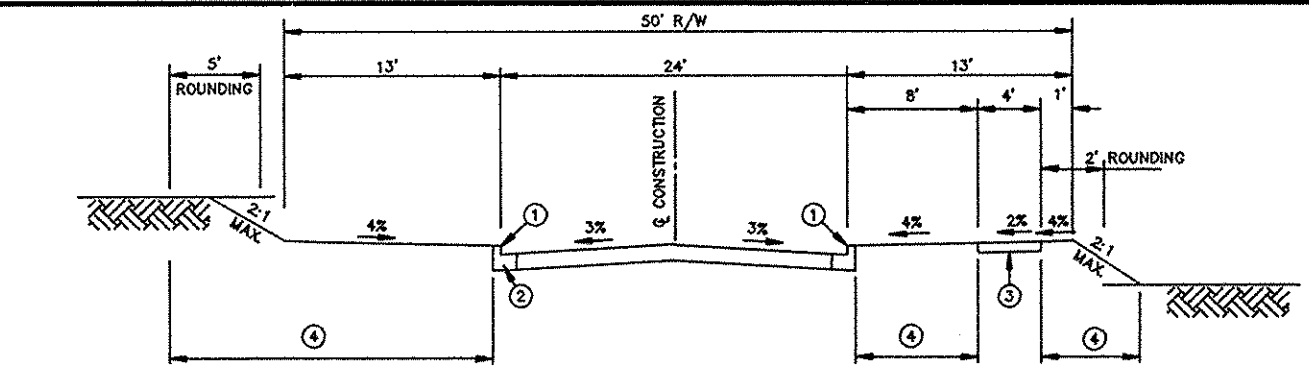
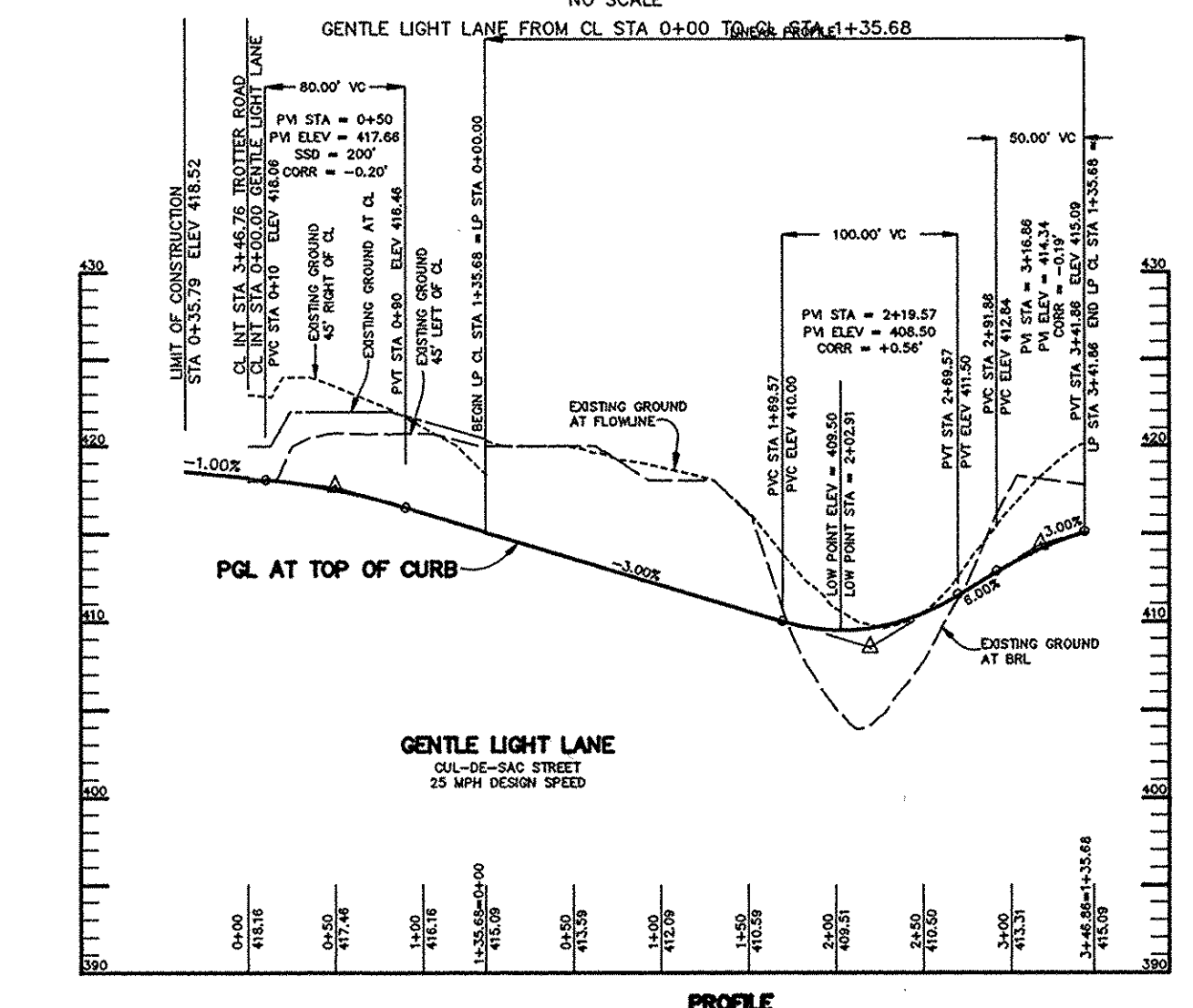


