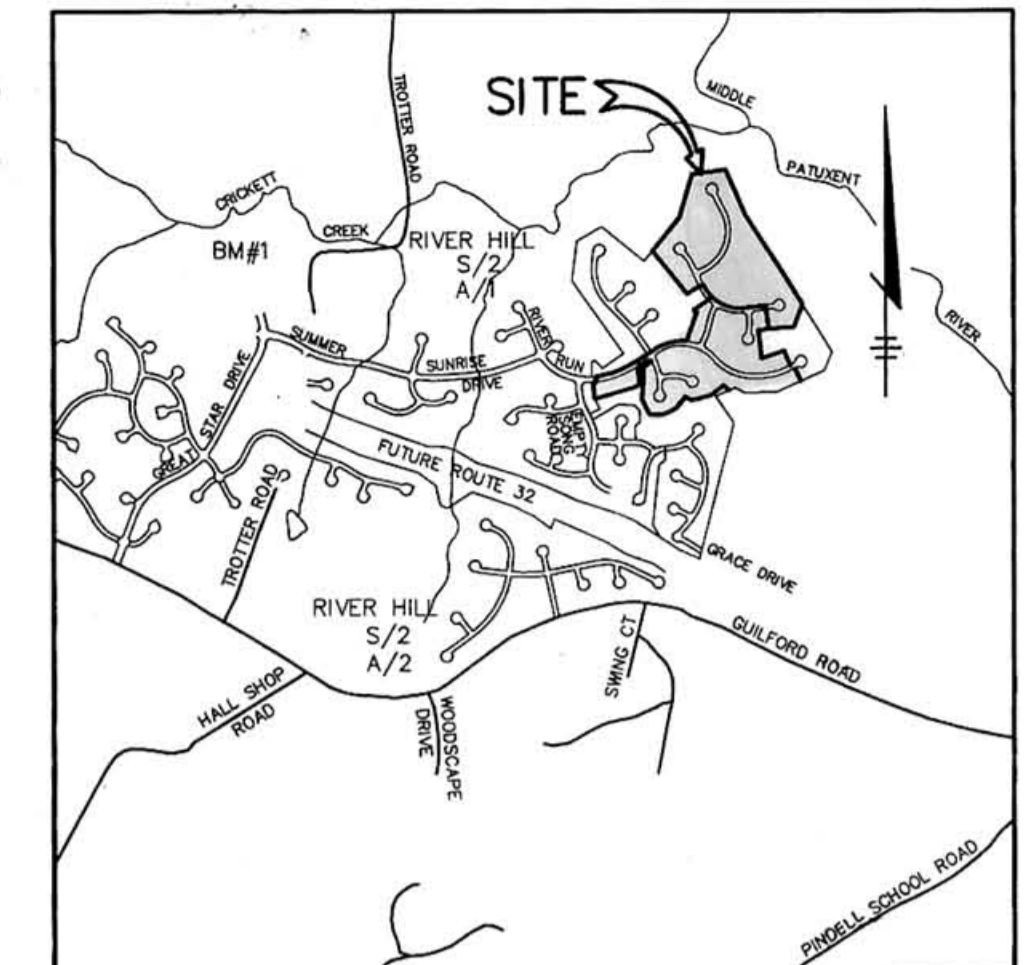


PRELIMINARY EQUIVALENT AMENDED COMPREHENSIVE SKETCH PLAN VILLAGE OF RIVER HILL SECTION 2 AREA 6 PHASE 3 AND PART OF PHASE 2 PHASE 3 LOTS 201-241 & PHASE 2 LOTS 67, 113-116, 119-143, 149-194 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 200'

DEVELOPMENT ANALYSIS

TOTAL AREA OF SUBMISSION:	56.02 Ac.	
TOTAL AREA OF PHASE 2:	27.67 Ac.	
TOTAL AREA OF PHASE 3:	28.35 Ac.	
PHASE 2 CONSISTS OF:		
SFMD:	26.67 Ac.	(76 LOTS)
SFLD:	0.00 Ac.	
OPEN SPACE:	0.00 Ac.	
PHASE 3 CONSISTS OF:		
SFMD:	1.41 Ac.	(4 LOTS)
SFLD:	17.77 Ac.	(35 LOTS)
OPEN SPACE:	9.17 Ac.	(2 LOTS)

