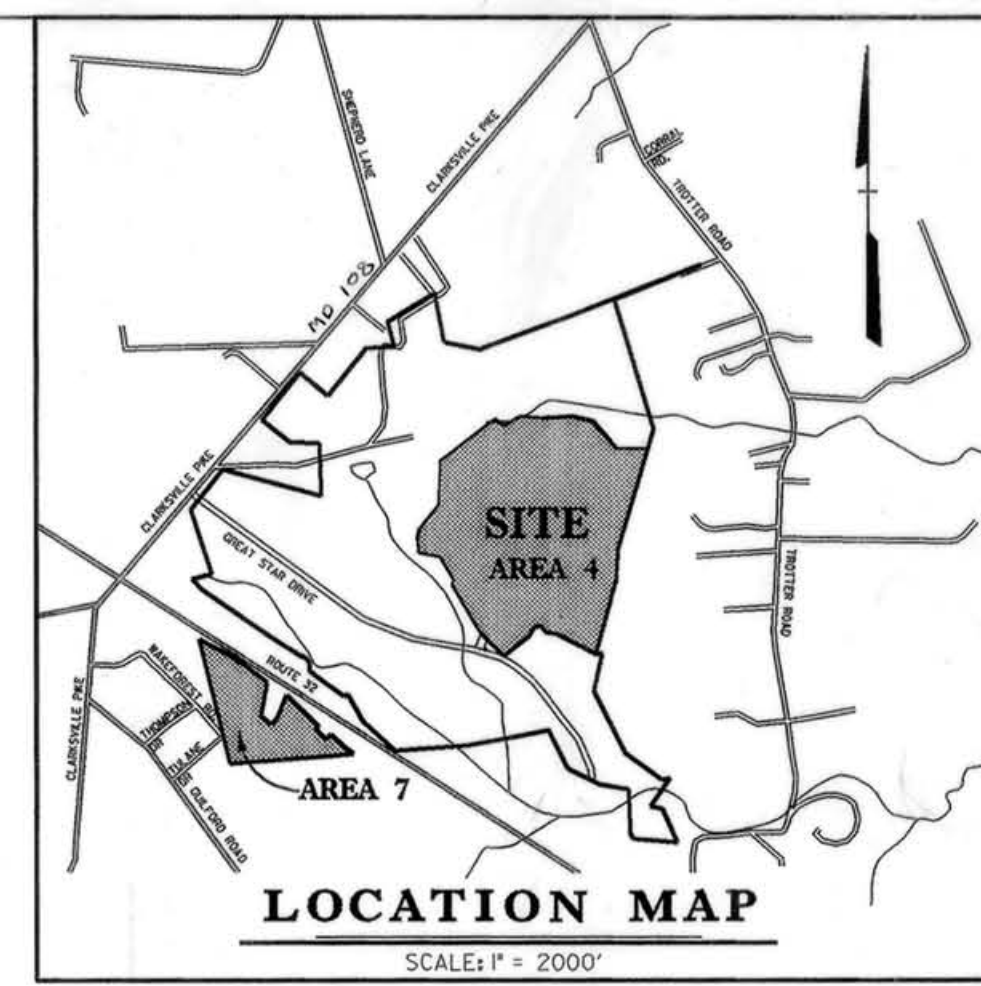


PRELIMINARY PLAN VILLAGE OF RIVER HILL

