

FINAL PLAN

VILLAGE OF RIVER HILL

SECTION 4 AREA 4

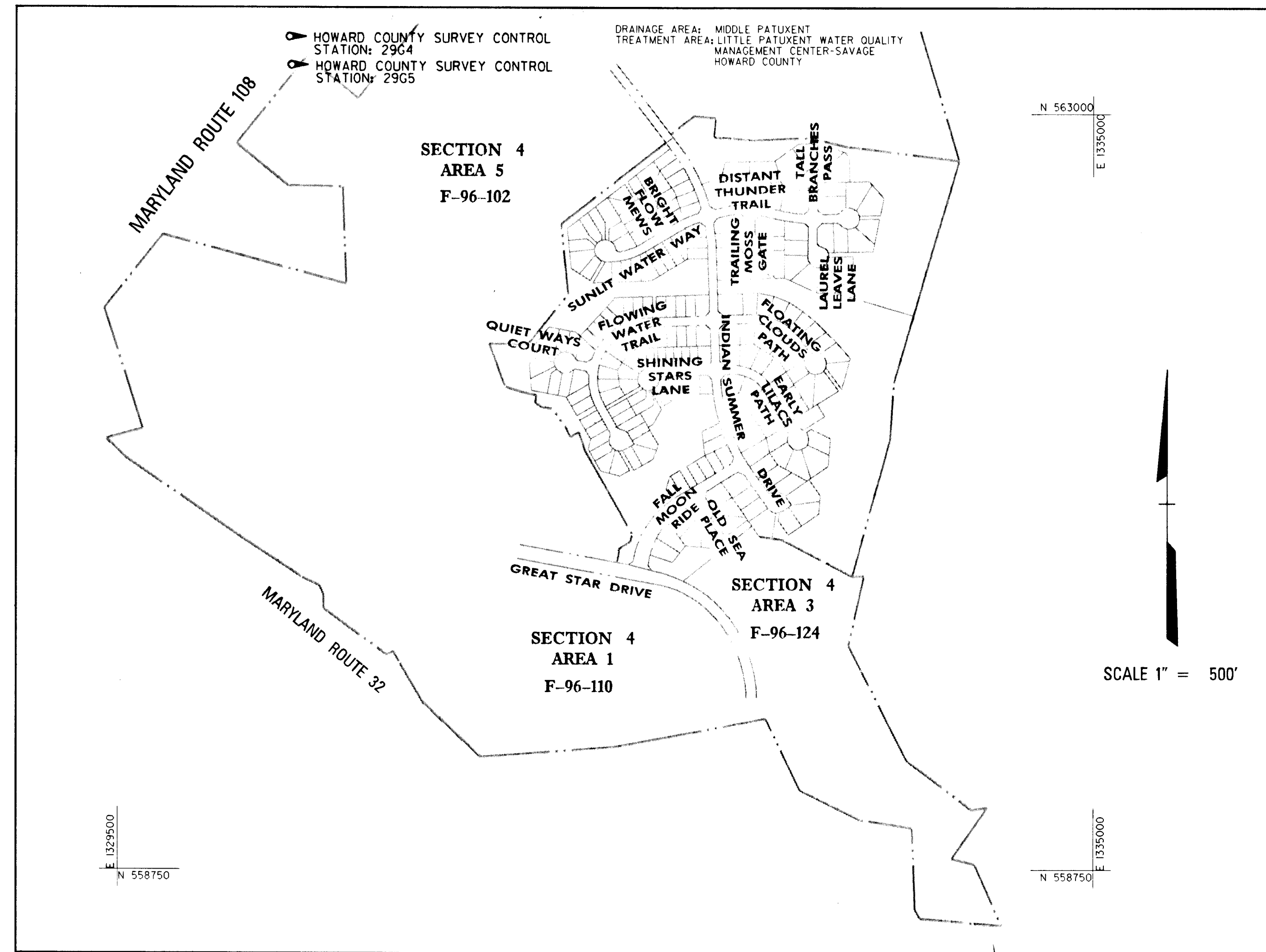
LOTS 1 - 216

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

GENERAL NOTES

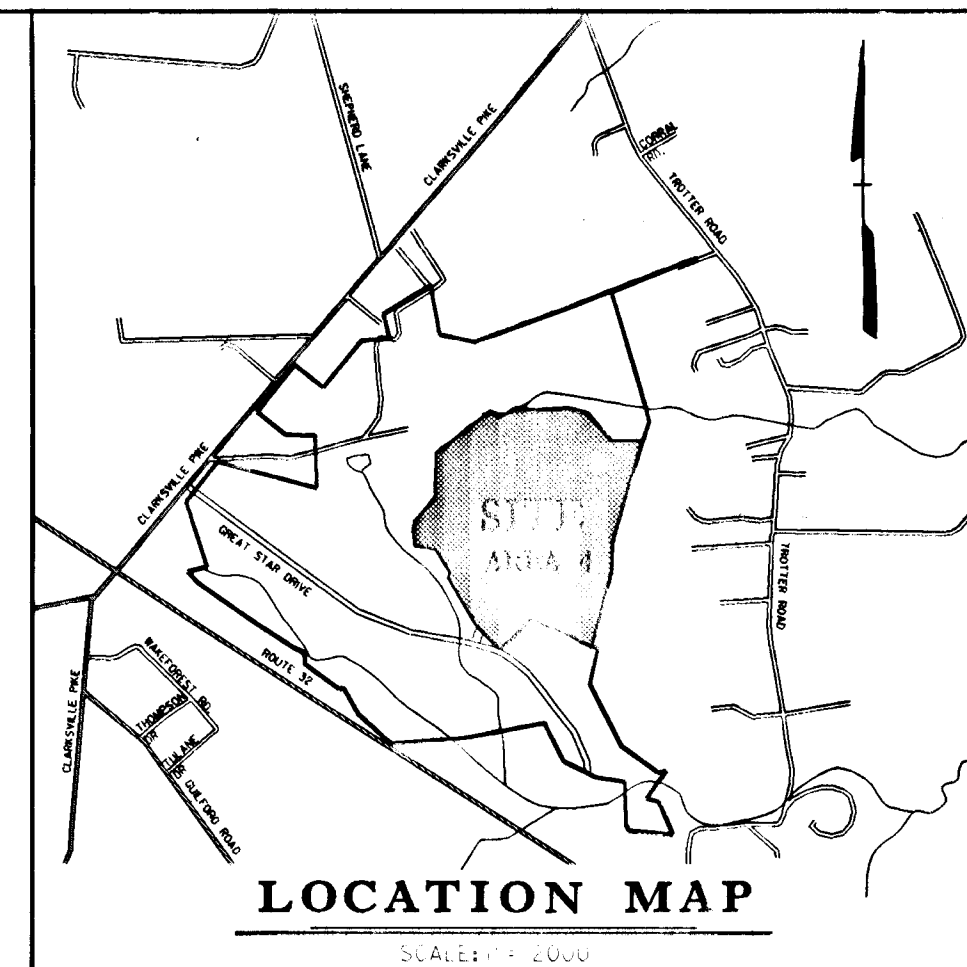
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection division at 410-313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs be in place prior to the placement of any asphalt.
- Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (1993) and as modified by "Guidelines for Street Lights in Residential Developments (June 1993)." A minimum spacing of 20' shall be maintained between any street light and any tree.
- The existing topography is taken from aerial survey with 2' contour intervals prepared by Mapping Associates Inc. dated 1989.
- 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 Nos. 2964 and 2965 were used for this project.
- Water is Public. Contract No. 34-3420D.
- Sewer is Public. Contract No. 34-3420D.
- Stormwater management quantity and quality for the improvements from Bright Flow Mews, area North of Distant Thunder Trail and DA to M 309 from Section 4 Area 5, F-96-102 will be provided by an excavated pond east of Distant Thunder Trail. Said pond will be jointly maintained. Stormwater management quantity for the improvements west of Indian Summer Drive and south of Sunlit Water Way is provided by Village of River Hill Section 4 Area 1, Phase I, F-96-110. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained. Stormwater management quantity for the improvements east of Indian Summer Drive and south of Distant Thunder Trail are provided for in Section 4 Area 1, F-96-110 by proposed features as described in a report prepared by Whitman, Reardon & Assoc. and approved as of 1/20/95. Water quality will be provided by bio-retention or shallow marsh at the storm drain outfalls and will be jointly maintained.
- Existing utilities are based on Existing Construction Plans (contract no. 30-3294-D), Field verified Manholes and proposed plans provided by MRA Engineers and GLW Engineers.
- The floodplain study for this project was prepared by Whitman Reardon and Associates and was approved on January 20, 1995.
- The wetlands delineation study for this project was prepared by Exploration Research, Inc., and was approved on January 20, 1995.
- The traffic study for this project was prepared by Wells and Associates, and was approved on January 20, 1995.
- Sidewalk ramps shall meet current ADA requirements.
- Project background information:
 Subdivision Name: Village of River Hill
 Tax Map: 34 and 35
 Section/Area: Section 4, Area 4
 Lot./Parcel: 3, 22, 59
 Zoning: NT
 Election District: 5th
 Total Tract Area: 100.6 acres
 Section 4 Area 4
 Number of Proposed Lots: 216
 Preliminary Plan Approval Date: 4 / 19 / 95
 DPZ Reference Number: P-95-II
- All sidewalks at intersections to have handicaps ramps. See detail on sheet 23 of 44.
- Street trees shall be planted at least 5' from any inlet structure.



BENCHMARK

HOWARD COUNTY SURVEY CONTROL STATION: 2964
 N 566866.5020 E 1333306.168
 NOTE: HOWARD COUNTY SURVEY CONTROLS ARE STAMPED BRASS OR ALUMINUM DISCS SET ON TOP OF CONCRETE BASE INTERSECTION OF RT. 108 & MEADOW VISTA WAY.

HOWARD COUNTY SURVEY CONTROL STATION: 2965
 N 568341.18 E 1335392.4
 NOTE: HOWARD COUNTY SURVEY CONTROLS ARE STAMPED BRASS OR ALUMINUM DISCS SET ON TOP OF CONCRETE BASE INTERSECTION OF MIDDLE PATUXENT CT & RT. 108

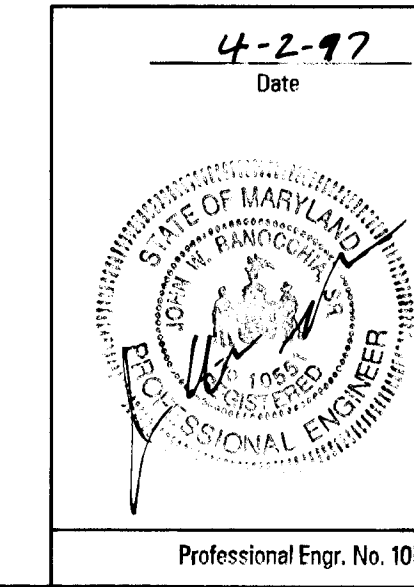


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6	ROAD CONSTRUCTION PLAN FLOATING CLOUDS PATH
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8	ROAD CONSTRUCTION PLAN TRAILING MOSS GATE
9	ROAD CONSTRUCTION PLAN LAUREL LEAVES LANE
10	ROAD CONSTRUCTION PLAN TALL BRANCHES PASS
11	ROAD CONSTRUCTION PLAN SUNLIT WATER WAY
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44	PROPOSED STORMWATER MANAGEMENT DRAINAGE AREA MAP

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Andrew M. Daniels 5-22-97
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
C. Hamilton 7/10/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

W. D. Summers 5/27/97
 CHIEF, DIVISION OF ENGINEERING DATE



Date	No.	Revision Description

VILLAGE OF RIVER HILL
 SECTION 4, AREAS 4

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

DATE
 4-2-97
 Date

DATE
 4-2-97
 Date

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
RIVER HILL	4-4	3, 27, 59

PLAT	BLK	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
	NT	348.35	5th	

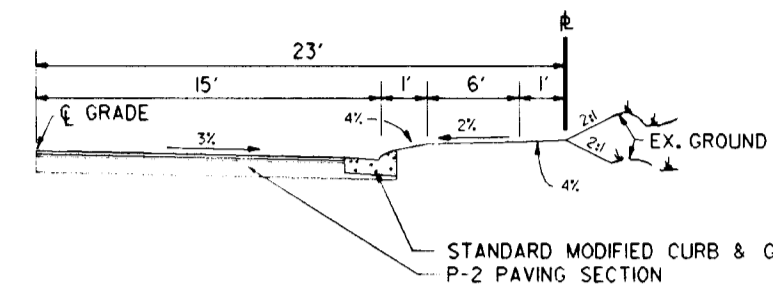
TITLE SHEET

Des By	RTP	Scale	1" = 500'	Proj. No.	94064
Dwn By	RTP	Date	FEB 1996		
Chk By	JWR	Approved			1 OF 44

1487

STREET SIGN LEGEND

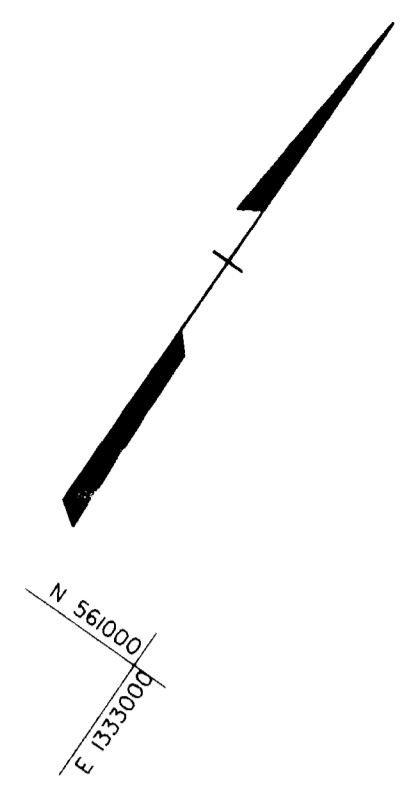
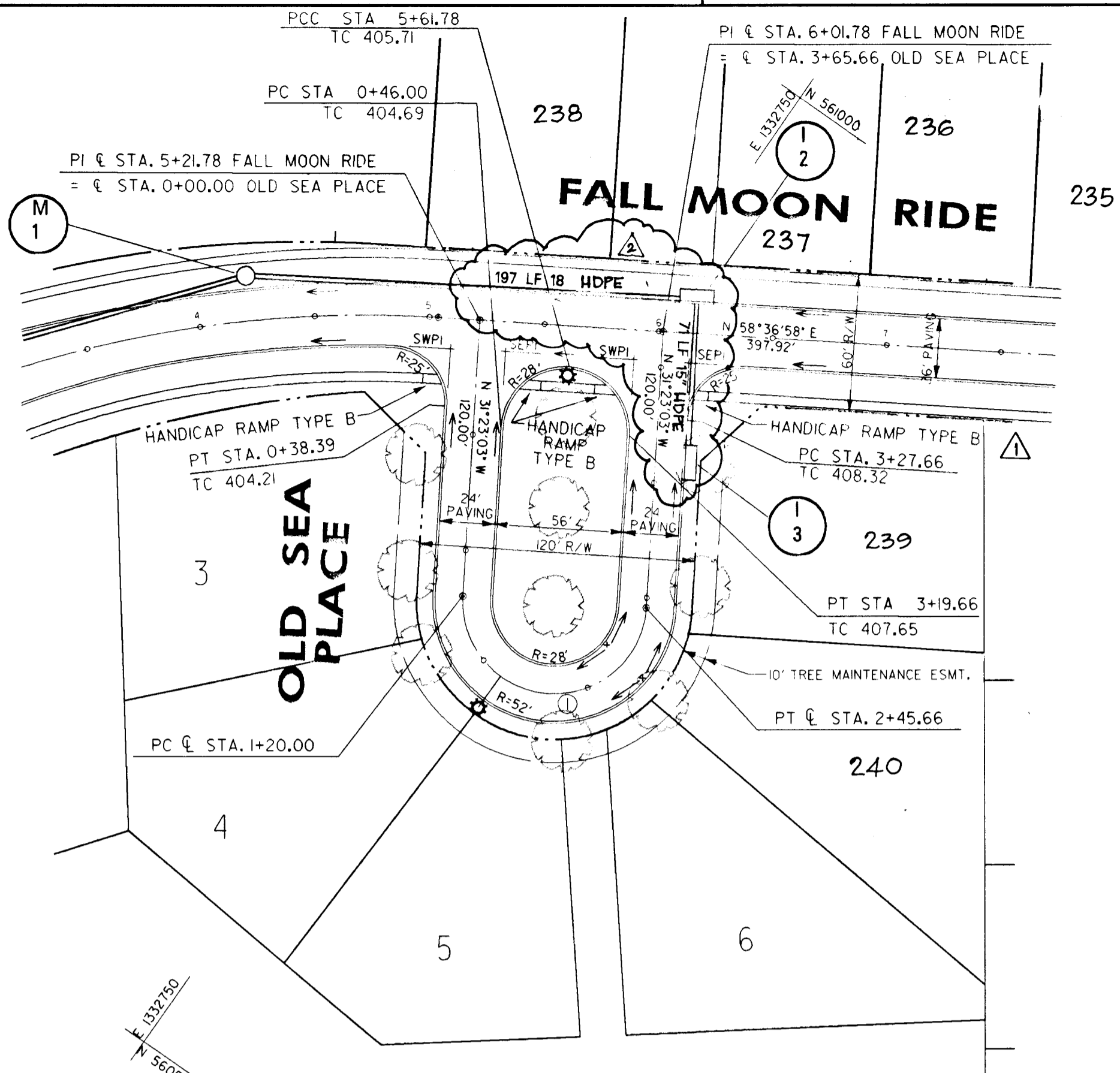
- 24" X 30" RECTANGLE, R-1, SPEED LIMIT 25
- 30" X 30" OCTAGON, R-1, STOP SIGN



TYPICAL HALF SECTION
30' PAVING ON 120' R/W
NOT TO SCALE

STREET LIGHT TABLE

DWG NO.	STREET NAME	STATION OFFSET	FIXTURE/POLE TYPE	COMMENTS
	FALL MOON RIDE	5+61	22'R	SHOWN ON SHT 2 OF 44
	OLD SEA PLACE	1+57	20'R	



10 TREES PROVIDED THIS SHEET.

PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS. SEE DETAIL ON SHEET 23 OF 44.

CURVE DATA

LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	180°0'0"	40,000	125.66	0.000	N58°36'58"E 80,000

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Andrew M. Donohue 5-22-97
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
C. Hamilton 3/10/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

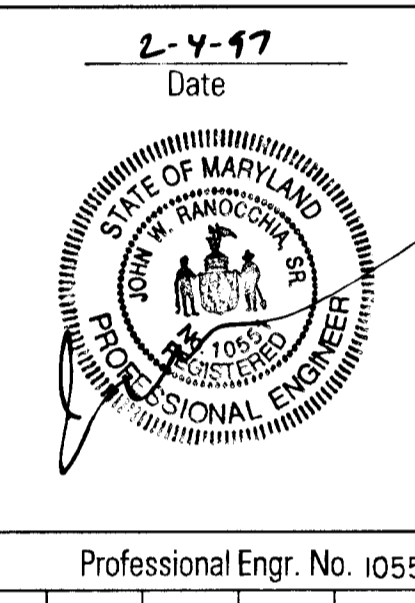
John D. ... 5/27/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Date	No.	Revision Description
6/15/98	1	LOTS ADJUSTED
8/18/98	2	REVISED ROP CL IV 50. TO HDPE 50.

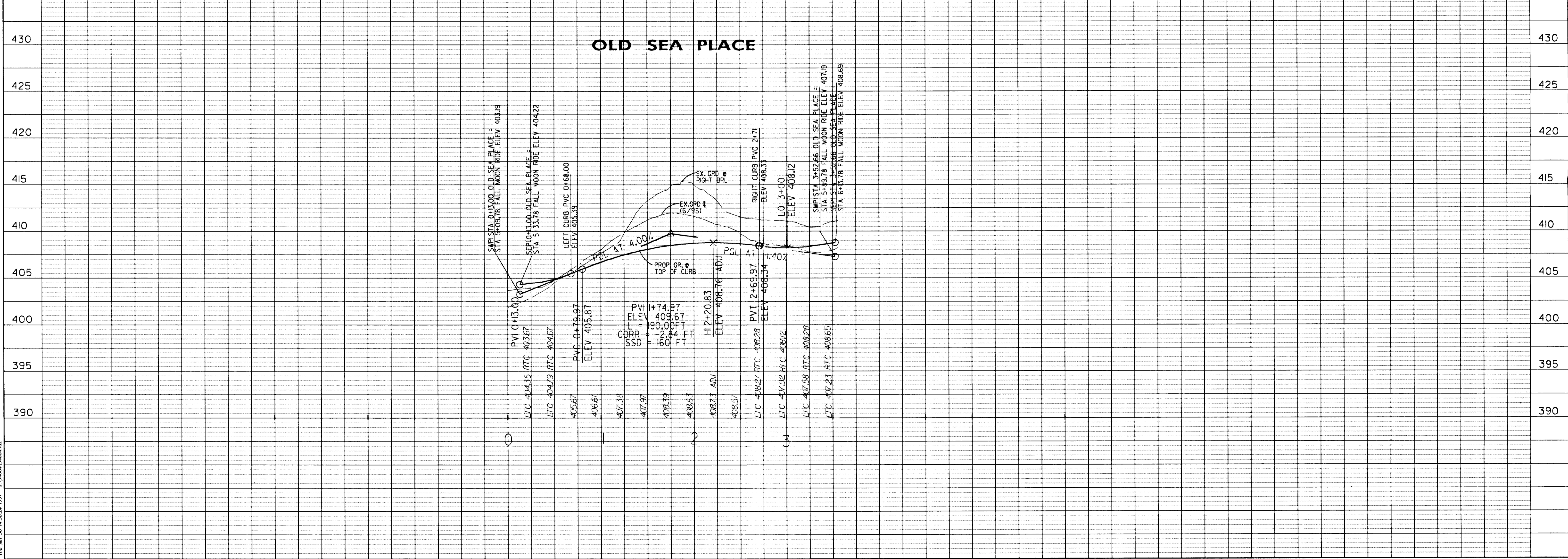
VILLAGE OF RIVER HILL
SECTION 4, AREA 4

OWNER /DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMJM
Dan McCune-Walther, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3833
Fax: 286-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals



AREA	SECTION 4 AREA 4		PARCEL
	TAX MAP	ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
TITLE	ROAD CONSTRUCTION PLANS OLD SEA PLACE		
Des By	JWS	Scale 1" = 50'	Proj. No. 94064
Drn By	JEF	Date JAN 97	3 OF 44
Chk By	JWR	Approved	



The Jan. 30 14:58:24 1997 d:\vwork\94064.dwg

STREET SIGN LEGEND

- 24' X 30' RECTANGLE, R2-1, SPEED LIMIT 25
- 30' X 30' OCTAGON, R1-1, STOP SIGN

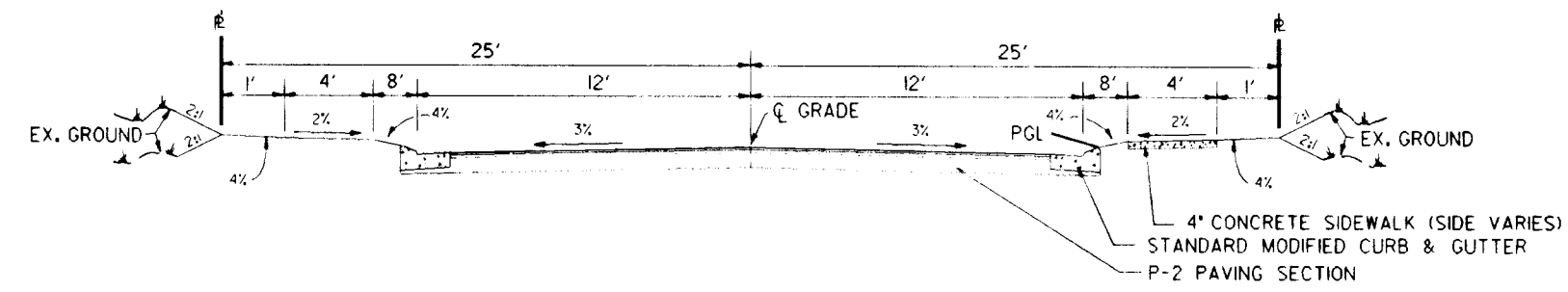
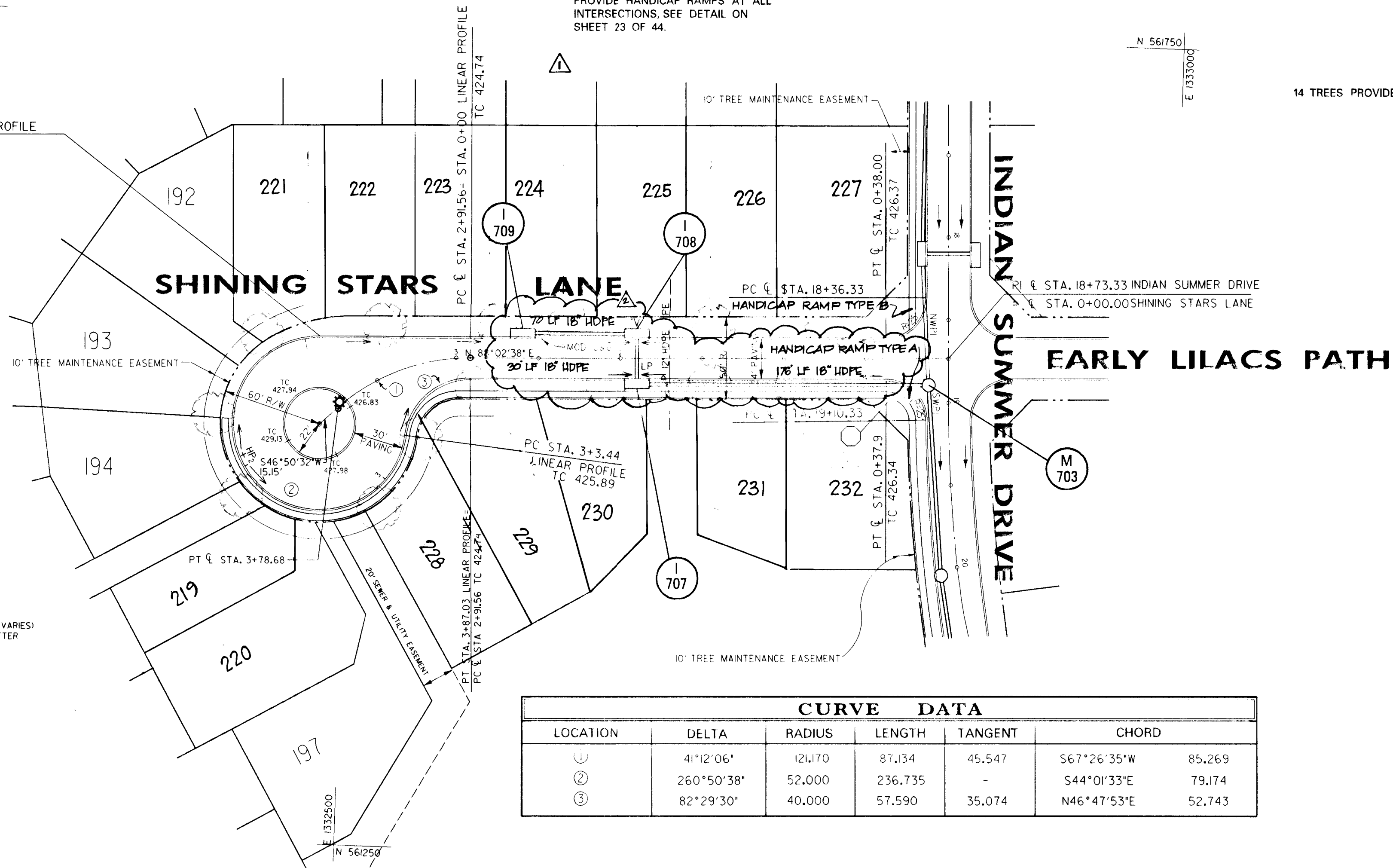
E 1332560
N 561750

PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS. SEE DETAIL ON SHEET 23 OF 44.

N 561750
E 1333000

14 TREES PROVIDED THIS SHEET.

PC STA. 0+92.71 LINEAR PROFILE
TC 426.59



NOT TO SCALE
TYPICAL SECTION - LOCAL CUL-DE-SAC
24' PAVING ON 50' R/W

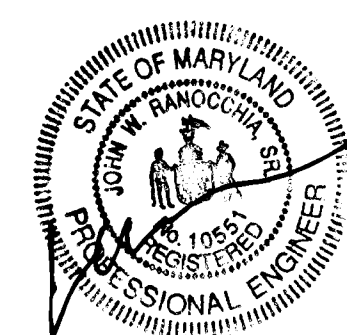
STREET LIGHT LEGEND

- 100 WATT HIGH PRESSURE SODIUM (HPS) VAPOR MODERN POST TOP FIXTURE (BRONZE) MOUNTED ON A 14' BRONZE FIBERGLASS EMBEDDED POLE.

DWG NO.	STREET NAME	STATION OFFSET	FIXTURE / POLE TYPE	COMMENTS
	SHINING STAR LANE	3+73	25' L	LOCATE 3' BEHIND FACE OF CURB

CURVE DATA					
LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	41°12'06"	121,170	87,134	45,547	S67°26'35"W 85,269
②	260°50'38"	52,000	236,735	-	S44°01'33"E 79,174
③	82°29'30"	40,000	57,590	35,074	N46°47'53"E 52,743

1-12-97
Date



Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Andrew M. Dauter 5-22-97
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Col Hamilton 7/10/97
CHIEF, BUREAU OF LAND DEVELOPMENT DATE

Bob Deacon 5/27/97
CHIEF, PLANNING DIVISION DATE

6/5/98 LOTS ADJUSTED
0/18/98 REVISED RCP CLASSIFIED TO HDPE STD.
Date No. Revision Description

VILLAGE OF RIVER HILL
SECTION 4, AREA 4

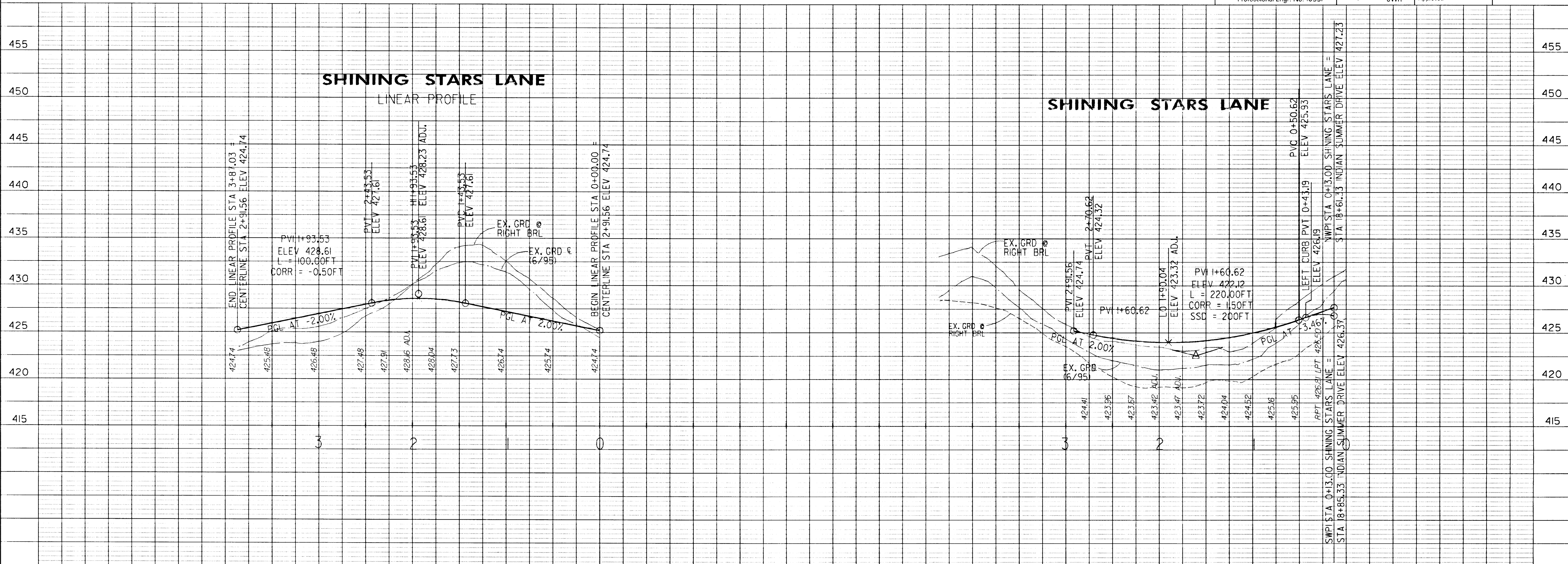
OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Duff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
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(410) 286-3333
Fax 286-4706
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

AREA SECTION 4 AREA 4
TAX MAP PARCEL
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ROAD CONSTRUCTION PLANS
SHINING STARS LANE

Des By	JWS	Scale	1" = 50'	Proj. No.	940964
Dwn By	JEF	Date	JAN 97		
Chk By	JWR	Approved			4 OF 44

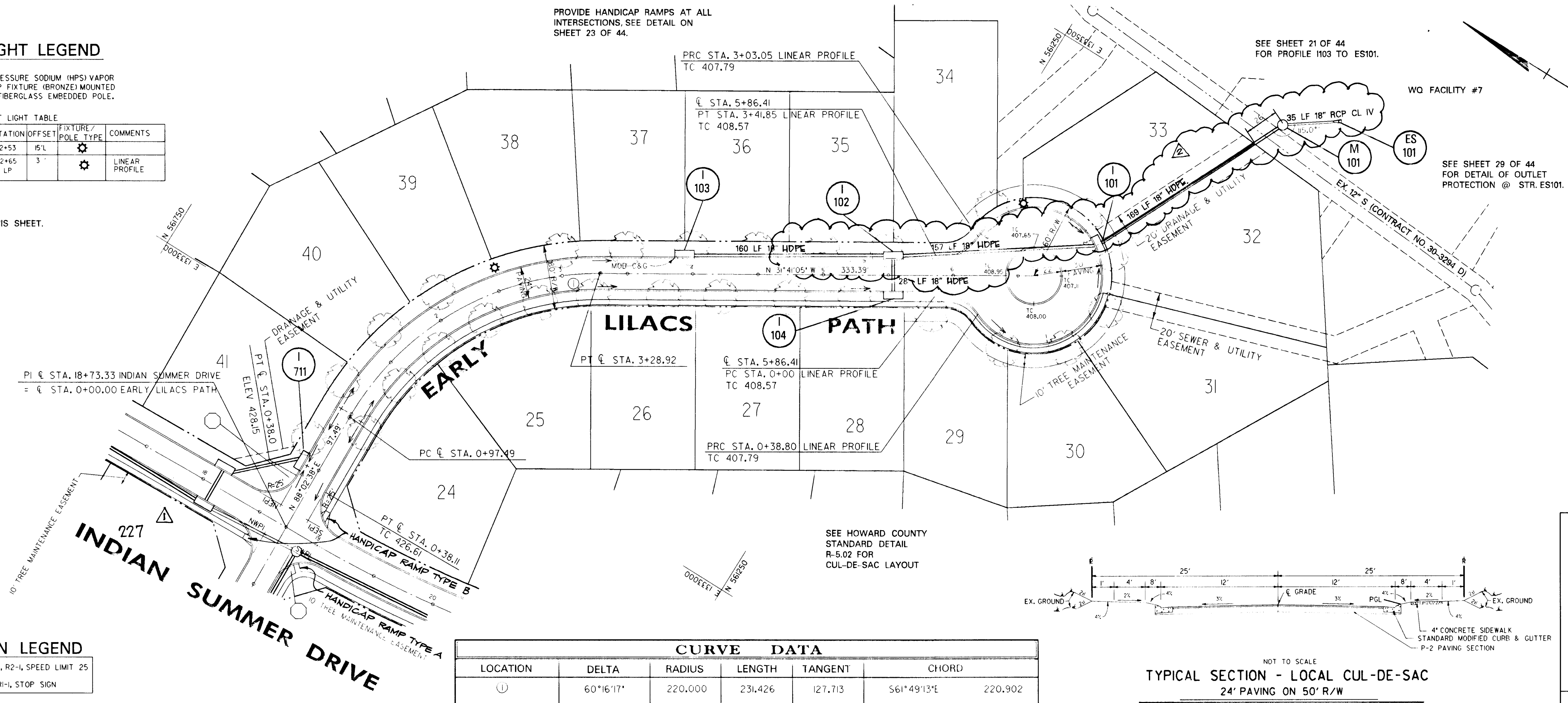


STREET LIGHT LEGEND

100 WATT HIGH PRESSURE SODIUM (HPS) VAPOR MODERN POST TOP FIXTURE BRONZES MOUNTED ON A 14" BRONZE FIBERGLASS EMBEDDED POLE.

DWG NO.	STREET NAME	STATION/OFFSET	FIXTURE / POLE TYPE	COMMENTS
	EARLY LILACS PATH	2+53	15' L	
	EARLY LILACS PATH	2+65	3' LP	LINEAR PROFILE

27 TREES PROVIDED THIS SHEET.



PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS. SEE DETAIL ON SHEET 23 OF 44.

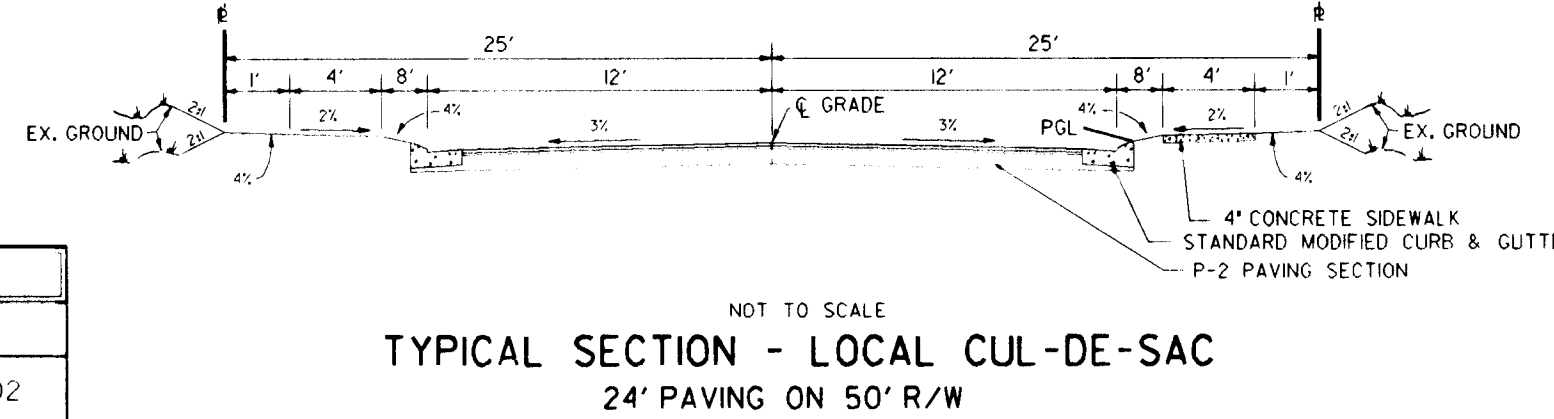
SEE SHEET 21 OF 44 FOR PROFILE 1103 TO ES101.

WO FACILITY #7

SEE SHEET 29 OF 44 FOR DETAIL OF OUTLET PROTECTION @ STR. ES101.

SEE HOWARD COUNTY STANDARD DETAIL R-5.02 FOR CUL-DE-SAC LAYOUT

CURVE DATA					
LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
101	60°16'17"	220.000	231.426	127.713	S61°49'13"E 220.902



1-17-97
Date

Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Richard M. Danche 5-22-97
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
John Hamilton 7/10/97
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: *Mark Demaree* 5/27/97
 CHIEF, DIVISION OF ENGINEERING

6/5/98 LOT 227 ADJUSTED
 8/18/98 REVISED FOR CLIP TO LHPPE 98

VILLAGE OF RIVER HILL
 SECTION 4, AREA 4

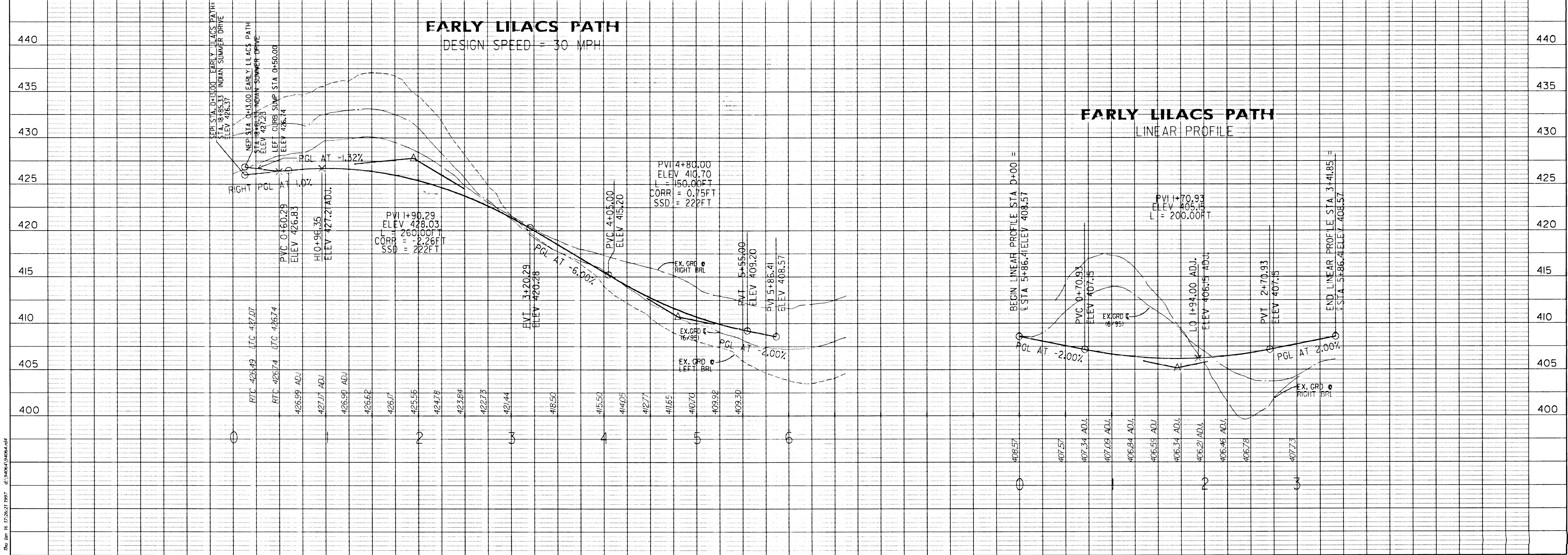
OWNER / DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

DATE: 1-17-97

AREA: SECTION 4 AREA 4
 TAX MAP: PARCEL
 ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE: ROAD CONSTRUCTION PLANS
 EARLY LILACS PATH

Des By	JWS	Scale	1" = 50'	Proj. No.	94064
Drn By	JEF	Date	JAN 97		
Chk By	JWR	Approved			5 OF 44



The Jan. 16, 17, 26, 27, 1997 21/10000/1/30000/0.01

STREET SIGN LEGEND

- 24" X 30" RECTANGLE, R2-L SPEED LIMIT 25
- 30" X 30" OCTAGON, R1-L STOP SIGN

STREET LIGHT TABLE

DWG NO.	STREET NAME	STA	OFFSET	FIXTURE / POLE TYPE	COMMENTS
	FLOATING CLOUDS PATH	H+40 LP	2'		OFF CURB
	FLOATING CLOUDS PATH	4+30	15'L		

STREET LIGHT LEGEND

- ⊙ 100 WATT HIGH PRESSURE SODIUM (HPS) VAPOR MODERN POST TOP FIXTURE (BRONZE) MOUNTED ON A 14" BRONZE FIBERGLASS EMBEDDED POLE.

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Andrew M. Daniels 5-22-97
 CHIEF, DEPT. OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Coffman 7/10/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: *Blair* 5/27/97
 CHIEF, CIVIL ENGINEERING DIVISION DATE

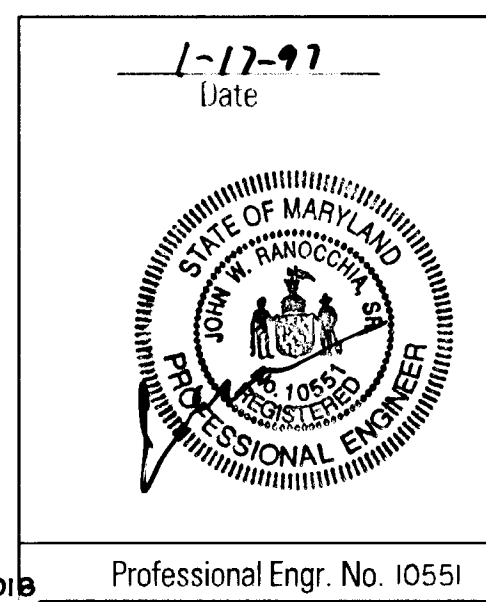
REVISED RCP CL IV 90 TO HDPE 90.

Date	No.	Revision Description

VILLAGE OF RIVER HILL
SECTION 4, AREA 4

OWNER / DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

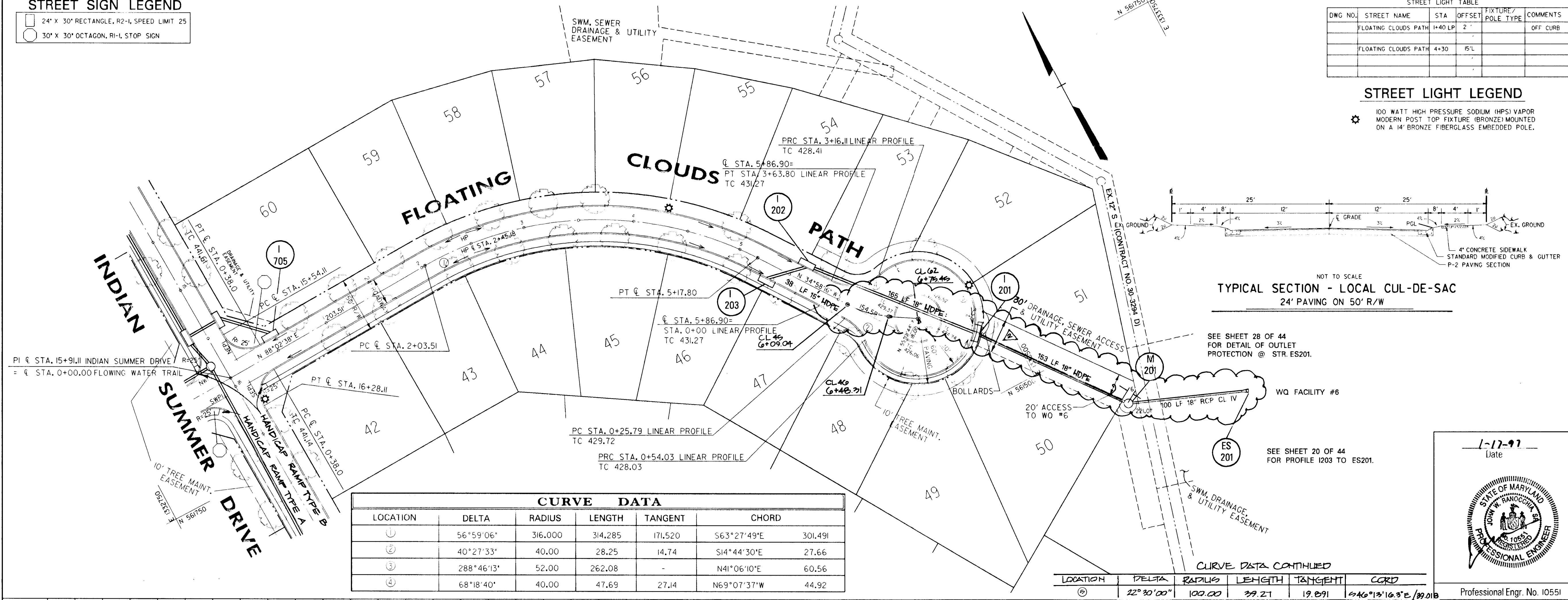
DMC
 Dan McCune-Walker, Inc.
 300 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals



AREA SECTION 4 AREA 4
 TAX MAP PARCEL
 ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE ROAD CONSTRUCTION PLANS
 FLOATING CLOUDS PATH

Des By	JWS	Scale	1" = 50'	Proj. No.	94064
Drn By	JEF	Date	JAN 97		
Chk By	JWR	Approved			6 OF 44



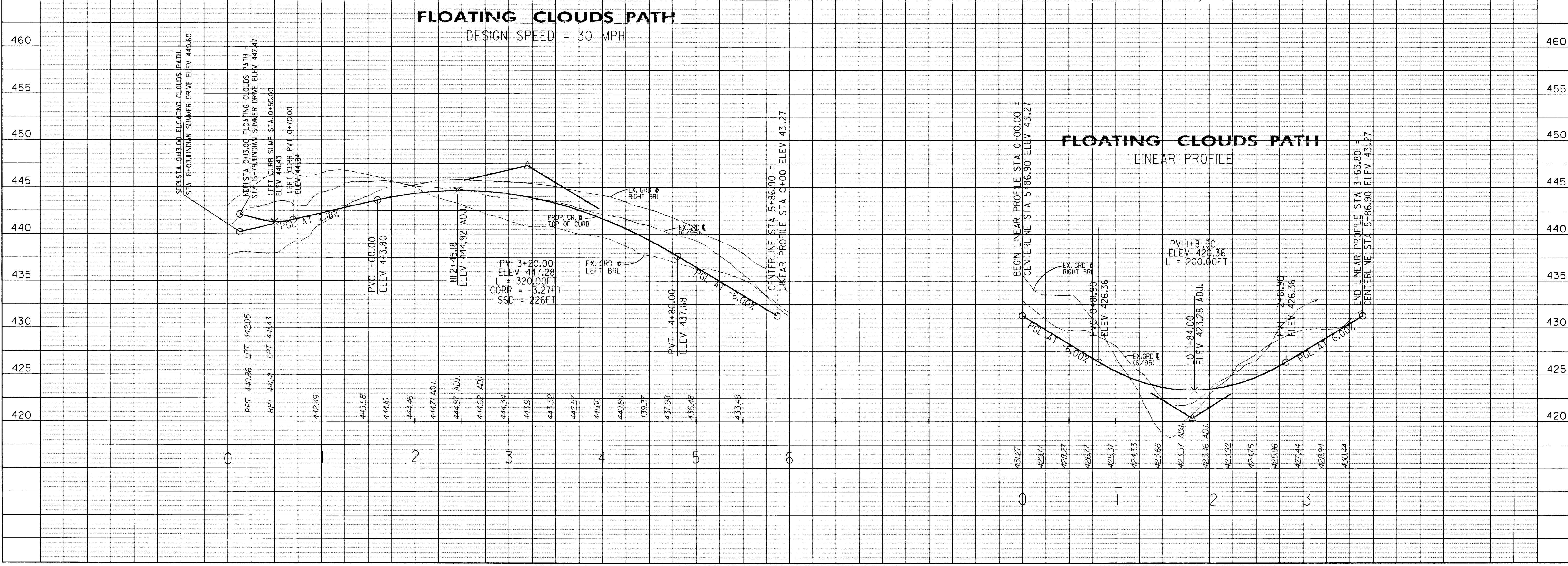
CURVE DATA

LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	56°59'06"	316.000	314.285	171.520	563°27'49"E 301.491
②	40°27'33"	40.00	28.25	14.74	S14°44'30"E 27.66
③	288°46'13"	52.00	262.08	-	N41°06'10"E 60.56
④	68°18'40"	40.00	47.69	27.14	N69°07'37"W 44.92

CURVE DATA CONTINUED

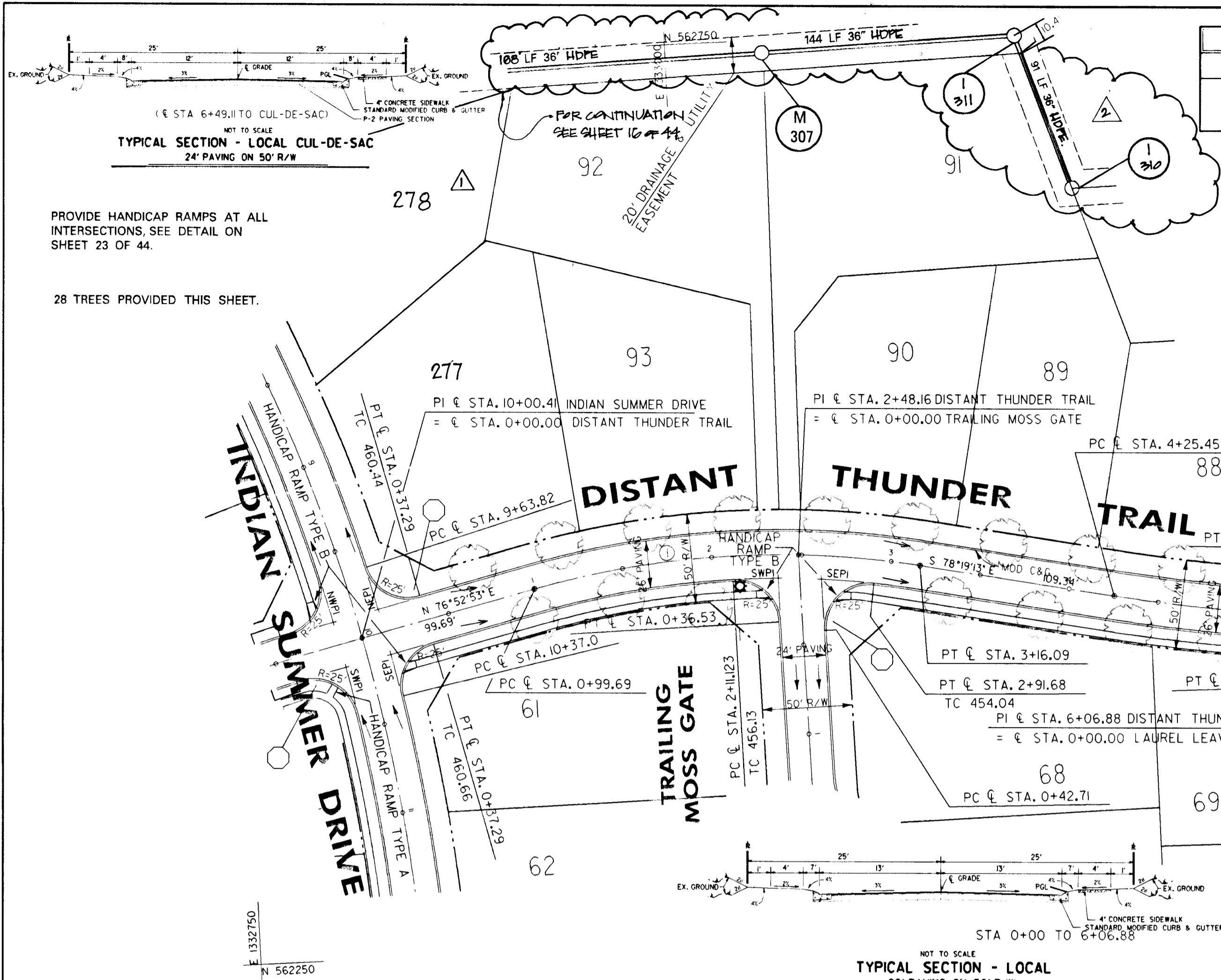
LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
⑤	12°30'00"	100.00	29.21	19.091	S46°13'16.3"E / 39.018

FLOATING CLOUDS PATH
DESIGN SPEED = 30 MPH



FLOATING CLOUDS PATH
LINEAR PROFILE

This file is 2/10/97 10:57 AM 2/10/97 10:57 AM



CURVE DATA						
LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
1	07°47'07"	500.000	67.939	34.022	S82°12'47"E	67.887
2	02°25'08"	1000.00	42.218	21.112	S89°55'32"	42.215

SEE SHEET 33 OF 44 FOR DETAIL OF OUTLET PROTECTION @ STR. ES301.

STREET LIGHT LEGEND

100 WATT HIGH PRESSURE SODIUM (HPS) VAPOR MODERN POST TOP FIXTURE (BRONZE) MOUNTED ON A 14" BRONZE FIBERGLASS EMBEDDED POLE.

DWG NO.	STREET NAME	STATION	OFFSET	FIXTURE / POLE TYPE	COMMENTS
	DISTANT THUNDER	2+17	16'R		
	DISTANT THUNDER	5+77	16'R		
	DISTANT THUNDER	2+70	5'R		LINEAR PROFILE OFF WRB

STREET SIGN LEGEND

24" X 30" RECTANGLE, R2-L, SPEED LIMIT 25
30" X 30" OCTAGON, R1-L, STOP SIGN

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Richard M. Deneff 5-22-97
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Ch Hamilton 7/10/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: *William D. ...* 5/27/97
CHIEF, DIVISION OF ENGINEERING DATE

6/5/98 LOT 277 ADJUSTED LOT 278 ADDED
8/10/98 REPEATED RCP CLV 50 TO HDPE 90.
Date No. Revision Description

VILLAGE OF RIVER HILL SECTION 4, AREA 4

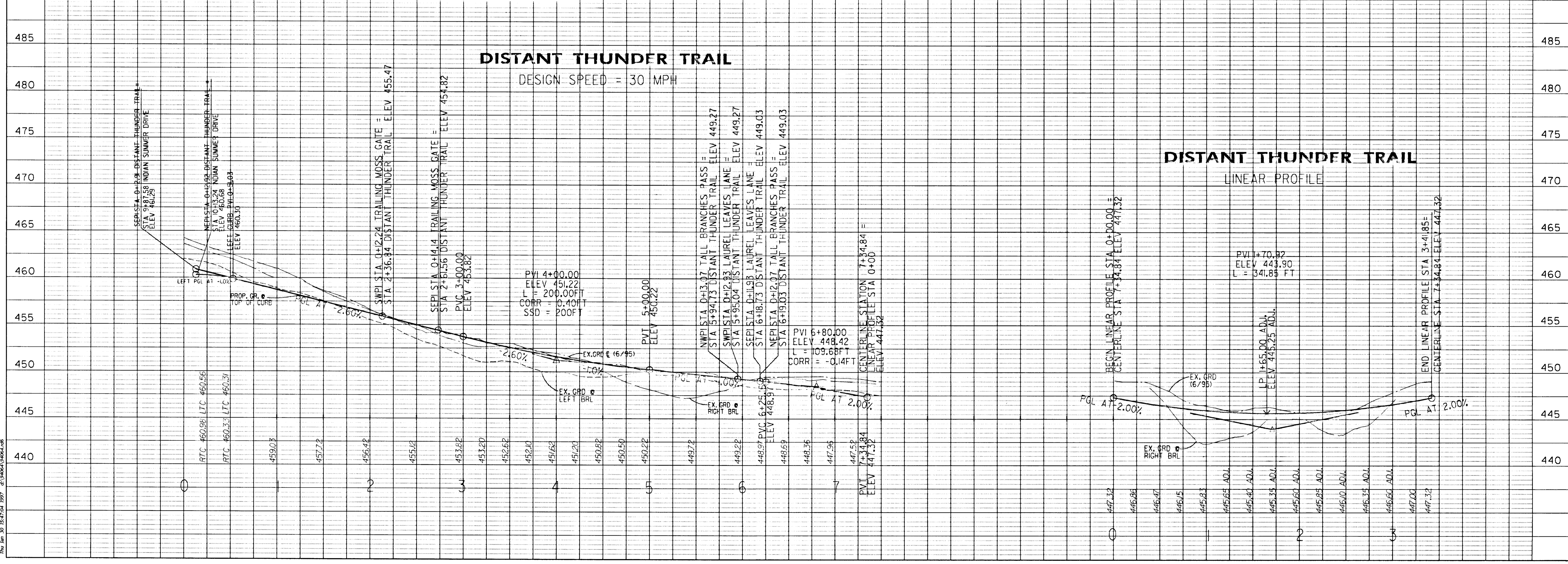
OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

SECTION 4 AREA 4
TAX MAP PARCEL
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE
ROAD CONSTRUCTION PLANS
DISTANT THUNDER TRAIL

Des By JWVS Scale 1" = 50' Proj. No. 94064
Dwn By JEF Date JAN 97
Chk By JWR Approved 7 OF 44

Professional Engr. No. 10551



Thu Jan 30 15:27:04 1997

STREET SIGN LEGEND

- 24' x 30' RECTANGLE, R-2-L, SPEED LIMIT 25
- 30' x 30' OCTAGON, R-1, STOP SIGN

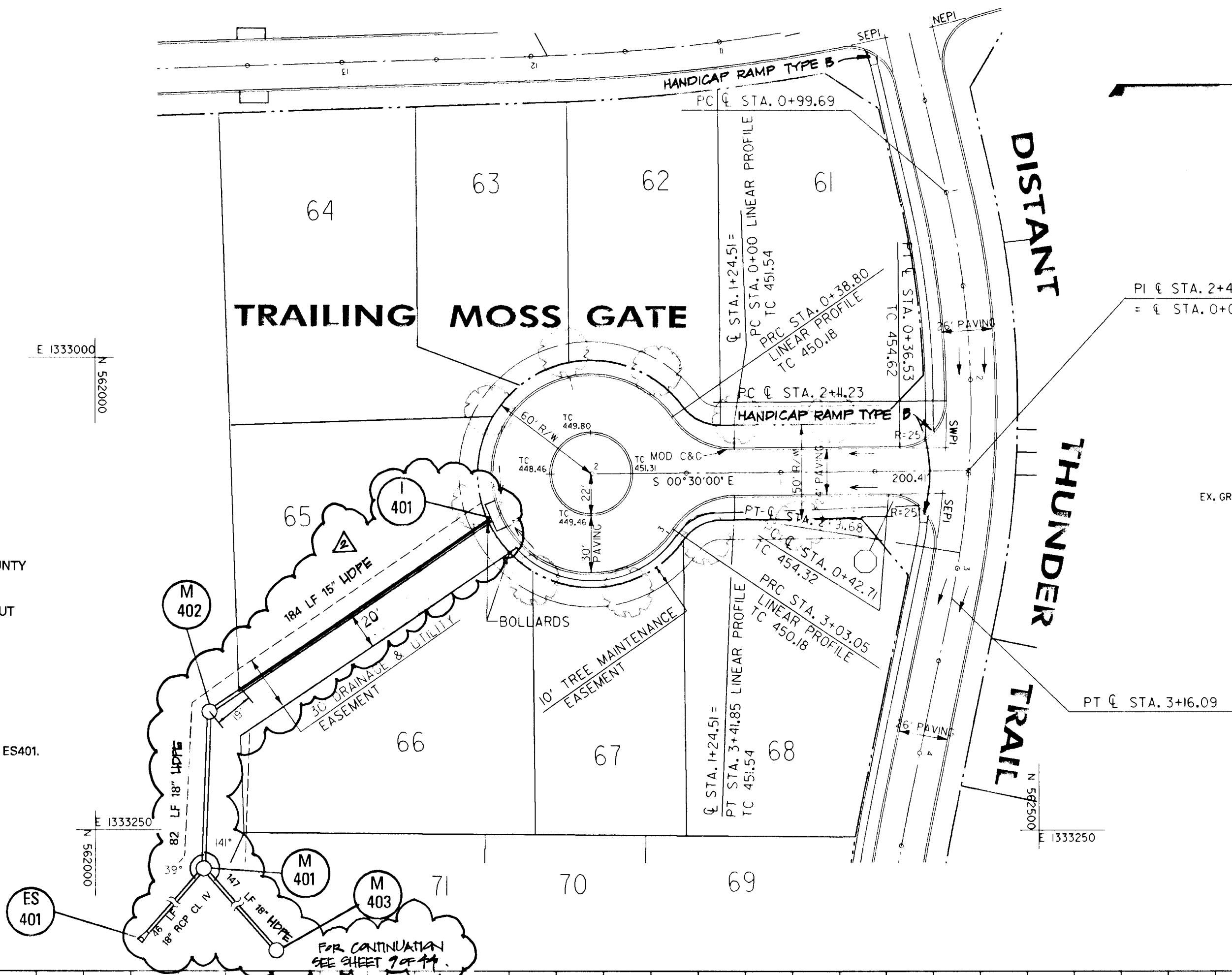
PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS, SEE DETAIL ON SHEET 23 OF 44.

SEE HOWARD COUNTY STANDARD DETAIL R-5.02 FOR CUL-DE-SAC LAYOUT

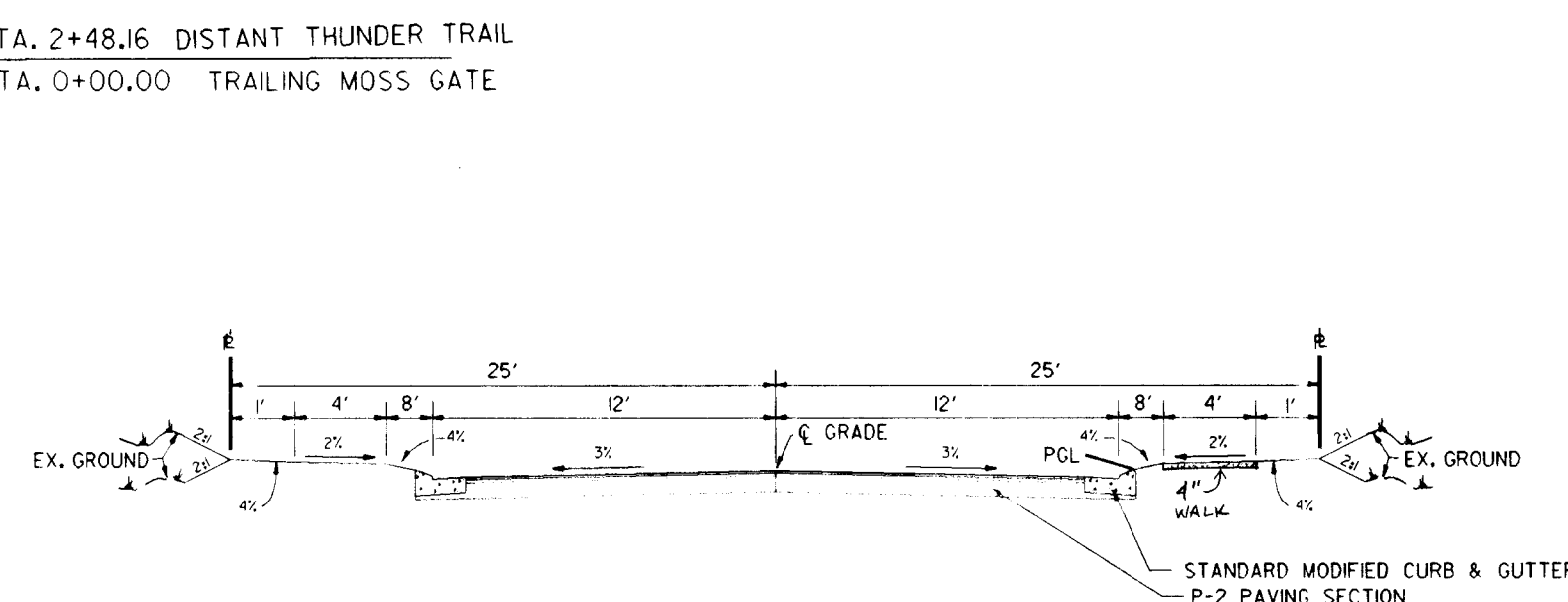
SEE SHEET 19 OF 44 FOR PROFILE 1401 TO ES401.

SEE SHEET 28 OF 44 FOR DETAIL OF OUTLET PROTECTION @ STR ES401.

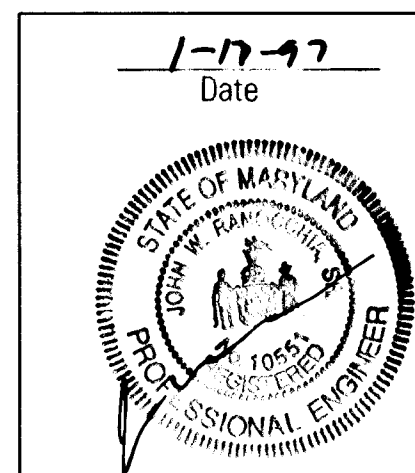
WQ FACILITY #5



10 TREES PROVIDED THIS SHEET.

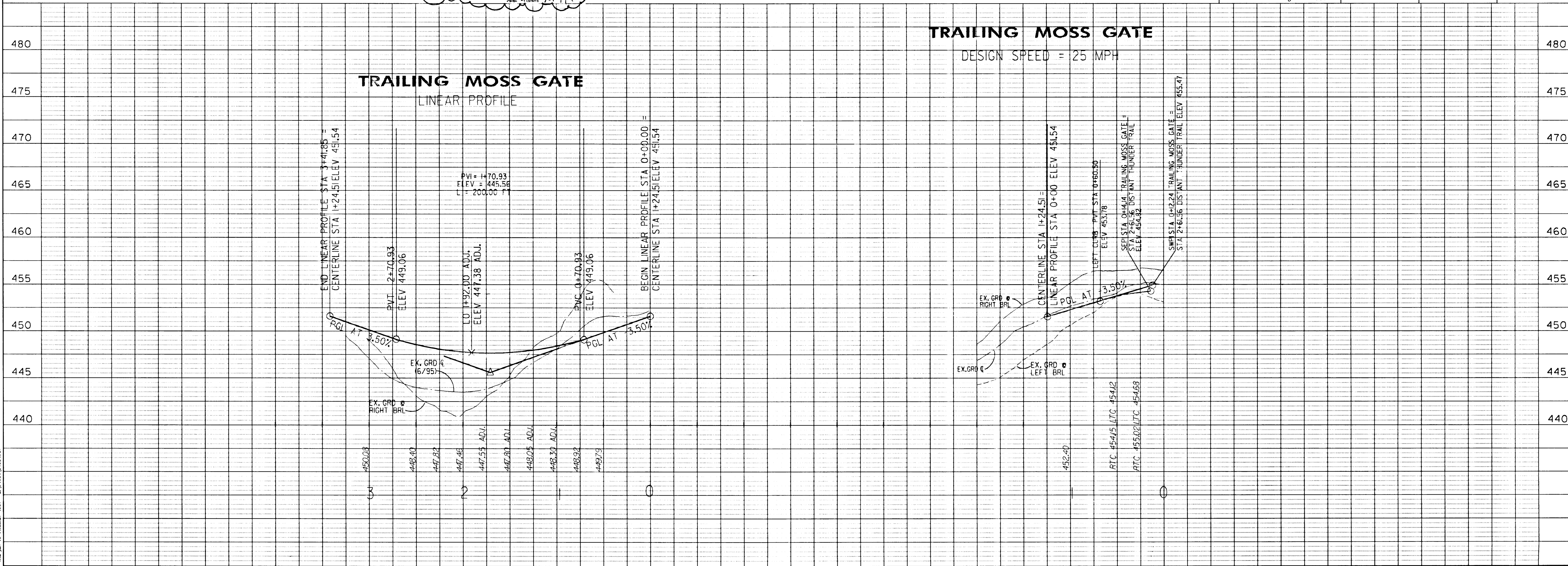


NOT TO SCALE
TYPICAL SECTION - LOCAL CUL-DE-SAC
24' PAVING ON 50' R/W



Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS	
<i>Howard M. Daniels</i>	5-22-97
CHIEF, BUREAU OF HIGHWAYS	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING	
<i>Robert Cabanillas</i>	7/10/97
CHIEF, BUREAU OF LAND DEVELOPMENT	DATE
<i>Robert Danvers</i>	5/27/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
REVISION TO: 01/10/98, REVISED TO: 01/10/98 TO: 01/10/98	
Date	No. Revision Description
VILLAGE OF RIVER HILL SECTION 4, AREA 4	
OWNER / DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044	
DMC Dan McCune-Walker, Inc. 300 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3533 Fax: 296-4705	
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals	
AREA	SECTION 4 AREA 4
TAX MAP	PARCEL
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
TITLE	ROAD CONSTRUCTION PLANS TRAILING MOSS GATE
Des By	JWS Scale 1" = 50' Proj. No. 94064
Dwn By	JEF Date JAN 97
Chk By	JWR Approved
8 OF 44	



The Jan. 16, 1403.27, 1997, of Howard County, Md.

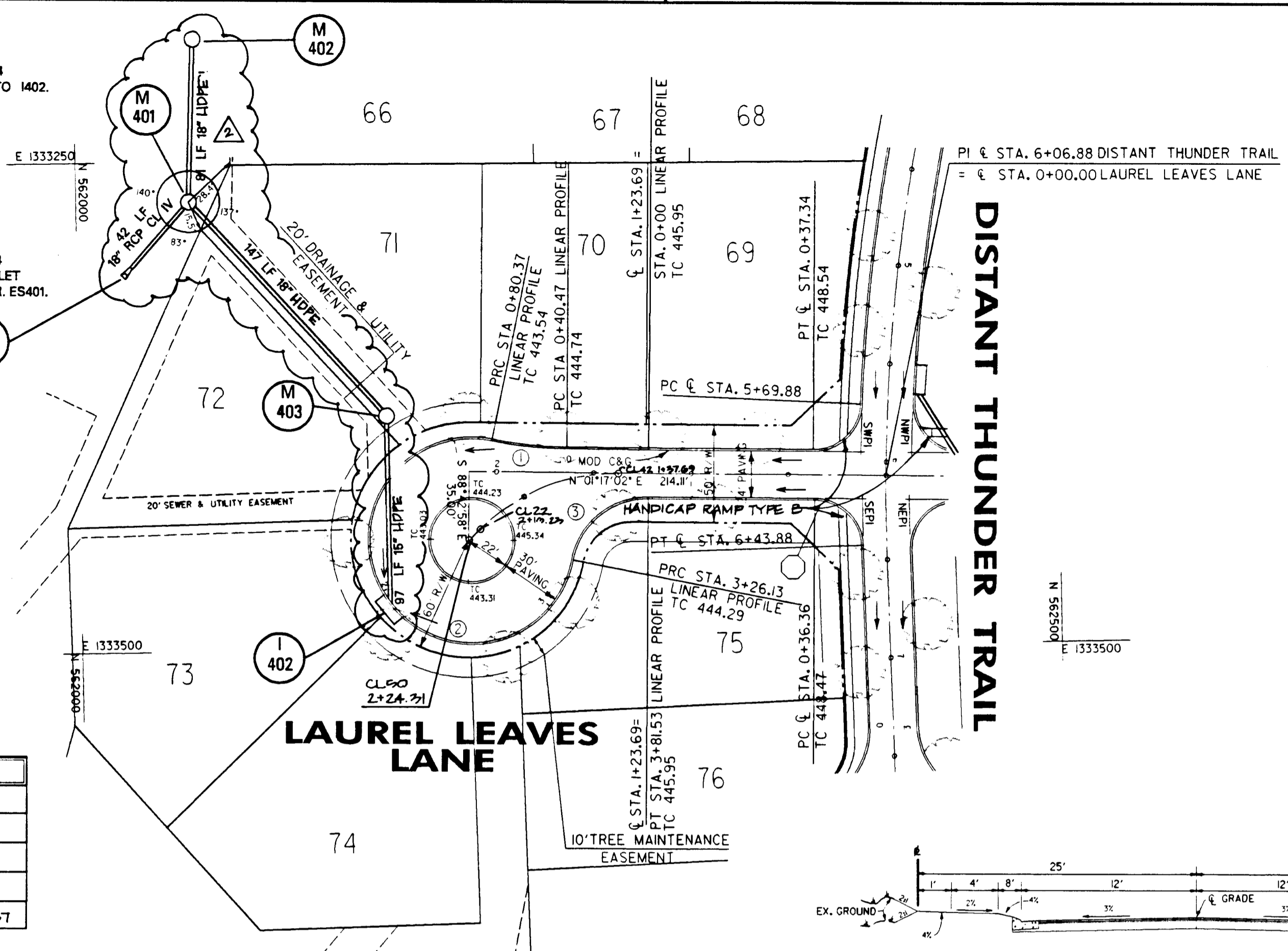
STREET SIGN LEGEND

- 24' X 30' RECTANGLE, R-1, SPEED LIMIT 25
- 30' X 30' OCTAGON, R-1, STOP SIGN

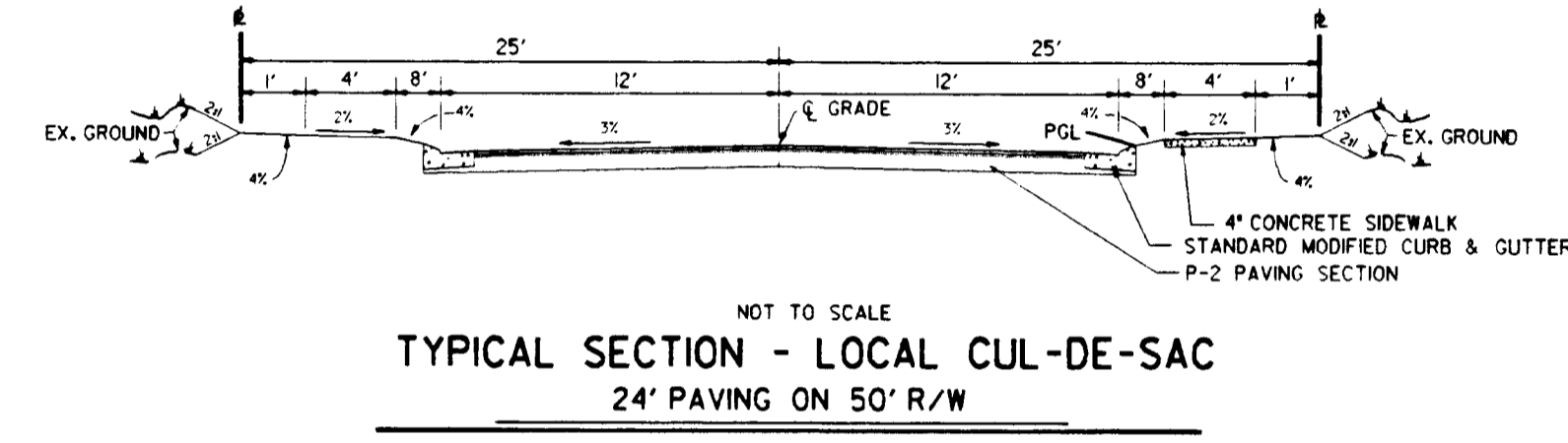
SEE SHEET 19 OF 44 FOR PROFILE M401 TO 1402.

SEE SHEET 28 OF 44 FOR DETAIL OF OUTLET PROTECTION @ STR. ES401.

WQ FACILITY #5



CURVE DATA					
LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	11°25'57"	200.00	39.91	20.20	S7°00'00"W 39.84
2	270°47'03"	-	245.76	-	N57°19'28"E 73.03
3	79°21'06"	42.00	55.40	33.18	N38°23'31"W 51.08
4	45°00'00"	100.00	78.540	41.421	S21°12'58.1E 76.537



1-17-97
Date

Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Richard M. Daniels 5-22-97
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
John Hamilton 7/10/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: *Mike Damman* 5/10/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

REVISED R.P. CL. IV TO HDPE SP.

Date No. Revision Description

VILLAGE OF RIVER HILL
SECTION 4, AREA 4

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

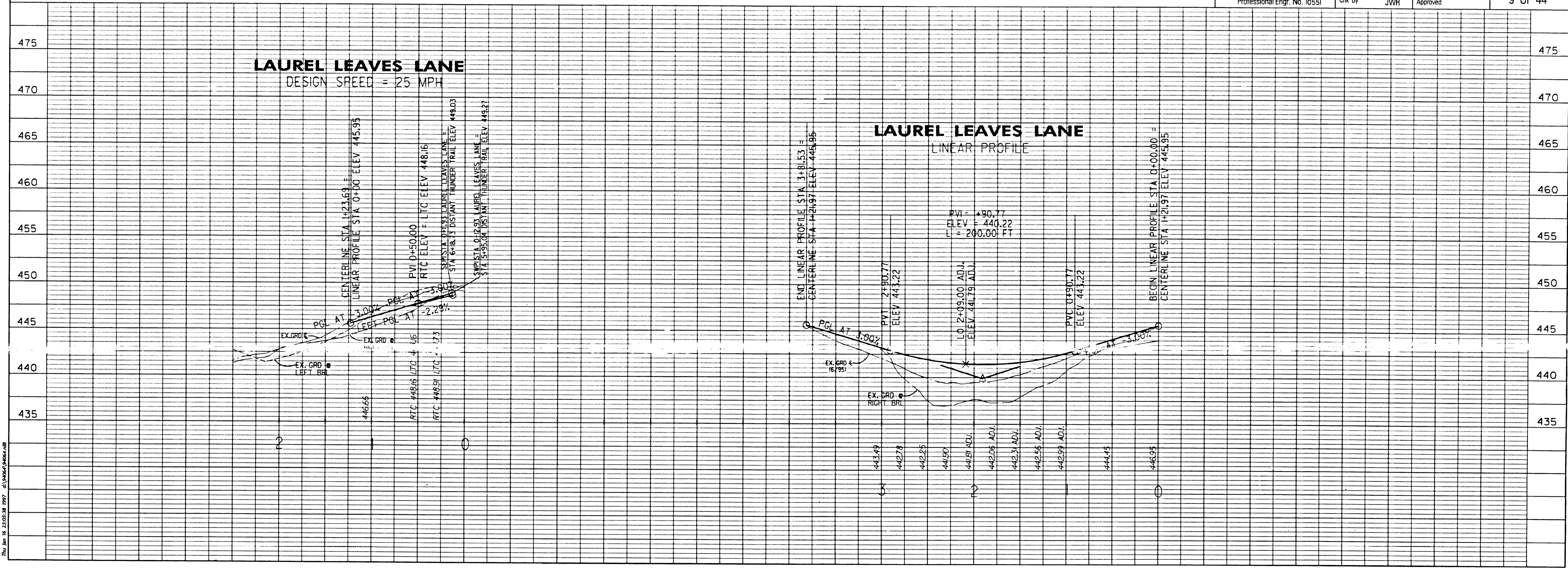
DMW
Duff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

AREA SECTION 4 AREA 4
TAX MAP PARCEL
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE ROAD CONSTRUCTION PLANS
LAUREL LEAVES LANE

Des By	JWS	Scale	1" = 50'	Proj. No.	94064
Dm By	JEF	Date	JAN 97	9 OF 44	
Chk By	JWR	Approved			



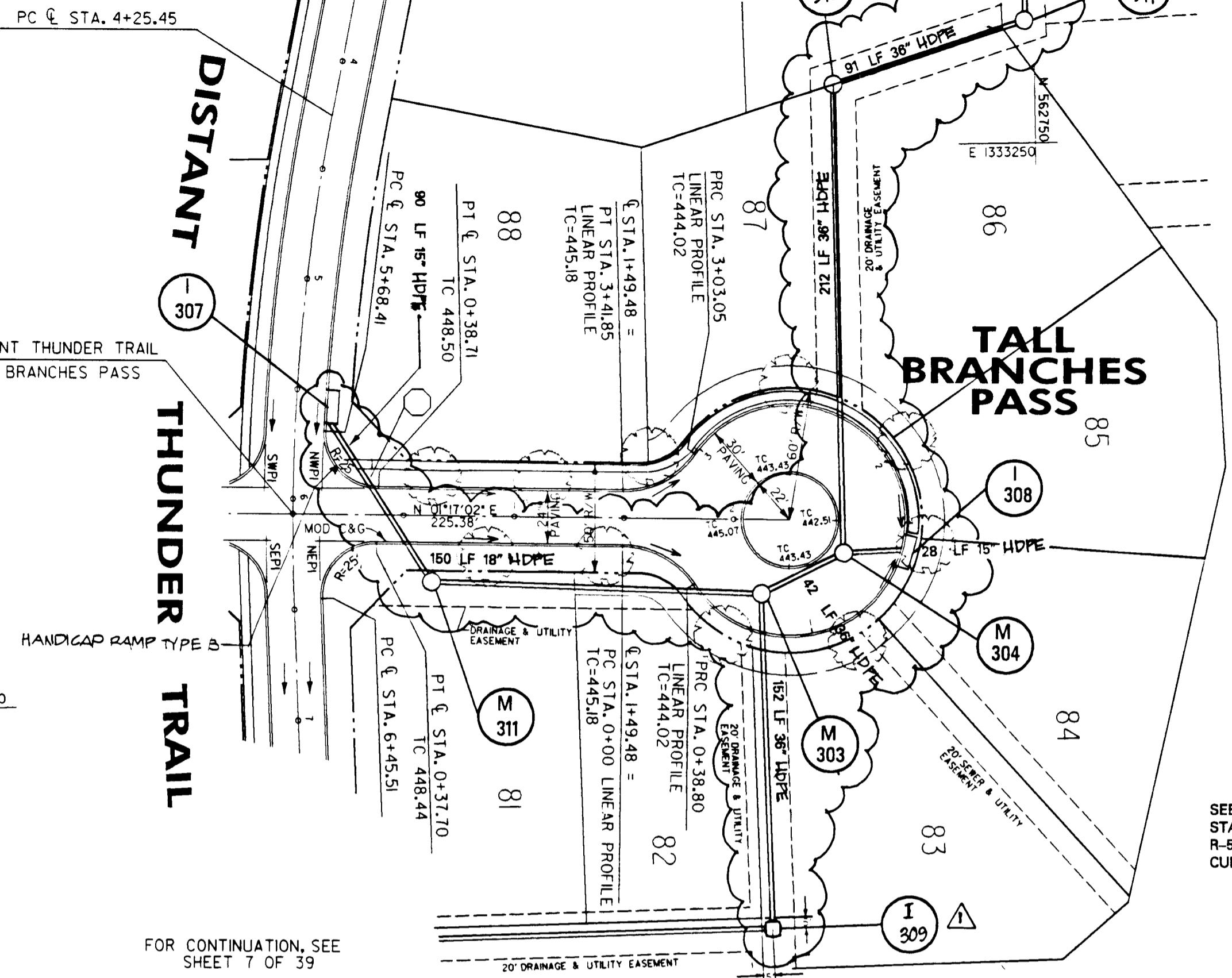
Thu Jan 16 23:05:38 1997 d:\sawyer\94064.dwg

STREET SIGN LEGEND

- 24" x 30" RECTANGLE, R2-I, SPEED LIMIT 25
- 30" x 30" OCTAGON, R1-I, STOP SIGN

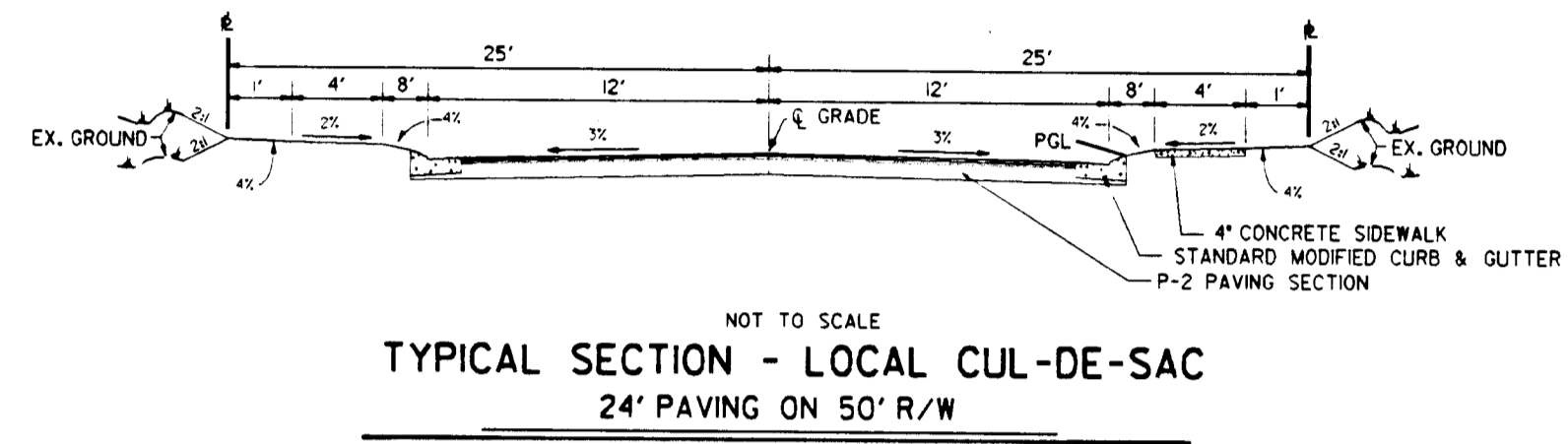
PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS. SEE DETAIL ON SHEET 23 OF 44.

PI @ STA. 6+06.88 DISTANT THUNDER TRAIL
= @ STA. 0+00.00 TALL BRANCHES PASS



SEE SHEET 18 & 19 OF 44 FOR SD PROFILES FOR THIS SHEET.

10 TREES PROVIDED THIS SHEET.



SEE HOWARD COUNTY STANDARD DETAIL R-5.02 FOR CUL-DE-SAC LAYOUT

2-4-97
Date

Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Richard M. Danel
 CHIEF, BUREAU OF HIGHWAYS
 DATE 5-22-97

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
C. S. Miller
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE 7/2/97

M. D. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 5/27/97

Date	No.	Revision Description
6/5/98	1	M 302 REPLACED BY I 309
8/10/98	2	REVISED R/W 24' x 50' TO HDPE 50'

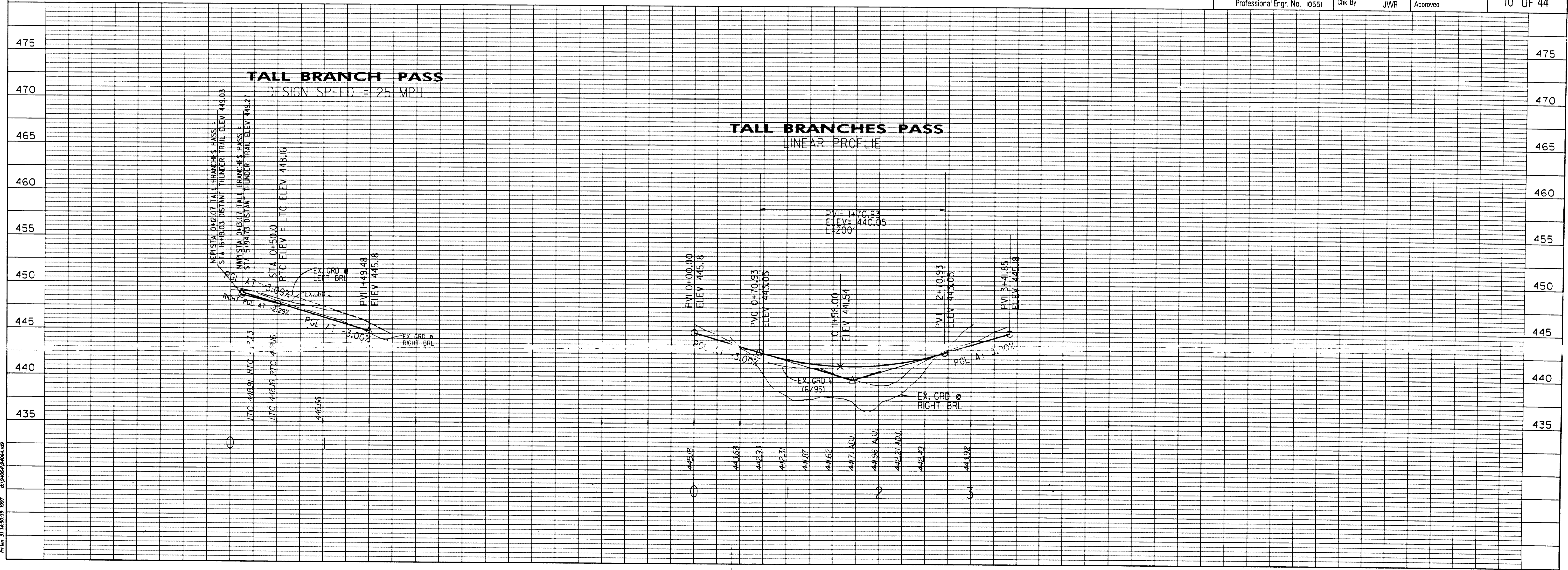
VILLAGE OF RIVER HILL
 SECTION 4, AREA 4

OWNER / DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

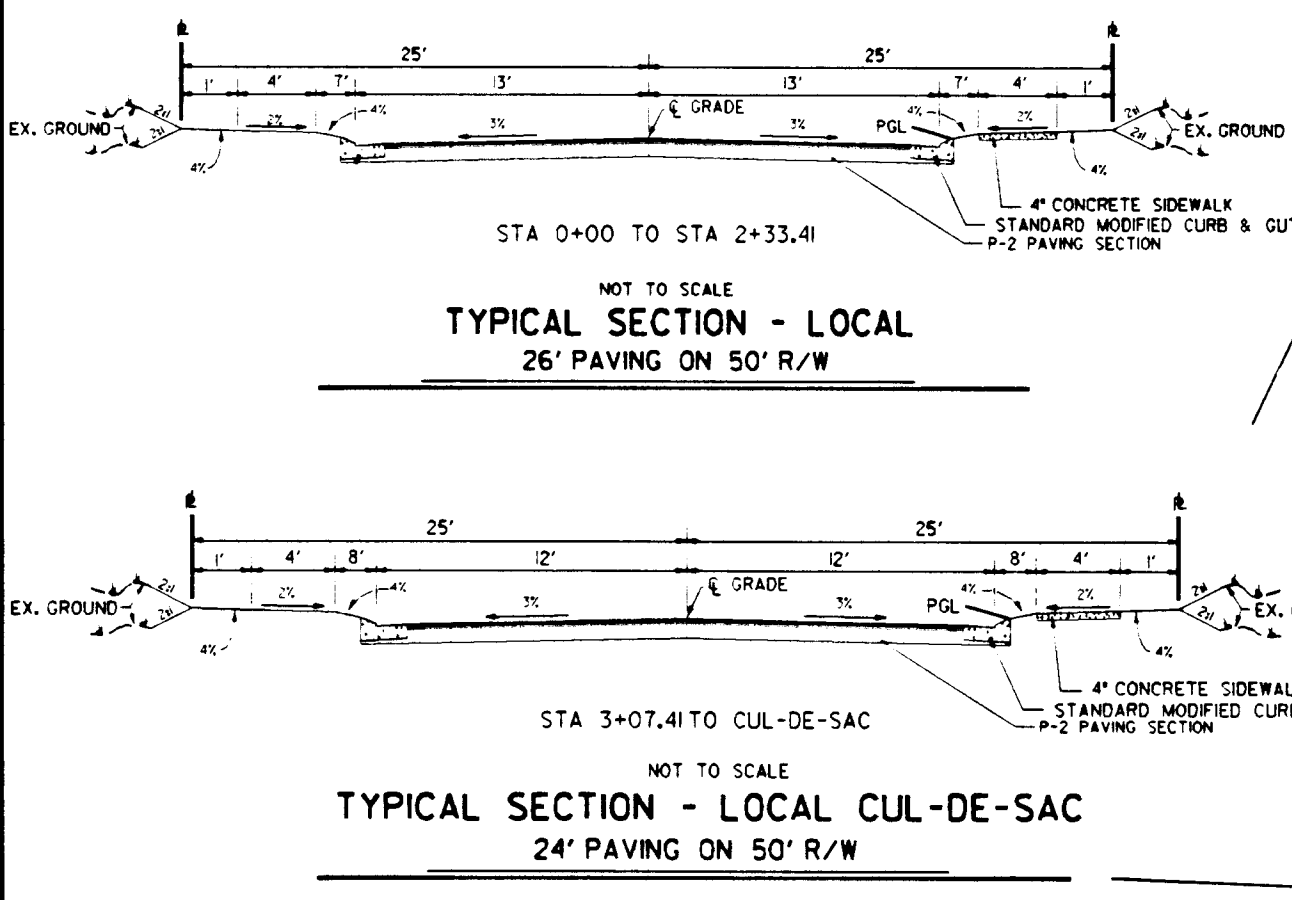
DMW
 Draft McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-8333
 Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

AREA	SECTION 4 AREA 4				
TAX MAP	PARCEL				
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND					
TITLE	ROAD CONSTRUCTION PLANS TALL BRANCHES PASS				
Des By	JWS	Scale	1" = 50'	Proj. No.	94064
Dwn By	JEF	Date	JAN 97		
Chk By	JWR	Approved			
					10 OF 44



File Path: J:\450339\1997 - d:\w\dmw\10551.dwg



PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS, SEE DETAIL ON SHEET 23 OF 44.

SEE SHEET 19 OF 44 FOR PROFILE 1501 TO E5502, 501.

STREET LIGHT LEGEND

100 WATT HIGH PRESSURE SODIUM (HPS) VAPOR MODERN POST TOP FIXTURE (BRONZE) MOUNTED ON A 14" BRONZE FIBERGLASS EMBEDDED POLE.

DWG NO.	STREET NAME	STATION OFFSET	FIXTURE / POLE TYPE	COMMENTS
	SUNLIT WATER WAY	2+39	17R	
	SUNLIT WATER WAY	2+70	3'R	OFF CURB LINEAR PROF.

24 TREES PROVIDED THIS SHEET.

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Richard M. Daniels 5-22-97
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
C. Hamilton 7/10/97
 CHIEF, DIVISION OF LAND DEVELOPMENT TC DATE

Mr. DeWitt 5/21/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

6/5/98 LOT'S ADJUSTED
 6/16/98 REVISED R/W CLV TO HDPE 40

VILLAGE OF RIVER HILL
 SECTION 4, AREA 4

OWNER / DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

DMW
 Dan McCune Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-9332
 Fax 286-4708

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

1-12-97
 Date

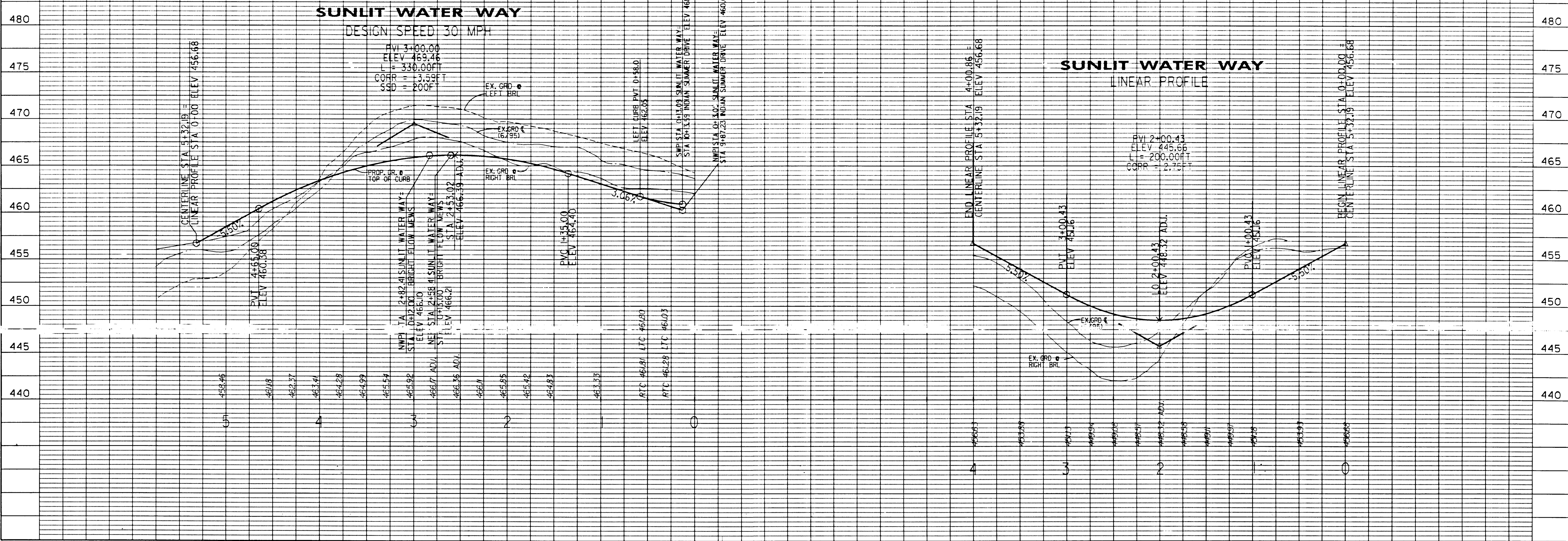
Professional Engr. No. 10551

STREET SIGN LEGEND

□	24" X 30" RECTANGLE, R2-1, SPEED LIMIT 25
○	30" X 30" OCTAGON, R1-1, STOP SIGN

CURVE DATA

LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	18°06'34"	450,000	142,232	71,714	S67°49'36"W 141,641
②	18°48'58"	400,000	66,277	66,277	S68°10'48"W 130,771
③	46°53'31"	100,000	81,842	20,530	N78°57'58"W 79,577
④	89°58'15"	40,000	62,812	39,980	N57°25'36"W 56,55
⑤	255°09'52"	52,000	231,580		S39°58'37"W 82,418
⑥	14°48'23"	412,000	106,470	53,53	N84°59'28"E 106,174



Thu, Jan 16 10:53:48 1997 c:\pwork\pwork.rvt

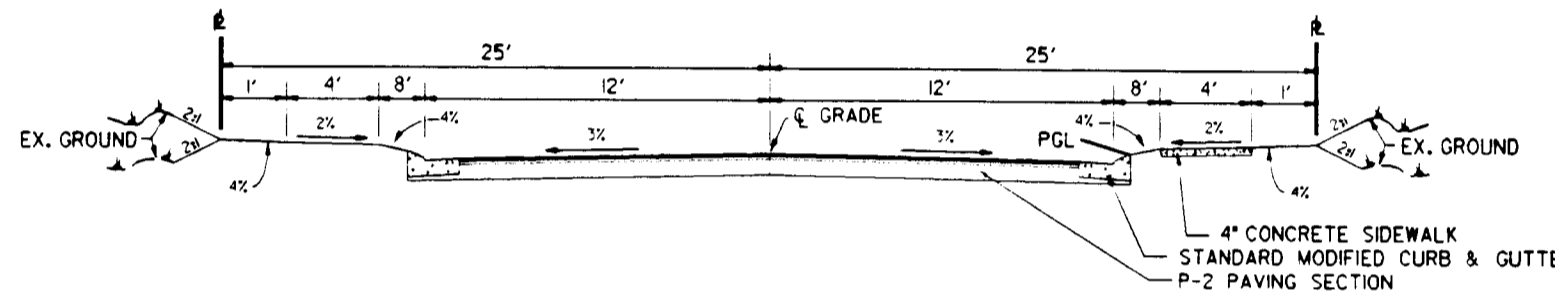
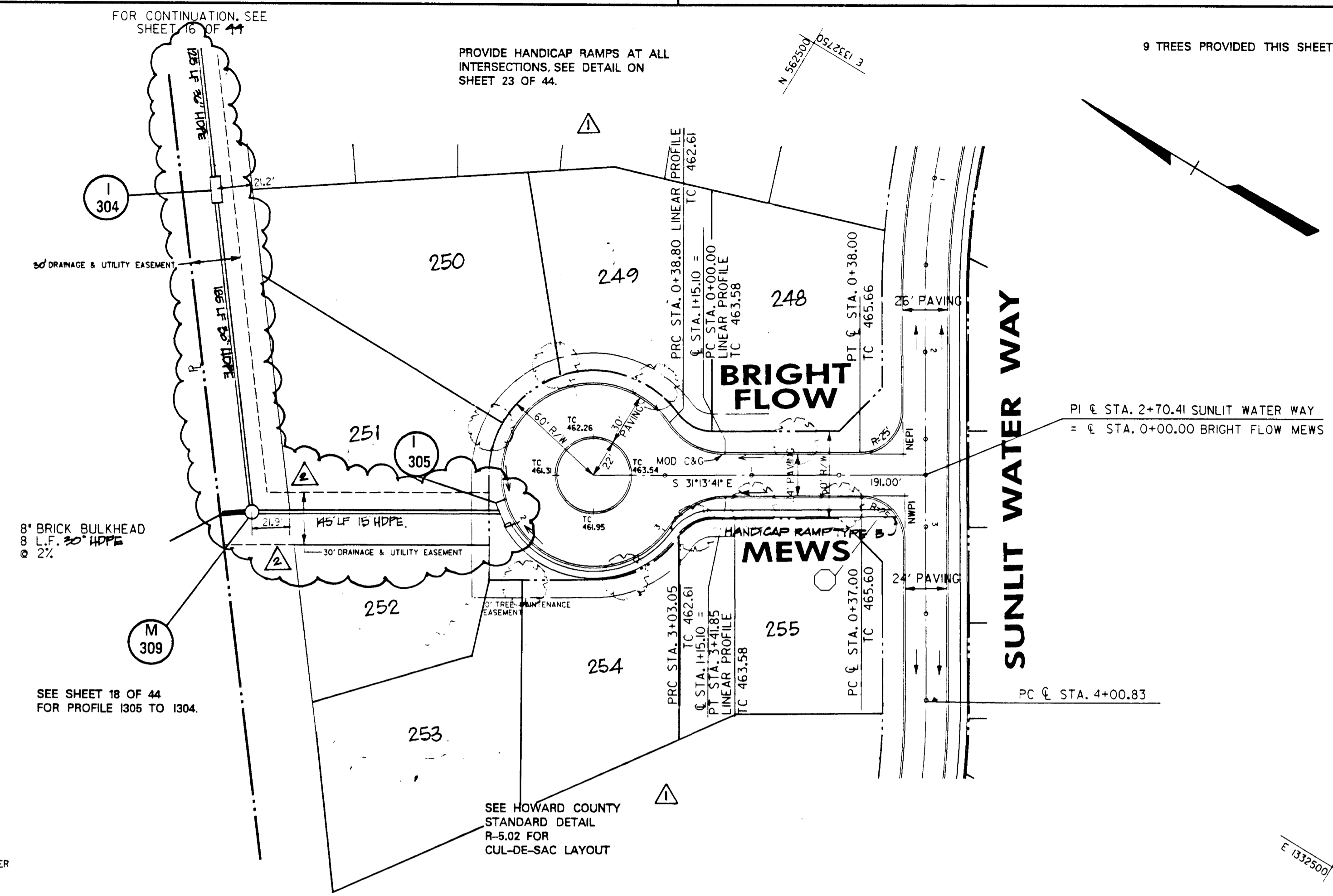
STREET SIGN LEGEND

- 24' x 30' RECTANGLE, R2-1, SPEED LIMIT 25
- 30' x 30' OCTAGON, R1-1, STOP SIGN

FOR CONTINUATION, SEE SHEET 23 OF 44

PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS, SEE DETAIL ON SHEET 23 OF 44.

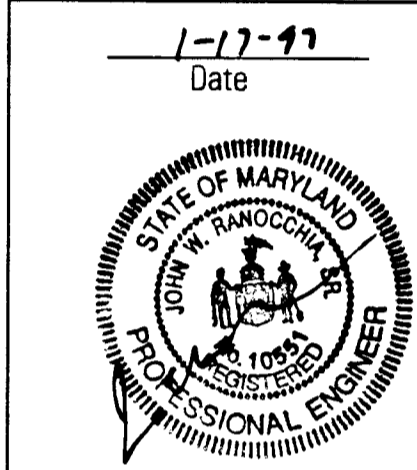
9 TREES PROVIDED THIS SHEET.



TYPICAL SECTION - LOCAL CUL-DE-SAC
24' PAVING ON 50' R/W

SEE HOWARD COUNTY STANDARD DETAIL R-5.02 FOR CUL-DE-SAC LAYOUT

SEE SHEET 18 OF 44 FOR PROFILE 1305 TO 1304.



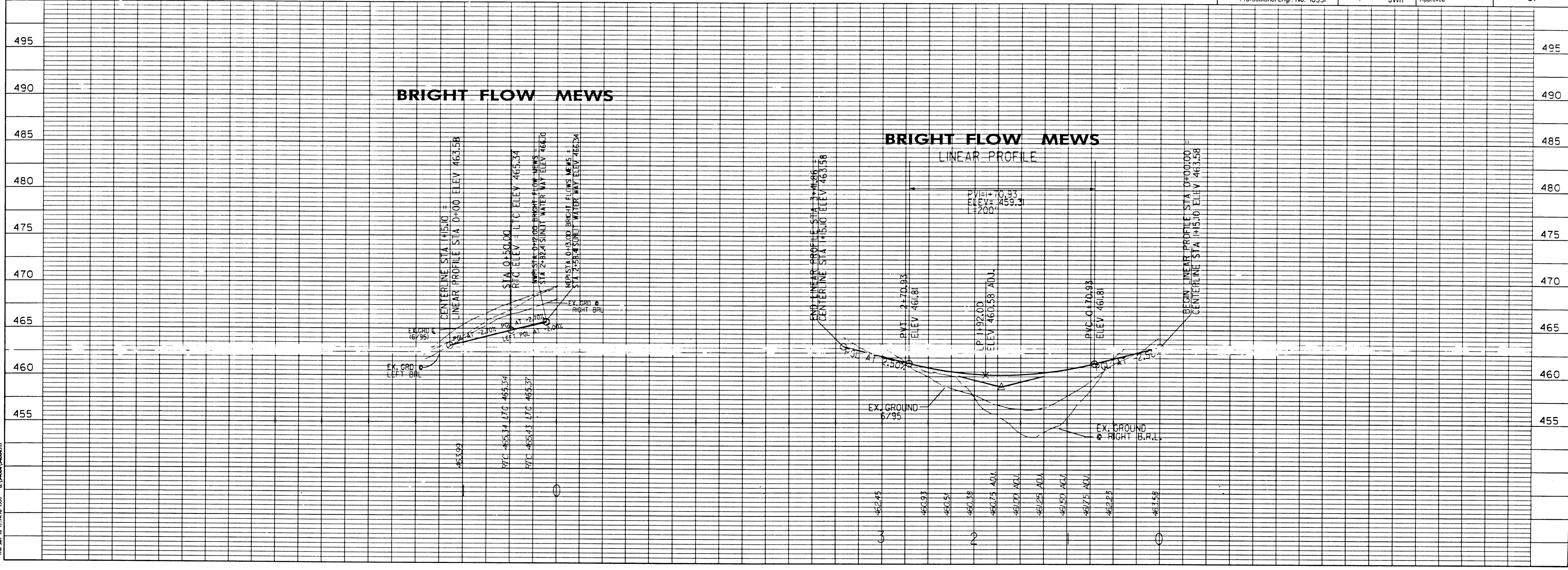
Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS	
<i>Richard M. Danek</i> CHIEF, BUREAU OF HIGHWAYS	5-22-97 DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING	
<i>C. Hamilton</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/10/97 DATE
<i>Mark D. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	5/20/97 DATE
6/5/98	LOTS ADJUSTED
8/10/98	REVISED R.C.P. CL IN 40 TO HDPE 30.
Date	No. Revision Description

VILLAGE OF RIVER HILL
SECTION 4, AREA 4

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DATE: 1-17-97	
AREA: SECTION 4 AREA 4	
TAX MAP: PARCEL	
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	
TITLE: ROAD CONSTRUCTION PLANS	
BRIGHT FLOW MEWS	
Des By: JWS	Scale: 1" = 50'
Orn By: JEF	Date: JAN 97
Proj. No.: 94064	12 OF 44
Chk By: JWR	Approved



Thu Jan 16 17:16:18 1997 d:\p0001\p0001.rvt

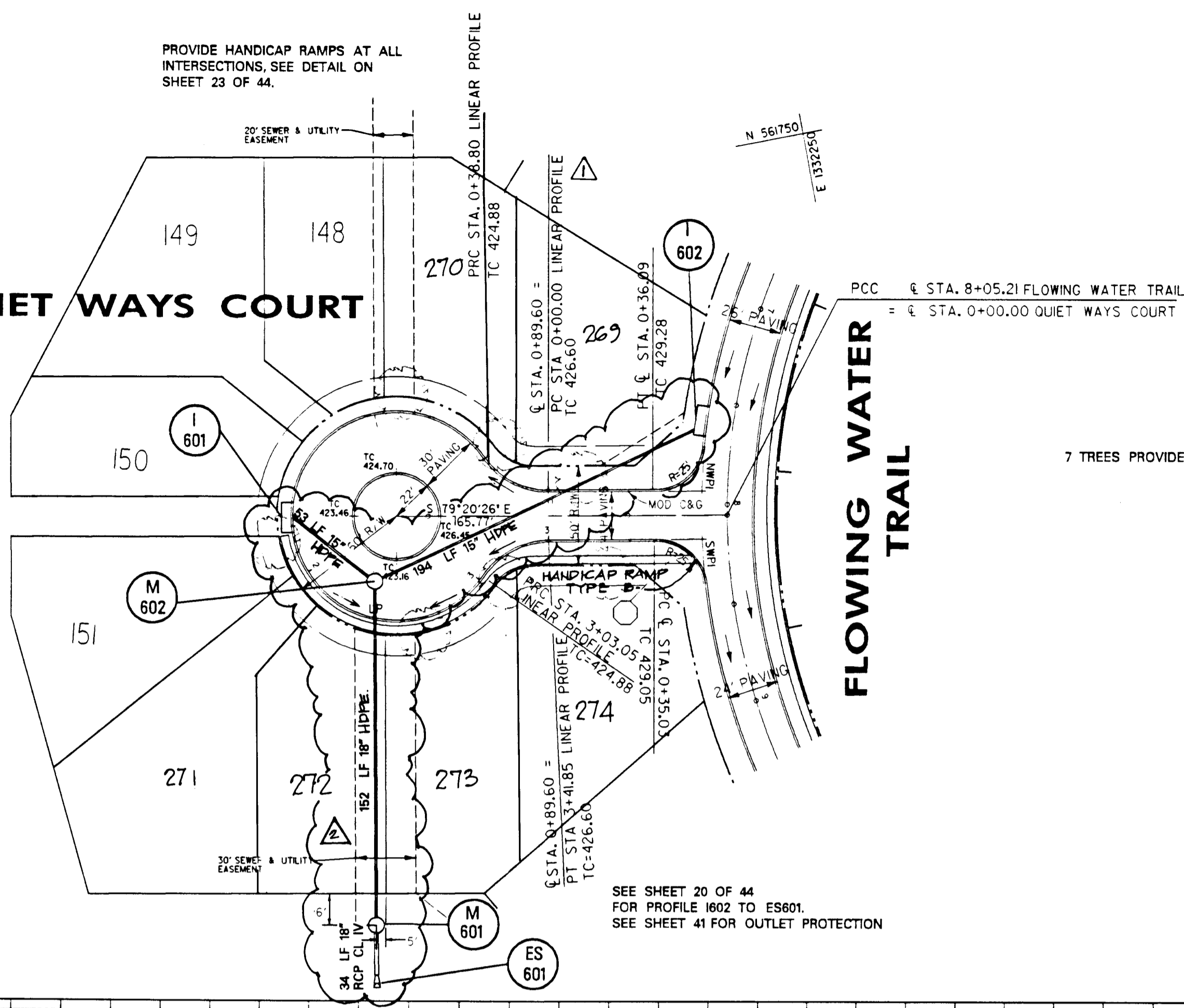
STREET SIGN LEGEND

- 24" X 30" RECTANGLE, R2-1, SPEED LIMIT 25
- 30" X 30" OCTAGON, R1-1, STOP SIGN

PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS, SEE DETAIL ON SHEET 23 OF 44.

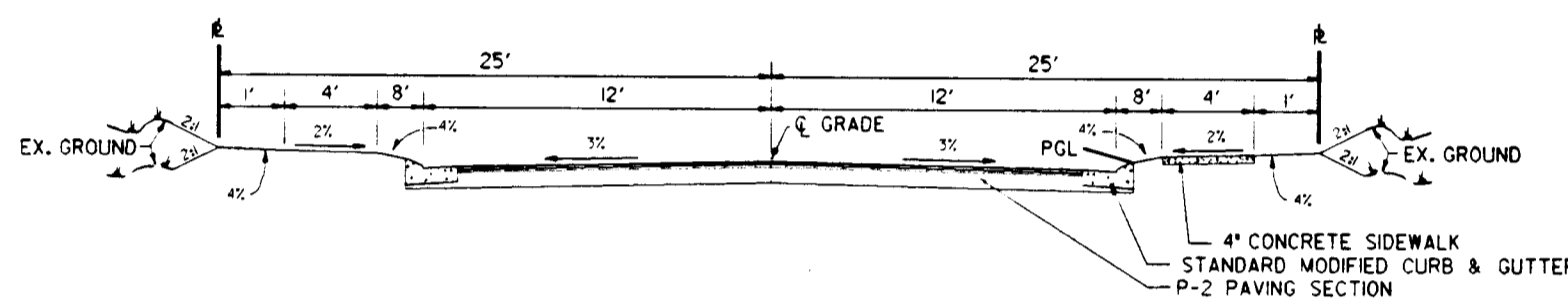
QUIET WAYS COURT

FLOWING WATER TRAIL



SEE HOWARD COUNTY STANDARD DETAIL R-5.02 FOR CUL-DE-SAC LAYOUT

7 TREES PROVIDED THIS SHEET.



TYPICAL SECTION - LOCAL CUL-DE-SAC
24' PAVING ON 50' R/W

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS	
<i>Richard M. Daniels</i> CHIEF, BUREAU OF HIGHWAYS	5-22-97 DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING	
<i>John Hamilton</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/10/97 DATE
<i>Mark Dammann</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	5/27/97 DATE
6/5/98 LOTS ADJUSTED	
8-18-98 REVISED ROP CLV 90 TO HDPE SD.	
Date	No. Revision Description

VILLAGE OF RIVER HILL
SECTION 4, AREA 4

OWNER /DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044



DMIV
Dan McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4708
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

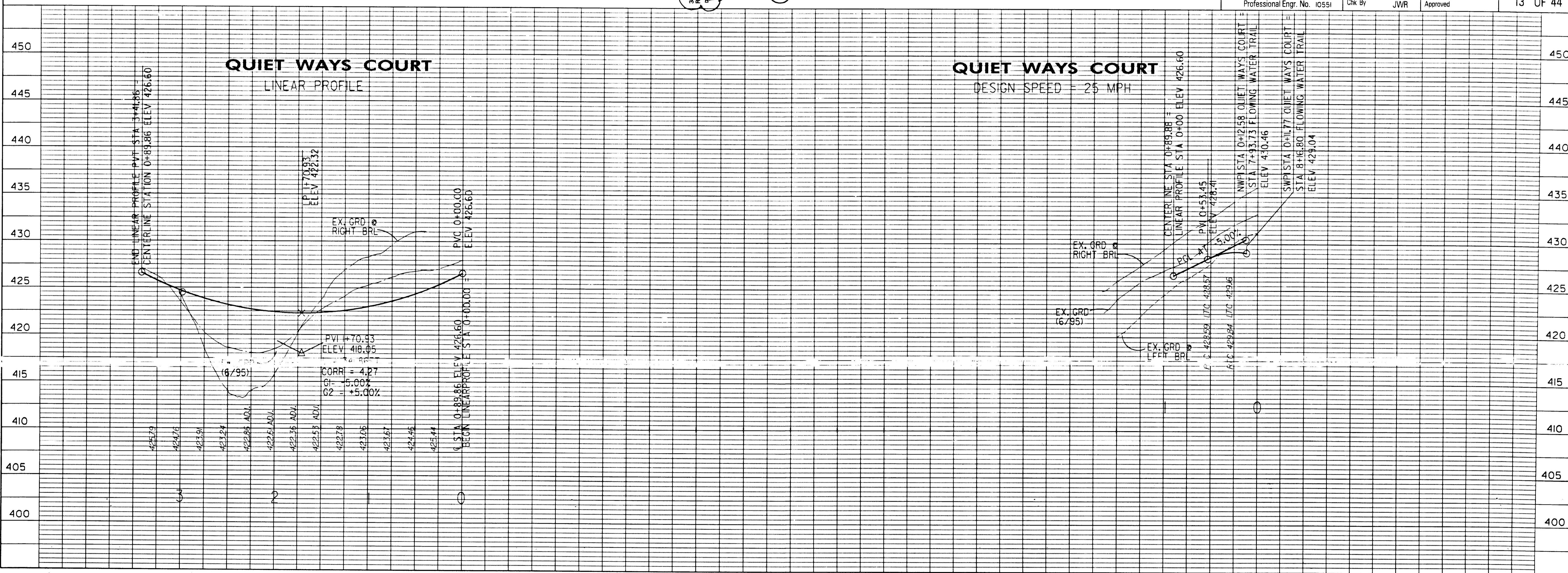
1-17-97
Date

Professional Engr. No. 10551

AREA SECTION 4 AREA 4
TAX MAP PARCEL
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ROAD CONSTRUCTION PLANS
QUIET WAYS COURT

Des By	JWS	Scale	1" = 50'	Proj. No.	94064
Dim By	JEF	Date	JAN 97		
Chk By	JWR	Approved			13 OF 44



Thu Jul 16 20:37:08 1997 d:\b066\94064.r12

STREET SIGN LEGEND

- 24" X 30" RECTANGLE, R2-I, SPEED LIMIT 25
- 30" X 30" OCTAGON, R1-I, STOP SIGN

STREET LIGHT LEGEND

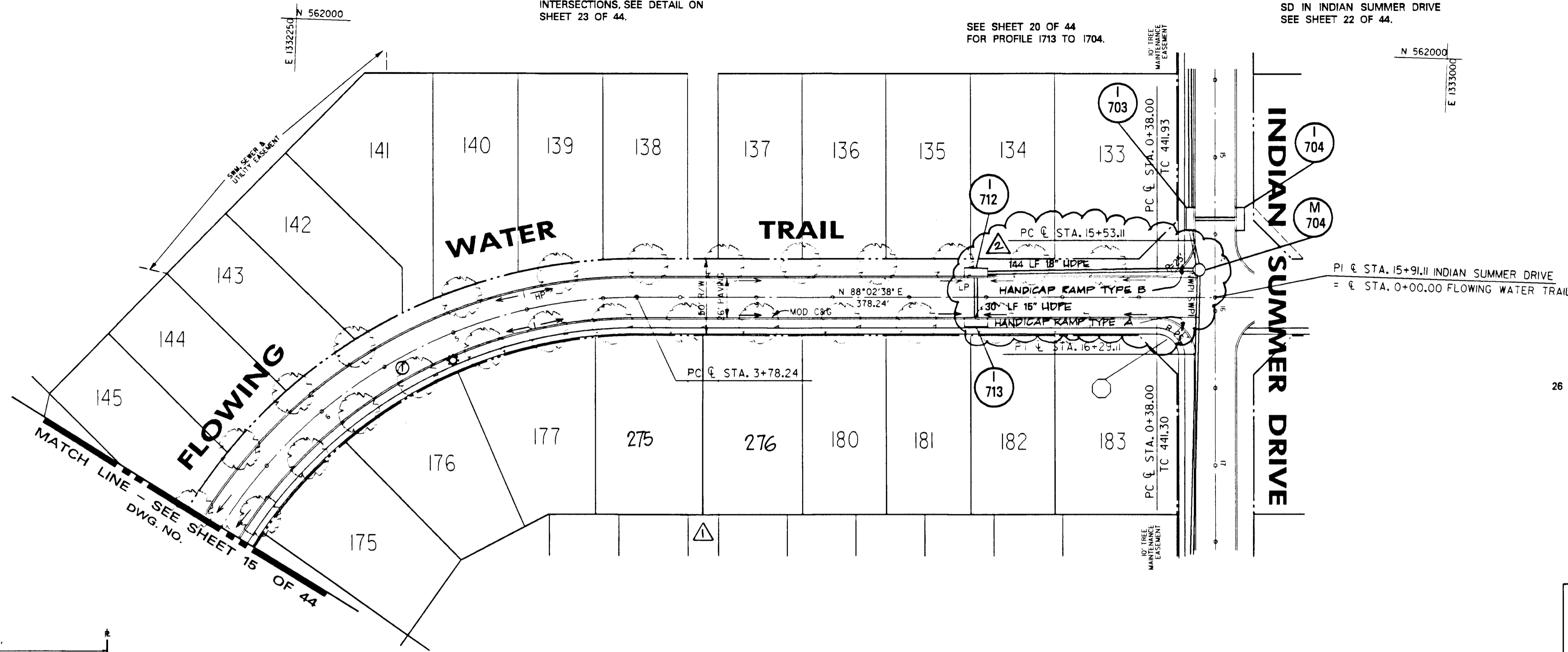
- 100 WATT HIGH PRESSURE SODIUM (HPS) VAPOR MODERN POST TOP FIXTURE (BRONZE) MOUNTED ON A 14" BRONZE FIBERGLASS EMBEDDED POLE.

DWG. NO.	STREET NAME	STATION/OFFSET	FIXTURE/POLE TYPE	COMMENTS
	FLOWING WATER	5+00	16'R	
	TRAIL			
	FLOWING WATER	7+80	19'R	
	TRAIL			

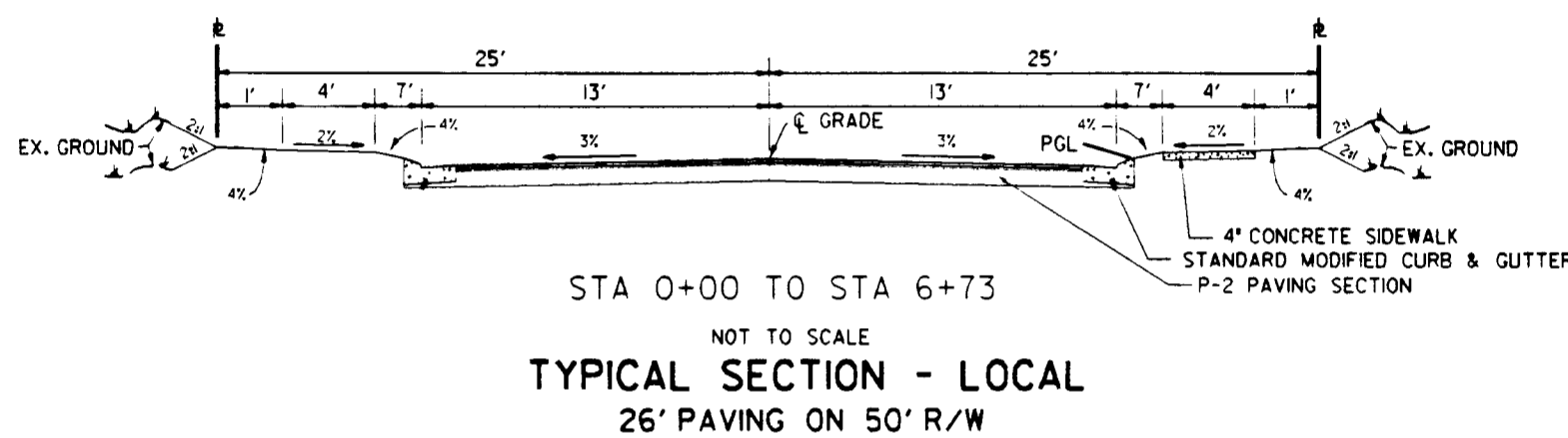
PROVIDE HANDICAP RAMPS AT ALL INTERSECTIONS. SEE DETAIL ON SHEET 23 OF 44.

SEE SHEET 20 OF 44 FOR PROFILE 1713 TO 1704.

SD IN INDIAN SUMMER DRIVE SEE SHEET 22 OF 44.



26 TREES PROVIDED THIS SHEET.



CURVE DATA						
LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
①	77°25'38"	316.000	427.029	253.286	S49°19'49"W	395.270

12-3-96
Date

Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Andrew M. Daniels 5-22-97
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
John Callan 7/6/97
CHIEF, DIVISION OF LAND DEVELOPMENT TC DATE

Chris Demme 5/27/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Date	No.	Revision Description
6/5/98	1	LOTS ADJUSTED
8/18/98	2	REVISED RCP CLIVED TO HDPE SD.

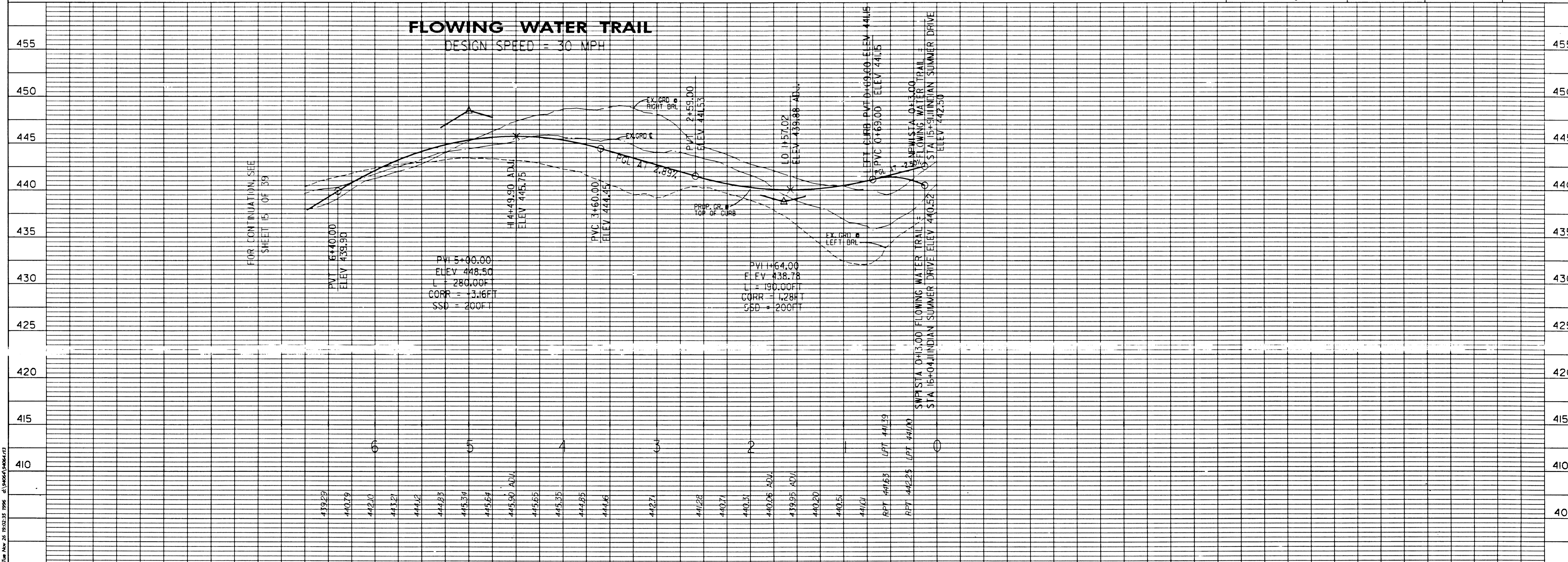
VILLAGE OF RIVER HILL
SECTION 4, AREA 4

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMIV
Darr McCaskey Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-8833
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

AREA	SECTION 4 AREA 4	PARCEL	
TAX MAP	ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND	TITLE	ROAD CONSTRUCTION PLANS FLOWING WATER TRAIL STA 0+00 TO 7+00
Des By	JWS	Scale	1" = 50'
Drn By	JEF	Date	MAR 96
Proj. No.	94064	Proj. No.	94064
Chk By	JWR	Approved	14 OF 44



STREET LIGHT LEGEND

100 WATT HIGH PRESSURE SODIUM (HPS) VAPOR
MODERN POST TOP FIXTURE (BRONZE) MOUNTED
ON A 14" BRONZE FIBERGLASS EMBEDDED POLE.

DWG NO.	STREET NAME	STATION OFFSET	FIXTURE / POLE TYPE	COMMENTS
	INDIAN SUMMER DR	10+30	17L	
		16+22	18L	

43 TREES PROVIDED THIS SHEET.

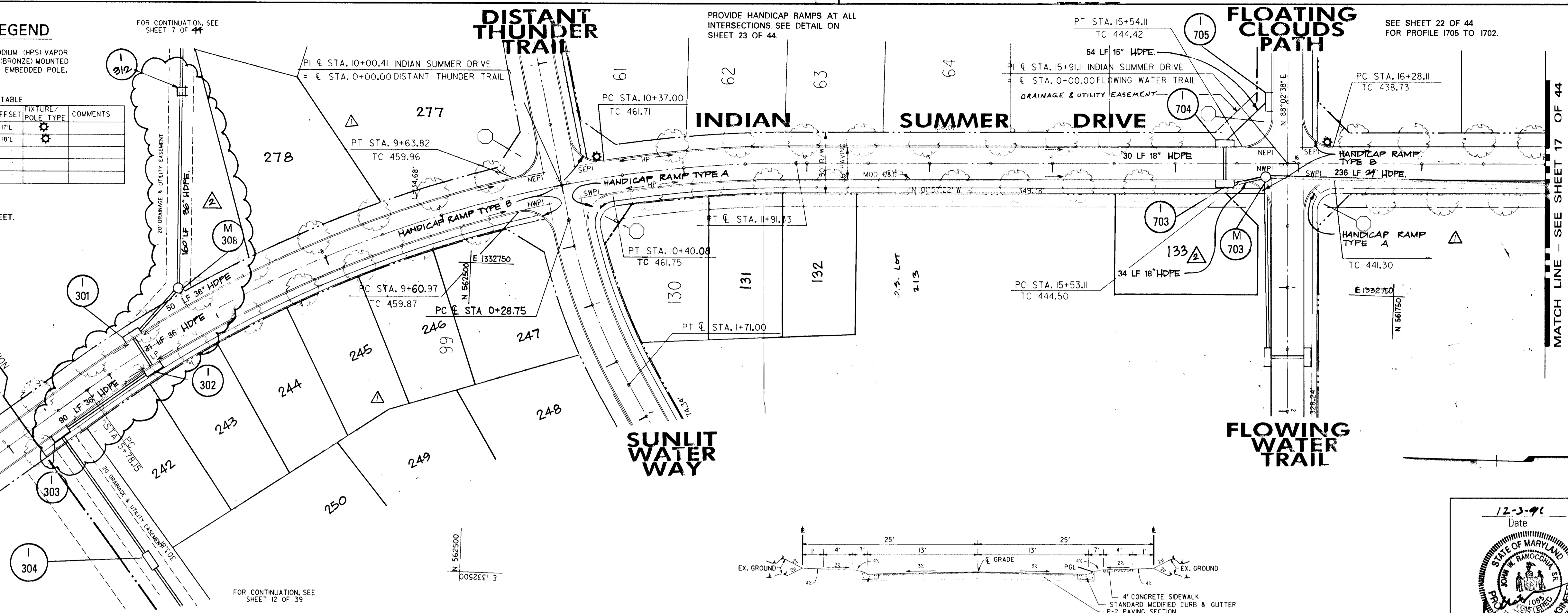
FUTURE CONSTRUCTION
SECTION 4
AREA 5

SEE SHEET 18 OF 44
FOR PROFILE 1304 TO M307.

STREET SIGN LEGEND

- 24" X 30" RECTANGLE, R2-L, SPEED LIMIT 25
- 30" X 30" OCTAGON, R1-L, STOP SIGN

FOR CONTINUATION, SEE
SHEET 7 OF 44



PROVIDE HANDICAP RAMPS AT ALL
INTERSECTIONS. SEE DETAIL ON
SHEET 23 OF 44.

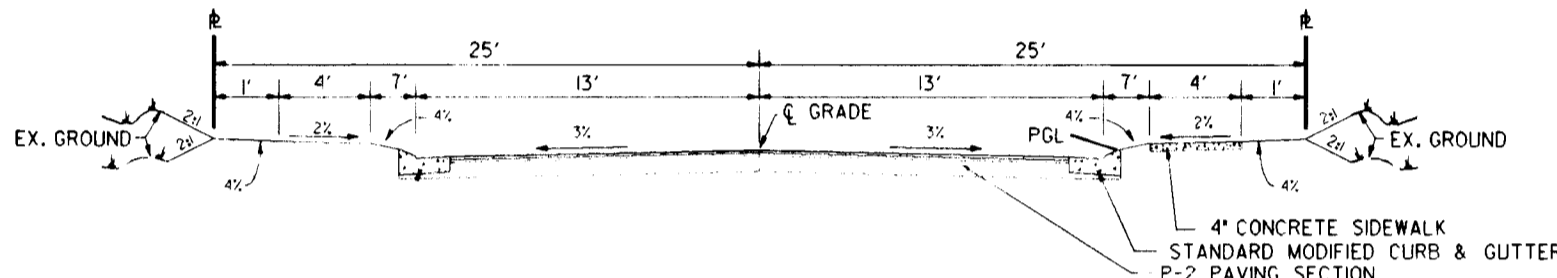
FLOATING CLOUDS PATH

SEE SHEET 22 OF 44
FOR PROFILE 1705 TO 1702.

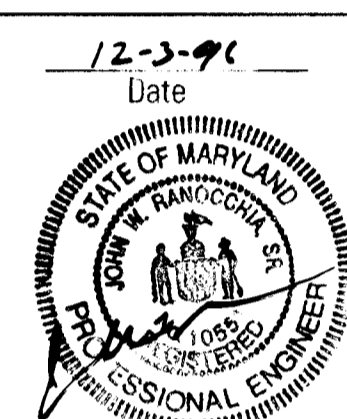
MATCH LINE - SEE SHEET 17 OF 44

CURVE DATA

LOCATION	DELTA	RADIUS	LENGTH	TANGENT	CHORD
U	35°50'57"	980.000	613.173	316.996	S19°52'51"E 603.219



NOT TO SCALE
TYPICAL SECTION - LOCAL
26' PAVING ON 50' R/W



Professional Engr. No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Charles M. Ducke 5-22-97
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
John Hamilton 7/10/97
CHIEF, DEPARTMENT OF LAND DEVELOPMENT DATE

Bob Damman 5/27/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

6/5/98 LOTS ADJUSTED
6/10/98 REVISED PROFILE TO HDPE GD.
Date No. Revision Description

VILLAGE OF
RIVER HILL
SECTION 4, AREA 4

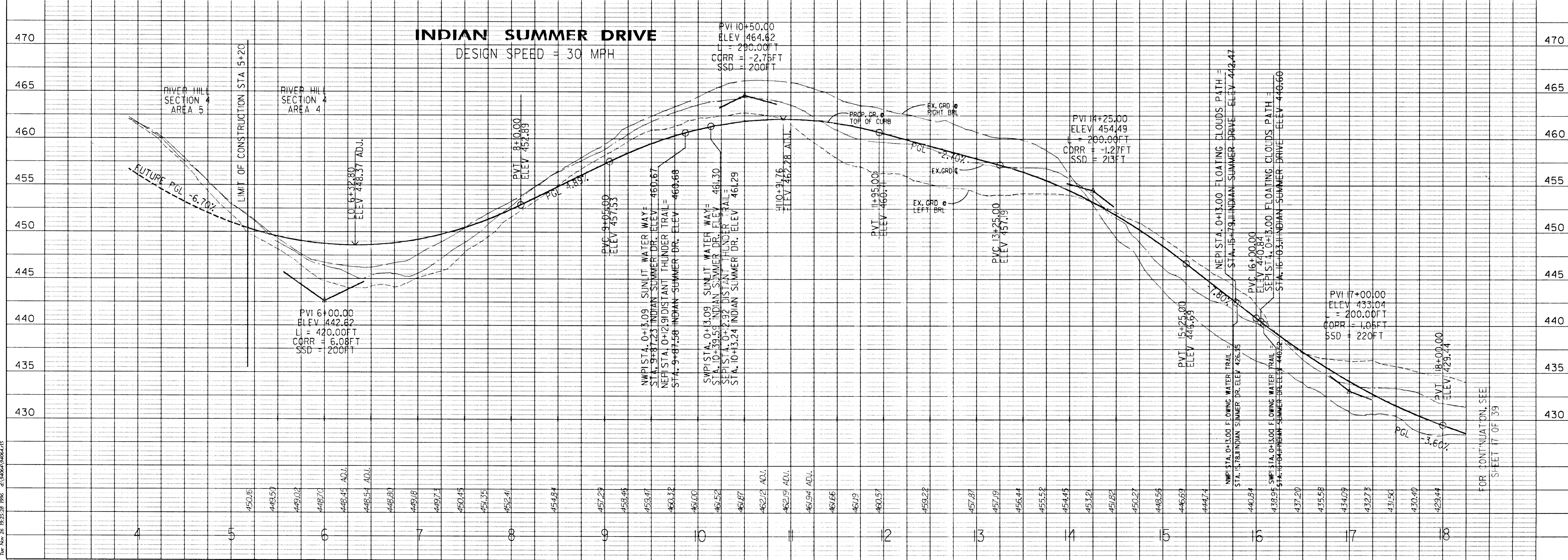
OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

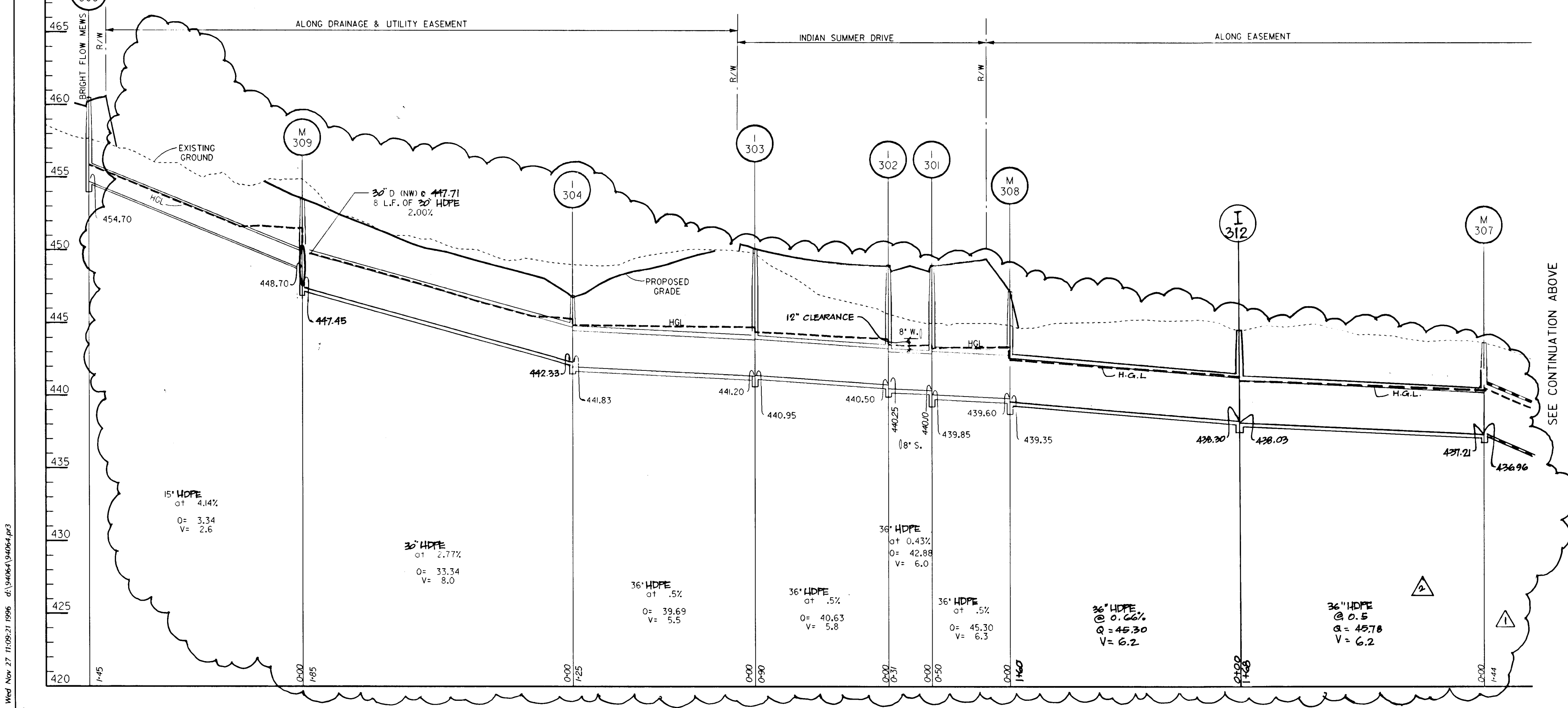
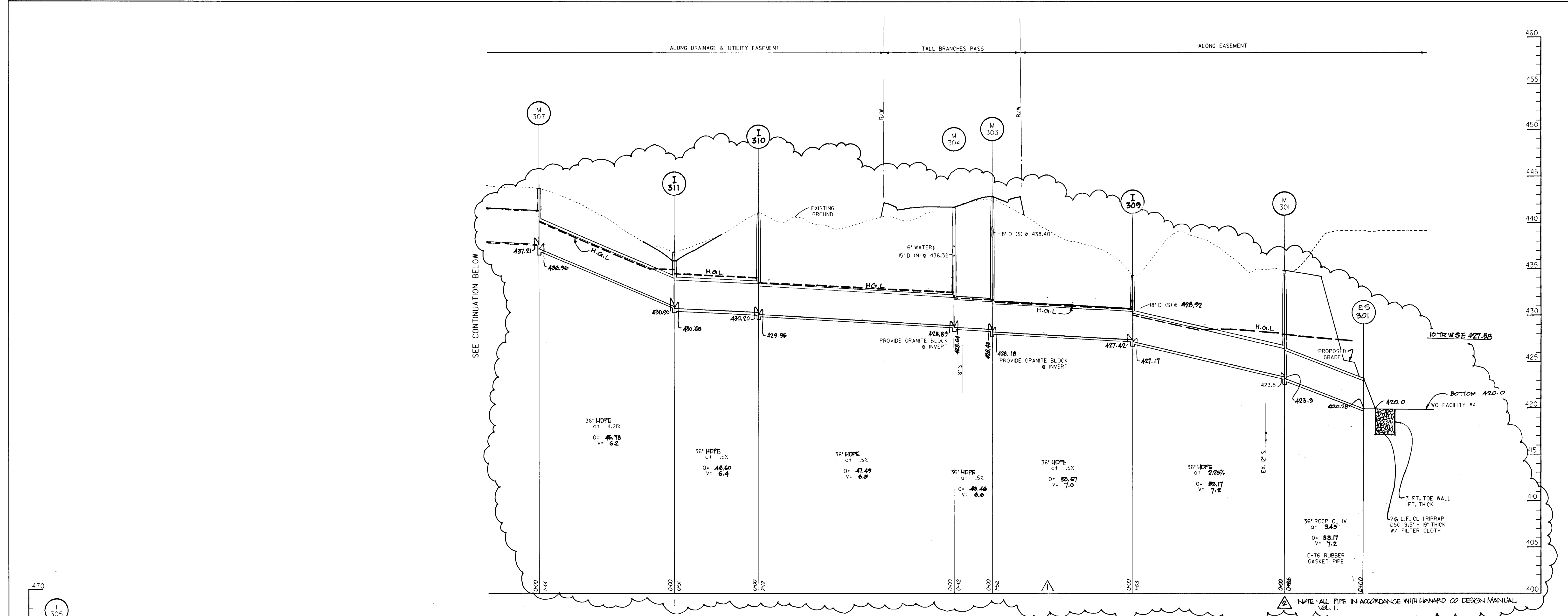
DMW
Dan McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

AREA SECTION 4 AREA 4
TAX MAP PARCEL
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TITLE ROAD CONSTRUCTION PLANS
INDIAN SUMMER DRIVE
STA 3+90 - 18+00

Des By JWS Scale 1" = 50' Proj. No. 94064
Dwn By JEF Date MAR 96
Chk By JWR Approved 16 OF 44





APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Andrew M. Feneke 5-22-97
 CHIEF, BUREAU OF HIGHWAYS DATE

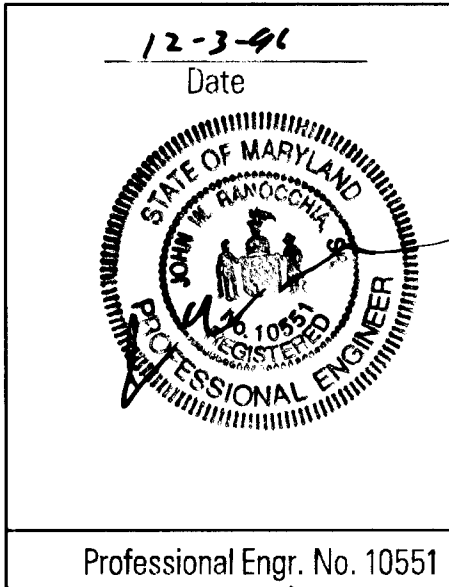
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
John Hamilton 7/10/97
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chris... 5/20/97
 CHIEF, DIVISION OF ENGINEERING DATE

4/8/98 REVISION: INVERT FROM ES 301 TO M 301, ADDED INLET I 312
 8/10/98 REPLACED 18" M-302, M-305, M-306 WITH INLET
 Date No. Revision Description

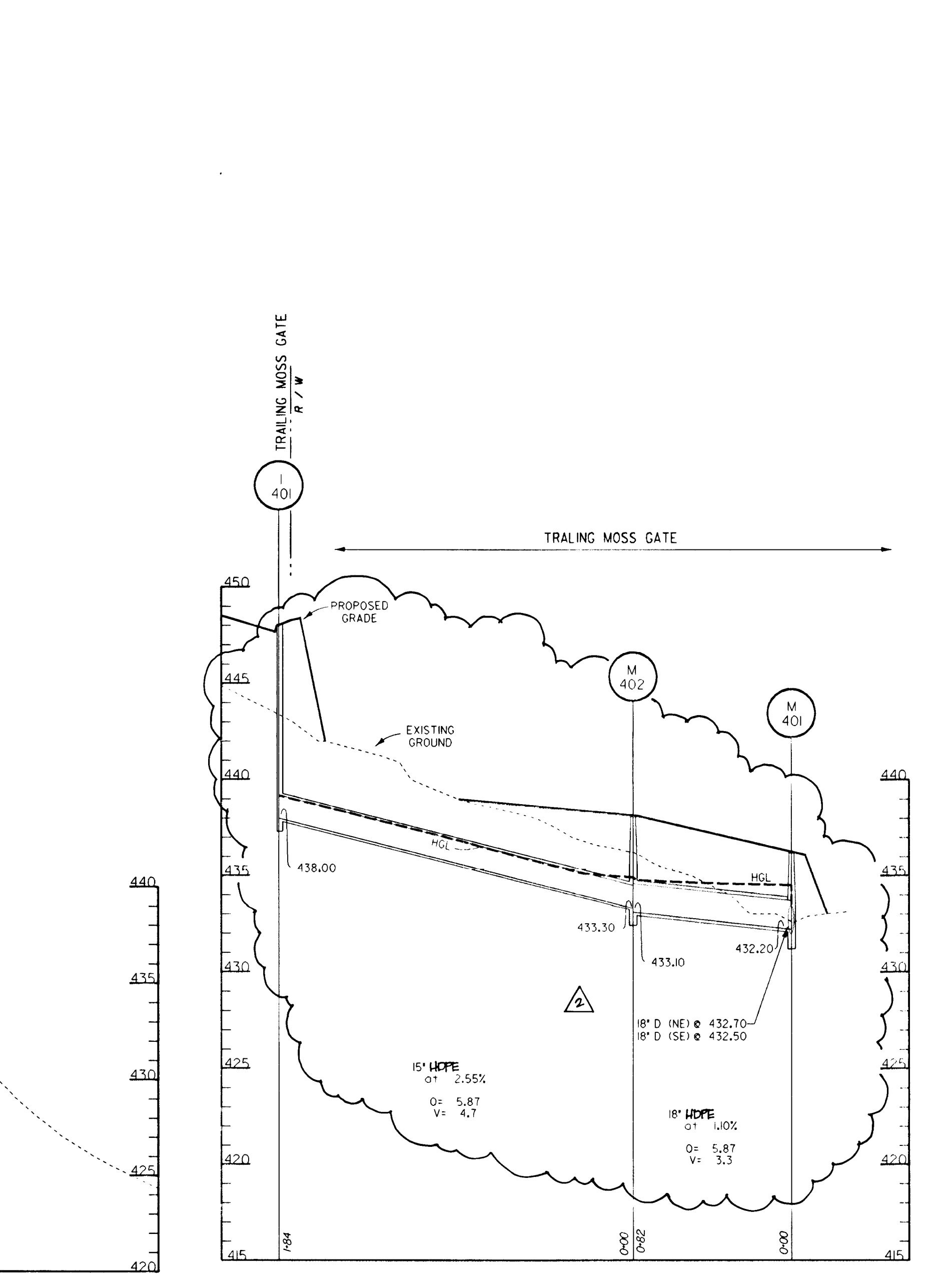
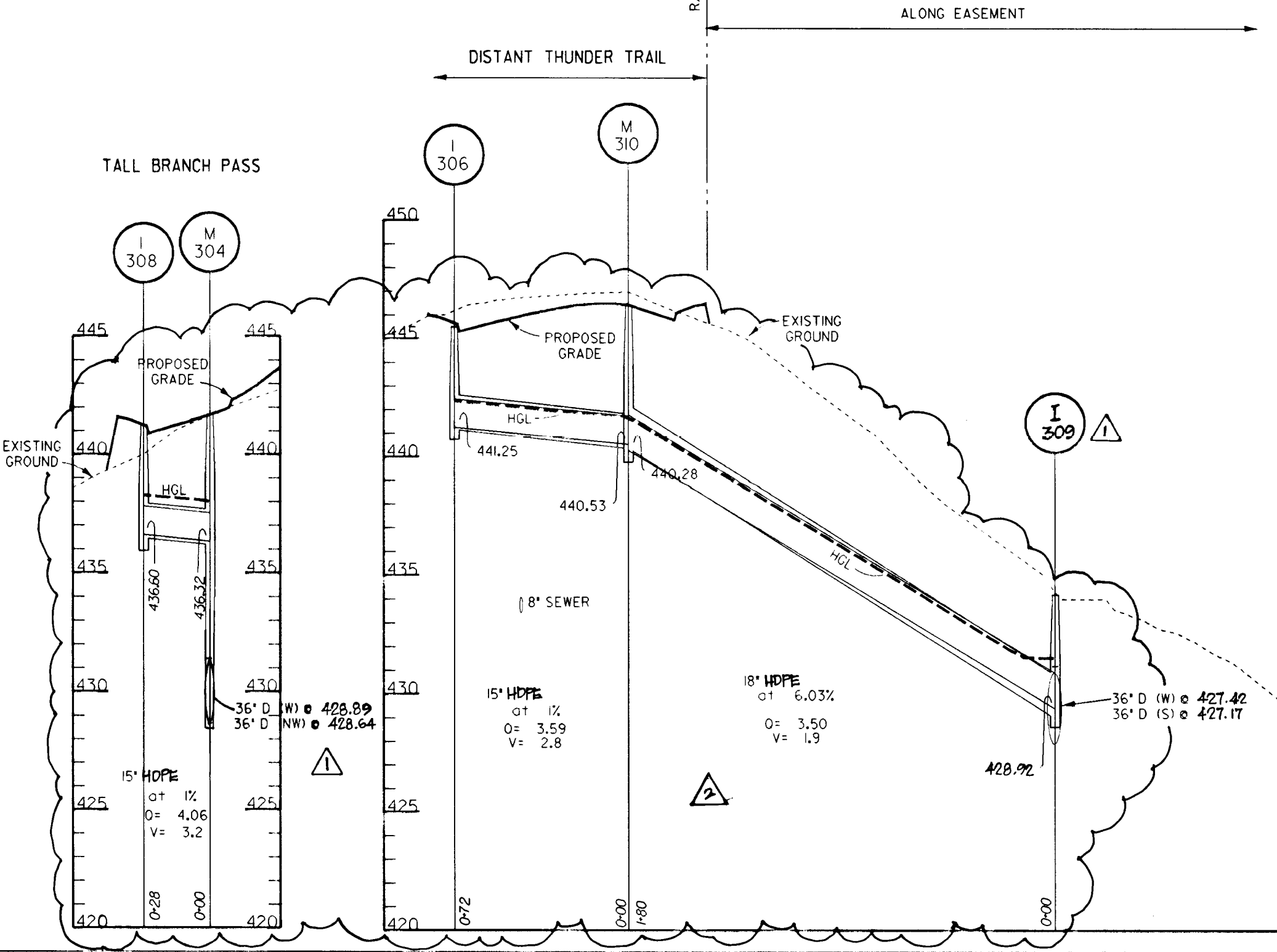
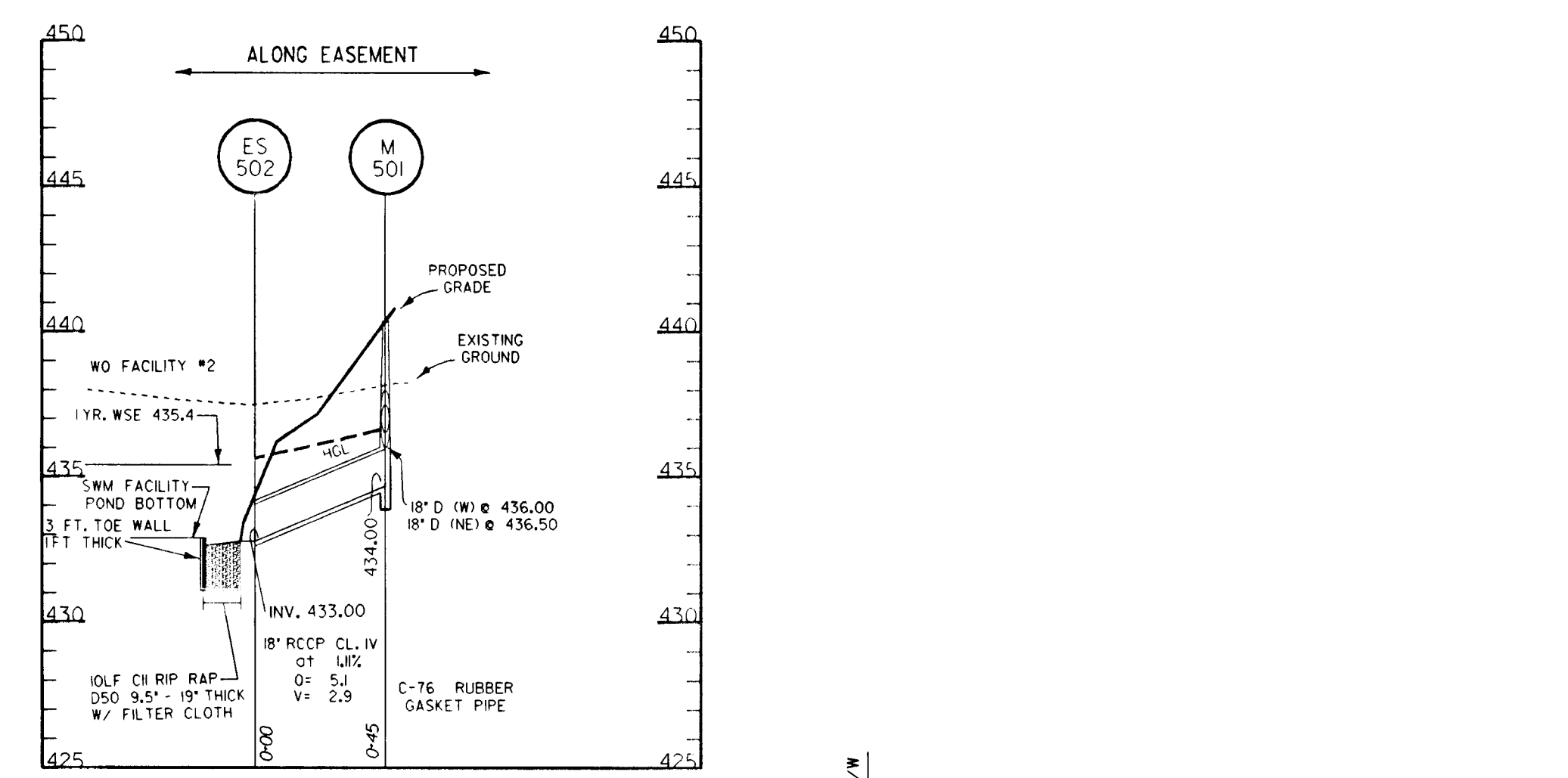
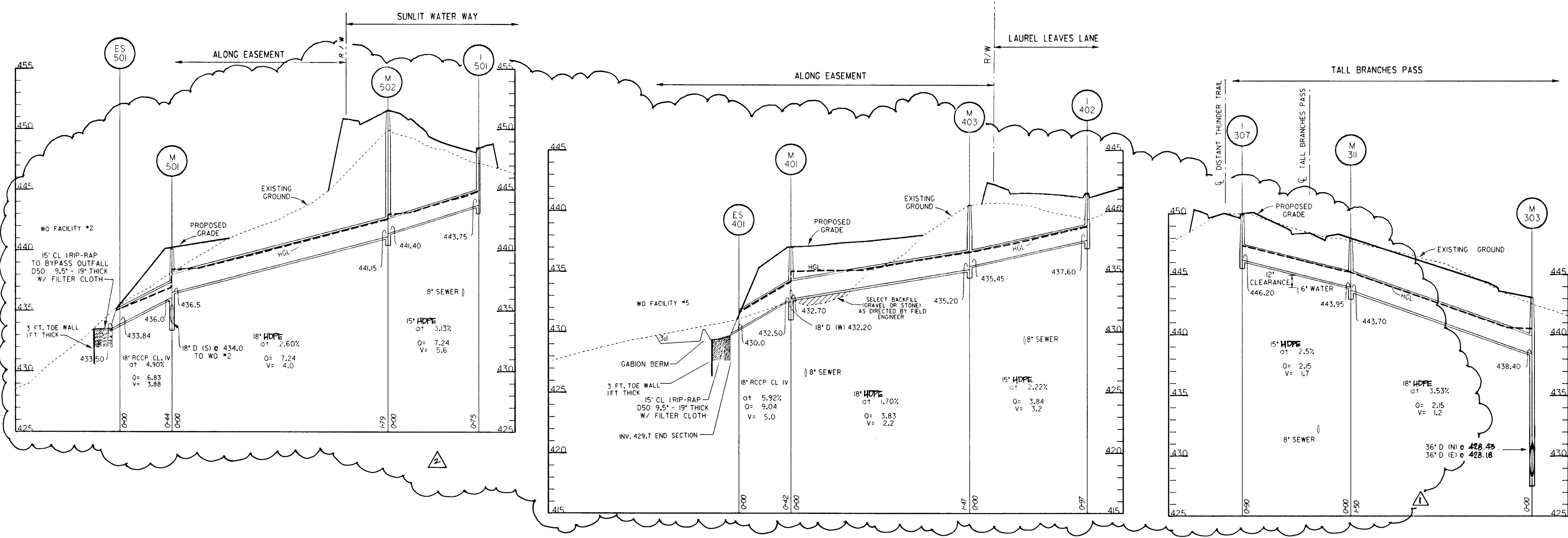
VILLAGE OF RIVER HILL
 SECTION 4, AREA 4
 OWNER / DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

DMW
 Draft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4706
 A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals



AREA	SECTION 4 AREA 4	
TAX MAP	PARCEL	
ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND		
TITLE	STORM DRAIN PROFILES	
Des By	RS	Scale 1" = 50'
Drn By	JEF	Date MAR 96
Chk By	JWR	Approved
Professional Engr. No. 10551	Proj. No. 94064	18 OF 44

Wed, Nov 27 11:09:21 1996. d:\vander\04064.dwg



APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS
Richard M. Donley 5-22-97
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Cottamitta 7/10/97
 CHIEF, DIVISION OF LAND DEVELOPMENT TC DATE

APPROVED: *Michael R. ...* 5/27/97
 CHIEF, DIVISION OF ENGINEERING DIVISION 4 DATE

4/28/98 REV. INVERT OF M-303, M-304, REPLACED M302 WITH INLET
 8/16/98 REVERSED R/O CL. IN 90 18" HDPE SD.

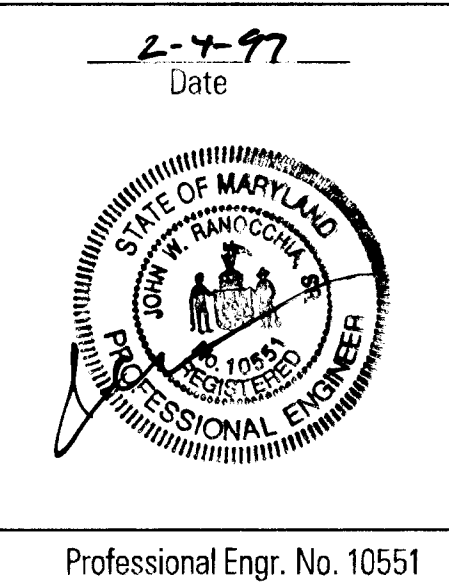
Date No. Revision Description

VILLAGE OF
RIVER HILL
 SECTION 4, AREA 4

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AREA	SECTION 4 AREA 4		PARCEL
TAX MAP	ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND		
TITLE	STORM DRAIN PROFILES		
Des By	RS	Scale 1" = 50'	Proj. No. 94064
Drn By	JEF	Date JAN 97	
Chk By	JWR	Approved	19 OF 44

Fri Jan 31 14:16:05 1997 d:\34064\94064.dwg