PRELIMINARY PLAN
SCALE: 1"=100'



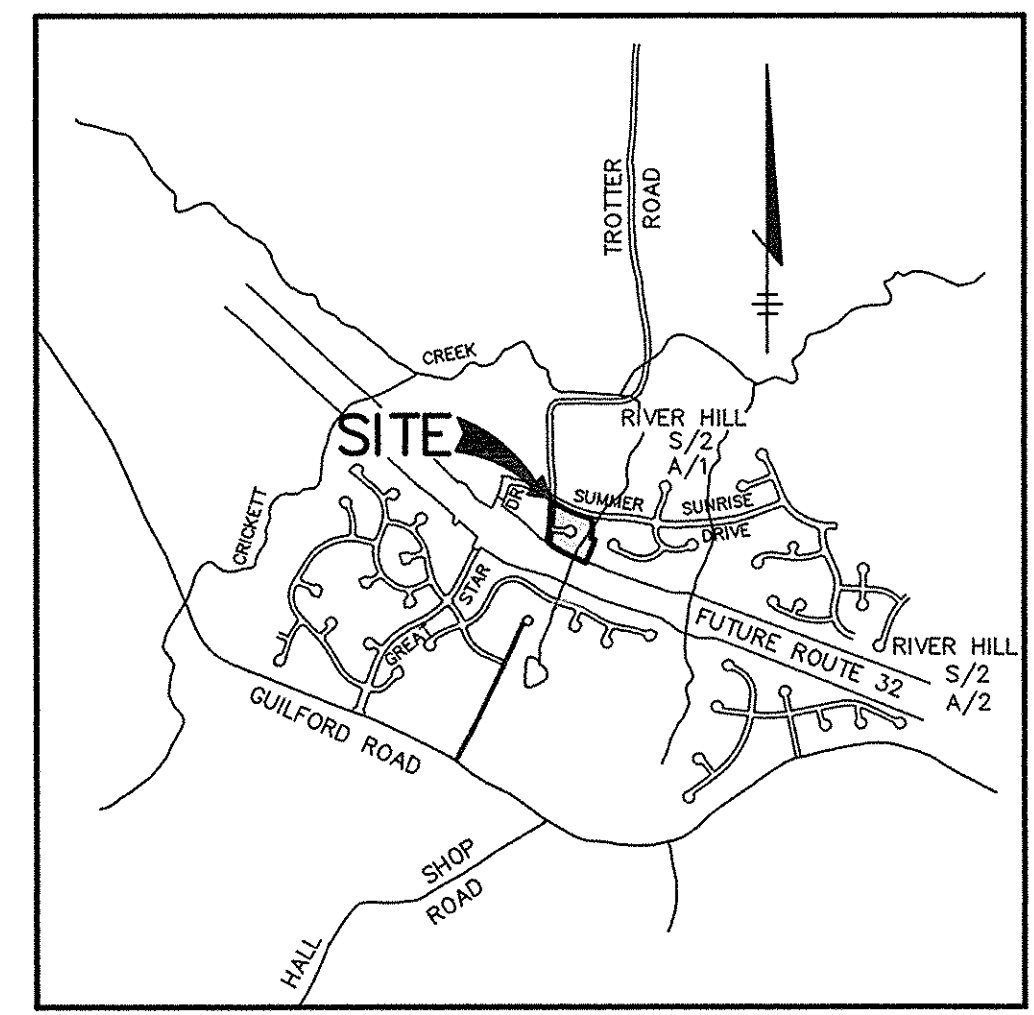
- CLOSED SECTION**
- ① PROFILE GRADE LINE (PGL), SEE DESIGN MANUAL.
 - ② MODIFIED CONC. CURB & GUTTER.
 - ③ 4" CONCRETE SIDEWALK AS REQUIRED BY SUBDIVISION REGULATIONS.
 - ④ INDICATES 2" TOPSOIL, SEED AND MULCH.
 - ⑤ SQUIRREL, WHERE REQUIRED BY THE DESIGN MANUAL.
 - ⑥ DESIGN SPEED = 30 MPH.