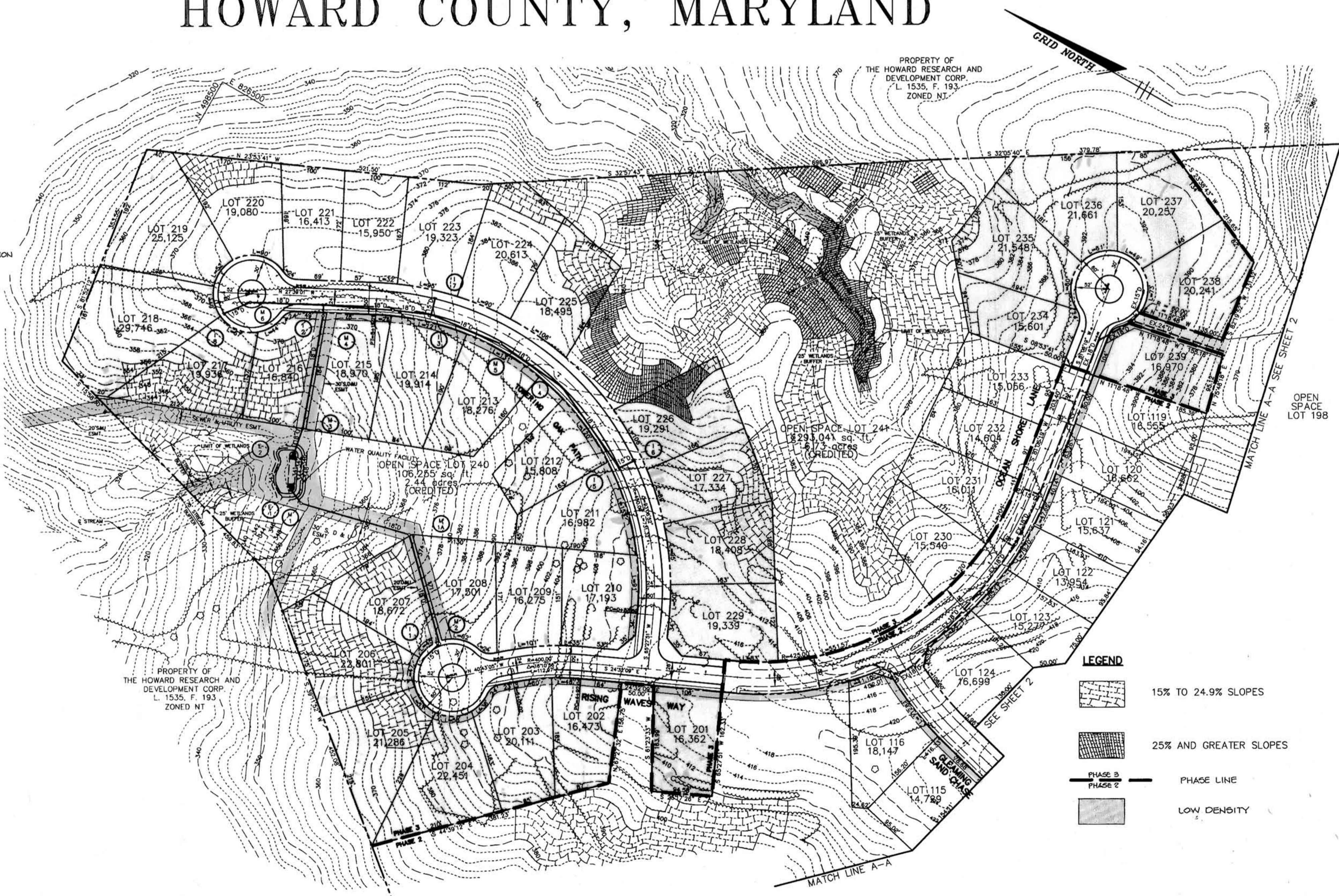
GENERAL NOTES

VRH S/2 A/6 PHASE 2	
TOTAL AREA OF MEDIUM DENSITY	27.67 AC.
TOTAL NUMBER OF MEDIUM DENSITY	76
VRH S/2 A/6 PHASE 3	
TOTAL AREA OF MEDIUM DENSITY	1.41 AC.
TOTAL NUMBER OF MEDIUM DENSITY	4
TOTAL AREA OF LOW DENSITY	17.77 AC.
TOTAL NUMBER OF LOW DENSITY	35
VRH S/2 A/6 PHASE 2 & 3	
TOTAL AREA OF MEDIUM DENSITY	29.08 AC.
TOTAL NUMBER OF MEDIUM DENSITY	80
TOTAL AREA OF LOW DENSITY	17.77 AC.
TOTAL NUMBER OF LOW DENSITY	35
TOTAL AREA OF LOT 204 (VRH S/2 A/6 PHASE 3)	28.35 AC.
TOTAL AREA OF ROADS	2.37 AC.
TOTAL AREA OF BUILDABLE LOTS	16.81 AC.
TOTAL AREA OF OPEN SPACE LOTS	9.17 AC. (CREDITED)
TOTAL NO. OF BUILDABLE LOTS (201-239)	39
TOTAL OF OPEN SPACE LOTS	2

BENCHMARKS

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

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 6.
5. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE UTILIZED FOR THIS SITE AND ARE IN THE MIDDLE PATUXENT DRAINAGE AREA.
6. STORMWATER QUALITY MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT BY PUBLICLY OWNED BIORETENTION AREAS. LOTS 201-207 AND 216-230 WILL BE USING VEGETATIVE FILTER STRIPS FOR WQ MANAGEMENT. QUANTITY MANAGEMENT IS PROVIDED BY MD. ROUTE 32 CROSSINGS AND PREVIOUSLY CONSTRUCTED RIVER HILL SECTION TWO FACILITIES. THIS CONCEPT WAS APPROVED UNDER P-95-17 AS PART OF SECTION 2, AREA 6, PHASE 1 PRELIMINARY PLAN.
7. WETLANDS DELINEATION IS PROVIDED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND WAS APPROVED BY ARMY CORPS OF ENGINEERS ON 9-20-93.
8. TRAFFIC STUDY WAS PREPARED BY GOROVE/SLADE ASSOCIATES AND WAS APPROVED UNDER S-91-03 ON 12-17-91.
