

Village of River Hill

Section Four - Area One - Parcel B-3

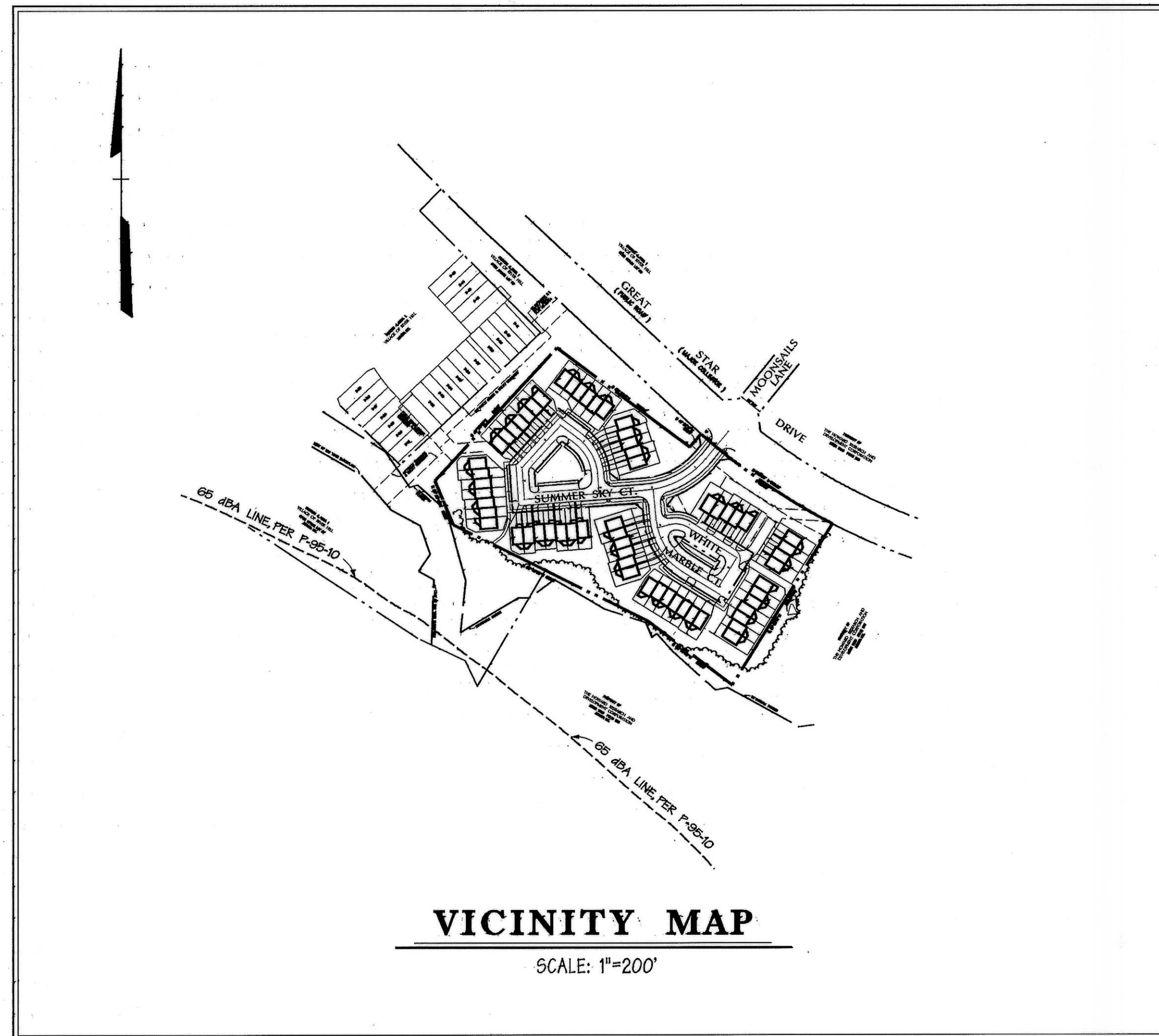
