

PRELIMINARY EQUIVALENT SKETCH PLAN

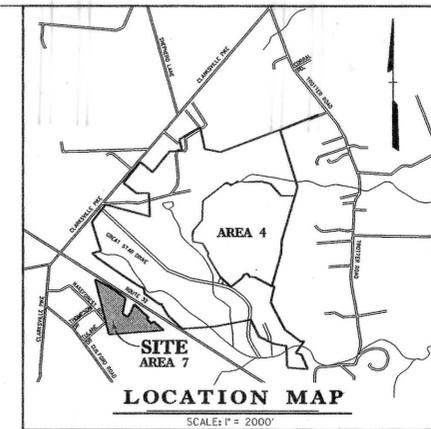
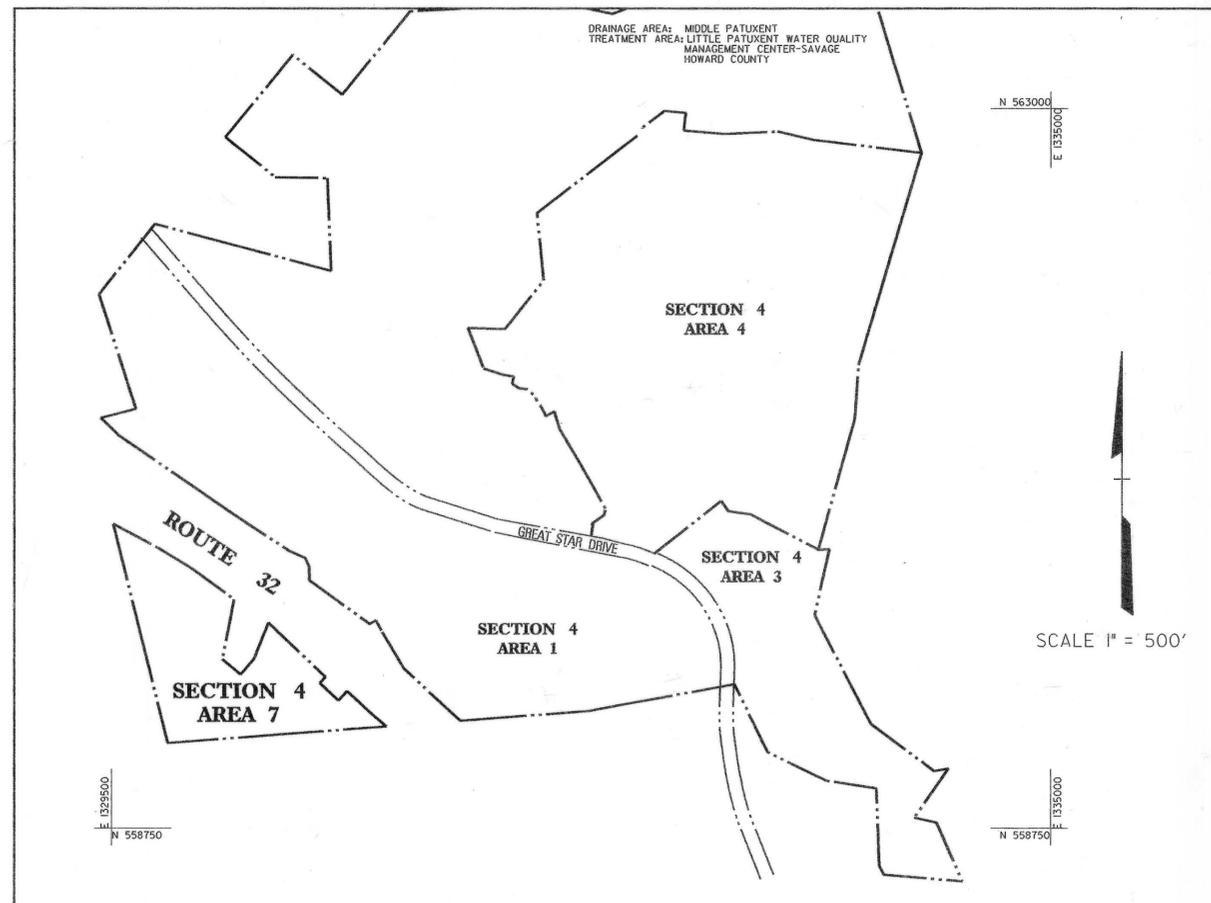
VILLAGE OF RIVER HILL

SECTION 4 AREA 7

LOT 1

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



GENERAL NOTES

- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL MAPS FLOWN IN 1989 BY MAPPING ASSOCIATES, INC.
- HORIZONTAL DATUM: NAD 83/ VERTICAL DATUM: NAVD 29
HOWARD COUNTY GEODETIC CONTROL STATION NO. 29G4 AND NO. 29G5
- THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
- EXISTING ZONING IS NEW TOWN PER IO-93 COMPREHENSIVE ZONING.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS (UNLESS WAIVER(S) HAVE BEEN APPROVED).
- SEE HOWARD COUNTY DPZ FILES S93-21 APPROVED 12/21/93, AND P95-11 APPROVED 6/9/95.
- SITE ANALYSIS: SECTION 4, AREA 7
TOTAL NUMBER OF OPEN SPACE LOTS 1
TOTAL NUMBER OF LOTS 1
- LAND USE TABULATION: SECTION 4, AREA 7
OPEN SPACE CREDITED 19.6 AC.
TOTAL ACREAGE 19.6 AC.
- SOIL MAP 23.
- MINIMUM BUILDING SETBACK RESTRICTION FROM PROPERTY LINES AND RIGHT OF WAYS OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA PHASE 222, PART VII.
- ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION.
- WETLAND EVALUATION PREPARED BY EXPLORATION RESEARCH, INC.
- THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
- BOUNDARY SURVEY PREPARED BY WHITMAN REQUARDT AND ASSOCIATES.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS SITE.
- STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS SITE.
- EXISTING UTILITIES HEREON WERE TAKEN FROM CONTRACT DWGS. OR TOPOGRAPHIC SURVEY.
- THIS PLAN IS SUBJECT TO, AND CONFORMS WITH, THE FINAL DEVELOPMENT PLAN CRITERIA FOR PHASE 222, PART VII.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- NO GEOTECHNICAL REPORT IS REQUIRED FOR THIS PROJECT.

PRELIMINARY EQUIVALENT SKETCH PLAN SHEET INDEX	
NO.	PLAN
1 OF 2	COVER SHEET
2 OF 2	SITE PLAN

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

[Signature] 6/1/98
PLANNING DIRECTOR DATE

3-16-98
Date

Professional Engr. No. 10551

Date	No.	Revision Description
VILLAGE OF RIVER HILL		
SECTION 4, AREA 7		
OWNER / DEVELOPER:		
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION		
THE ROUSE BUILDING		
10275 LITTLE PATUXENT PARKWAY		
COLUMBIA, MARYLAND 21044		
DMW		
Daft-McCune-Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
200 East Pennsylvania Avenue, Towson, Maryland 21286 (410) 296-3333 Fax 296-4706		
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL *
RIVER HILL	4/7	3, 27, 59
PLAT #	BLOCK #	TAX/ZONE MAP
	NT	348.35
WATER CODE	SEWER CODE	ELECT. DISTRICT
		5th
TITLE		
COVER SHEET		
Des By	DLW	Scale 1" = 500'
Dm By	AL	Date MARCH 16, 1998
Chk By	JWR	Approved
		Proj. No. 94064
		1 OF 2

SOILS LEGEND

TYPE	DESCRIPTION
ChB2	Chester Silt Loam, 3 to 8 percent slopes, moderately eroded
EKb2	Elloak Silt Loam, 3 to 8 percent slopes, moderately eroded
EKc2	Elloak Silt Loam, 8 to 15 percent slopes, moderately eroded
GIB2	Glenelg Loam, 3 to 8 percent slopes, moderately eroded
GIC2	Glenelg Loam, 8 to 15 percent slopes, moderately eroded
GnA	Glenville Silt Loam, 0 to 3 percent slopes
GnB2	Glenville Silt Loam, 3 to 8 percent slopes, moderately eroded
MgC2	Manor Gravelly Loam, 8 to 15 percent slopes, moderately eroded
MIE	Manor Loam, 25 to 45 percent slopes
MID2	Manor Loam, 15 to 25 percent slopes, moderately eroded
MIB2	Manor Loam, 3 to 8 percent slopes, moderately eroded

LEGEND

	EXISTING TREE LINE
	EXISTING CONTOURS
	25% AND GREATER SLOPE
	PROPERTY CORNER
	LIMIT OF WETLANDS
	25' WETLANDS BUFFER
	SOIL BOUNDARY
	SOIL TYPE LABEL

COORDINATE TABLE

Name	North	East
BN45	560546.68	1329510.88
BN46	560404.81	1329775.56
BN47	560289.98	1329962.72
BN48	560101.66	1330217.06
BN49	559747.30	1330149.01
BN50	559658.17	1330256.69
BN51	559749.86	1330334.11
BN52	559964.83	1330419.85
BN53	559643.48	1330754.29
BN54	559606.97	1330720.14
BN55	559504.51	1330829.70
BN56	559559.28	1330880.93
BN57	558422.68	1331027.00
BN58	558351.24	1331111.48
BN59	559253.11	1329829.53



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR, JR. DATE 5/19/98

5-19-98
Date

Professional Engr. No. 10557

Date	No.	Revision Description

VILLAGE OF RIVER HILL
SECTION 4, AREA 7

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

DMW
Darrin McCann-Walker, Inc.
300 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	SECTION AREA	LOTPARCEL #
RIVER HILL	47	3,27,59

PLAT/ OR L.P.	BLOCK #	ZONE	TAXPARK MAP	ELECT. DISTRICT	GENBUS TRACT
	NT		34835	5th	

WATER CODE: RIVER CODE

TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN

Des By	DLW	Scale	1" = 100'	Proj. No.	94064
Drn By	CEV	Date	MAY 19, 1998		
Chk By	JWR	Approved			2 OF 2