9. BOUNDARY SURVEY WAS PREPARED BY KCI, INC., AUGUST 28, 1991.
10. STREET LIGHTS, STREET TREES AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
11. 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.
12. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
13. THE PHASE 2 PORTION OF THE PRELIMINARY EQUIVALENT COMPREHENSIVE SKETCH PLAN IS PROVIDED TO ESTABLISH THE LAND USE CHANGE ONLY, FROM SINGLE FAMILY LOW DENSITY TO SINGLE FAMILY MEDIUM DENSITY. THE ROADWAY DATA AND PROFILES WERE PREVIOUSLY APPROVED UNDER P-95-17 AND THE RECENTLY SUBMITTED F-96-138.
14. PERIMETER LANDSCAPING REQUIREMENTS WILL BE FULFILLED VIA THE RETENTION OF EXISTING TREES ON THE SITE OR ON THE ADJACENT MIDDLE PATUXENT ENVIRONMENTAL AREA.
15. LANDSCAPING TO SCREEN WATER QUALITY FACILITIES WILL NOT BE REQUIRED BUT WILL BE INSTALLED WITHIN WATER QUALITY FACILITY.



ORIGINAL VRH S/2 A/6 SUBMISSION:

	SFMD	SFLD	OPEN SPACE
VRH S/2 A/6 PHASE 1	63 (16.5 AC.)	131 (51.21 AC.)	9.74 AC.
VRH S/2 A/6 PHASE 2	-	47 (18.9 AC.)	20.70 AC.
VRH S/2 A/6 PHASES 1 & 2	63 (16.5 AC.)	178 (70.1 AC.)	30.44 AC.
TOTAL NO. OF BUILDABLE LOTS	241 LOTS (86.6 AC.)		
TOTAL AREA	117.0 AC.		

NOTE: LOT TOTAL OF 241 EXCLUDES LOT 204.

REVISED VRH S/2 A/6 SUBMISSION:

	SFMD	SFLD	OPEN SPACE
VRH S/2 A/6 PHASE 1	63 (16.5 AC.)	-	1.46 AC.
VRH S/2 A/6 PHASE 2	76 (27.67 AC.)	52 (23.26 AC.)	28.74 AC.
VRH S/2 A/6 PHASE 3	4 (1.41 AC.)	35 (17.78 AC.)	
VRH S/2 A/6 PHASES 1, 2 & 3	143 (45.58 AC.)	87 (41.04 AC.)	30.20 AC.
TOTAL NO. OF BUILDABLE LOTS	230 LOTS (86.62 AC.)		
TOTAL AREA	116.82 AC.		