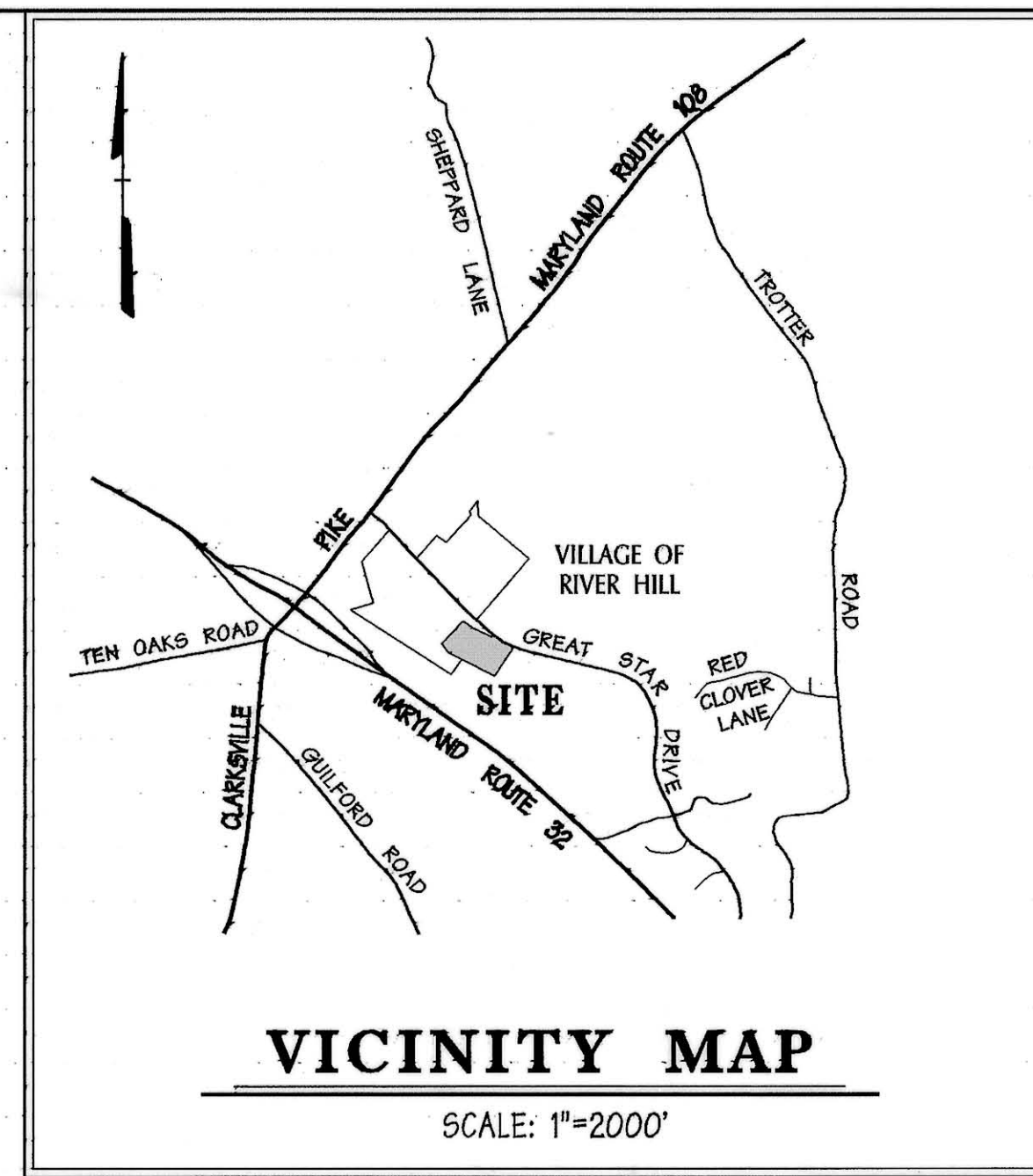
PRELIMINARY EQUIVALENT SKETCH PLAN

