

# PRELIMINARY PLAN

# VILLAGE OF RIVER HILL

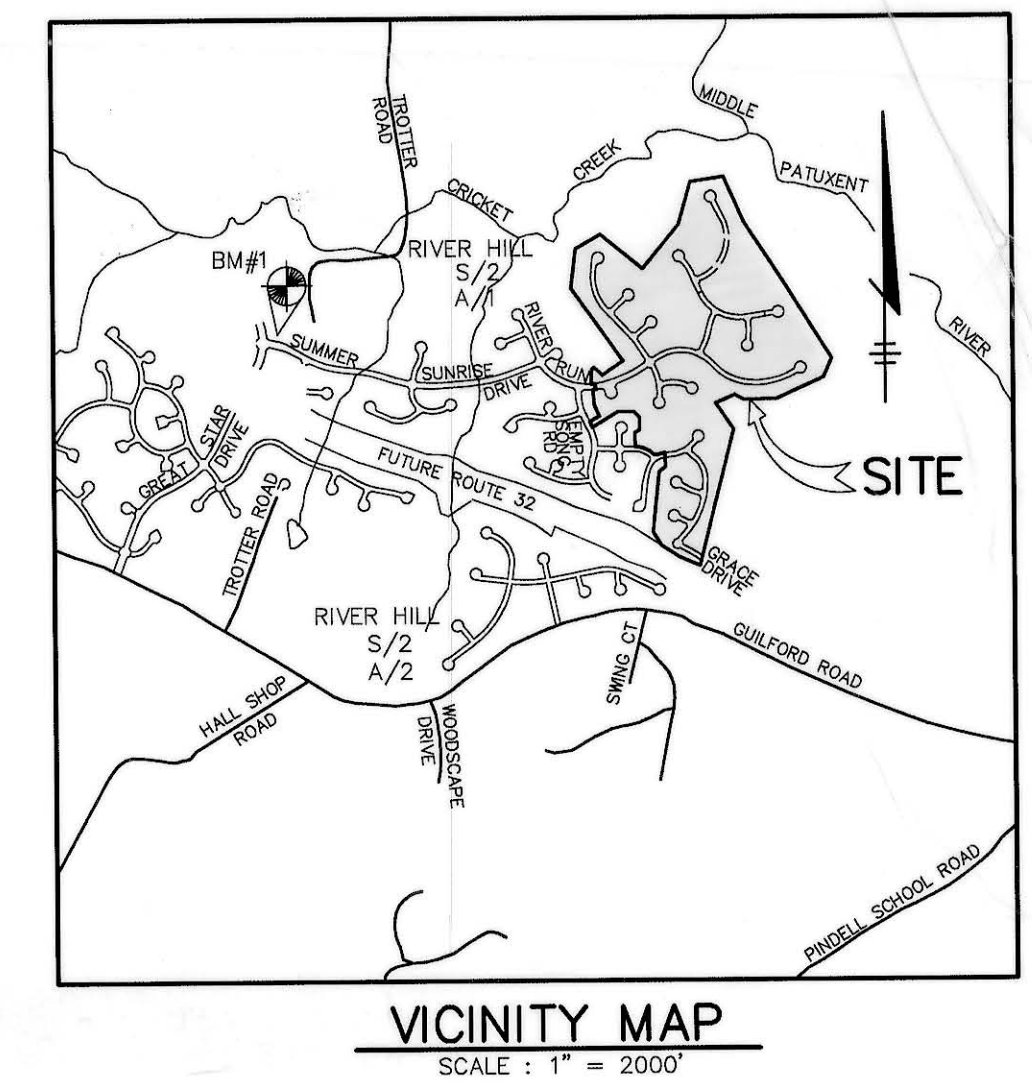
## SECTION 2 AREA 6 PHASE 1

### LOTS 1 - 204

### 5th ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP
5	PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP

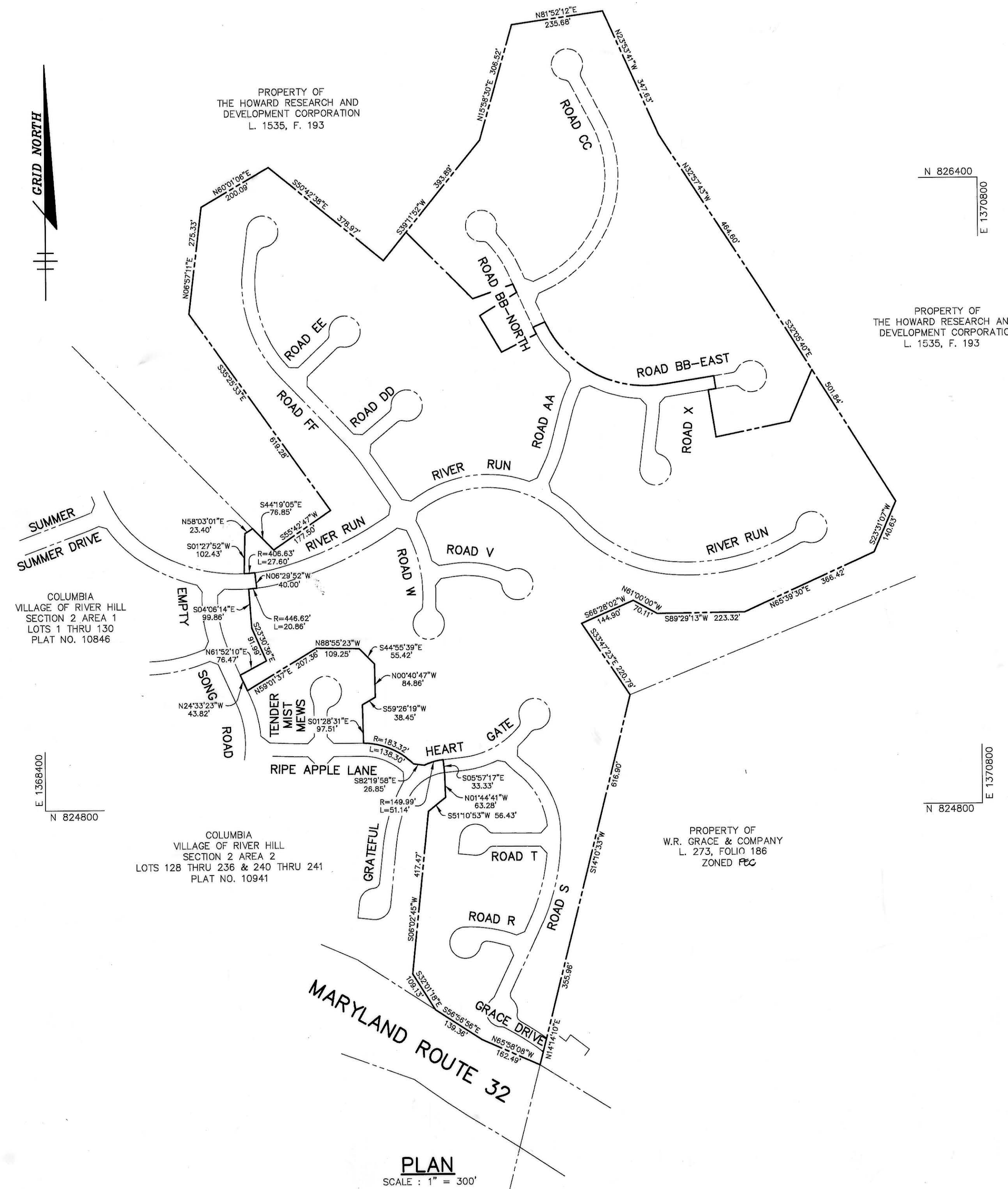


**BENCHMARKS**

BM#1	RAILROAD SPIKE IN POLE #525680	TROTTER ROAD	ELEV. 393.27
		N 496697.02	E 822026.81
BM#2	RAILROAD SPIKE IN POPLAR		ELEV. 438.92
		N 495551.90	E 820727.80