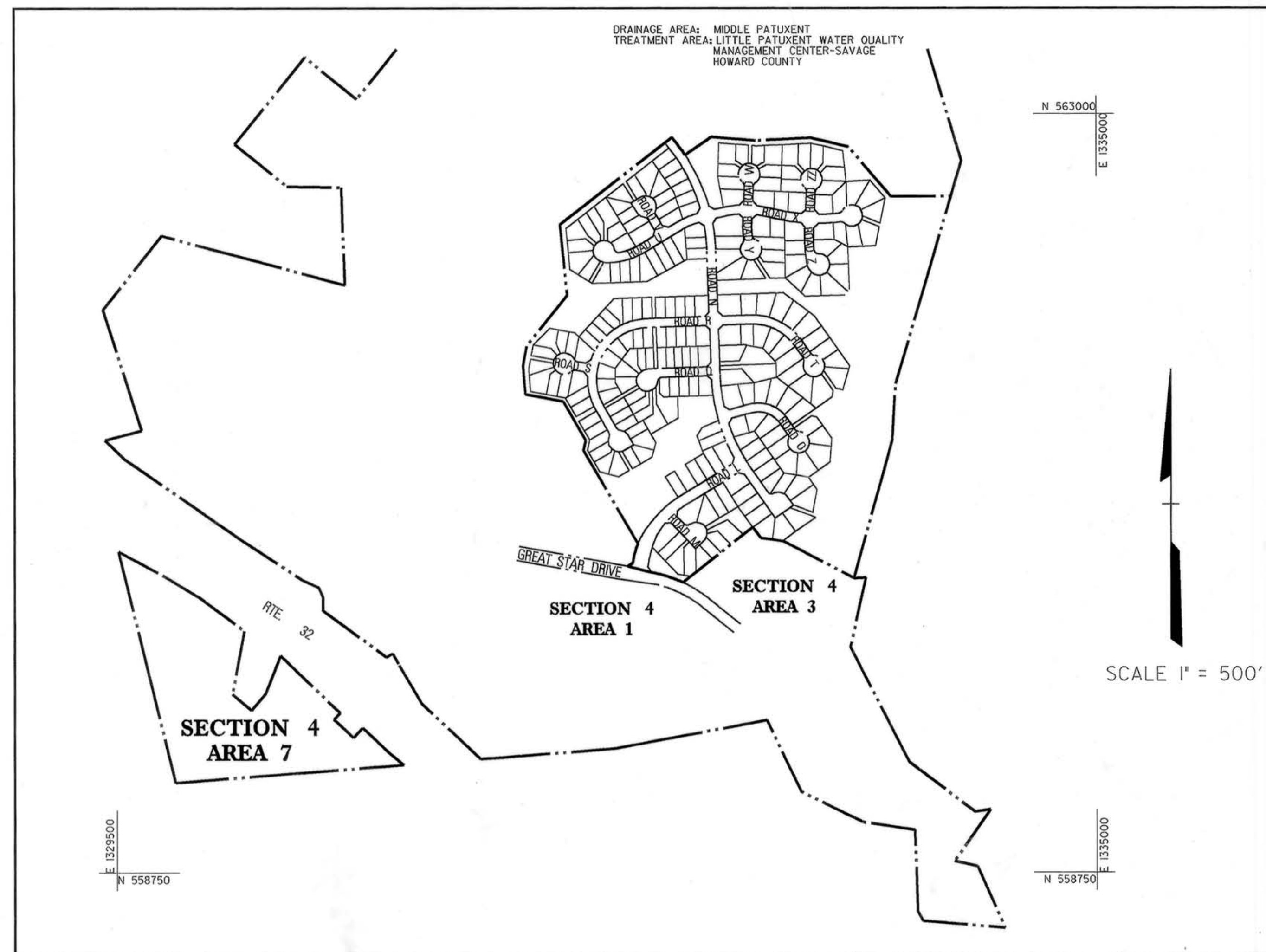
SECTION 4 AREAS 4 & 7 AREA 4 LOTS 1 - 237 AREA 7 LOT 1

