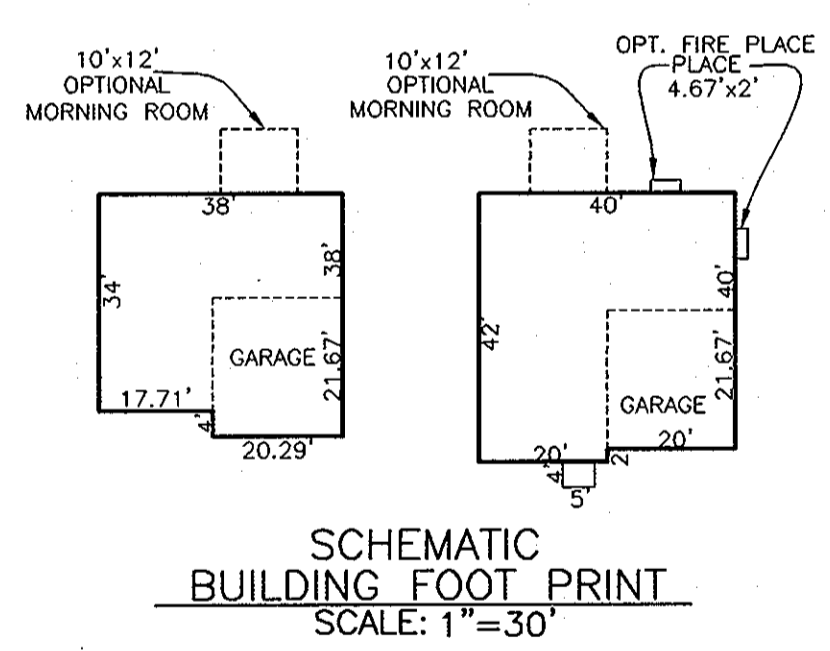


GENERAL NOTES

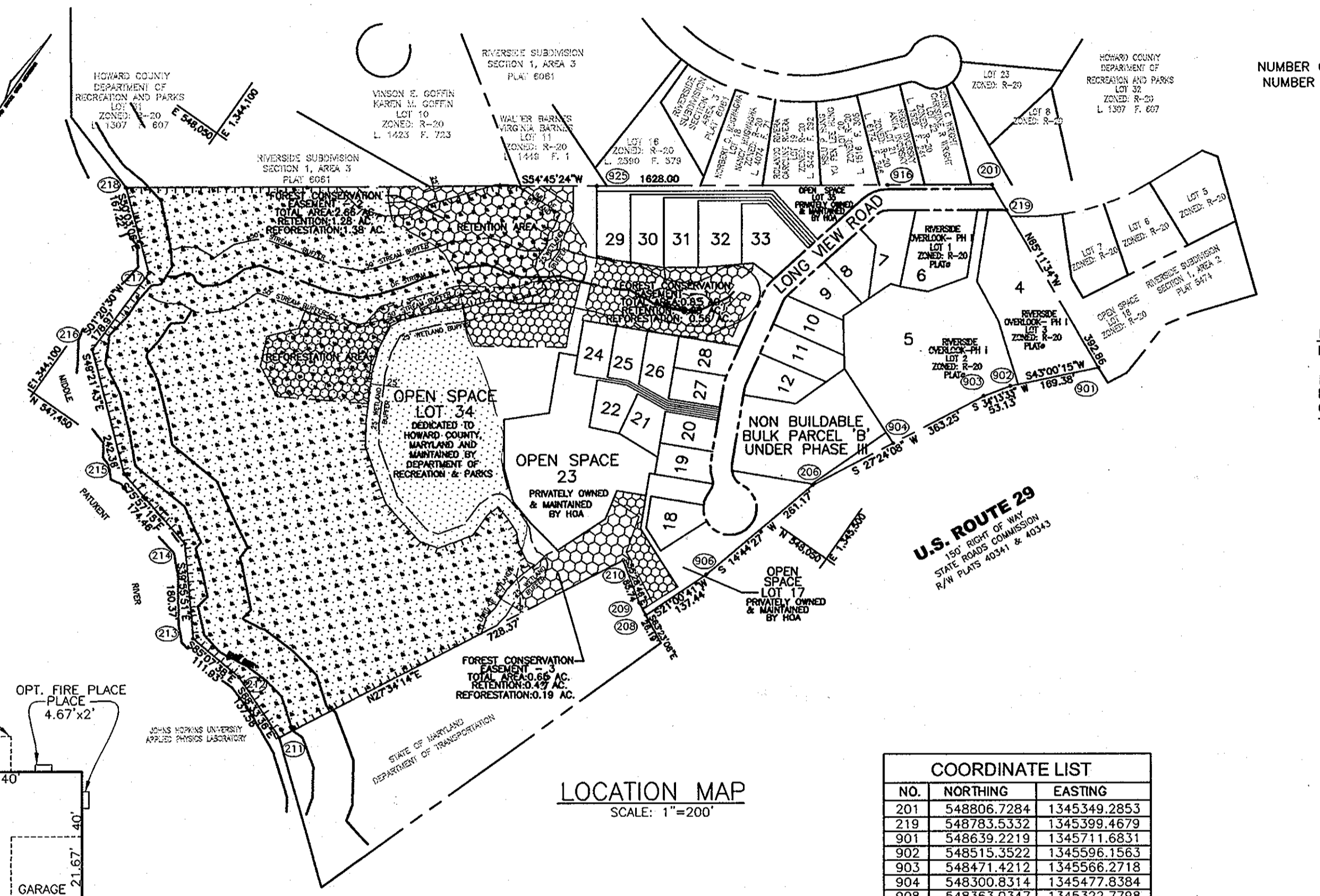
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY POTOMAC AERIAL SURVEYS, INC., DATED 2004. ALL EXISTING STRUCTURES IN THIS PROJECT ARE TO BE REMOVED EXCEPT THE EXISTING STRUCTURES LOCATED ON EXISTING LOTS 1, 2, & 3.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 41C1 AND 0057 WERE USED FOR THIS PROJECT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.100 OF THE HOWARD COUNTY CODE AND FOREST ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TOTAL FOREST CONSERVATION OBLIGATION IS 4.17 AC. TO BE FULFILLED BY RETENTION OF 2.04 AC (\$17,773.75), REFORESTATION OF 2.13 AC. (\$ 46,392.00) TOTAL FINANCIAL SURETY OBLIGATION IS \$64,165.75 AC.
- PUBLIC WATER WILL BE PROVIDED THROUGH CONTRACT NO. 34-4448-D. PUBLIC SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 34-4448-D.
- STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124 (a) (1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$13,800.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 46 PUBLIC STREET.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES, GRAVE SITES, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 18, 2006, AND APPROVED BY HOWARD COUNTY. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY THE HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100-YR FLOODPLAIN, WETLANDS, STREAMS, OR THEIR BUFFERS, EXCEPT THOSE AREAS SPECIFIED IN WP-05-87, AND WP-07-66. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS. NO DISTURBANCES ARE PROPOSED UNDER THIS REDESIGNED SUBDIVISION PLAN EXCEPT FOR ESSENTIAL PUBLIC SEWER LINE CONNECTIONS AND STORM DRAIN OUTFALL WEST OF LONG VIEW ROAD IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- LOTS 21-26, LOTS 29-32, AND OPEN SPACE LOT 23 WILL UTILIZE USE-IN-COMMON DRIVEWAYS. HOWARD COUNTY STANDARD DETAIL NO. R-6.05 & R-6.03 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 21-26, 29-32 SHALL BE PROVIDED AT THE JUNCTION OF EACH PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE PROPOSED ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3" LONG). A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.
- REFERENCE WP-05-87, APPROVED ON 03/17/05 TO WAIVE SECTION 16.116(c)(2) OF THE REGULATIONS TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING DISTURBANCES WITHIN THE INTERMITTENT STREAM AND 50' STREAM BUFFER AND ACCOMMODATE PIPESTEM DRIVEWAYS. THIS WAIVER IS NOT APPLICABLE TO THIS REDESIGNED SUBDIVISION PLAN.
- THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES, F-05-11, WP-07-66, WP-04-69 (VOID), BA-03-67C, BA-82-40E, BA-891C, BA-952C, SDP-79-16, SDP-83-91, S-05-06, WP-05-87, BA-91-36E, WP-75-05, F-07-08, F-08-23, BA-08-02C, SDP-09-33, WP-09-33, WP-09-119, WP-09-122, F-09-086, AND SDP-10-03.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE EXISTING HOUSE LOCATED ON LOT 4 IS A NON-CONFORMING STRUCTURE IN REGARDS TO THE REQUIREMENTS OF SECTION 16.116(c)(2) OF THE REGULATIONS.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND FIELD SURVEY.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JANUARY 20, 2004.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES DATED JUNE 26, 2006.
- WAIVER PETITION WP-07-66 WAS APPROVED ON 2/12/07. THIS WAIVER IS A DEPARTURE FROM SECTION 16.116(c)(2) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING DISTURBANCES WITHIN THE 50' INTERMITTENT STREAM BUFFER FOR THE CONSTRUCTION OF THE LONG VIEW ROAD EXTENSION INTO THE SITE WITH ASSOCIATED RETAINING WALL AND BUFFER REGULATIONS IN EFFECT. USE-IN-COMMON DRIVEWAY T-1-TURN AROUND AND ASSOCIATED RETAINING WALLS WHICH PROVIDE ACCESS TO ACCOMMODATE RESIDENTIAL LOTS. THIS WAIVER REMAINS APPLICABLE FOR THE STORM DRAIN OUT-FALL AND THE SLOPES ADJACENT TO LONG VIEW ROAD.
- THE 100 YEAR FLOODPLAIN EASEMENT SHOWN ON THESE PLANS IS CONSISTENT WITH THE ELEVATIONS SHOWN ON PLAT NO. 17392 (F-05-11). THE DELINEATION OF THE FLOODPLAIN LIMITS HAS BEEN REVISED TO MATCH THE 100 YEAR WSEL AS PER THE HOWARD COUNTY STUDY WITH THE FIELD RUN TOPOGRAPHY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H2S LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- DEVELOPER TO SUBMIT A COPY OF ALL APPROVED DEMOLITION PERMIT AND PHOTOGRAPHS PRIOR TO AND SUBJECT TO DEMOLITION SITE, PRIOR TO THE SIGNATURE APPROVAL OF THE FINAL PLAT ORIGINALS.
- A MDE WETLAND PERMIT IS REQUIRED FOR THE DISTURBANCE SHOWN ON THIS PLAN. MDE TRACKING # 2008-62340 CONSTRUCTION MAY OCCUR FROM 03/01 TO 06/15.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT. THE TOTAL LANDSCAPE SURETY AMOUNT SHOULD BE \$26,040 (\$1 SHADE TREES X \$300.00=\$15,300.00 + 51 EVERGREEN TREES X \$150.00 = \$7,650.00 + 15 SHRUBS X \$30.00 = \$450.00 + 132 FEET OF WALL LENGTH X \$20.00 = \$2,640)
- ON-SITE UTILITY POLES ARE TO BE REMOVED, RELOCATED OR REMAIN AS NOTED.
- THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH SECTION 108.F OF THE ZONING REGULATIONS, DENSITY EXCHANGE FOR NEIGHBORHOOD PRESERVATION PARCELS. THE SENDING PARCEL IS IDENTIFIED AS RIVERSIDE ESTATES, LOT 10 (TAX MAP 41, GRID 12, PARCEL 25.3). THE PLAT FOR THE SENDING PARCEL WILL BE PROCESSED AT THE FINAL PLAT STAGE. THE 1 REQUIRED NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTIONS (NPDEP'S) WILL COME FROM RIVERSIDE ESTATES, LOT 10.