SITE ANALYSIS

- Zoning New Town - S.F.A.
Per FDP Phase 222A-Part 1
 - Unit Type Proposed Single Family Attached
 - Number of Units Permitted 245 Maximum on Parcels A-2, B-2 and B-3 combined per FDP Phase 222-Part 1
- 3a. Density Tracking Chart
- | Parcel | Units | Acres | D.U./Ac. |
|--------|-------|-------|----------|
| A-2 | --- | 10.29 | --- |
| B-2 | 54 | 5.1 | 10.58 |
| B-3 | 61 | 6.1 | 10.00 |
| TOTAL | 115 | 21.49 | 5.35 |
- Number of Units Proposed 61
 - Parking Spaces Required 122 (2 spaces per unit)
 - Parking Spaces Provided 142 (2.32 sp./un.)
On-Lot Drive & Garage 68
Court Parking 74
 - Number of Lots Proposed 64
Buildable 61
Open Space 3
 - Area Tabulation
Total Area of the Parcel 6.1 Acres
Total Area of the Lots 2.5 Acres
Public Roadway Dedication 1.5 Acres
Community Open Space 2.1 Acres
Area of Disturbance 6.5 Acres
 - Department of Planning & Zoning File Numbers:
S-98-21, P-95-10, FDP-Ph 222 Pt.1, F-96-110,
WF-98-57.