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



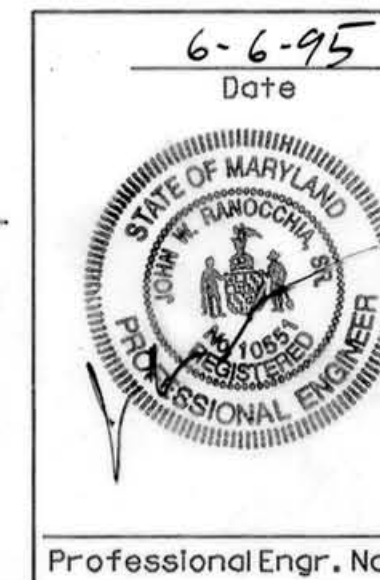
GENERAL NOTES

- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL MAPS FLOWN IN 1989 BY MAPPING ASSOCIATES, INC.
- HORIZONTAL DATUM: NAD 83/ VERTICAL DATUM: NAVD 29
- THIS PROPERTY IS LOCATED WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SYSTEMS TO BE MADE AVAILABLE AND UTILIZED.
- EXISTING ZONING IS NEW TOWN PER 10-93 COMPREHENSIVE ZONING.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- SKETCH PLAN S-93-21 WAS APPROVED ON 12-21-93.
- SITE ANALYSIS: AREA 4
TOTAL NUMBER OF SINGLE FAMILY LOTS 232
TOTAL NUMBER OF OPEN SPACE LOTS 2
TOTAL NUMBER OF LOTS 237
SITE ANALYSIS: AREA 7
TOTAL NUMBER OF OPEN SPACE LOTS 1
TOTAL NUMBER OF LOTS 1
- LAND USE TABULATION: AREA 4
SINGLE FAMILY LOTS 50.0AC.
OPEN SPACE CREDITED 32.3AC.
OPEN SPACE NON-CREDITED 0.2AC.
ROAD RIGHT OF WAY 13.1AC.
TOTAL ACRES 95.6AC.
LAND USE TABULATION: AREA 7
OPEN SPACE CREDITED 19.6AC.
TOTAL ACRES 19.6AC.
- 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.
- ALL OPEN SPACE TO BE GRANTED TO COLUMBIA ASSOCIATION.
- WETLAND EVALUATION PREPARED BY EXPLORATION RESEARCH, INC.
- 100 YEAR FLOODPLAIN STUDY PREPARED BY WHITMAN REQUARDT AND ASSOCIATES, approved 3-2-1994.
- BOUNDARY SURVEY PREPARED BY WHITMAN REQUARDT AND ASSOCIATES.
- TRAFFIC STUDY PREPARED BY WELLS & ASSOCIATES, 10-13-93, approved 3-2-94.
- STREET LIGHTS, STREET TREES, AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
- STORMWATER PEAK MANAGEMENT FOR AREA 4 IS TO BE PROVIDED BY FACILITIES LOCATED IN OTHER AREAS OF SECTION 4.
- STORMWATER QUALITY MANAGEMENT FOR AREA 4 IS TO BE PROVIDED BY SHALLOW MARSH FACILITIES LOCATED IN VICINITY AT STORM DRAIN OUTFALLS.
- 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.
- PLANNING BOARD APPROVAL GRANTED APRIL 13, 1995 FOR LOTS LESS THAN 6000 SF. APPROVAL APPLIED TO LOTS 206 THRU 212.



PRELIMINARY PLAN SHEET INDEX	
NO.	PLAN
1 OF 6	COVER SHEET
2 OF 6	SITE PLAN
3 OF 6	SITE PLAN
4 OF 6	SITE PLAN
5 OF 6	DRAINAGE AREA MAP & GRADING PLAN
6 OF 6	DRAINAGE AREA MAP & GRADING PLAN
SUPPLEMENTAL PLAN SHEET INDEX	
NO.	PLAN
1 OF 5	ROAD PROFILES
2 OF 5	ROAD PROFILES
3 OF 5	ROAD PROFILES
4 OF 5	ROAD PROFILES
5 OF 5	ROAD PROFILES
1 OF 2	SOILS MAP
2 OF 2	SOILS MAP