TYPICAL SECTION CUL-DE-SAC STREET



GENTLE LIGHT LANE
CUL-DE-SAC STREET
35 MPH DESIGN SPEED

PROFILE
SCALE:
VERT. 1"=10'



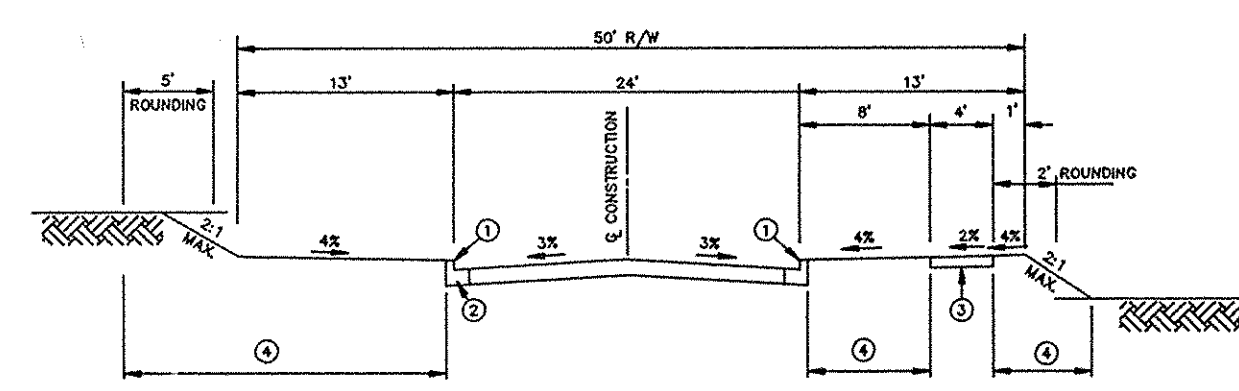
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- TOTAL AREA OF SECTION 2 AREA 3 PHASE 2 6.81 AC.
 - TOTAL AREA OF ROADS 0.74 AC.
 - TOTAL AREA OF S.F.L.D. 4.45 AC.
 - TOTAL AREA OF OPEN SPACE 1.62 AC.
 - TOTAL NO. OF S.F.L.D. 12
 - TOTAL NO. OF OPEN SPACE LOTS 1
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 209, PART 111 PHASE 1 AND PHASE 2.
 5. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE.
 6. STORMWATER QUALITY MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED BY OVERSIZED RIP-RAP OUTLET PROTECTION. QUANTITY MANAGEMENT IS PROVIDED UNDER F-93-18.
 7. THE 100-YEAR FLOODPLAIN STUDY WAS PREPARED BY WHITMAN REQUARDT AND ASSOCIATES AND WAS APPROVED UNDER S-91-03 ON 12-17-91.
 8. WETLANDS DELINEATION IS PROVIDED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND WAS APPROVED BY ARMY CORPS OF ENGINEERS ON 9-20-93.
 9. TRAFFIC STUDY WAS PREPARED BY GOROVE/SLADE ASSOCIATES AND WAS APPROVED UNDER S-91-03 ON 12-17-91.
 10. NOISE STUDY WAS PREPARED BY STALANO ENGINEERING, INC. AND APPROVED UNDER P-92-13 AND P-92-15 ON 6-26-92 AND 1-6-93, RESPECTIVELY.
 11. BOUNDARY SURVEY WAS PREPARED BY KCI, INC. AUGUST 28, 1991.
 12. STREET LIGHTS, STREET TREES AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
 13. 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.
 14. ALL OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE COLUMBIA ASSOCIATION.
 15. PERIMETER LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 16. EXISTING UTILITIES SHOWN FROM F-94-61 AND F-93-18.
 17. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 18. ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
 19. THE COORDINATES SHOWN HEREON ARE BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENT NO. 2337001, 2337002 AND 2437003.