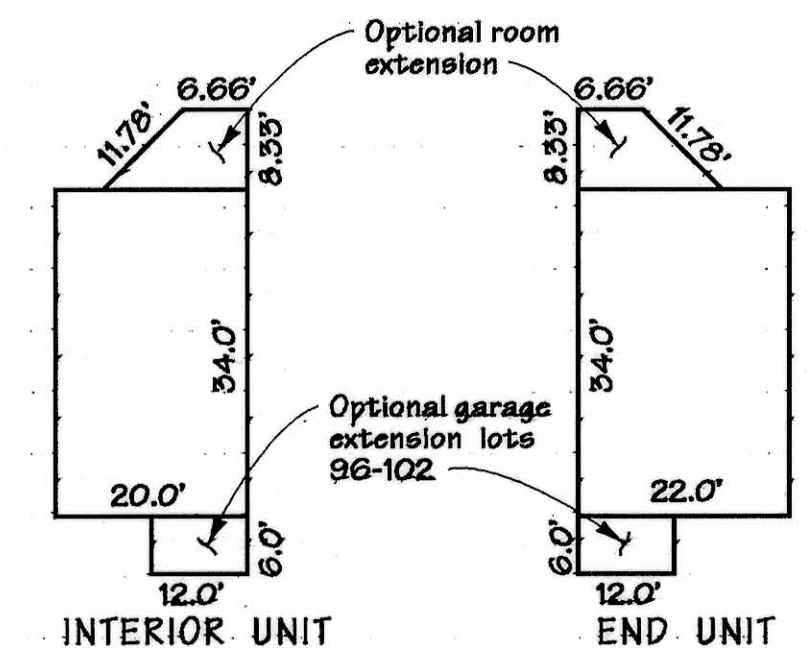
GENERAL NOTES

- This project is in conformance with the latest Howard County Standards unless waivers have been granted.
- The existing topography is taken from field run survey with two-foot contour intervals from F-96-110.
- The coordinates shown hereon are based upon the NAD 83 Maryland Coordinate System. Howard County Geodetic Control Station Numbers 2964 and 2965.
- Public water and sewer will be provided: Contract Numbers 44-3524D and 30-3436D.
- Stormwater Management quantity control is provided by a regional facility per F-96-110. Quality control is provided by stormceptor.
- Existing utilities have been taken from available plans and records.
- There is no floodplain on this site.
- There are no wetlands on this site. Wetlands on adjacent open space lot 87 per Plat Number 12693.
- There are no known cemeteries on this site.
- The following reports and studies were approved in connection with F-96-110:
 - Floodplain Study by Whitman Roquardt & Assoc. dated January 20, 1995.
 - Wetland delineation by Exploration Research, Inc. dated January 20, 1995.
 - Noise Study by Stalano Engineering, Inc. dated January 20, 1995.
 - Traffic Study by Wells and Assoc. dated January 20, 1997.
 - Geotechnical report by Robert Balter, Inc.
- Installation of traffic control devices shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices.
- Sediment and Erosion control measures will be provided with the submittal of the final or site development plans.
- See soils map number 25.
- No slopes of 25% or greater that are a contiguous area of 20,000 square feet exist on site.
- The minimum building setback restrictions from the property lines and the right of ways of the public road or street shall be in accordance with the Final Development Plan. (FDP Phase 222-A, Part 1).
- Garages cannot be converted to living space because they are included in the parking spaces provided total.
- Street trees will be provided in accordance with the Subdivision and Land Development Regulations, Section 16.124. Location of street trees will be provided with the submittal of the road construction plans. Internal parking lot landscaping will be allowed to fulfill street tree requirements for segments of the roadway that are lined with parking spaces perpendicular to the roadway.
- Landscaping will be provided in accordance with Columbia HRD Landscaping guidelines. The applicant will provide perimeter, internal, parking lot and landscape berm plantings at SDP stage.
- All fillet radii are 5 feet unless shown otherwise.
- All sidewalk ramps must comply with ADA requirements.
- At final stage, maintenance and monitoring agreements shall be provided for the proposed stormceptor.
- WF-98-57 approval waives Section 16.134(b)(1) allowing sidewalks on one side of a public road and Section 16.155(a) allowing issuance of a grading permit prior to an Approved Site Development Plan. Approved 12-25-97, waiver of the Design Manual, Volume II, Table 2-01 reducing the design speed of the public roads from 30 mph to 20 mph.



COORDINATE TABLE

POINT	NORTH	EAST
2701	560623.19	1331379.01
2702	560296.25	1331175.70
2703	560621.56	1330609.49
2704	560711.08	1330572.53
2705	560979.93	1330819.71
2706	560718.37	1331088.95
2707	560805.11	1331112.48



TYPICAL BUILDINGS

No Scale

VILLAGE OF RIVER HILL

SECTION FOUR - AREA ONE
RESUBDIVISION OF PARCEL B-3,
LOTS B-67 - B-127 & OPEN SPACE LOTS B-128 - B-130
COLUMBIA, HOWARD COUNTY, MARYLAND

OWNER: The Howard Research & Development Corporation
10275 Little Patuxent Parkway
Columbia, Maryland 21044
DEVELOPER / CONTRACT PURCHASER: Columbia Builders, Incorporated
Post Office Box 309
Columbia, Maryland 21044

DMW

Dahn-McCune-Walkers, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3333
Fax: 286-4705

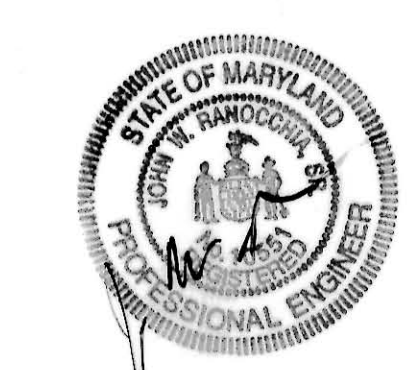
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SECTION NAME Village of River Hill	SECTION AREA A/1	DIVISION # PARCEL B-3
DATE OF PLAN 3/14/98	DATE OF REVISION 3/14/98	REVISION Ech
WATER CODE	SUBDIVISION CODE	