PRELIMINARY EQUIVALENT SKETCH PLAN RIVERSIDE OVERLOOK PHASE II

LOTS 4 TO 12, 18 TO 22, 24 TO 33 OPEN SPACE LOTS 17, 23, 34 & 35 AND NON BUILDABLE BULK PARCEL 'B'

A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I LOTS 1,2,3 AND BUILDABLE BULK PARCEL "A"



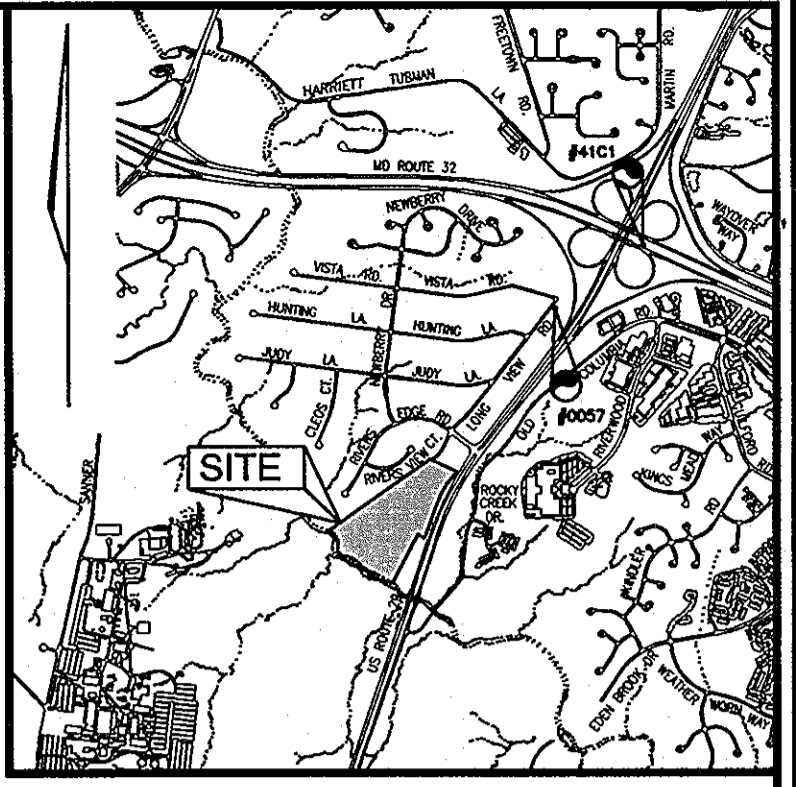
COORDINATE LIST

NO.	NORTHING	EASTING
201	548806.7284	1345349.2853
219	548783.5332	1345399.4679
901	548619.2219	1345711.6831
902	548515.3922	1345596.1561
903	548471.4212	1345556.2718
904	548300.8314	1345477.8384
908	548367.0247	1345322.7798
909	548322.4363	1345308.9265
910	548296.0013	1345175.1348
911	548288.2145	1345135.9001
912	54839.8547	1345114.9140
913	548423.0478	1345115.3047
914	548645.3729	1345165.6711
915	548687.1139	1345193.6009
916	548693.5273	1345189.0963
917	548802.8047	1345357.5579
918	548654.4241	1345216.6525
919	548636.5351	1345204.6826
920	548414.2100	1345154.3162
921	548401.7415	1345154.1487

- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- FINAL PLAN, F-08-23 IS HEREBY EXTENDED FOR ADDITIONAL 180 DAYS FROM THE PREVIOUS DEADLINE DATE OF SEPTEMBER 22, 2008 UNTIL (ON OR BEFORE MARCH 21, 2009) TO SUBMIT THE FINAL PLAT ORIGINAL TO DPZ FOR SIGNATURE APPROVAL AND RECORDING.
 - THIS PRELIMINARY EQUIVALENT SKETCH PLAN REFLECTS LOTS AND BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE R-ED OPTION. THE FINAL PLAT WILL REFLECT THE REVISIONS AND THE HEARTHSTONE AT RIVERSIDE FINAL WATER AND SEWER PLANS WILL BE REDLINED TO REFLECT SAME.
 - PROPOSED PRIVATE NOISE WALL ON OPEN SPACE LOT 17 TO BE CONSTRUCTED AND MAINTAINED WITHOUT UTILIZING SHA RIGID OF WAY. STATE HIGHWAY ADMINISTRATION WILL NOT BE RESPONSIBLE FOR NOISE MITIGATION NOW OR IN FUTURE.
 - LOTS 4, 5 AND 6 ARE CURRENTLY SERVED BY PUBLIC WATER AND SEWER. NEW CONNECTIONS WILL BE PROVIDED IN CONDUCTION WITH THE FINAL WATER + SEWER PLAN.
 - PLANNING BOARD CASE NO. 384 APPROVED AUGUST 19, 2009 FOR THE APPROVAL OF PRELIMINARY EQUIVALENT SKETCH PLAN SP-09-04.
 - NOISE MITIGATION IS PROVIDED ADJACENT TO ROUTE 29 BY A PROPOSED MAXIMUM 6' HIGH NOISE WALL OR NOISE WALL/EARTH BERM COMBINATION.
 - USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.I OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE OF THE RESIDENTIAL UNITS/LOTS SHOWN ON THIS PLAN FOR RIVERSIDE OVERLOOK PHASE II HAS BEEN TRANSFERRED FROM RIVERSIDE ESTATES LOT 10 LOCATED ON TAX MAP 41, PARCEL 25.3.
 - REFERENCE WP-09-122 (WAIVER OF SECTIONS 16.144(k) AND 16.147.) APPROVED MARCH 10, 2009 IN ORDER TO UTILIZE THE REDLINE REVISION PROCESS TO REVISE THE SIGNATURE APPROVED ROAD CONSTRUCTION PLANS (F-08-023) AND FINAL PLAT TO BE CONSISTENT WITH SP-09-04.
 - REFERENCE WP-09-119 (WAIVER OF SECTIONS 16.117 AND 16.1202(g)) APPROVED MARCH 3, 2009 TO ALLOW THE TEMPORARY DEFERRAL OF THE FOREST CONSERVATION OBLIGATION AND RECORDING OF REQUIRED FOREST CONSERVATION EASEMENTS FOR PHASE I OF THIS PROJECT UNTIL THE RECORDING OF FINAL PLAN, F-08-023 FOR PHASE II OF THIS PROJECT.

BENCHMARKS

NO.	NORTHING	EASTING
41C1	550835.217	1347017.693
0057	551616.404	1348104.227



SITE DATA

TAX MAP 41, PARCEL 179
DEED REFERENCE: L.9351, F. 200 AND L. 296, F. 327
5TH ELECTION DISTRICT

EXISTING ZONING: R-20, UTILIZING R-ED OPTION PER SECTION 108.F.2 & 3 OF THE ZONING REGULATIONS. LOCATION EAST SIDE OF ROUTE 29, SOUTH OF "RIVERS EDGE ROAD", ALONG "LONG VIEW ROAD"

DENSITY: 2 UNITS / NET ACRE +10% BONUS DENSITY PER SECTION 108.F.2
GROSS AREA OF PARCEL : 28.71 AC.
TOTAL AREA OF ROAD RIGHT OF WAY : 0.97 AC.
AREA OF 100 YR FLOODPLAIN : 13.61 AC.
AREA OF STEEP SLOPES : 1.41 AC.
(OUTSIDE OF FLOODPLAIN)
NET AREA OF PROJECT : 13.69 AC.

NUMBER OF RESIDENTIAL UNITS ALLOWED BY BASE DENSITY: 27
NUMBER OF ALLOWED RESIDENTIAL LOTS WITH 10% BONUS: 29
NUMBER OF PROPOSED RESIDENTIAL LOTS (SFD) : 24
NUMBER OF PROPOSED NON BUILDABLE BULK PARCELS: 1 (FOR FUTURE SFD LOTS)
AREA OF PROPOSED NON BUILDABLE BULK PARCELS: 0.85 AC.
AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 6.80 AC.
NUMBER OF PROPOSED OPEN SPACE LOTS: 4
OPEN SPACE CALCULATION: 50% OF GROSS AREA (PER THE R-ED ZONING REGULATIONS)
OPEN SPACE REQUIRED: 14.36 AC.
TOTAL AREA OF OPEN SPACE PROPOSED: 20.08 AC. OR 69.9%
REC. OPEN SPACE: 300 SF X 28 (DWELLING UNITS)
REC. OPEN SPACE REQUIRED: 8400 SF.
REC. OPEN SPACE PROVIDED: 112,955 SF.(0.26 AC) (OPEN SPACE LOT 17)
REC. OPEN SPACE/PASSIVE: 684821 SF.

PASSIVE RECREATIONAL OPEN SPACE :
NO STRUCTURES ARE ALLOWED.
RECREATIONAL FACILITIES SUCH AS BASKETBALL OR TENNIS COURTS, FENCES, SWIMMING POOLS, PLAYGROUND EQUIPMENT OR TOT LOTS, ETC. THAT ARE PERMANENTLY ATTACHED TO THE GROUND ARE CONSIDERED TO BE STRUCTURES AND ARE NOT PERMITTED WITHIN THE PROPOSED RECREATIONAL AREA.

DPZ FILE REFERENCES: F-05-11, WP-07-66, WP-04-69 (VOID), BA-03-67C, BA-82-40E, BA-891C, BA-952C, SDP-79-16, SDP-83-91, S-05-06, WP-05-87, BA-91-36E AND VP-75-05, P-07-08, F-08-23 BA-08-02C, SDP-09-33, WP-09-33, F-09-086, PP-384, WP-09-119, WP-09-122, WP-09-160, F-10-12, AND SDP-10-03.

EXISTING USE OF SITE: RESIDENTIAL & CONDITIONAL USE FOR THE CHURCH OF GOD RELIGIOUS FACILITY.
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED AND CONDITIONAL USE FOR CHARITABLE OR PHILANTHROPIC INSTITUTION FOR OFFICES AND EDUCATIONAL PROGRAMS FOR THE CHURCH OF GOD.

PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC

TOTAL DWELLING UNITS FOR THIS SUBMISSION: 24
NO. OF PROPOSED SINGLE FAMILY DETACHED: 21
NO. OF EXISTING SINGLE FAMILY DETACHED: 03
NO. OF PROPOSED OPEN SPACE LOTS: 04
NON-BUILDABLE BULK PARCELS: 01 (FOR FUTURE SFD LOTS)
OPEN SPACE LOT 35: OWNED AND MAINTAINED BY HOA
OPEN SPACE LOT 34: TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
OPEN SPACE LOT-23: OWNED AND MAINTAINED BY HOA
OPEN SPACE LOT-17: OWNED AND MAINTAINED BY HOA

TOTAL LIMIT OF PROPOSED SITE DISTURBANCE (LOD) AREA: 8.86 AC.

AREA TABULATION

TOTAL AREA OF BUILDABLE LOTS/ & NON BUILDABLE BULK PARCEL	333291.93 SF (7.65 AC.)
TOTAL AREA OF OPEN SPACE LOTS	874899.19 SF (20.08 AC.)
TOTAL AREA OF RIGHT OF WAY	42621.42 SF (0.97 AC.)
TOTAL	1250812.50 (28.71 AC.)

