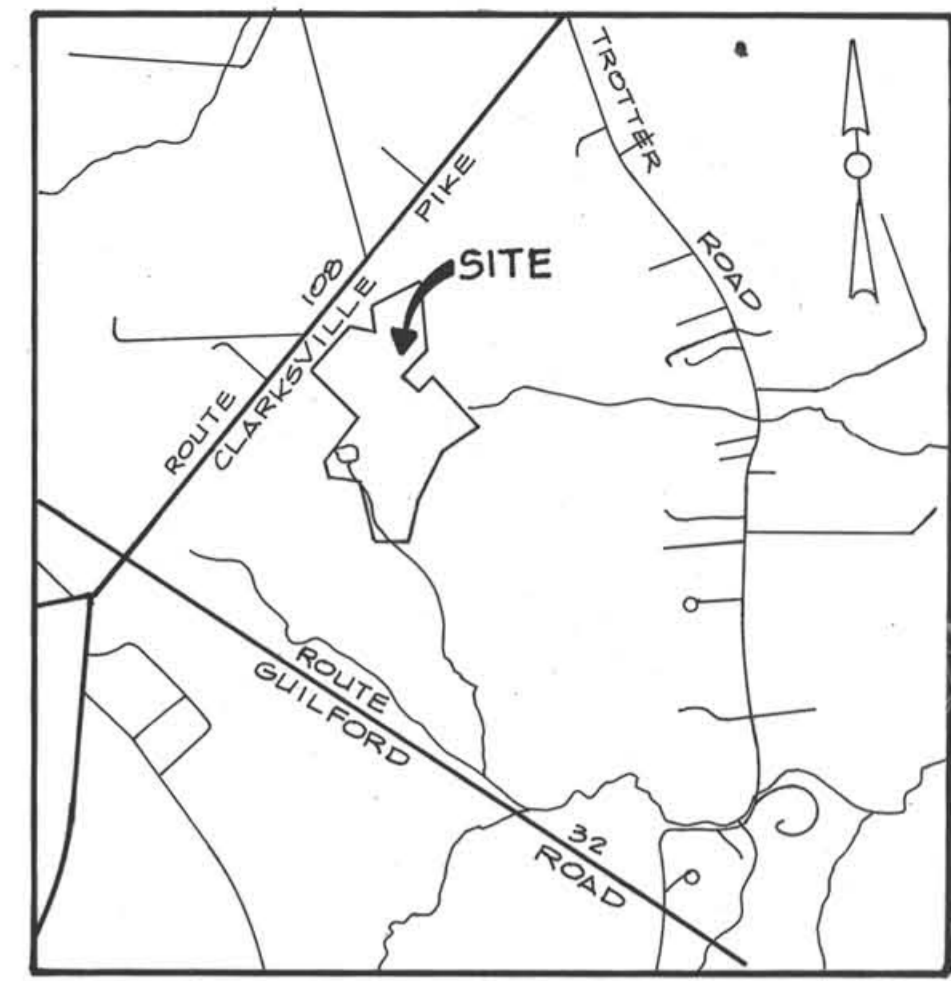


SHEET INDEX

- 1. TITLE SHEET
- 2. PRELIMINARY PLAN
- 3. PRELIMINARY GRADING PLAN

PRELIMINARY PLAN VILLAGE OF RIVER HILL SECTION 4 AREA 5

AREA 5 LOTS 1 - 147 & PARCEL A 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'



SCALE 1" = 200'

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. PROJECT BACKGROUND

TOTAL AREA OF SECTION 4 AREA 5	51.53 AC.
TOTAL AREA OF ROADS	8.00 AC.
TOTAL AREA OF LOTS	28.11 AC.
TOTAL AREA OF OPEN SPACE	16.82 AC.
TOTAL AREA OF PARCEL 'A'	0.50 AC.
TOTAL NO. OF LOTS	144
TOTAL NO. OF SFMD LOTS	94
TOTAL NO. OF SFLD LOTS	50
ZONING	NEW TOWN