TITLE
COVER SHEET

Des By: MJF	Scale: As Shown	Proj. No: 97126
Drn By: MSS	Date: Jan, 17, 1998	1 of 3
Chk By: THR	Approved:	

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
3/14/98
DATE




LEGEND

- CONTOUR INTERVAL 2 FEET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 100 WATT HPS VAPOR 'MODERN' POST TOP BRONZE FIXTURE 14' HT.
- 150 WATT HPS VAPOR PENDANT FIXTURE (CUT OFF) 30' HT.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature] 3/4/98
PLANNING DIRECTOR DATE

2-17-98
Date



Professional Engr. No. 10591

VILLAGE OF RIVER HILL

SECTION FOUR - AREA ONE
RESUBDIVISION OF PARCEL B-3,
LOTS B-67 - B-127 & OPEN SPACE LOTS B-128 - B-130
COLUMBIA, HOWARD COUNTY, MARYLAND

OWNER DEVELOPER / CONTRACT PURCHASER
The Howard Research & Development Corporation
12275 Little Patuxent Parkway
Columbia, Maryland 21044
Columbia Builders, Incorporated
Post Office Box 303
Columbia, Maryland 21044

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Draft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3225
Fax: 296-4705

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SUBDIVISION NAME Village of River Hill	SECTION AREA 4/1	LOTPARCEL # PARCEL B-3
STATE OR DISTRICT N.T.	TAXING MAP 35	TAXING DISTRICT 5th
WATER CODE	SEWER CODE	

**PRELIMINARY EQUIVALENT
SKETCH PLAN**

Des By: MJP Scale: 1"=50' Proj. No. 97126
Dwn By: MGS Date: JAN. 17, 1998
Chk By: THR Approved: 2 of 3



CENTERLINE CURVE DATA

PUBLIC ROAD 'A'	RADIUS	LENGTH	DELTA
PC 0+72.6 to PT 2+11.5	175'	130.9'	45°30'
PC 6+64.5 to PT 7+49.6	100'	85.3'	49°52'

PUBLIC ROAD 'B'	RADIUS	LENGTH	DELTA
PC 0+62.2 to PT 1+76	125'	105.0'	52°4'
PC 4+41 to PT 4+81	50'	40'	45°50'



TENTATIVELY APPROVED
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 HOWARD COUNTY
[Signature]
 PLANNING DIRECTOR TC DATE 3/4/98

2-17-98
 Date

Professional Engr. No. 10591

VILLAGE OF RIVER HILL

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 RESUBDIVISION OF PARCEL B-3,
 LOTS B-67 - B-127 & OPEN SPACE LOTS B-128 - B-130
 COLUMBIA, HOWARD COUNTY, MARYLAND

OWNER DEVELOPER / CONTRACT PURCHASER
 The Howard Research & Development Corporation Columbia Builders Incorporated
 10275 Little Patuxent Parkway Post Office Box 909
 Columbia, Maryland 21044 Columbia, Maryland 21044

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 DeBorja McQuinn-Walton, Inc.
 200 East Pennsylvania Avenue
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 Fax 286-4706

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SUBDIVISION NAME	Village of River Hill	SECTION/AREA	A/1	LOT/PARCEL #	PARCEL B-3
PLAT or L.P.	N.T.	SECTION MAP	35	TRACT DISTRICT	5th
WATER CODE		SEWER CODE			

TITLE
**PRELIMINARY EQUIVALENT
 SKETCH PLAN
 GRADING PLAN**

Des By: MJP Scale: 1"=50' Proj. No. 97126
 Dm By: MSS Date: Jan. 17, 1997
 Ck By: THR Approved: 3 of 3

PERMISSION FOR
 OFF-SITE GRADING
 FROM HRD 2/10/98

PROPERTY OF
 THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 LIBER 1835 FOLD 185
 ZONED: N.T.