LEGEND

- 15% TO 24.9% SLOPES
- 25% AND GREATER SLOPES
- PHASE LINE
- LOW DENSITY

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

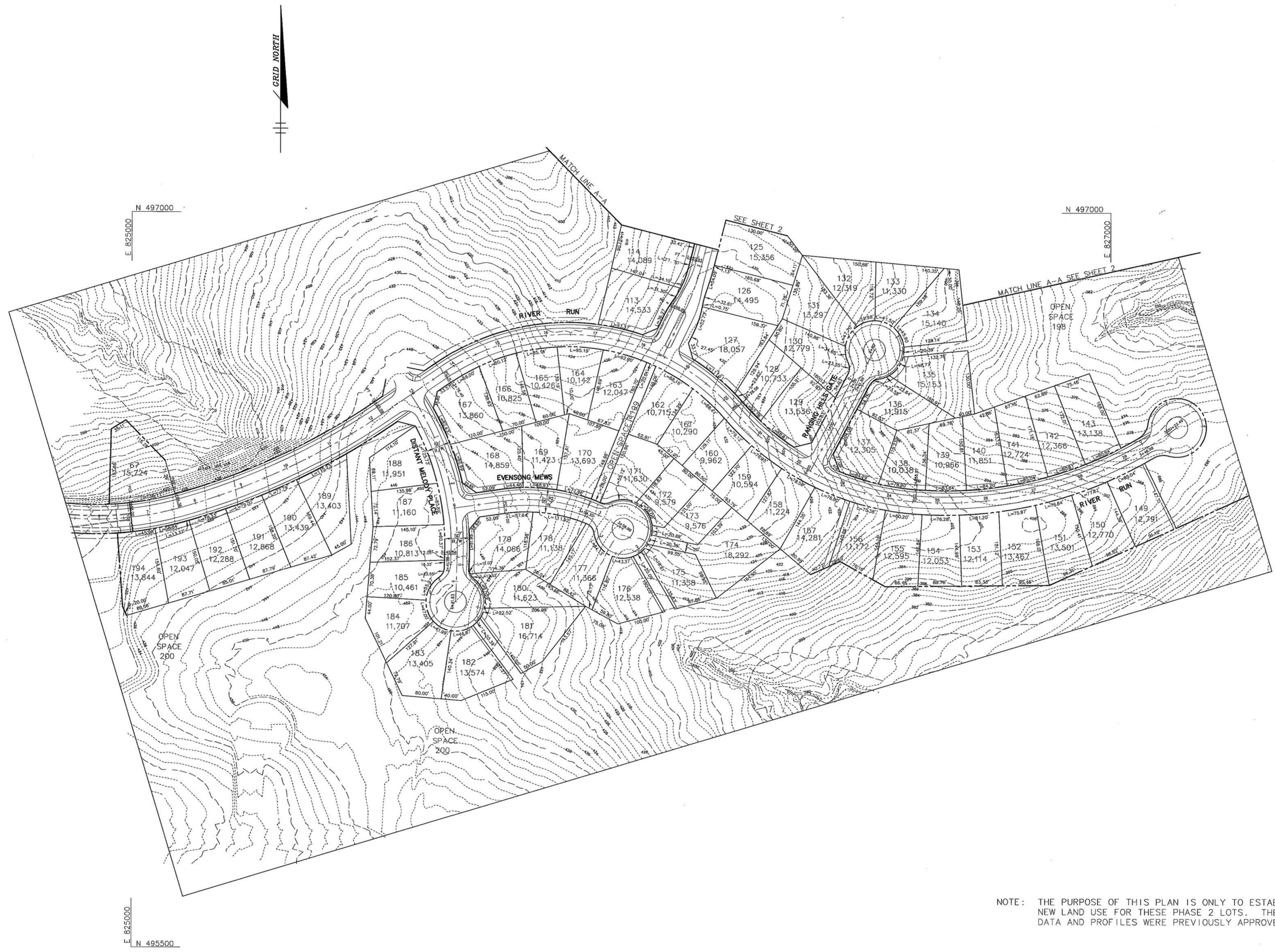
J. S. Smith 10/1/96
PLANNING DIRECTOR DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 9/11/96