SOILS CLASSIFICATION CHART

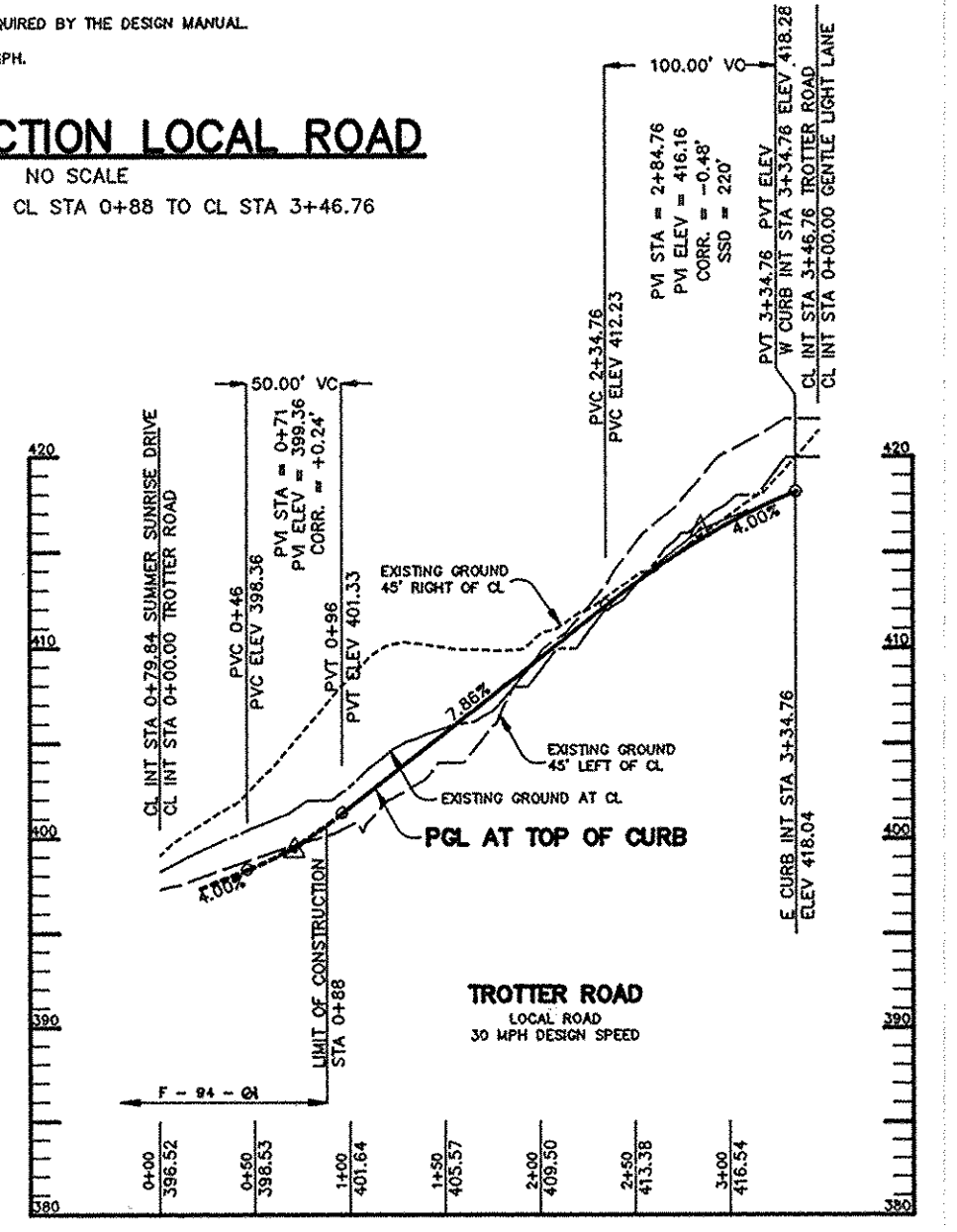
TYPE	DESCRIPTION
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
G1B2	GENEGLE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
G1C2	GENEGLE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
G1D2	GENEGLE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
M1C2	MANOR GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
M1E	MANOR LOAM, 25 TO 45 PERCENT SLOPES



TYPICAL SECTION LOCAL ROAD

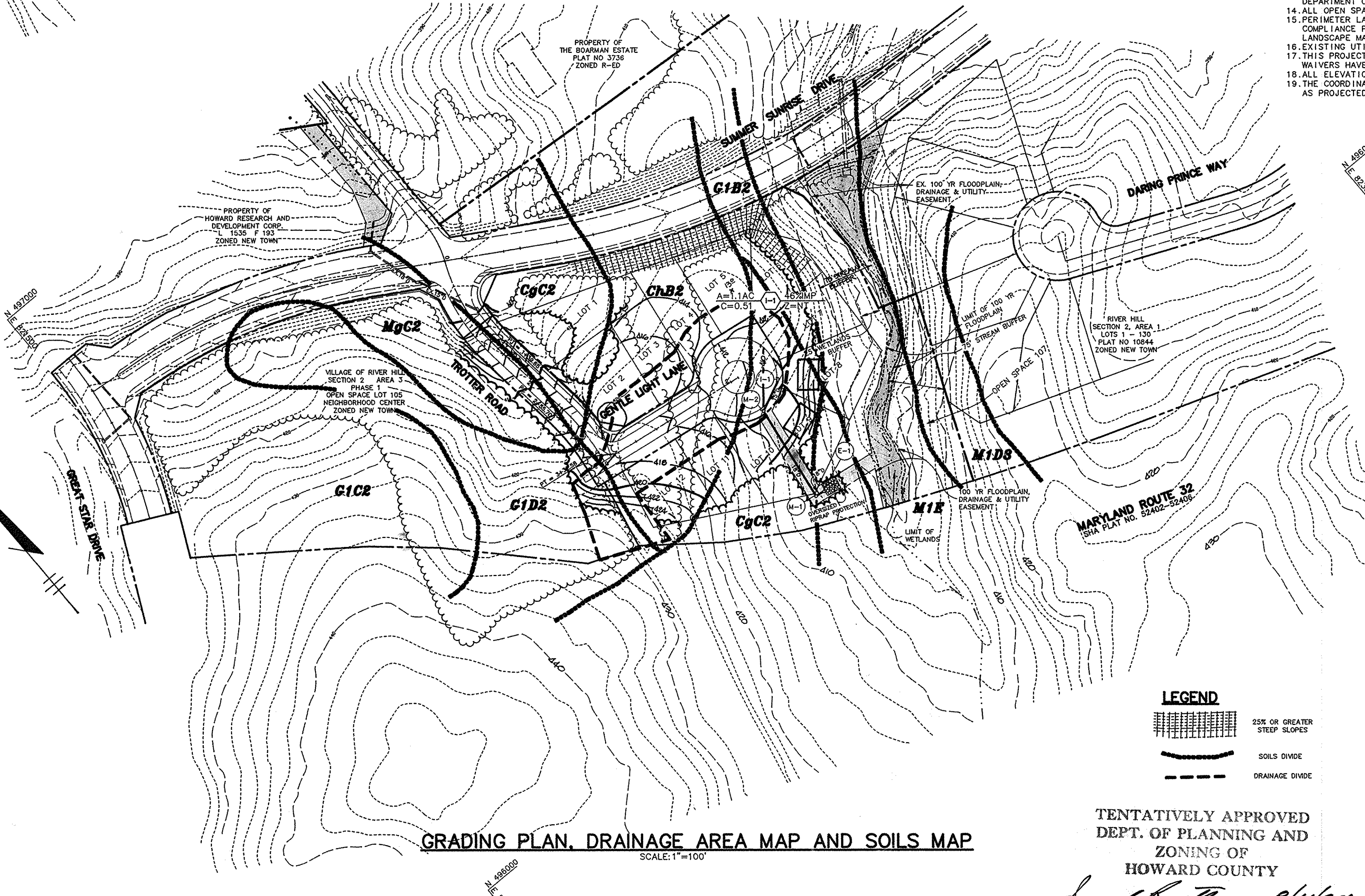
- ① PROFILE GRADE LINE (PGL), SEE DESIGN MANUAL.
- ② MODIFIED CONC. CURB & GUTTER.
- ③ 4" CONCRETE SIDEWALK AS REQUIRED BY SUBDIVISION REGULATIONS.
- ④ INDICATES 2" TOPSOIL, SEED AND MULCH.
- ⑤ SQUIRREL, WHERE REQUIRED BY THE DESIGN MANUAL.
- ⑥ DESIGN SPEED = 30 MPH.

TYPICAL SECTION LOCAL ROAD
NO SCALE
TROTTER ROAD FROM CL STA 0+88 TO CL STA 3+46.78



TROTTER ROAD
LOCAL ROAD
30 MPH DESIGN SPEED

PROFILE
SCALE:
VERT. 1"=10'



GRADING PLAN, DRAINAGE AREA MAP AND SOILS MAP
SCALE: 1"=100'

- LEGEND**
- 25% OR GREATER STEP SLOPES
 - SOILS DIVIDE
 - DRAINAGE DIVIDE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Jayant D. Parekh 8/11/94
PLANNING DIRECTOR DATE
CAH

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 AREA 3 PHASE 2 LOTS 1 - 12 & 107
AREA	TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 59, 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY PLAN, DRAINAGE AREA MAP, GRADING PLAN AND ROAD PROFILES

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
410-997-8900 FAX : 410-997-9282

7.8.94	S-91-03 P-94-01 F-94-61
DESIGNED BY : CJR	
DRAWN BY : DAM	
PROJECT NO : 88103	
DATE : JULY 8, 1994	
SCALE : AS SHOWN	
DRAWING NO. 1 OF 1	