

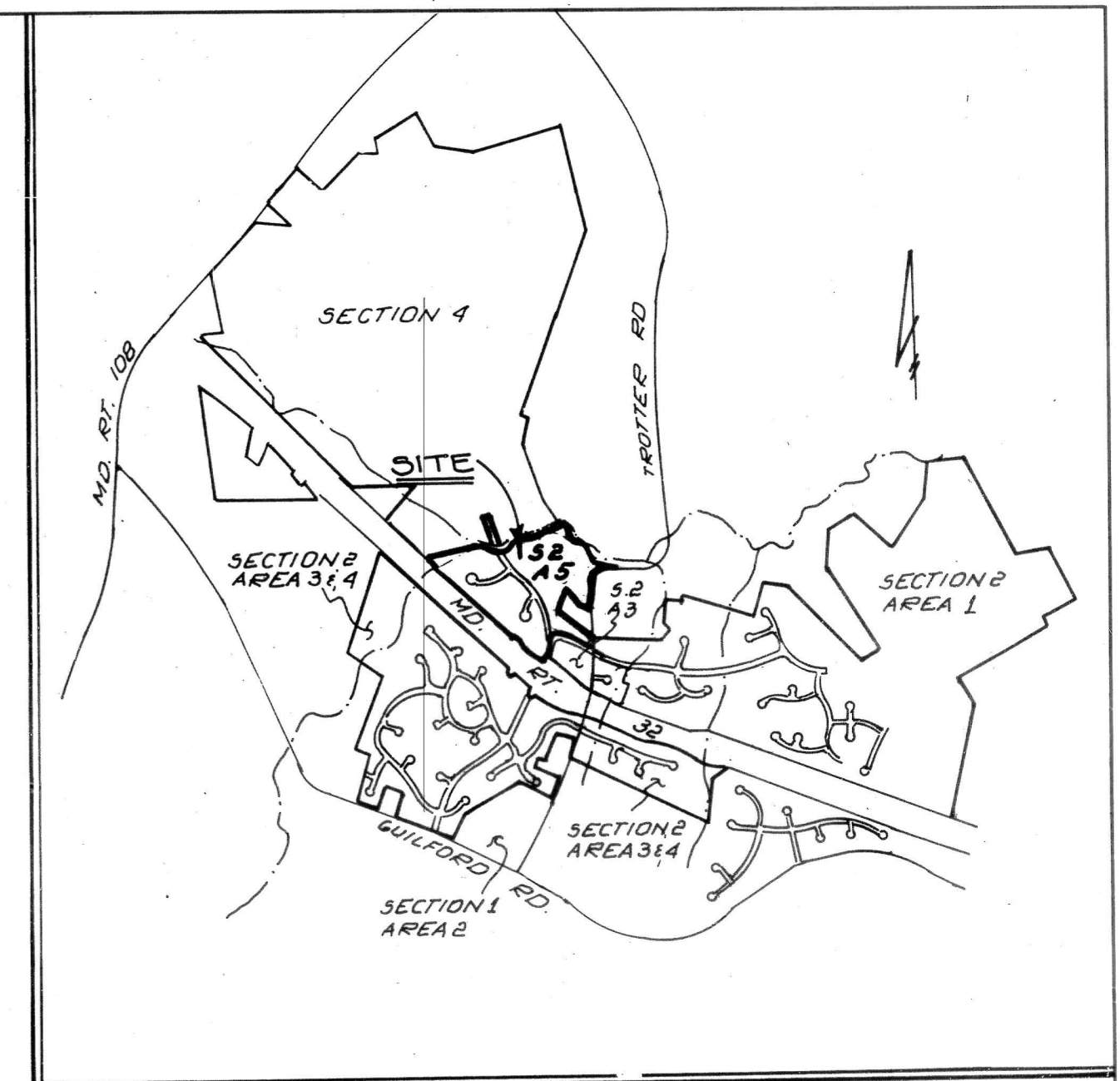
PRELIMINARY PLAN

VILLAGE OF RIVER HILL

SECTION 2 AREA 5

5th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

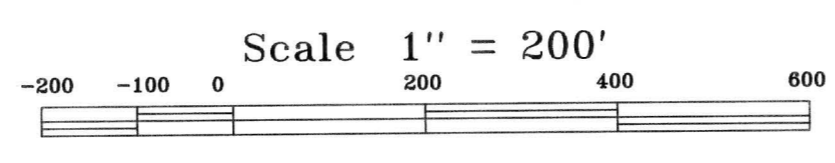
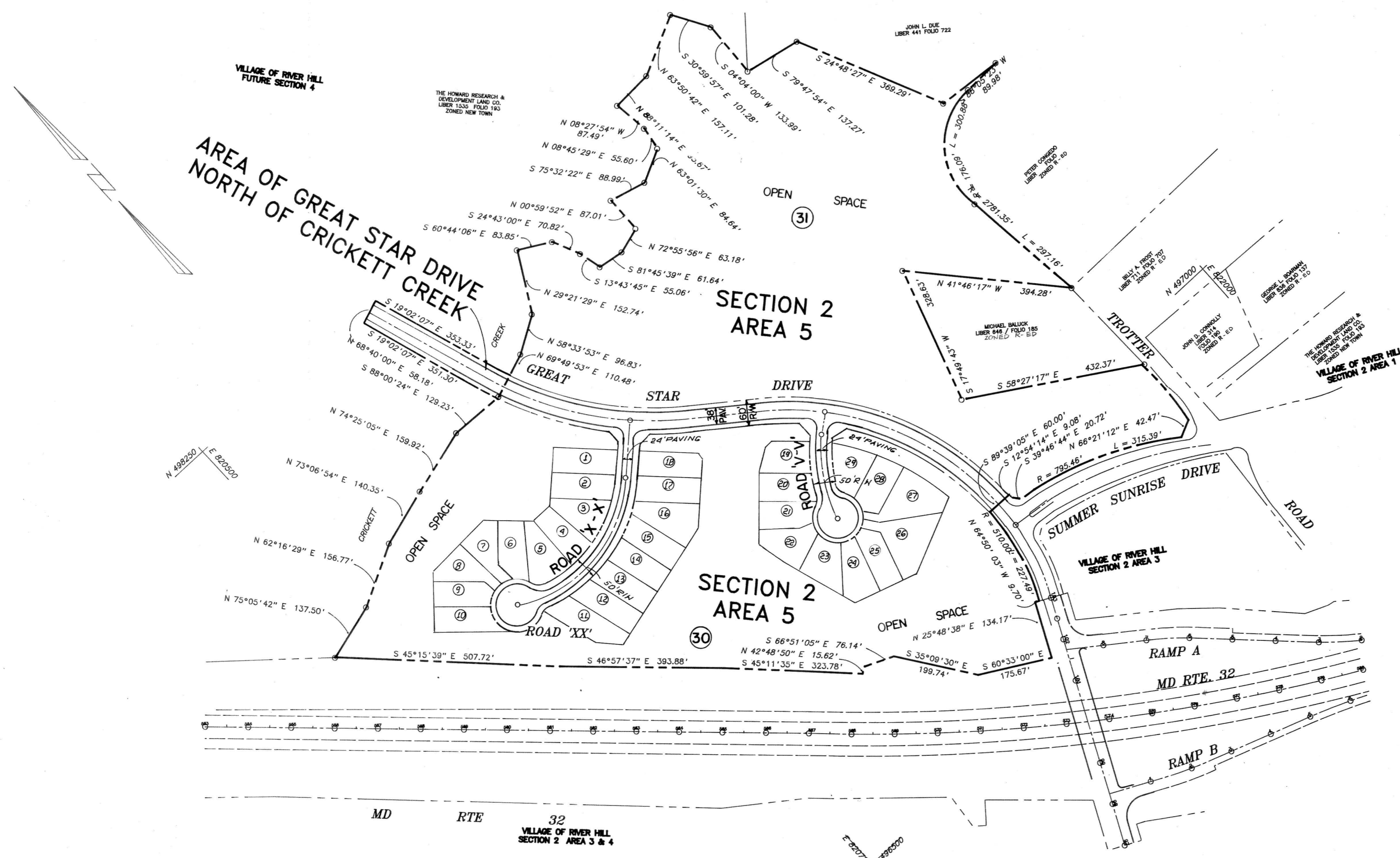


LOCATION MAP

SCALE : 1" = 2000'

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. TOTAL TRACT AREA: 38.1 AC +/-
TOTAL AREA OF SECTION 2 AREA 5: 2.82 AC +/-
TOTAL AREA OF BUILDABLE LOTS: 6.12 AC +/-
TOTAL AREA OF OPEN SPACE LOTS: 29.16 AC +/-
TOTAL NO. OF BUILDABLE LOTS: 29
TOTAL NO. OF OPEN SPACE LOTS: 2
TOTAL AREA OF GREAT STAR DRIVE NORTH OF CRICKETT CREEK: 0.5 AC +/-
TOTAL AREA OF SUBMISSION: 38.6 AC +/-
3. SKETCH PLAN S-94-03 WAS APPROVED ON DEC. 17, 1991. PRELIMINARY PLAN P-94-05 WAS SUBMITTED ON JAN. 10, 1994. A WAIVER FOR AN 8% ABSOLUTE MAXIMUM GRADE AND MINIMUM VERTICAL CURVE LENGTH FOR GREAT STAR DRIVE WAS APPLIED ON JAN. 7, 1994 AND DENIED. A WAIVER FOR A 410 FOOT INTERSECTION SPACING WAS APPLIED FOR ON JAN 10, 1994 AND APPROVED.
4. TOPOGRAPHY SHOWN HEREON IS FROM AERIAL MAPS FLOWN IN 1989 BY MAPPING ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. BOUNDARY SURVEY WAS PREPARED BY K.C.I. INC. IN AUGUST 1991.
5. HORIZONTAL DATUM: NAD 27 HOWARD COUNTY CONTROL TRAVERSE. VERTICAL DATUM: NAD 27 HOWARD COUNTY CONTROL TRAVERSE.
6. DRAINAGE AREA IS MIDDLE PATUXENT RIVER ARE TO BE UTILIZED FOR THIS SITE.
7. STORM WATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED BY UTILIZING THE DETENTION FACILITIES.
8. THE PRELIMINARY 100 YEAR FLOODPLAIN STUDY WAS PREPARED BY WHITMAN, REQUART AND ASSOCIATES IN MARCH 1992 AND APPROVED BY HOWARD COUNTY ON NOT APPLICABLE. THE FLOODPLAIN STUDY HAS BEEN REVISED BY G.W. STEPHENS JR AND ASSOCIATES, INC IN DECEMBER, 1993.
9. THE WETLANDS DELINEATION WAS PROVIDED BY GEO-TECHNOLOGY ASSOCIATES, INC. IN 1992 AND APPROVED BY HOWARD COUNTY ON NOT APPLICABLE.
10. THE TRAFFIC STUDY WAS PREPARED BY GOROVESLADE ASSOCIATES IN 1991 AND APPROVED BY HOWARD COUNTY ON DECEMBER 17, 1991.
11. THE NOISE STUDY WAS PREPARED BY STALAND ENGINEERING, INC. IN 1992 AND APPROVED BY HOWARD COUNTY ON JUNE 26, 1992.
12. THE GEOTECHNICAL REPORT WAS PREPARED BY ROBERT BALTER CO. IN 1994 AND APPROVED BY HOWARD COUNTY ON
13. MINIMUM BUILDING SETBACK 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 V.
14. STREET LIGHTS, STREET TREES AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT THE FINAL PLAN STAGE.
15. GRADING, CONSTRUCTION AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHIN ALL WETLANDS, WETLAND BUFFERS, AND STREAMBANK BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
16. ALL OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE COLUMBIA ASSOCIATION.

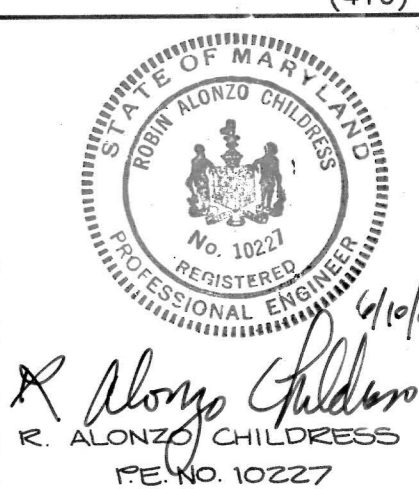


SHEET INDEX

- SHEET 1 : TITLE SHEET
- SHEET 2 : PRELIMINARY PLAN
- SHEET 3 : PRELIMINARY GRADING PLAN & DRAINAGE AREA MAP
- SHEET 4 : PRELIMINARY LANDSCAPE PLAN

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

Robert Balter
PLANNING DIRECTOR 2/22/94
DATE

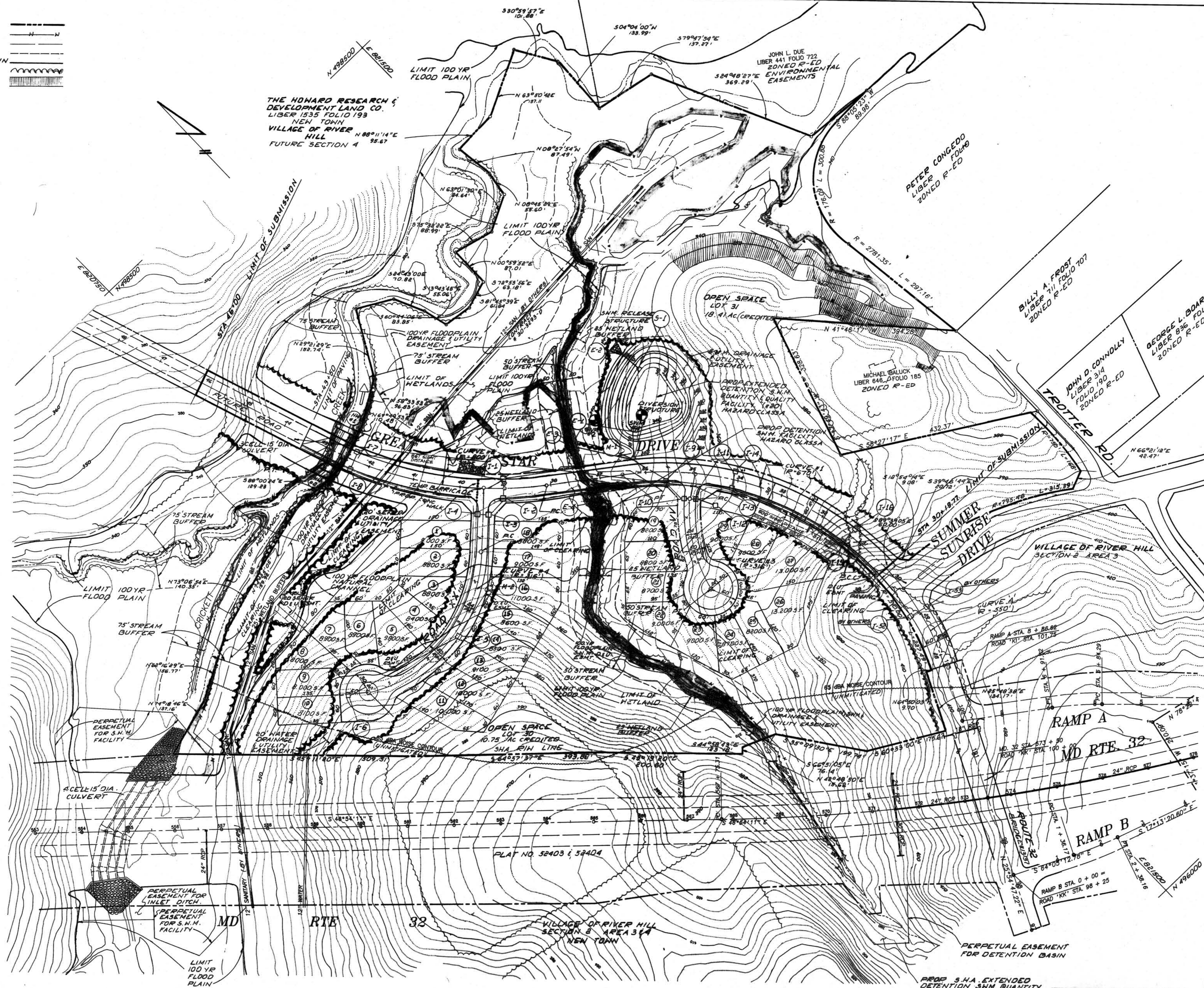


S-91-03
P-94-05
DESIGNED BY : I.R.Z.
DRAWN BY : M.S.M.
PROJECT NO. : 7458
DATE : MARCH 21, 1994
SCALE : 1" = 200'
SHEET 1 OF 4

P 94-05

LEGEND

- LIMIT OF SUBMISSION
- LIMIT OF WETLANDS
- WETLAND BUFFER
- STREAM BUFFER
- LIMIT OF FLOOD PLAIN
- WOODS TO REMAIN
- STEEP SLOPES

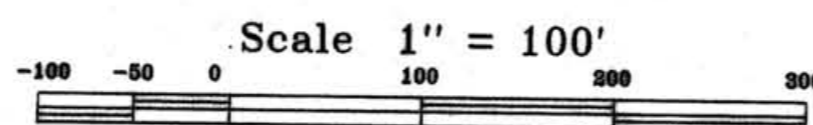


- GREAT STAR DRIVE**
 CURVE #1
 PCC 30+19.77 TO PT 36+47.91
 R=670.00'
 Δ=53°42'57"
 T=339.29'
 L=628.14'
- CURVE #2
 PC 38+13.53 TO 42+98.22
 R=800.00'
 Δ=34°42'47"
 T=250.04'
 L=484.68'
- ROAD 'V-V'**
 CURVE #3
 PC 0+53 TO PT 2+55
 R=316'
 Δ=36°37'33"
 T=104.59'
 L=202'
- ROAD 'X-X'**
 CURVE #4
 PC 1+35 TO PCC 5+52
 R=316'
 Δ=75°36'31"
 T=245.15'
 L=417'

THE HOWARD RESEARCH & DEVELOPMENT LAND CO.
 LIBER 1335 FOLIO 193
 NEW TOWN
 VILLAGE OF RIVER HILL
 SECTION 2 AREA 1

CURVE 'A'
 CURVE DATA (STA 27+74.44 TO STA 30+19.77)
 Δ 25°33'25"
 R = 530.00'
 T = 164.74'
 L = 245.33'
 CHD = N 15°07'38"E 243.30'

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 5 LOTS 1 - 31	
AREA TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 59 & 22 5th ELECTION DISTRICT HOWARD COUNTY, MD.	
TITLE PRELIMINARY PLAN AREA 5 BUILDABLE LOTS 1 - 29	
GEORGE W. STEPHENS, JR. & ASSOC. INC. CONSULTANTS ENGINEERS SURVEYORS 658 KENILWORTH DRIVE SUITE 100 TOWSON, MARYLAND 21204 (410) 825 - 8120	
5-91-03 P-94-05	
DESIGNED BY: I.R.Z.	
DRAWN BY: M.S.M./H.C.	
PROJECT NO.: 7458	
DATE: MARCH 21, 1994	
SCALE: 1" = 100'	
SHEET 2 OF 4	



PLAT NO. 52403 & 52404

PROF. S.H.A. EXTENDED DETENTION S.H.M. QUANTITY & QUALITY FACILITY HAZARD CLASS A

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

James H. [Signature]
 PLANNING DIRECTOR



	INLET NO.	AREA (AC)	C	% IMPERVIOUS
A	I-53	2.5	0.77	85
B	I-53	0.28	0.49	40
C	I-52	0.28	0.54	50
D	I-16	0.11	0.63	64
E	I-15	0.18	0.65	67
F	I-14	0.19	0.62	63
G	I-13	0.19	0.69	74
H	I-12	1.68	0.27	0
I	I-11	0.14	0.68	71
J	I-10	0.37	0.71	75
K	I-9	0.07	0.68	75
L	I-8	0.23	0.61	77
M	I-7	0.23	0.61	63
N	I-2	0.54	0.67	70
O	I-1	0.6	0.61	65
P	I-6	0.8	0.43	30
Q	I-5	0.83	0.29	12
R	I-3	0.84	0.33	12
S	I-4	0.24	0.62	61



LEGEND

- DRAINAGE DIVIDE
- FLOODPLAIN SECTION
- LIMIT 100YR FLOOD RAIN
- LIMIT OF WETLANDS
- DRAINAGE FLOW
- LIMIT OF CLEARING

NOTE: ALL ON SITE SOILS ARE TYPE 'B' SOILS

Scale 1" = 100'

0 100 200 300

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING
 HOWARD COUNTY

James Smith 7/22/94
 PLANNING DIRECTOR

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 5 LOTS 1 - 31
AREA	TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 59 & 22 5th ELECTION DISTRICT HOWARD COUNTY, MD.
TITLE	PRELIMINARY GRADING PLAN AND DRAINAGE AREA MAP
GEORGE W. STEPHENS, JR. & ASSOC. INC. CONSULTANTS ENGINEERS SURVEYORS 658 KENILWORTH DRIVE SUITE 100 TOWSON, MARYLAND 21204 (410) 825 - 8120	

DESIGNED BY: R.L.H., JR.Z.

DRAWN BY: P.B.

PROJECT NO.: 7458

DATE: MARCH 21 1994

SCALE: 1" = 100'

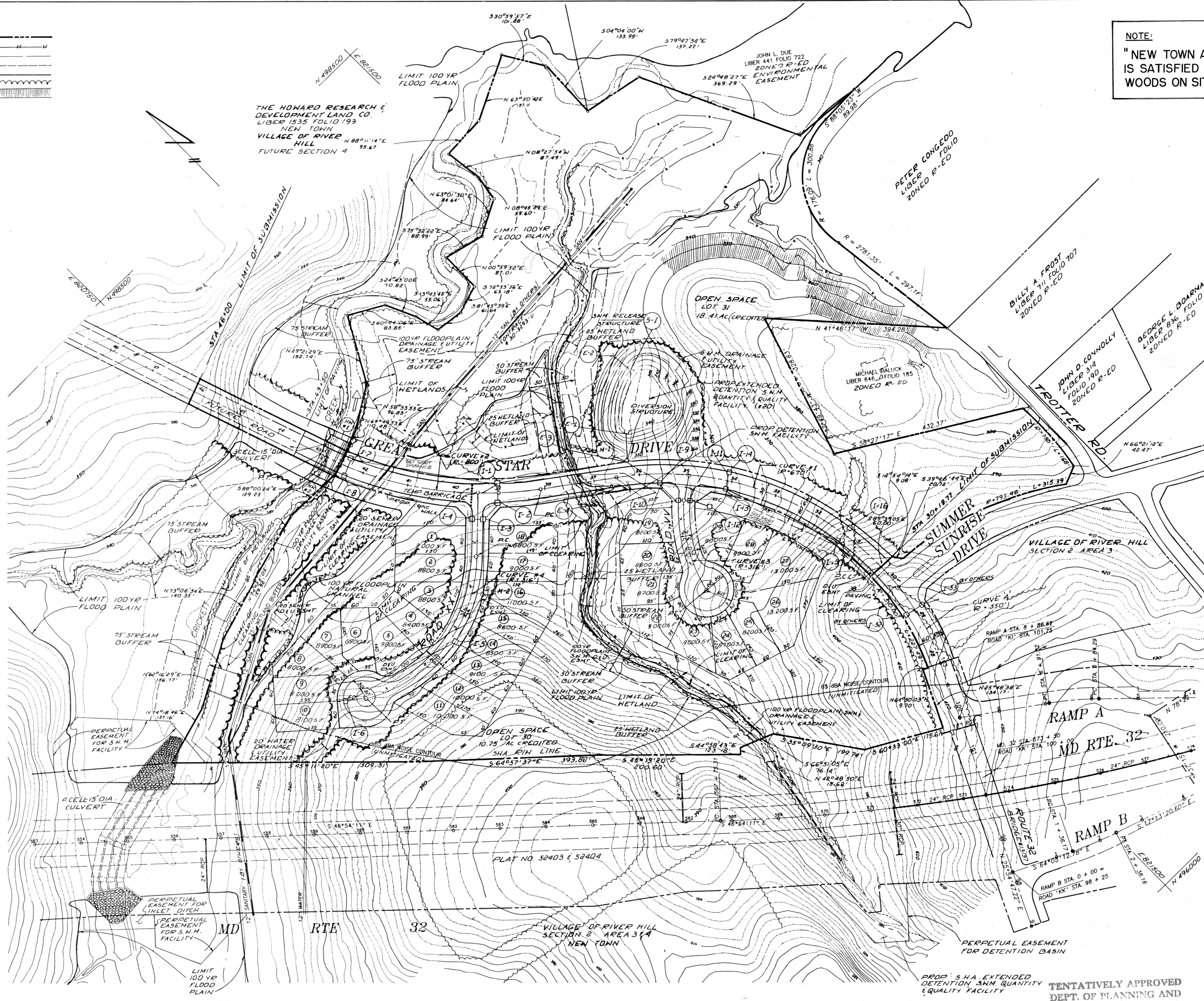
SHEET 3 OF 4

Professional Engineer Seal: R. ALONZO CHILDRESS, No. 10227, State of Maryland

LEGEND

- LIMIT OF SUBMISSION
- LIMIT OF WETLANDS
- WETLAND BUFFER
- STREAM BUFFER
- LIMIT OF FLOOD PLAIN
- WOODS TO REMAIN
- STEEP SLOPES

NOTE:
 "NEW TOWN ALTERNATIVE COMPLIANCE"
 IS SATISFIED BY RETENTION OF EXISTING
 WOODS ON SITE.



THE HOWARD RESEARCH & DEVELOPMENT LAND CO.
 LIBER 1535 FOLIO 193
 NEW TOWN
 VILLAGE OF RIVER HILL
 SECTION 2 AREA 1

CURVE 'A'
 CURVE DATA (STA 27+74.44 TO STA 30+19.77)
 Δ 25°33'25"
 R=550.00'
 T=124.74'
 L=245.33'
 CHD = N 13°07'38"E 243.30'

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 5 LOTS 1 - 31	
AREA	
TAX MAP NO. 35 ZONED NEW TOWN PART OF PARCELS 59 & 22 5TH ELECTION DISTRICT HOWARD COUNTY, MD.	
TITLE	
PRELIMINARY LANDSCAPE PLAN AREA 5 BUILDABLE LOTS 1 - 29	
GEORGE W. STEPHENS, JR. & ASSOC. INC. CONSULTANTS ENGINEERS SURVEYORS 658 KENILWORTH DRIVE SUITE 100 TOWSON, MARYLAND 21204 (410) 825 - 8120	

Scale 1" = 100'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR DATE
 7/22/94

5-9-03 P-94-05

DESIGNED BY: I.R.Z.

DRAWN BY: M.S.M./H.C.

PROJECT NO.: 7458

DATE: MARCH 21, 1994

SCALE: 1" = 100'

SHEET 4 OF 4

P.94.05