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE
6/9/95



Date	No.	Revision Description
VILLAGE OF RIVER HILL SECTION 4, AREAS 4 & 7		
OWNER /DEVELOPER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DMW Dan McCune-Walker, Inc. 200 East Pennsylvania Avenue Poolesville, Maryland 21086 (410) 296-3333 Fax: 296-4705		
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
SUBDIVISION NAME RIVER HILL	SECTION/AREA 4/4 & 4/7	LOT/PARCEL 3, 27, 59
PLAT OR LPT BLOCK NT	TAX/ZONE MAP 348.35	ELECT. DISTRICT 5th
WATER CODE	SEWER CODE	CENSUS TRACT
TITLE COVER SHEET		
Des By	Scale 1" = 500'	Proj. No. 94084
Drn By	CEV	Date JUNE 95
Chk By	Approved	1 OF 6

N 563500
E 1334250



- LEGEND**
- EXISTING TREE LINE
 - WO FACILITY
 - 25% AND GREATER SLOPE
 - 15% - 24.99% SLOPE
 - LIMIT OF WETLANDS
 - 25' WETLANDS BUFFER
 - 100 YEAR FLOODPLAIN
 - 75' STREAM BUFFER
 - △ ROAD CURVE LETTER

CURVE DATA

LETTER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	PC STATION	PT STATION
F	35°50'55"	980'	613.16	316.99	S19°52'51"E 603.21	STA. 5+78.15	STA. 11+91.31
G	24°47'55"	500'	216.41	109.93	N89°16'50"E 214.72	STA. 0+99.99	STA. 3+16.10
H	21°09'00"	1000'	369.14	186.69	S88°53'42"E 367.05	STA. 4+25.43	STA. 7+94.57
I	13°31'27"	850'	200.63	100.79	S4°14'59"E 200.17	STA. 0+64.97	STA. 2+65.61
J	21°01'51"	400'	146.82	74.25	S8°15'30"E 146.00	STA. 0+78.87	STA. 2+25.69
K	18°06'36"	450'	142.24	71.72	S67°49'35"W 141.64	STA. 0+26.76	STA. 1+71.00
L	33°37'19"	400'	234.73	120.85	S75°34'60"W 231.37	STA. 4+00.83	STA. 6+35.56

MATCH LINE

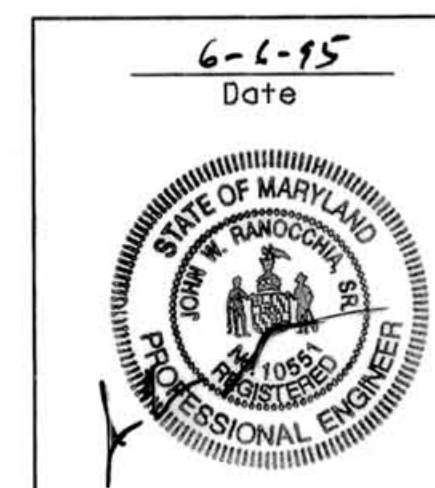
MATCH LINE

MATCH LINE SEE SHEET 3 OF 6

MATCH LINE

MATCH LINE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE
6/19/95
TC 6/17/95

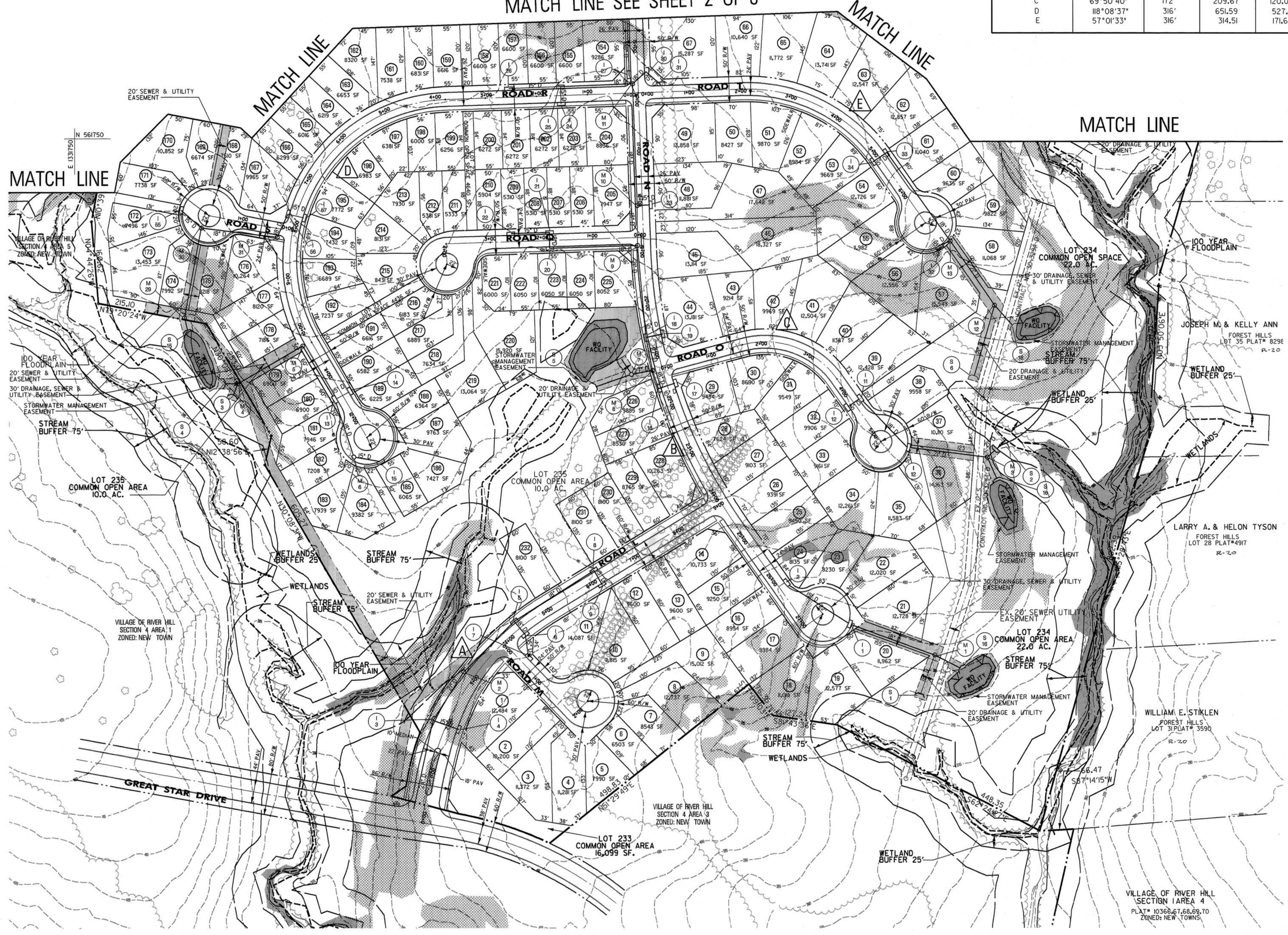


JOSEPH & JACQUELYN NAKE
FOREST HILLS
LOT 37 PLAT 8
R-20

Date	No.	Revision Description
VILLAGE OF RIVER HILL		
SECTION 4, AREA 4		
OWNER / DEVELOPER:		
THE HOWARD RESEARCH & DEVELOPMENT CORP.		
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 Ft. Detmers, Maryland 21330 (410) 296-3333 Fax 296-4705		
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
RIVER HILL	47.4	3,27.59
PLAT # OF LOT	BLOCK # ZONE	TAX/ZONE MAP
	348.35	5th
WATER CODE	SEWER CODE	ELECT. DISTRICT
		5th
TITLE		
PRELIMINARY PLAN		
Des By	Scale 1" = 100'	Proj. No. 94064
Dm By	CEV	Date JUNE 95
Chk By	Approved	2 OF 6

CURVE DATA								
LETTER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	PC STATION	PT STATION	
A	48°11'47"	500'	420.59	223.64	N34°31'05"E 408.30	STA. 0+83.19	STAS. 5+03.7	
B	33°00'30"	1010'	581.86	299.25	S18°27'38"E 573.85	STA. 18+95.97	STA. 24+77.83	
C	69°50'40"	172'	209.67	120.09	S70°04'14"E 196.93	STA. 1+63.46	STA. 3+73.14	
D	118°08'37"	316'	651.59	527.41	S27°55'50"W 542.14	STA. 3+78.33	STA. 10+29.9	
E	57°01'33"	316'	314.51	171.67	S67°29'05"E 301.69	STA. 2+03.18	STA. 5+17.69	

MATCH LINE SEE SHEET 2 OF 6



LEGEND

- EXISTING TREE LINE
- WQ FACILITY
- 25% AND GREATER SLOPE
- 15% - 24.99% SLOPE
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- 75' STREAM BUFFER
- ROAD CURVE LETTER

Date	No.	Revision Description

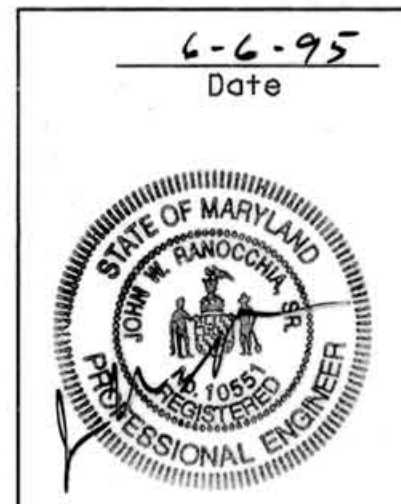
VILLAGE OF RIVER HILL
SECTION 4, AREA 4
OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Duff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-8833
Fax 296-4706

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

SUBDIVISION NAME RIVER RUN	SECTION/AREA 4/4	LOT/PARCEL # 3,27,59
PLAT OR LOT BLOCK # ZONE 348.35	ELECT. DISTRICT 5th	SENSUS TRACT
WATER CODE	SEWER CODE	
TITLE PRELIMINARY PLAN		
Des By	Scale 1" = 100'	Proj. No. 94064
Drn By	Date JUNE 95	
Chk By	Approved	3 OF 6









TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE
6/1/95



Professional Engr. No. 10551




LEGEND

-  EXISTING TREE LINE
-  SHALLOW MARSH
-  25% AND GREATER SLOPE
-  15% - 24.99% SLOPE
-  LIMIT OF WETLANDS
-  25' WETLANDS BUFFER
-  100 YEAR FLOODPLAIN
-  75' STREAM BUFFER

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

Maxine J. J. Castle **DATE** 6/9/95
PLANNING DIRECTOR TC 6/7/95

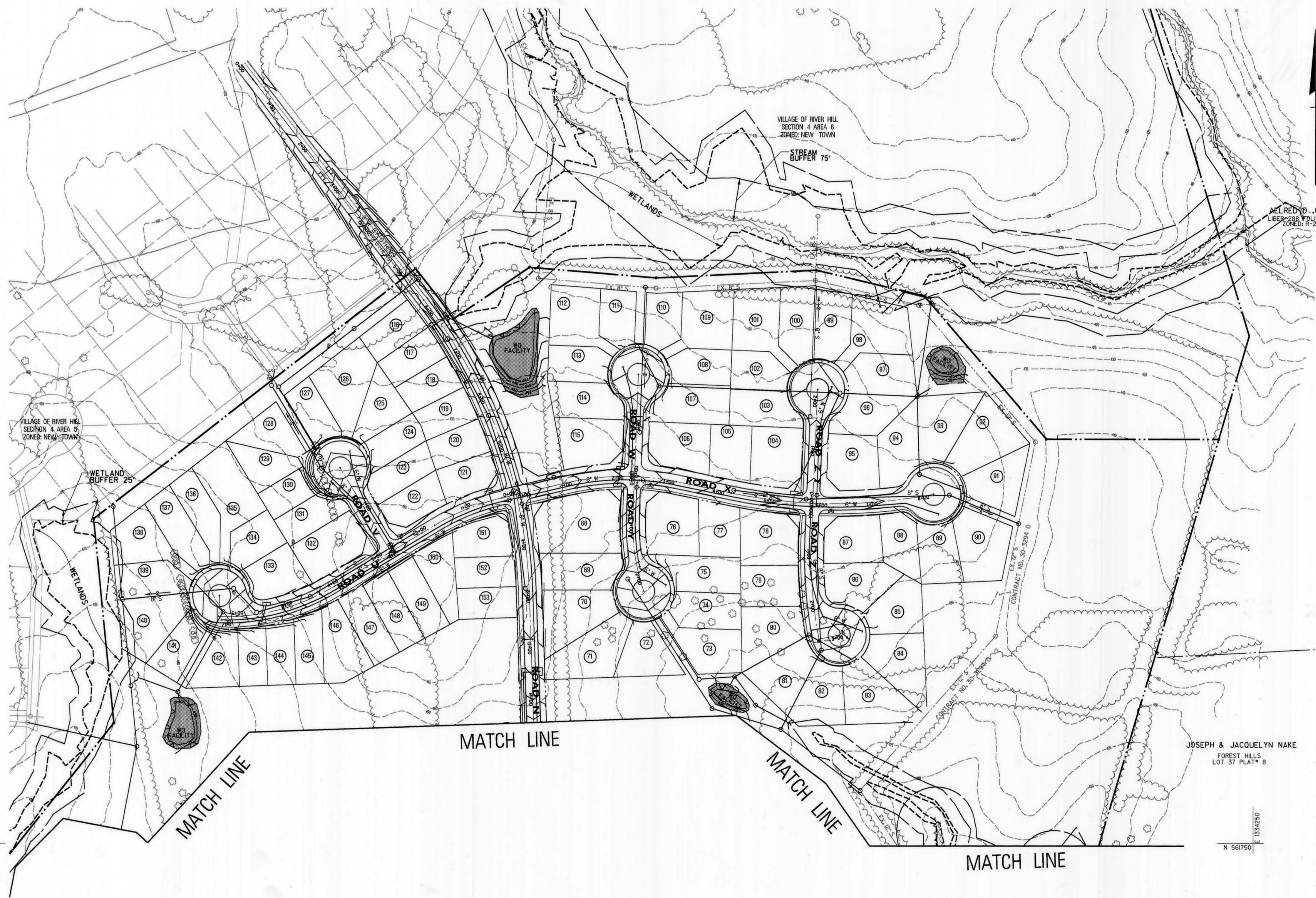
Date 6-6-95



Professional Engr. No. 10551

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		
<small>Deft. McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3833 Fax 296-4705</small>		
<small>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</small>		
SECTION NAME	SECTION AREA	LOTPARCEL #
RIVER HILL	47	3,27.59
PLAT # OR LOT	BLOCK #	TRAC #
	NT	348.95
OWNER CODE	SEWER CODE	5th
TITLE		
PRELIMINARY PLAN		
Des By	Scale	Proj. No.
CEV	1" = 100'	94064
Drn By	Date	
	JUNE 95	
Chk By	Approved	
		4 OF 6

N 563500
E 1334250



LEGEND

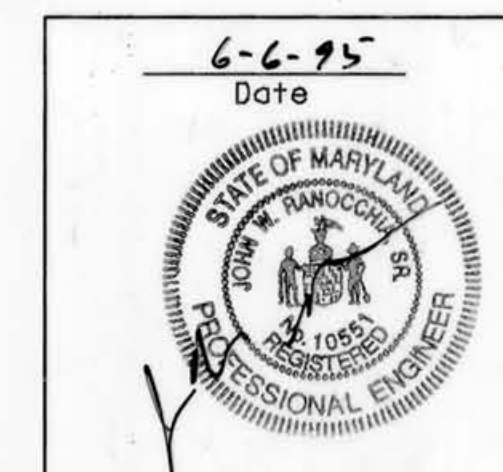
- EXISTING TREE LINE
- SHALLOW MARSH
- 25% AND GREATER SLOPE
- 15% - 24.99% SLOPE
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- 100 YEAR FLOODPLAIN
- 75' STREAM BUFFER

E 1337750
N 561750

E 1334250
N 561750

Date	No.	Revision Description
		VILLAGE OF RIVER HILL SECTION 4, AREA 4
OWNER /DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DMW Duff-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3833 Fax: 296-4705		
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
SUBDIVISION NAME RIVER HILL	SECTION/AREA 4/4	LOT/PARCEL # 3,27,59
PLAT* OR L/P BLOCK # NT	TAX/ZONE MAP 348.35	ELECT. DISTRICT 5th
WATER CODE	SEWER CODE	
TITLE PRELIMINARY GRADING PLAN		
Des By	Scale 1" = 100'	Proj. No. 94064
Dm By CEV	Date JUNE 95	
Chk By	Approved	5 OF 6

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Wanda J. R. Smith 6/3/95
PLANNING DIRECTOR DATE
TC 6/7/95



Professional Engr. No. 10551



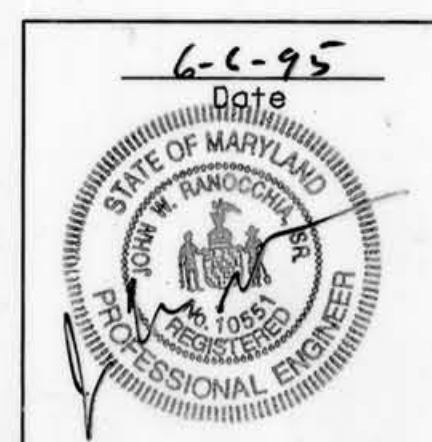
- LEGEND**
- EXISTING TREE LINE
 - SHALLOW MARSH
 - 25% AND GREATER SLOPE
 - 15% - 24.99% SLOPE
 - LIMIT OF WETLANDS
 - 25' WETLANDS BUFFER
 - 100 YEAR FLOODPLAIN
 - 75' STREAM BUFFER

N 561750
E 1334250

N 560500
E 1334250

Date	No.	Revision Description
VILLAGE OF RIVER HILL		
SECTION 4, AREA 4		
OWNER / DEVELOPER:		
THE HOWARD RESEARCH & DEVELOPMENT CORP.		
THE ROUSE BUILDING		
10275 LITTLE PATUXENT PARKWAY		
COLUMBIA, MARYLAND 21044		
DMW		
<small>Draft McCann-Walkers, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 596-3355 Fax 296-4705</small>		
<small>A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals</small>		
G/SECTION NAME	SECTION/AREA	LOT/PARCEL #
RIVER RUN	4/4	3,27,59
PLAT* OR L/F	BLOCK	TAX/ZONE MAP
	NT	348.35
WATER CODE	ELECT. DISTRICT	CENSUS TRACT
	5-T1	
TITLE		
PRELIMINARY GRADING PLAN		
Des By	Scale 1" = 100'	Proj. No. 94064
Dm By	CEV	Date JUNE 95
Chk By	Approved	6 OF 6

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE
6/9/95
TC 6/17/95



Professional Engr. No. 10551