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 9
EXISTING CONDITION & DEMOLITION PLAN	2 OF 9
LAYOUT PLAN	3 OF 9
ROAD PROFILES & SIGHT DISTANCE EXHIBIT	4 OF 9
GRADING AND SEDIMENT CONTROL PLAN	5 OF 9
LANDSCAPE & FOREST CONSERVATION PLAN	7 OF 9
LANDSCAPE & FOREST CONSERVATION PLAN	8 OF 9
STORMDRAIN DRAINAGE AREA MAP	9 OF 9

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIEDESTAL AREA	NET LOT SIZE	MINIMUM LOT SIZE
4	34137.76 SF	1819.68 SF	32318.08 SF	6,000 SF
5	71781.94 SF	2837.60 SF	68844.34 SF	6,000 SF
21	6485.29 SF	400.00 SF	6085.29 SF	6,000 SF
22	6958 SF	638.30 SF	6319.70 SF	6,000 SF
OPEN SPACE				
23	56689.49 SF	965.16 SF	55724.33 SF	-
24	7310.46 SF	890.62 SF	6419.84 SF	6,000 SF
25	6653.04 SF	648.09 SF	6004.95 SF	6,000 SF
26	7182.68 SF	390.00 SF	6792.68 SF	6,000 SF
29	10957.84 SF	2342.65 SF	8255.19 SF	6,000 SF
30	10337.66 SF	1932.59 SF	8405.09 SF	6,000 SF
31	10108.56 SF	1512.30 SF	8596.26 SF	6,000 SF
32	11133.55 SF	988.24 SF	10145.31 SF	6,000 SF

APFO PHASING SCHEDULE

SUBDIVISION PHASES	NUMBER OF HOUSING UNITS/LOTS	ALLOCATION YEAR
PHASE 1	3 (EXISTING HOUSE LOTS)	N/A
PHASE 2	21 (20 GRANTED ALLOCATIONS + 1 CREDIT FOR EX. HOUSE)	2009 (HOLD BIN FOR CLOSED SCHOOLS)
PHASE 3	4	
TOTAL	28 LOTS	

OWNERS
LOTS 1, 2, AND 3
TRUSTEES OF STATE BOARD OF CHURCH OF GOD
7240 LONG VIEW ROAD
COLUMBIA MD 21044

BUILDABLE BULK PARCEL 'A'
REUWER LONG TERM HOLDING LLC
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
443-367-0422

DEVELOPER
REUWER LONG TERM HOLDINGS L.L.C.
C/O DONALD REUWER JR.
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
443-367-0422

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Miriam E. Rulle
PLANNING DIRECTOR, DEP

9/23/09
DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
COVER SHEET
RIVERSIDE OVERLOOK
PHASE II
LOTS 4 TO 12, 18 TO 22, 24 TO 33
OPEN SPACE LOTS 17, 23, 34 & 35
AND NON BUILDABLE BULK PARCEL 'B'
A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I
LOTS 1,2,3 AND BUILDABLE BULK PARCEL "A"

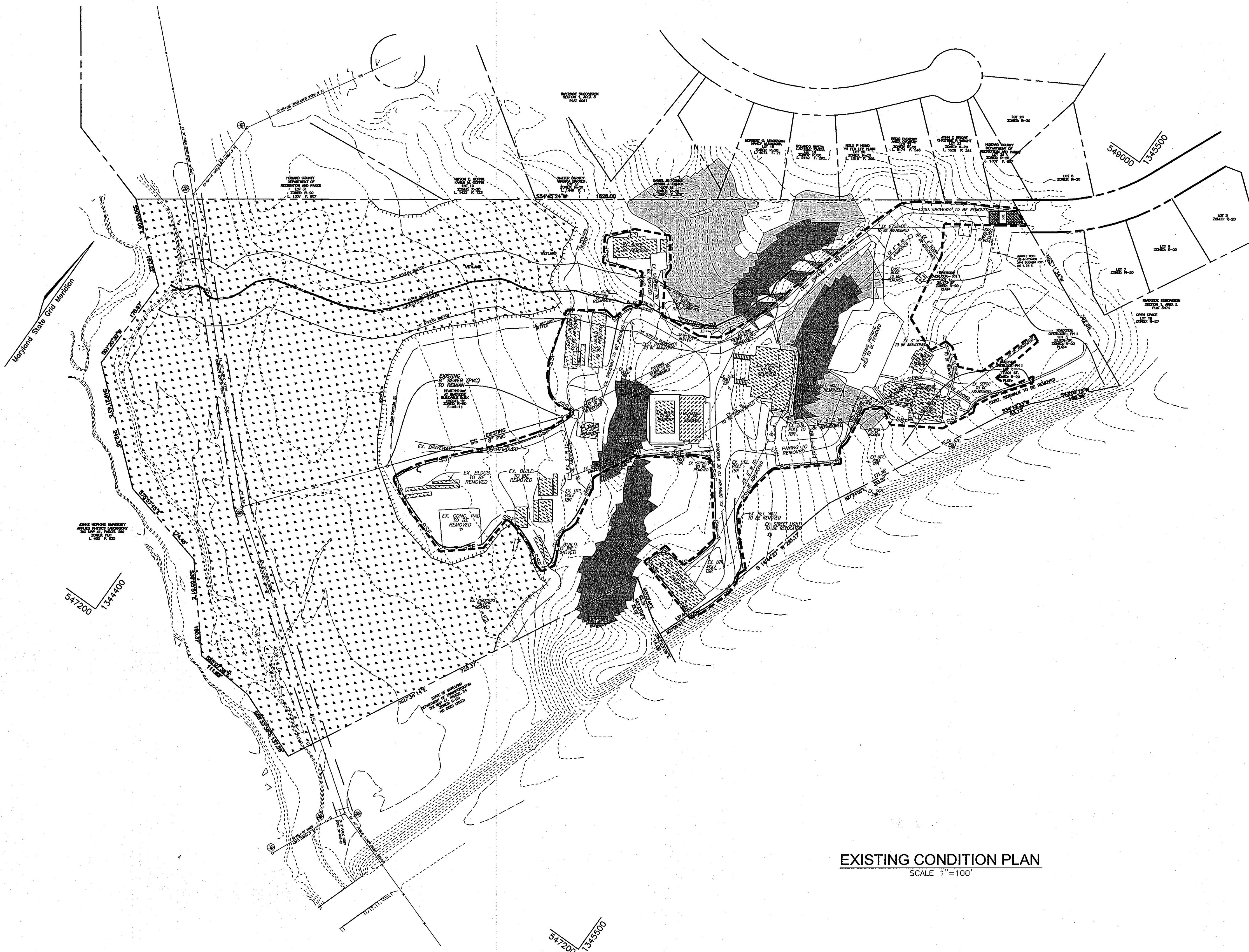
TAX MAP 41, GRID 11, PARCEL 179
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7866
FAX: 410.461.8961

DESIGN BY: JR
DRAWN BY: HD
CHECKED BY: RAV
DATE: SEPTEMBER 2009
SCALE: AS SHOWN
W.O. NO.: 09-29

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2010

1 SHEET OF 9



EXISTING CONDITION PLAN
SCALE 1"=100'

- NOTES:**
1. DEVELOPER TO SUBMIT COPY OF ALL APPROVED DEMOLITION PERMITS PHOTOGRAPHS OF BEFORE DEMOLITION AND AFTER CONDITION OF THE SITE, PRIOR TO THE SIGNATURE APPROVAL OF THE FINAL PLAT ORIGINALS.
 2. ALL EXISTING STRUCTURES TO BE REMOVED EXCEPT HOUSES LOCATED ON RIVERSIDE OVERLOOK PHASE I LOTS 1, 2, AND 3. THE AREA RESTORED TO ITS NATURAL CONDITION.
 3. ALL POWER POLES ARE TO BE REMOVED BY BG&E PRIOR TO CONSTRUCTION.
 4. ALL EXISTING PRIVATE WELL AND SEPTIC SYSTEMS TO BE ABANDONED PRIOR TO CONSTRUCTION.