**GENERAL NOTES**

- TOTAL AREA OF SECTION 2 AREA 6 (INCLUDING 204) 117.05 AC.  
 TOTAL AREA OF LOT 204 28.65 AC.  
 TOTAL AREA OF ROADS 12.34 AC.  
 TOTAL AREA OF S.F.L.D. LOTS 42.00 AC.  
 TOTAL AREA OF S.F.M.D. LOTS 13.36 AC.  
 TOTAL AREA OF OPEN SPACE LOTS 20.70 AC. (0.21 AC. NON-CREDITED/20.49 AC. CREDITED)  
 TOTAL NO. OF S.F.L.D. BUILDABLE LOTS (1-131+204) 132  
 TOTAL NO. OF S.F.M.D. BUILDABLE LOTS (132-194) 63  
 TOTAL OF OPEN SPACE LOTS 9
- A SEPARATE PRELIMINARY EQUIVALENT SKETCH PLAN WILL BE PROCESSED FOR LOT 204.
  - ZONING = NEW TOWN
  - SKETCH PLAN S-91-03 WAS APPROVED ON DEC. 17, 1991.
  - TOPOGRAPHY SHOWN HEREON IS AERIAL MAPS FLOWN IN 1989 BY MAPPING ASSOCIATES, INC.
  - 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 B.
  - PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE AND ARE IN THE MIDDLE PATUXENT DRAINAGE AREA.
  - STORMWATER QUALITY MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT BY SHALLOW WASH AREAS. QUANTITY MANAGEMENT IS PROVIDED BY LID. ROUTE OR CROSSINGS AND PREVIOUSLY CONSTRUCTED RIVER HILL SECTION TWO FACILITIES.
  - THE 100-YEAR FLOODPLAIN STUDY WAS PREPARED BY WHITMAN REQUARDT AND ASSOCIATES AND WAS APPROVED UNDER S-91-03 ON 12-17-91.
  - WETLANDS DELINEATION IS PROVIDED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND WAS APPROVED BY ARMY CORPS OF ENGINEERS ON 9-20-93.
  - TRAFFIC STUDY WAS PREPARED BY GOROVE/SLADE ASSOCIATES AND WAS APPROVED UNDER S-91-03 ON 12-17-91.
  - NOISE STUDY WAS PREPARED BY STAIANO ENGINEERING, INC. AND APPROVED UNDER P-92-13 AND P-92-15 ON 6-26-92 AND 1-6-93, RESPECTIVELY.
  - BOUNDARY SURVEY WAS PREPARED BY KCI, INC., AUGUST 28, 1991.
  - STREET LIGHTS, STREET TREES AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
  - 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.
  - DEVELOPER WILL BE RESPONSIBLE FOR PLANTING OF STREET TREES. BUILDER WILL BE RESPONSIBLE FOR LOT PERIMETER PLANTING ALONG W.R. GRACE PROPERTY.
  - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.



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 6 PHASE 1 LOTS 1 - 204		
AREA		
TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 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		
6.9.95	S-91-03	DATE
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO : HOCO\102800 PRELIM1.DWG		
DATE : JUNE 12, 1995		
SCALE : AS SHOWN		
DRAWING NO. 1 OF 5		

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Manisha V. McLaughlin* 6/21/95  
PLANNING DIRECTOR DATE

*J. Sarell*  
JAYKANT D. PAREKH #19148





SCHEDULE A PERIMETER LANDSCAPE EDGE	
CATEGORY	ADJACENT TO * PERIMETER PROPERTIES
Perimeter Edge	1
Landscape Type	A
Linear Feet of Roadway Frontage/Perimeter	840
Credit for Existing Vegetation Yes No Linear Feet Describe below if needed	NO
Number of Plants Required Shade Trees Evergreen Trees Shrubs	14 0 0
Number of Plants Provided Shade Trees Evergreen Trees Shrubs Describe plant substitution credits below if needed	

NOTE: This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.