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 3 & PART OF PHASE 2 PH.3 LOTS 201-241, PH.2 LOTS 67,113-116,119-143,149-194		
AREA TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY EQUIVALENT AMENDED COMPREHENSIVE SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX: 410-997-9282		
9.13.96 DATE	S-91-03 P-95-17	DESIGNED BY: C.J.R.
DRAWN BY: DAM		
PROJECT NO.: HOCO\102800 PH3PREL1.DWG		
DATE: SEPTEMBER 13, 1996		
SCALE: 1" = 100'		
DRAWING NO. 1 OF 3		

PLAN
SCALE: 1" = 100'



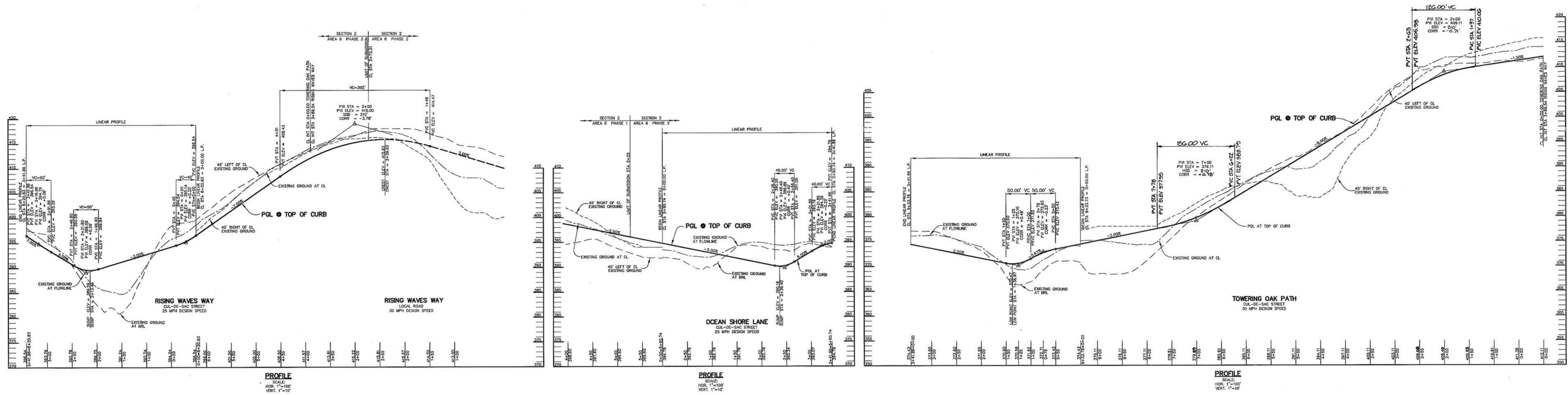
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Jaykant D. Parekh 10/10/96
 PLANNING DIRECTOR DATE
 APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 9/11/96

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 3 & PART OF PHASE 2 PH.3 LOTS 201-241, PH.2 LOTS 67,113-116,119-143,149-194		
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TITLE PRELIMINARY EQUIVALENT COMPREHENSIVE SKETCH PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282		
DATE	9.13.96	S-91-03 P-95-17
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO : HOCO102800 PH3PREL2.DWG		
DATE : SEPTEMBER 13, 1996		
SCALE : 1" = 100'		
DRAWING NO. 2 OF 3		

NOTE: THE PURPOSE OF THIS PLAN IS ONLY TO ESTABLISH THE NEW LAND USE FOR THESE PHASE 2 LOTS. THE ROADWAY DATA AND PROFILES WERE PREVIOUSLY APPROVED UNDER P-95-17.