SKETCH PLAN 9-93-21 WAS APPROVED ON 12-21-93.
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 PHASE 222 PART V.
5. PUBLIC WATER AND PUBLIC SEWER ARE TO BE UTILIZED FOR THIS SITE.
6. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE EXTENDED DETENTION FACILITIES.
7. THE PRELIMINARY 100-YEAR FLOODPLAIN STUDY HAS BEEN PREPARED BY WHITMAN REQUARDT AND ASSOCIATES. (SUBMITTED 9/18/94)
8. WETLANDS DELINEATION WAS PROVIDED BY EXPLORATION RESEARCH, INC. (SUBMITTED 9/18/94)
9. TRAFFIC STUDY WAS PREPARED BY WELLS & ASSOCIATES, SUBMITTED SEPT 19, 1994 AND APPROVED OCTOBER 13, 1994 UNDER DPZ FILE #P-95-10 (VRH SECT 4 AREAS 1-3)
10. BOUNDARY SURVEY WAS PREPARED BY WHITMAN REQUARDT AND ASSOCIATES.
11. STREET LIGHTS, STREET TREES, AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
12. 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.
13. ALL OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE COLUMBIA ASSOCIATION.
14. LANDSCAPE NOTES
 - A. PARCEL A WILL BE TRANSFERRED TO THE ADJACENT LINTHICUM CHURCH PROPERTY. ANY LANDSCAPING REQUIRED FOR THIS PARCEL WILL BE PROVIDED BY THE PROPERTY OWNER, IF AND WHEN A SITE DEVELOPMENT PLAN IS SUBMITTED.
 - B. THE LANDSCAPING REQUIREMENTS FOR THE 1500.0 FEET PERIMETER OF OPEN SPACE LOT 147 WILL BE FULFILLED VIA THE RETENTION OF EXISTING TREES. THE 500.0 FEET PERIMETER ALONG THE REAR OF LOTS 27-31 WILL BE FRANTED WITH A TYPE B BUFFER BY THE BUILDER. IF DETERMINED BY DPZ REVIEW OF THE SITE DEVELOPMENT PLAN, WILD WILL PROVIDE A LANDSCAPE BUFFER ALONG THE REAR OF THE OPEN SPACE LOT 146.
 - C. ALL REMAINING PERIMETERS ARE INTERNAL TO THE VEH AND DO NOT REQUIRE LANDSCAPING.
 - D. A TYPE B BUFFER WILL BE PROVIDED AROUND BOTH STORM WATER MANAGEMENT PONDS.

SINGLE FAMILY MEDIUM DENSITY
 SINGLE FAMILY HIGH DENSITY

DATE	NO.	REVISION
FEB. 4, 1995	1	PER COUNTY COMMENTS OF JAN. 9, 1995

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

PROJECT
VILLAGE OF RIVER HILL
 SECTION 4 AREA 5

AREA TAX MAP NO. 35 ZONED NEW TOWN
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
COVER SHEET

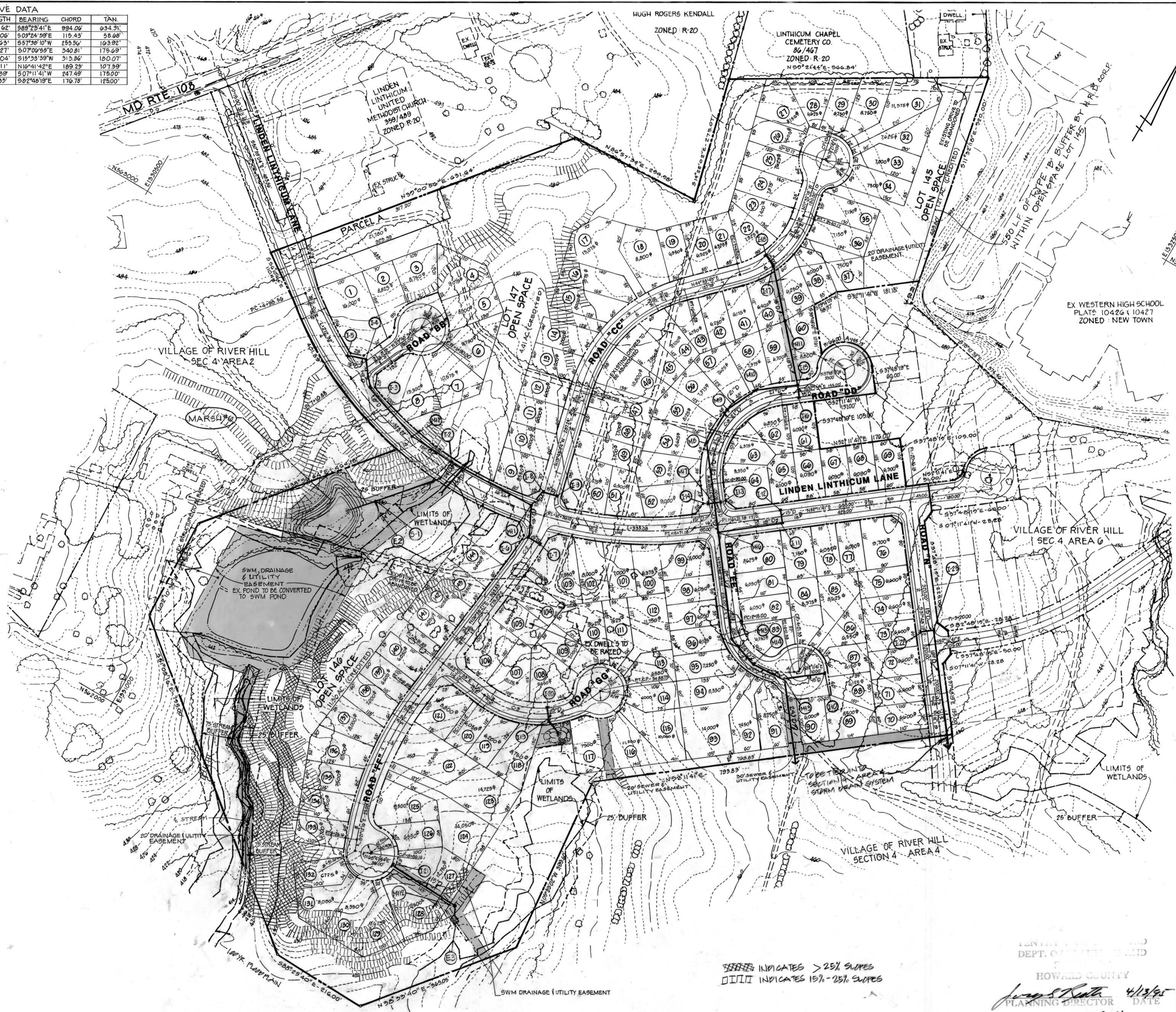
MRA
 MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 110 WEST ROAD, SUITE 105
 TOWSON, MARYLAND 21284
 TEL (410) 821-1690
 FAX (410) 821-1748