\* The required landscape plantings along all remaining perimeters will be fulfilled via the retention of existing trees on this site and/or the adjacent Middle Potomac Environmental Area.

MATCH-LINE SEE SHEET 3

PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP. L. 1535, F. 193 ZONED NT

PROPERTY OF W.R. GRACE & COMPANY L. 273, F. 186 ZONED PEC

COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 2 LOTS 128 THRU 236 AND 240 & 241 PLAT NO. 10941 ZONED NT

COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 1 LOTS 1 THRU 130 PLAT NO. 10846 ZONED NT

NOTE: OPEN SPACE LOTS TO BE DEEDED TO THE COLUMBIA ASSOCIATION.

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 6 PHASE 1 LOTS 1 - 204		
AREA		
TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN		

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

DATE	6.9.95	DESIGNED BY :	C.J.R.
		DRAWN BY :	DAM
		PROJECT NO :	HOCO 102800 PRELIMS.DWG
		DATE :	JUNE 12, 1995
		SCALE :	1" = 100'
		DRAWING NO. :	2 OF 5

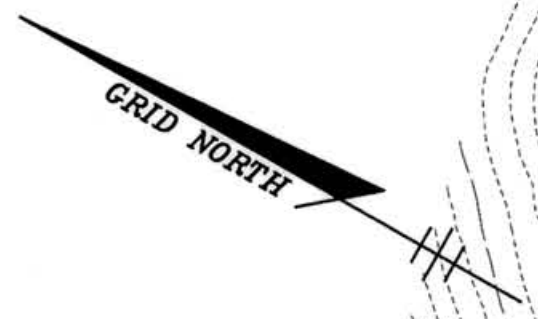
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Richard S. M. Taylor* 6/22/95  
PLANNING DIRECTOR DATE  
COH



J. Farrell  
JAYKANT D. PAREKH #19148





N 89800  
E 625500

E 625500  
N 89800

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
W.R. GRACE COMPANY  
ZONED REC

MATCH-LINE SEE SHEET 2

MATCH-LINE SEE SHEET 2

MATCH-LINE SEE SHEET 2

MATCH-LINE SEE SHEET 2

NOTE: DEVELOPMENT SHOWN ON  
LOT 204 IS AS PER S-91-03.

NOTE: OPEN SPACE LOTS TO BE DEDED TO  
THE COLUMBIA ASSOCIATION.



**LEGEND**

- 15% TO 24.9% SLOPES
- 25% AND GREATER SLOPES

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*John S. ...* 6/20/95  
PLANNING DIRECTOR DATE  
CJH

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 6 PHASE 1 LOTS 1 - 204		
AREA		
TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD. 21045 410-997-8900 FAX : 410-997-9282		
DATE	6-9-95	S-91-03
DESIGNED BY :	C.J.R.	
DRAWN BY :	DAM	
PROJECT NO :	HOCO\102800 PRELIM2.DWG	
DATE :	JUNE 12, 1995	
SCALE :	1" = 100'	
DRAWING NO. :	3 OF 5	



J. Parekh  
JAYKANT D. PAREKH #19148



**DRAINAGE AREA TABULATIONS**

D.A.#	DRAINAGE AREA (AC.)	%	S. LINE	D.A.#	DRAINAGE AREA (AC.)	%	S. LINE
I-1	2.5	0.45	39	I-27	1.4	0.47	40
I-2	1.6	0.45	37	I-28	0.8	0.50	49
I-3	0.4	0.65	70	I-29	0.5	0.49	42
I-4	2.3	0.6	41	I-30	0.6	0.56	53
I-5	0.37	0.49	43	I-31	1.2	0.40	40
I-6	0.15	0.60	67	I-32	0.3	0.47	40
I-8A	1.1	0.45	36	I-33	0.3	0.47	40
				I-34	0.3	0.52	47
				I-35	0.3	0.52	47
I-9	0.5	0.51	46	I-36	0.6	0.51	45
I-10	0.1	0.74	80	I-37	1.1	0.45	36
I-11	0.5	0.53	48	I-38	0.6	0.52	47
I-12	0.5	0.51	46	I-39	1.5	0.50	44
I-13	2.5	0.46	36	I-40	2.2	0.49	43
				I-41	1.0	0.55	51
I-15	0.06	0.66	71	I-42	0.3	0.52	47
I-16	0.06	0.44	41	I-43	0.3	0.47	40
I-17	2.2	0.48	41	I-44	0.2	0.51	45
I-18	0.7	0.55	51	I-45	0.6	0.49	43
I-19	2.7	0.45	36	I-46	0.5	0.49	42
I-20	1.4	0.50	26	I-47	0.6	0.50	45
I-21	0.4	0.56	50	I-48	0.6	0.50	45
I-22	0.1	0.73	80	I-49	0.6	0.50	45
I-23	0.3	0.49	43	I-50	0.6	0.50	45
I-24	0.7	0.45	36	I-51	1.6	0.45	36
I-25	0.6	0.47	40	I-52	1.1	0.48	41
I-26	0.2	0.56	50	I-53	0.9	0.46	36
I-42	1.1	0.49	43	I-54	0.6	0.51	45
I-43	0.2	0.54	50	I-55	0.6	0.51	45
I-44	0.6	0.47	40	I-56	0.6	0.51	45
I-44A	0.2	0.57	55	I-57	0.6	0.51	45
				I-58	0.5	0.51	46
				I-59A	1.8	0.49	43
				I-59A	1.8	0.49	43
				I-59A	0.9	0.51	46



PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP. L. 1535, F. 193 ZONED NT

COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 1 LOTS 1 THRU 130 PLAT NO. 10846 ZONED NT

COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 2 LOTS 128 THRU 236 AND 240 & 241 PLAT NO. 10941 ZONED NT

PROPERTY OF W.R. GRADE & COMPANY L. 273, F. 186 ZONED PEC

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 6 PHASE 1 LOTS 1 - 204
AREA	TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP
<b>RIEMER MUEGGE &amp; ASSOCIATES, INC.</b> Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD. 21045 410-997-8900 FAX : 410-997-9282	

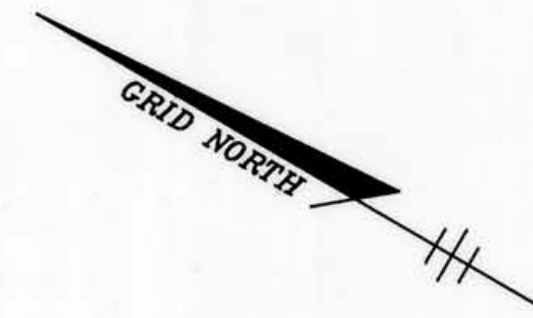
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Frank J. ...* 6/22/95  
PLANNING DIRECTOR DATE

*J. Farrell*  
JAYKAM D. PAREKH #10140

DATE	6.9.95
DESIGNED BY :	C.J.R.
DRAWN BY :	DAM
PROJECT NO :	HOCO 102800 PRELIM.DWG
DATE :	JUNE 12, 1995
SCALE :	1" = 100'
DRAWING NO. :	4 OF 5





N 499500  
E 825500

E 825500  
N 499500



PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED NT

PROPERTY OF  
W.R. GRACE COMPANY  
L. 223, F. 186  
ZONED PEC

MATCH-LINE SEE SHEET 4

MATCH-LINE SEE SHEET 4

MATCH-LINE SEE SHEET 4

MATCH-LINE  
SEE SHEET 4

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 6 PHASE 1 LOTS 1 - 204
AREA	TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 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 21045  
410-997-8900 FAX: 410-997-9282

DATE	6.9.95	S-91-03
DESIGNED BY :	C.J.R.	
DRAWN BY :	DAM	
PROJECT NO :	HOCO 102800 PRELIM7.DWG	
DATE :	JUNE 12, 1995	
SCALE :	1" = 100'	
DRAWING NO.	5 OF 5	

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Thomas V. J. ...*  
PLANNING DIRECTOR DATE  
COFF