LEGEND

- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- DETAILS FOR DEMOLITION IN ENVIRONMENTAL BUFFERS (WATERWAY CONSTRUCTION DETAILS) WILL BE PROVIDED UNDER FINAL PLANS
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- WETLANDS

OWNERS
 LOTS 1, 2, AND 3
 TRUSTEES OF STATE BOARD OF
 CHURCH OF GOD
 7240 LONG VIEW ROAD
 COLUMBIA MD 21044

BUILDABLE BULK PARCEL 'A'
 REUWER LONG TERM HOLDING LLC
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

DEVELOPER
 REUWER LONG TERM HOLDINGS L.L.C.
 C/O DONALD REUWER JR.
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
 EXISTING CONDITION & DEMOLITION PLAN
 RIVERSIDE OVERLOOK
 PHASE II
 LOTS 4 TO 12, 18 TO 22, 24 TO 33
 OPEN SPACE LOTS 17, 23, 34 & 35
 AND NON BUILDABLE BULK PARCEL 'B'
 A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I
 LOTS 1,2,3 AND BUILDABLE BULK PARCEL 'A'

TAX MAP 41 GRID 11 PARCEL 179
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 09-27-2010

DESIGN BY: _____ JR
 DRAWN BY: _____ HD
 CHECKED BY: _____ RHV
 DATE: SEPTEMBER 2009
 SCALE: AS SHOWN
 W.O. NO.: 03-29

2 SHEET OF 9

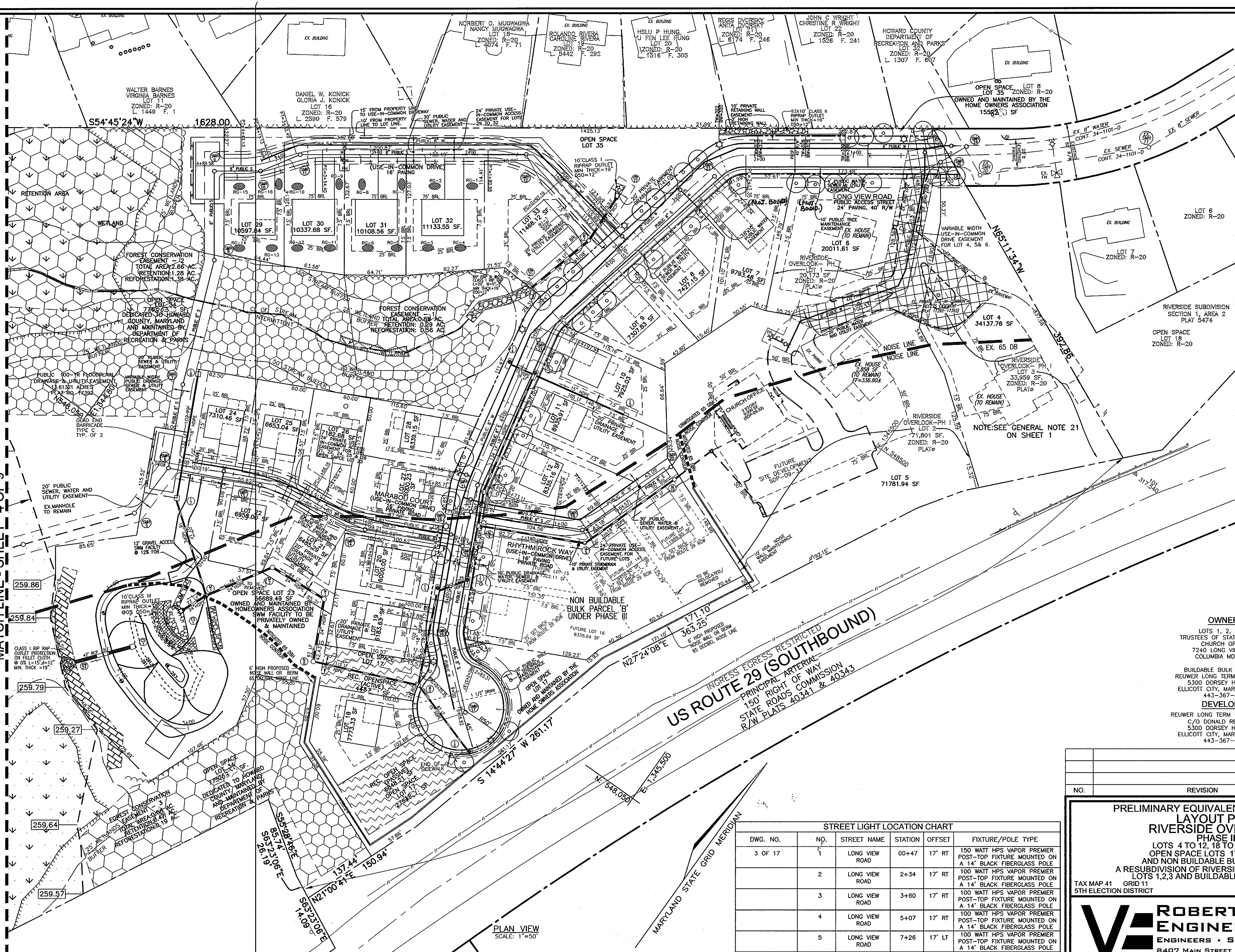
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mona E. Suttler 9/23/09
 PLANNING DIRECTOR, DEP. DATE

LEGEND

- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- PROP. FOREST CONSERVATION AREA (RETENTION)
- PROP. FOREST CONSERVATION AREA (REFORESTATION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- LIMIT OF WETLAND
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- RECREATION OPEN SPACE
- NO WOODY BUFFER
- EX. PRIVATE USE - IN COMMON ACCESS EASEMENT PLAT#17392-17393
- PROP. STREET LIGHT
- PROP. STREET SIGNS

MATCHLINE - SHEET 4 OF 9



APPROVED UNDER F-08-23

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	38.24	52.00	42°08'18"	20.03	N43°15'45"E	57.39
C2	91.39	53.31	98°12'58"	61.56	S28°58'21"W	80.60
C3	71.33	53.45	76°28'07"	42.11	N17°01'51"E	66.15
C4	80.10	51.00	89°58'27"	50.99	S09°42'04"W	72.12
C5	36.89	50.00	42°02'44"	19.22	S33°47'14"W	35.87
C6	20.94	49.92	24°01'46"	10.62	S00°48'10"W	20.78
C7	12.60	50.00	14°26'34"	6.34	S18°26'49"E	12.57
C8	19.38	50.00	22°12'41"	9.81	S36°48'27"E	19.26

LINE	LENGTH	BEARING
L1	141.80	N84°19'54"E
L2	188.91	N22°11'56"E
L3	71.27	N78°46'28"E
L4	150.42	N85°37'59"E
L5	46.38	N21°09'30"W
L6	140.29	N53°07'36"E
L7	41.81	N35°17'44"W
L8	119.93	N54°41'52"E
L9	212.35	S54°48'36"W
L10	117.77	S12°45'52"W
L11	49.83	S12°44'07"W
L12	60.36	S12°47'03"W
L13	175.17	S11°13'32"E
L14	142.18	S25°40'06"E
L15	68.55	S47°52'47"E

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Memo & Butler
PLANNING DIRECTOR, DEP.
9/23/09
DATE

DWG. NO.	NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
3 OF 17	1	LONG VIEW ROAD	00+47	17' RT	150 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
	2	LONG VIEW ROAD	2+34	17' RT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
	3	LONG VIEW ROAD	3+60	17' RT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
	4	LONG VIEW ROAD	5+07	17' RT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
	5	LONG VIEW ROAD	7+26	17' LT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
	6	LONG VIEW ROAD	8+64	17' LT	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
	7	LONG VIEW ROAD CUL-DE-SAC	1+65	3' LP	150 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE

W1-1L (LEFT TURN)	STREET NAME	STATION	RT	W13-1 ('15 M.P.H.)
R1-1 (STOP)	LONG VIEW ROAD	0+15	20' RT	
R1-1 (STOP)	RHYTHM ROCK ROAD	0+03	5' LP	
R1-1 (STOP)	MARABOU COURT ROAD	0+07	5' LP	

OWNERS
LOTS 1, 2, AND 3
TRUSTEES OF STATE BOARD OF CHURCH OF GOD
7240 LONG VIEW ROAD
COLUMBIA MD 21044

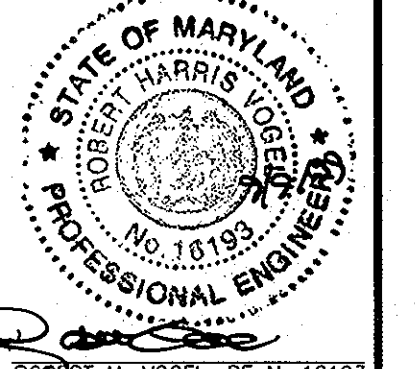
BUILDABLE BULK PARCEL 'A'
REUWER LONG TERM HOLDING LLC
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
443-367-0422

DEVELOPER
REUWER LONG TERM HOLDINGS L.L.C.
C/O DONALD REUWER JR.
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
443-367-0422

PRELIMINARY EQUIVALENT SKETCH PLAN
LAYOUT PLAN
RIVERSIDE OVERLOOK
PHASE II
LOTS 4 TO 12, 18 TO 22, 24 TO 33
OPEN SPACE LOTS 17, 23, 34 & 35
AND NON BUILDABLE BULK PARCEL 'B'
A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I
LOTS 1, 2, 3 AND BUILDABLE BULK PARCEL 'A'

TAX MAP 41 GRID 71 PARCEL 179
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: JR.
DRAWN BY: HD.
CHECKED BY: RLV.
DATE: SEPTEMBER 2009.
SCALE: AS SHOWN.
W.O. NO.: 03-29

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2010



LEGEND

- EXISTING TREES TO REMAIN
- PROP. FOREST CONSERVATION AREA (RETENTION)
- PROP. FOREST CONSERVATION AREA (REFORESTATION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- EXISTING UTILITY EASEMENT
- LIMIT OF WETLAND
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER

OWNERS
 LOTS 1, 2, AND 3
 TRUSTEES OF STATE BOARD OF
 CHURCH OF GOD
 7240 LONG VIEW ROAD
 COLUMBIA, MD 21044

BUILDABLE BULK PARCEL "A"
 REUWER LONG TERM HOLDING LLC
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

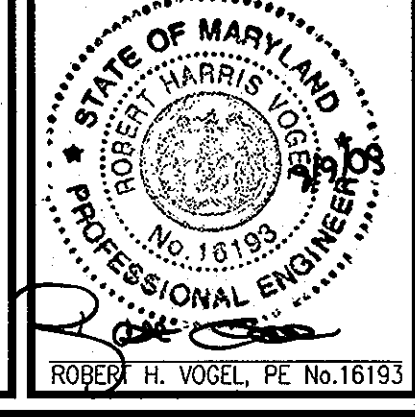
DEVELOPER
 REUWER LONG TERM HOLDINGS L.L.C.
 C/O DONALD REUWER JR.
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
 LAYOUT PLAN
 RIVERSIDE OVERLOOK
 PHASE II
 LOTS 4 TO 12, 18 TO 22, 24 TO 33
 OPEN SPACE LOTS 17, 23, 34 & 35
 AND NON BUILDABLE BULK PARCEL "B"
 A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I
 LOTS 1, 2, 3 AND BUILDABLE BULK PARCEL "A"

TAX MAP 41 GRID 11 PARCEL 179
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
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 ENGINEER UNDER THE LAWS OF THE STATE
 OF MARYLAND, LICENSE NO. 18193
 EXPIRATION DATE: 09-27-2010

DESIGN BY: JR
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 DATE: SEPTEMBER 2009
 SCALE: AS SHOWN
 W.O. NO.: 03-29

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas E. Butler
 PLANNING DIRECTOR, DEP.

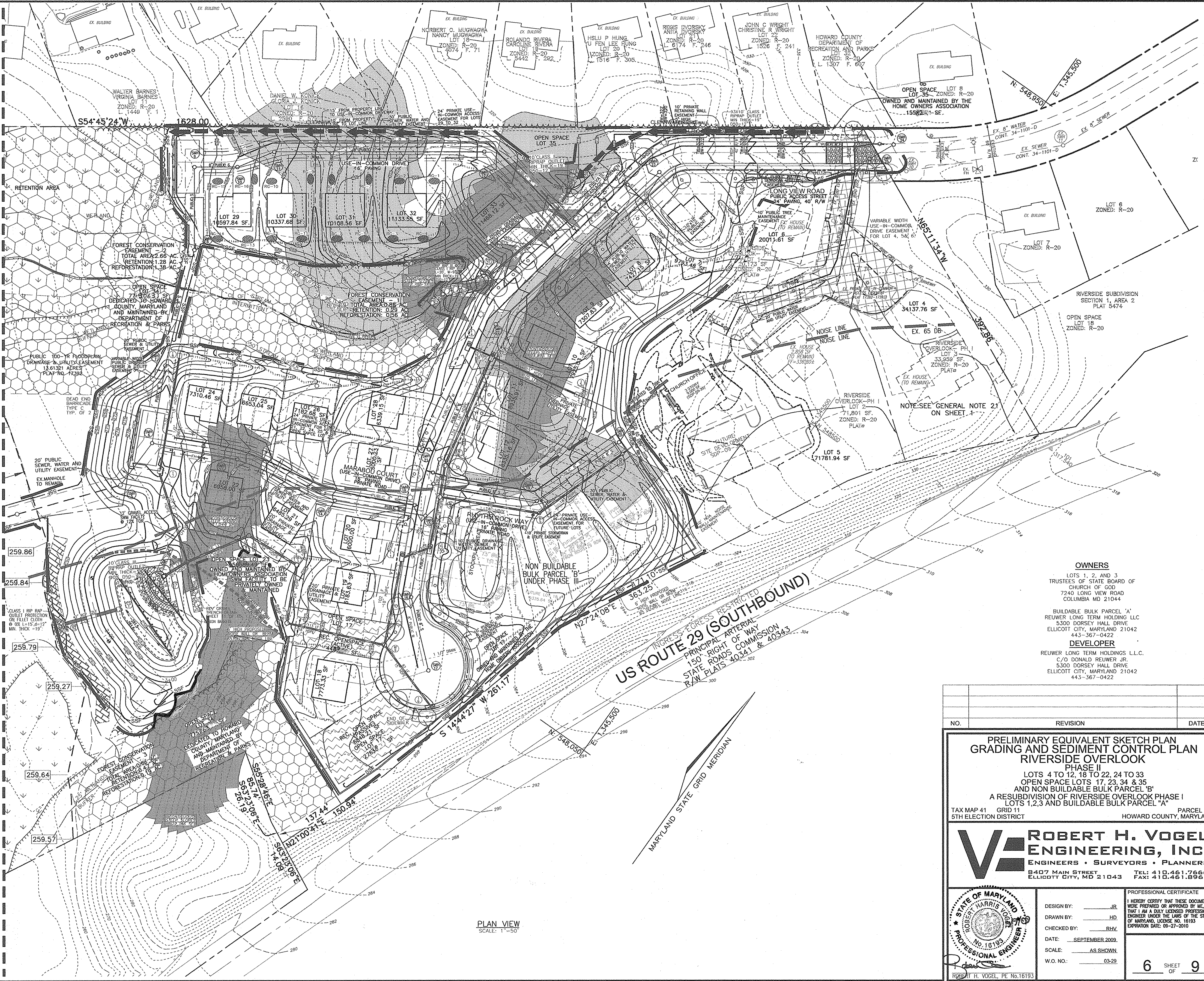
9/23/09
 DATE

PLAN VIEW
 SCALE: 1"=50'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- PROP. FOREST CONSERVATION AREA (RETENTION)
- PROP. FOREST CONSERVATION AREA (REFORESTATION)
- PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- WETLANDS
- LIMIT OF WETLAND
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- RECREATION OPEN SPACE
- NO WOODY BUFFER
- EX. PRIVATE USE - IN COMMON ACCESS EASEMENT PLAT#17392-17393
- PROP. STREET LIGHT 150-WATT POST TOP
 100-WATT POST TOP
- PROP. STREET SIGNS
- SOILS MgC2
 CgB2
- EROSION CONTROL MATTING
- EARTH DIKE
- CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE

MATCHLINE SHEET 4 OF 9



OWNERS
 LOTS 1, 2, AND 3
 TRUSTEES OF STATE BOARD OF
 CHURCH OF GOD
 7240 LONG VIEW ROAD
 COLUMBIA MD 21044

DEVELOPER
 REUWER LONG TERM HOLDINGS L.L.C.
 C/O DONALD REUWER JR.
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

US ROUTE 29 (SOUTHBOUND)
 ACCESS - FOREST RESTRICTED
 PRINCIPAL ARTERIAL
 150' RIGHT OF WAY
 STATE ROADS COMMISSION
 RAW PLATS 40341 & 40343

PLAN VIEW
 SCALE: 1"=50'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas E. Smith
 PLANNING DIRECTOR, DEP.

9/23/09
 DATE

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
 GRADING AND SEDIMENT CONTROL PLAN
 RIVERSIDE OVERLOOK
 PHASE II**

LOTS 4 TO 12, 18 TO 22, 24 TO 33
 OPEN SPACE LOTS 17, 23, 34 & 35
 AND NON BUILDABLE BULK PARCEL 'B'
 A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I
 LOTS 1, 2, 3 AND BUILDABLE BULK PARCEL 'A'

TAX MAP 41 GRID 11 PARCEL 179
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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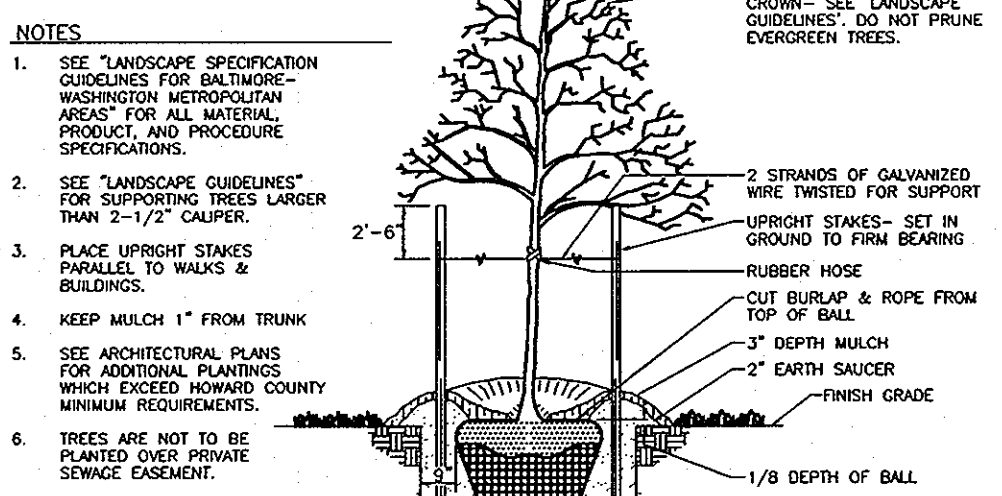
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 ENGINEERING, INC.**
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

STATE OF MARYLAND
 ROBERT HARRIS VOGEL
 No. 16193
 PROFESSIONAL ENGINEER

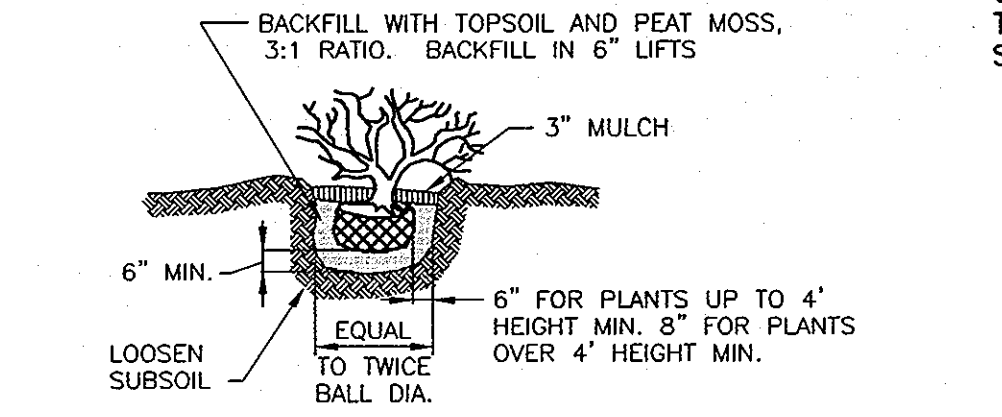
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 OF MARYLAND, LICENSE NO. 16193
 EXPIRATION DATE: 09-27-2010

DESIGN BY: _____ JR.
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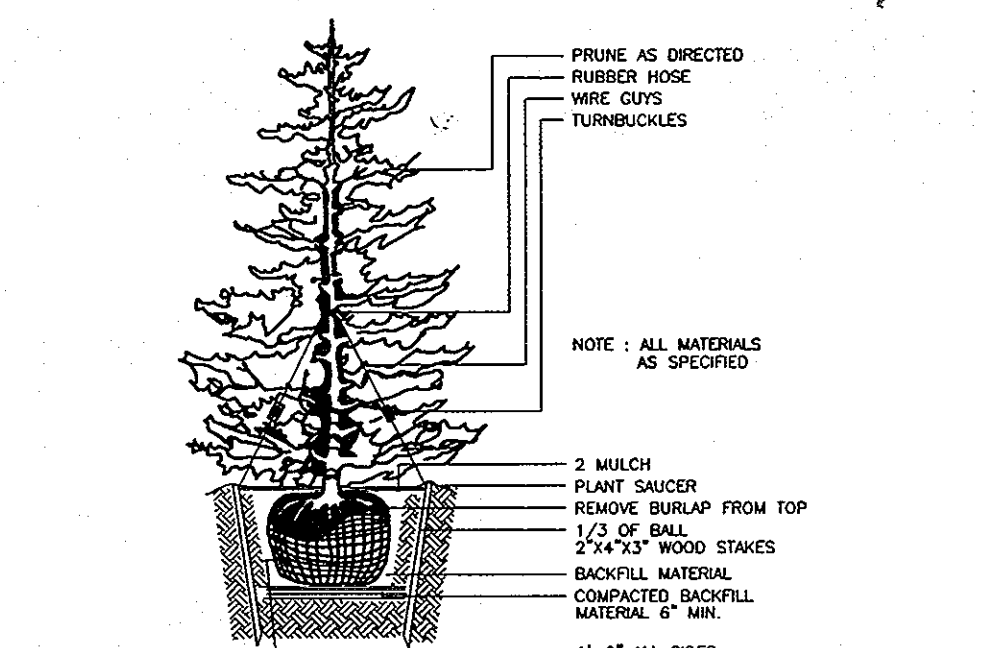
6 SHEET
 OF 9



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

SPECIMEN TREE CHART

NO.	SIZE	SPECIES	CONDITION	LOCATION
ST-1	60.5" DBH	WHITE OAK	FAIR	AS SHOWN TO BE REMOVED
ST-2	32" DBH	WHITE OAK	GOOD	AS SHOWN TO BE REMOVED
ST-3	38" DBH	WHITE OAK	GOOD	AS SHOWN TO BE REMOVED
ST-4	40" DBH	PIN OAK	GOOD	AS SHOWN TO BE REMAIN

TRASH PAD LANDSCAPING

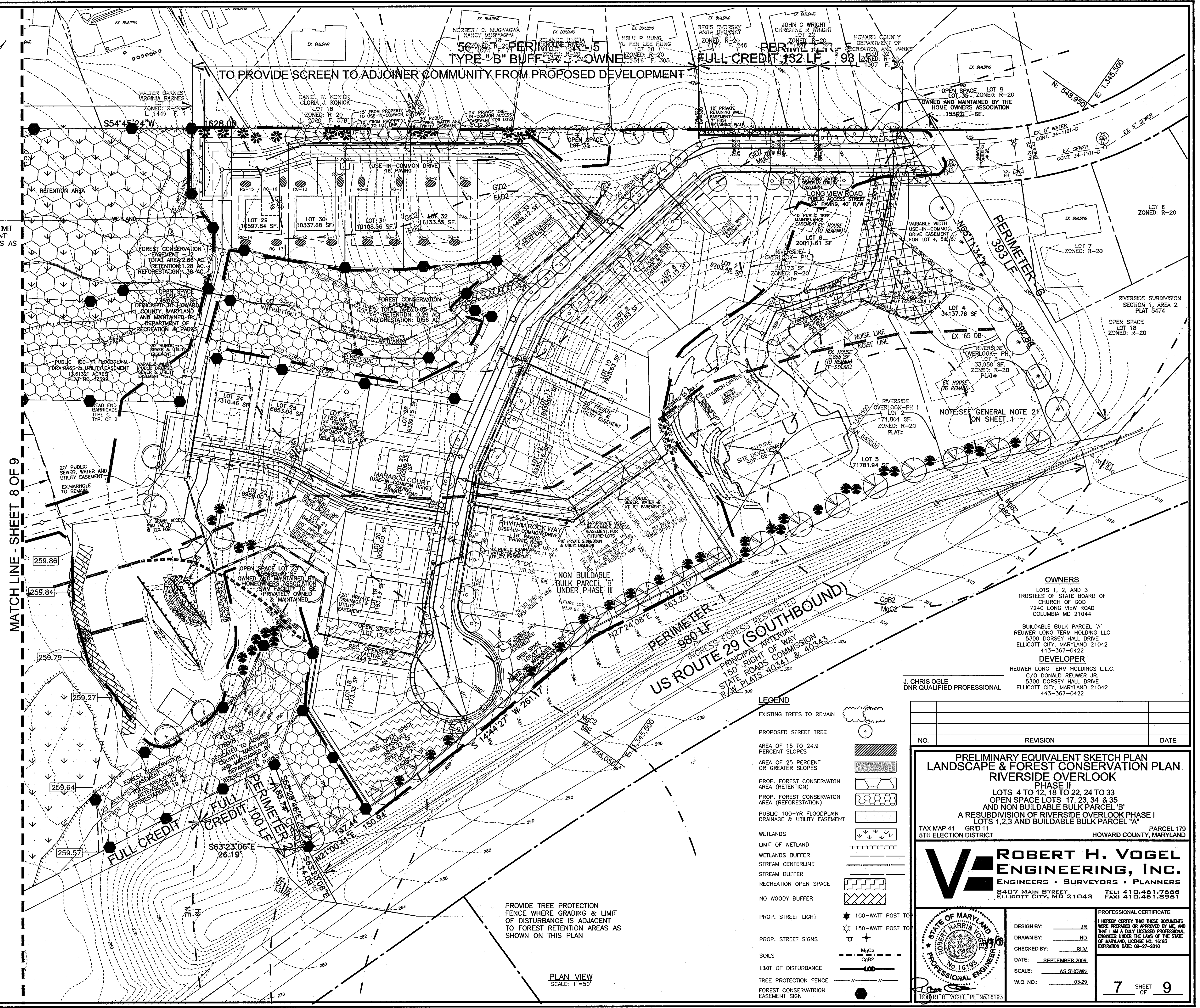
SYM.	QTY.	DESCRIPTION	SIZE	REM.
○	15	DWARF JAPANESE YEW	3'-4" HT	B & B

STREET TREES SCHEDULE' LONG VIEW ROAD

KEY	QUANTITY	BOTANICAL NAME	SIZE	REM.	STREET LENGTH ALL AROUND
○	46	ACER RUBRUM AUTUMN FLAME HEIGHT=20'	2 1/2"-3" CAL.	B&B	1824'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Butler
PLANNING DIRECTOR, DEP.
9/23/09
DATE



OWNERS
LOTS 1, 2, AND 3
TRUSTEES OF STATE BOARD OF CHURCH OF GOD
7240 LONG VIEW ROAD
COLUMBIA MD 21044
BUILDABLE BULK PARCEL "A"
REUMER LONG TERM HOLDING LLC
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
443-367-0422
DEVELOPER
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C/O DONALD REUMER JR.
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
443-367-0422

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN LANDSCAPE & FOREST CONSERVATION PLAN RIVERSIDE OVERLOOK PHASE II
LOTS 4 TO 12, 18 TO 22, 24 TO 33
OPEN SPACE LOTS 17, 23, 34 & 35
AND NON BUILDABLE BULK PARCEL "B"
A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I
LOTS 1, 2, 3 AND BUILDABLE BULK PARCEL "A"
TAX MAP 41 GRID 11 PARCEL 179
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
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7 SHEET OF 9



LEGEND

EXISTING CONTOUR	--- 440 ---
PROPOSE CONTOUR	--- 640 ---
EXISTING TREES TO REMAIN	
AREA OF 15 TO 24.9 PERCENT SLOPES	
AREA OF 25 PERCENT OR GREATER SLOPES	
PROP. FOREST CONSERVATION AREA (RETENTION)	
PROP. FOREST CONSERVATION AREA (REFORESTATION)	
PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT	
WETLANDS	
LIMIT OF WETLAND	
WETLANDS BUFFER	
STREAM CENTERLINE	
STREAM BUFFER	
NO WOODY BUFFER	
PROP. STREET LIGHT	★ 150-WATT POST TOP ☆ 100-WATT POST TOP
PROP. STREET SIGNS	⊕
SOILS	MgC2 CgB2

PLAN VIEW
SCALE: 1"=100'

OWNERS
 LOTS 1, 2, AND 3
 TRUSTEES OF STATE BOARD OF
 CHURCH OF GOD
 7240 LONG VIEW ROAD
 COLUMBIA, MD 21044

BUILDABLE BULK PARCEL "A"
 REUWER LONG TERM HOLDING LLC
 5300 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
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 443-367-0422

DRAINAGE AREA TABULATIONS

NO.	AREA	"C"	% IMP.	SOIL TYPE	ZONE
I-1	0.26 AC.	0.72	80%	B	R-ED
I-2	0.89 AC.	0.69	75%	B	R-ED
I-3	0.52 AC.	0.68	75%	B, C	R-ED
I-4	0.19 AC.	0.86	100%	B, C	R-ED
I-5	0.60 AC.	0.30	20%	B	R-ED
I-6	1.59 AC.	0.54	55%	B	R-ED
I-7	0.36 AC.	0.77	85%	B, D	R-ED
I-8	0.43 AC.	0.54	55%	B	R-ED
FUTURE I-1	0.41 AC.	0.28	0.17	B	--
FUTURE I-2	0.52 AC.	0.52	0.52	B	--

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
Cs	COMUS SILT LOAM	B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
DeB2	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
EK02	ELIOAK SILT LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GID2	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
Ho	HATBORO SILT LOAM	D
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B

PAGE 24 OF THE HOWARD COUNTY SOIL SURVEY

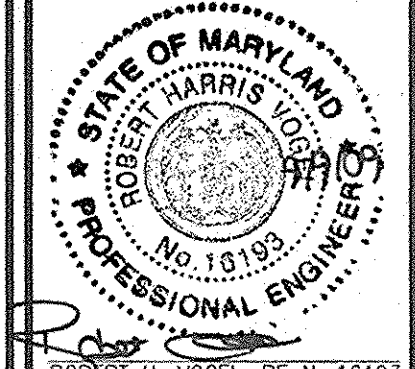
NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
 STORM DRAIN DRAINAGE AREA MAP
 RIVERSIDE OVERLOOK**

PHASE II
 LOTS 4 TO 12, 18 TO 22, 24 TO 33
 OPEN SPACE LOTS 17, 23, 34 & 35
 AND NON BUILDABLE BULK PARCEL "B"
 A RESUBDIVISION OF RIVERSIDE OVERLOOK PHASE I
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TAX MAP 41 GRID 11 PARCEL 179
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9 SHEET OF 9

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas E. Suttler
 PLANNING DIRECTOR, DEP.
 9/23/09
 DATE