DESIGNED BY: D.N.M.
 DRAWN BY: J.A.G.
 PROJECT NO: 8927
 DATE: AUGUST, 1994
 SCALE: 1" = 200'
 DRAWING NO. 1 OF 3


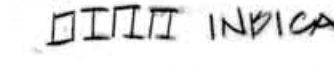
TENTATIVELY /
 DEPT. OF PLANNING
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 4/13/95
 604



CURVE DATA						
NO	Δ	RADIUS	LENGTH	BEARING	CHORD	TAN
C-1	76°49'15"	800.00'	1072.62'	989°29'41"E	994.06'	634.31'
C-2	20°46'51"	320.00'	116.06'	509°24'59"E	115.43'	58.68'
C-3	78°40'34"	200.00'	274.53'	55°39'10"W	253.54'	193.92'
C-4	28°10'43"	700.00'	344.27'	50°06'58"E	340.81'	175.29'
C-5	85°44'07"	320.00'	328.04'	515°23'39"W	313.86'	120.07'
C-7	36°28'01"	200.00'	197.11'	N16°41'42"E	189.23'	107.39'
C-8	90°00'00"	175.00'	274.89'	507°11'41"W	247.49'	175.00'
C-9	90°00'00"	125.00'	196.35'	502°48'19"E	176.78'	125.00'