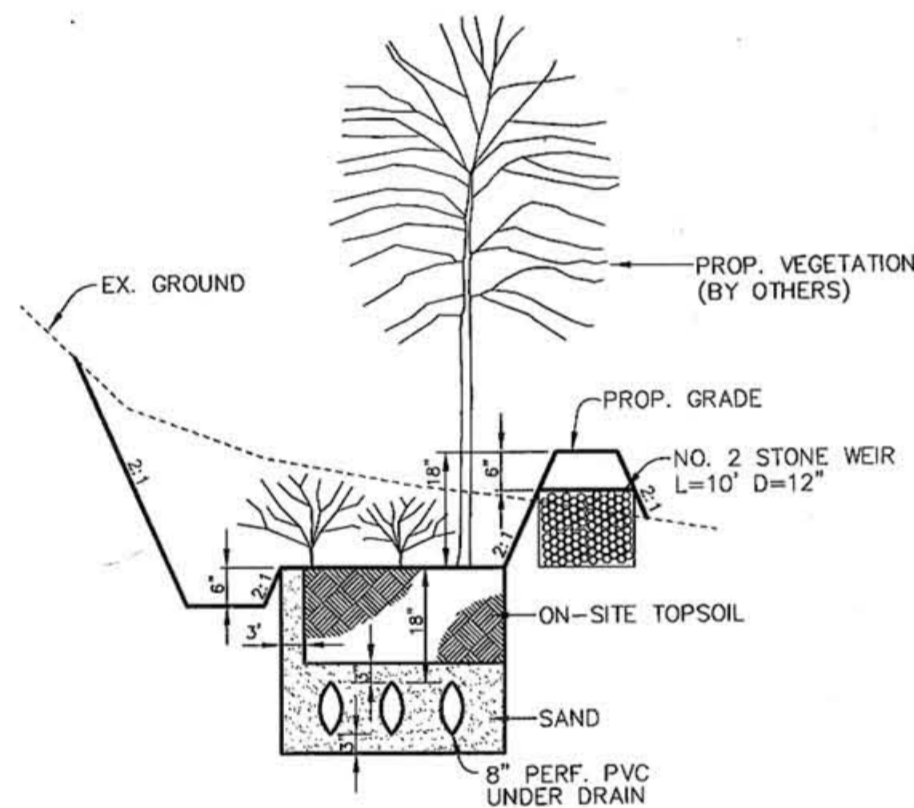


SP-96-12

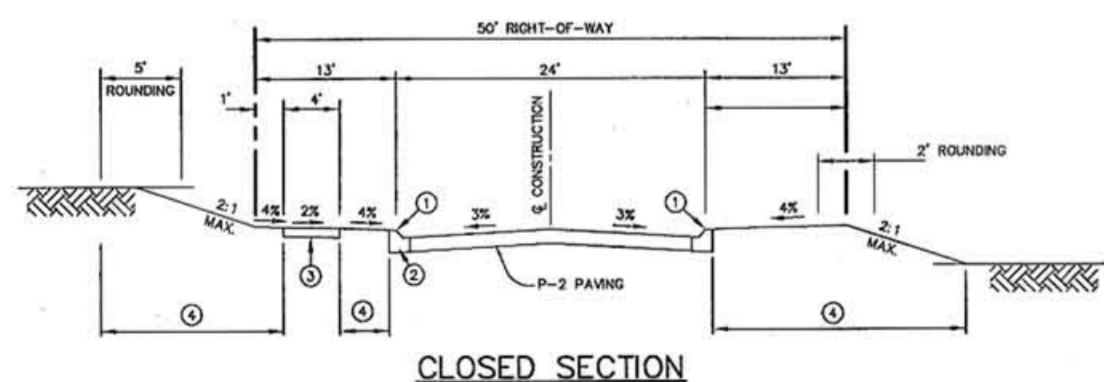


DRAINAGE DATA

INLET NO.	ACREAGE	"C" FACTOR	% IMP
I-1	1.6	0.52	47
I-2	0.3	0.52	47
I-3	0.2	0.51	45
I-4	0.2	0.54	50
I-5	0.5	0.49	42
I-6	0.5	0.54	52
I-7	0.5	0.56	54
I-8	1.3	0.53	49