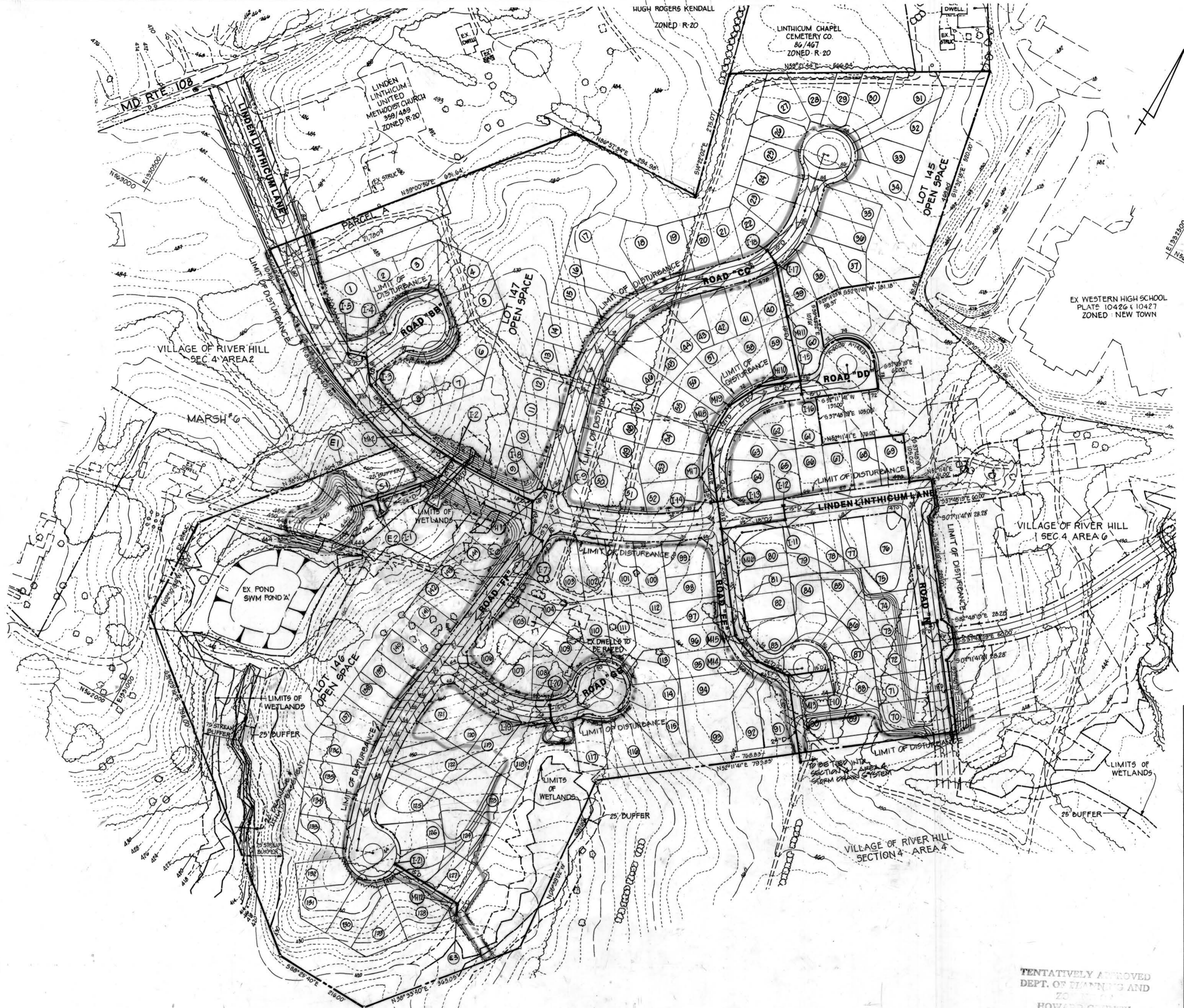





DATE	NO.	REVISION
FEB. 14, 1994	1	PER COUNTY COMMENTS OF JAN. 9, 1995
OWNER/DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
PROJECT		
VILLAGE OF RIVER HILL SECTION 4 AREA 5		
AREA		
TAX MAP NO. 35	ZONED NEW TOWN	
5th ELECTION DISTRICT		HOWARD COUNTY, MARYLAND
TITLE		
PRELIMINARY PLAN		
MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS		
 110 WEST ROAD, SUITE 105 TOWSON, MARYLAND 21284 TEL (410) 821-1690 FAX (410) 821-1748		
DESIGNED BY: D.N.M.		
DRAWN BY: J.A.G.		
PROJECT NO: 9927		
DATE: AUGUST 1994		
SCALE: 1"=100'		
DRAWING NO. 2 OF 3		

 INDICATES > 25% SLOPES
 INDICATES 15% - 25% SLOPES

HUGH ROGERS KENDALL
 DEPT. OF PLANNING
 HOWARD COUNTY
 J. G. Smith
 PLANNING DIRECTOR
 DATE 4/13/94
 CCH





DATE	NO.	REVISION
FEB. 16, 1995	1	PER COUNTY COMMENTS OF JAN. 9, 1995
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 4 AREA 5		
AREA	TAX MAP NO. 35	ZONED NEW TOWN
5th ELECTION DISTRICT		HOWARD COUNTY, MARYLAND
TITLE		
PRELIMINARY GRADING PLAN		
 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS 110 WEST ROAD, SUITE 105 TOWSON, MARYLAND 21284 TEL (410) 821-1690 FAX (410) 821-1748		
TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING HOWARD COUNTY  4/13/95 PLANNING DIRECTOR DATE		
 DESIGNED BY: D.N.M. DRAWN BY: J.A.G. PROJECT NO: 9927 DATE: AUGUST, 1994 SCALE: 1"=100' DRAWING NO. 3 OF 3		