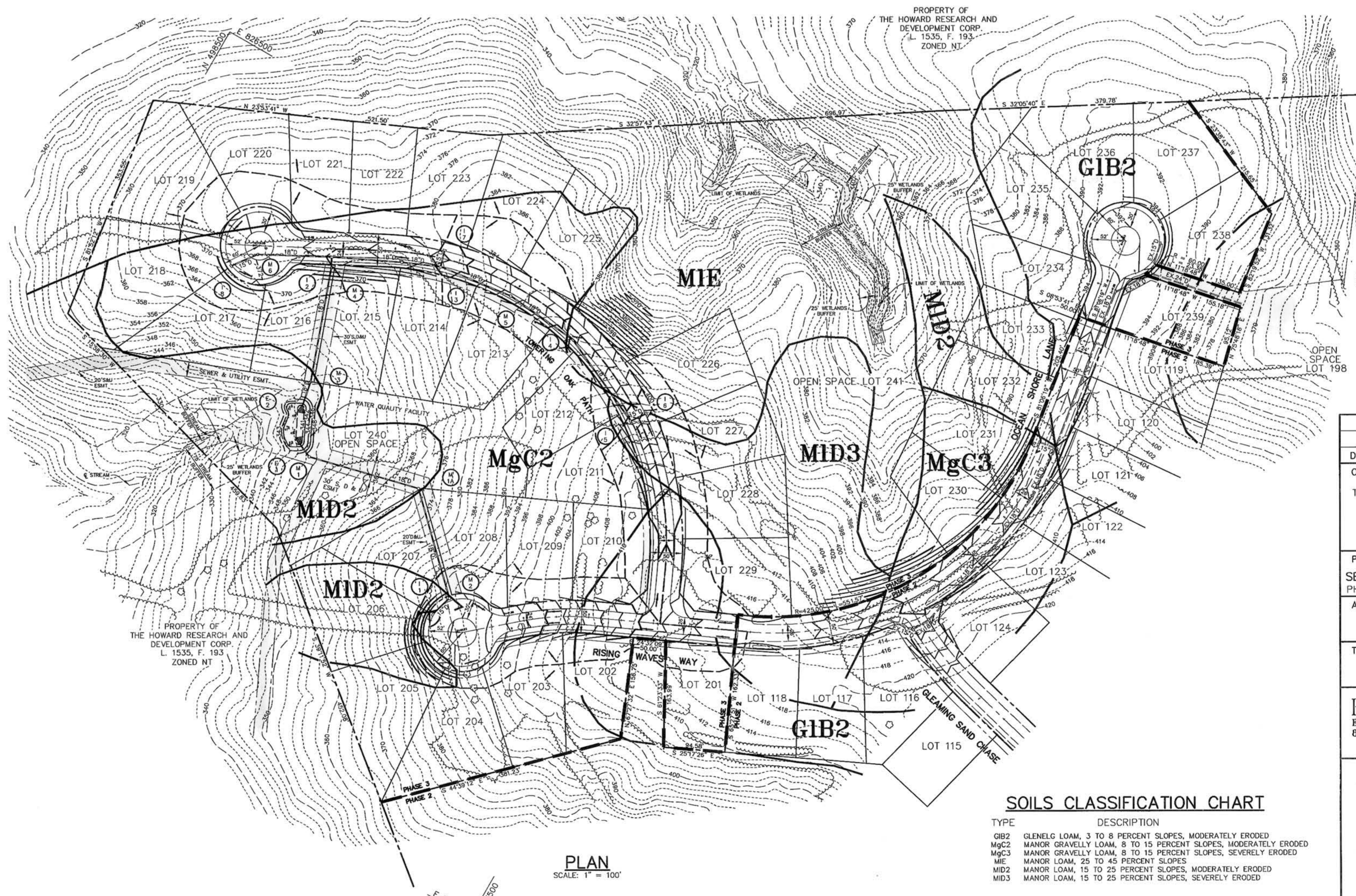


TYPICAL SECTION THRU WATER QUALITY AREAS
NO SCALE



TYPICAL SECTION CUL-DE-SAC STREET
NO SCALE

RISING WAVES WAY FROM CL STA 24+72 TO CL STA 6+21
 OCEAN SHORE LANE FROM CL STA 5+32 TO CL STA 5+91
 TOWERING OAK PATH FROM CL STA 0+38 TO CL STA 9+33



PLAN
SCALE: 1"=100'

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

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Angela Smith 10/1/96
 PLANNING DIRECTOR DATE
 CAH
 APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE 9/11/96

DATE	NO.	REVISION
OWNER / DEVELOPER		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
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AREA TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 70 & 240 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY GRADING PLAN, DRAINAGE AREA MAP, SOILS MAP AND ROAD PROFILES		
RIEMER MUEGGE & ASSOCIATES, INC. ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282		
9-12-96 DATE		S-91-03 P-95-17
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO : HOC\102800 PH3PREL3.DWG		
DATE : SEPTEMBER 15, 1996		
SCALE : AS SHOWN		
J. Farrell JAYKANT D. PAREKH #19148		DRAWING NO. 3 OF 3

SOILS CLASSIFICATION CHART

TYPE	DESCRIPTION
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED