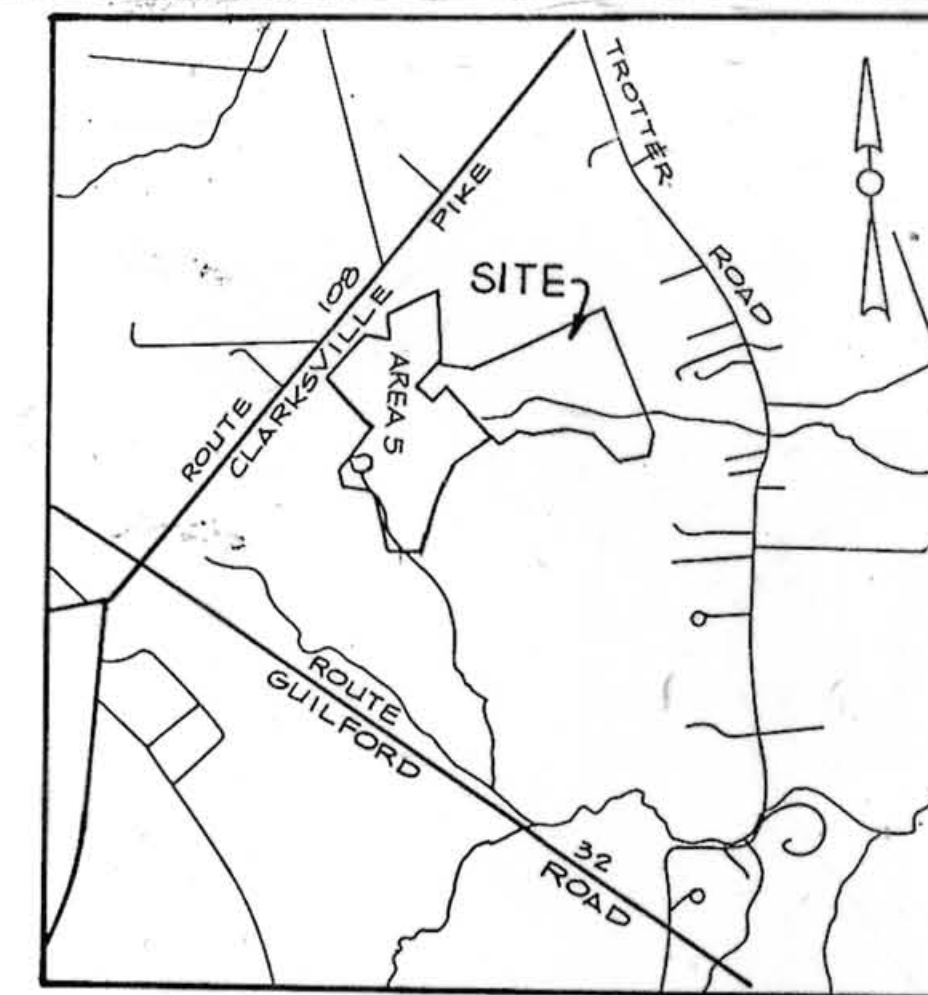


SHEET INDEX

- 1. COVER SHEET
- 2. PRELIMINARY PLAN
- 3. PRELIMINARY GRADING PLAN

# PRELIMINARY PLAN VILLAGE OF RIVER HILL SECTION 4 AREA 6 AREA 6 LOTS 1 - 61

## 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

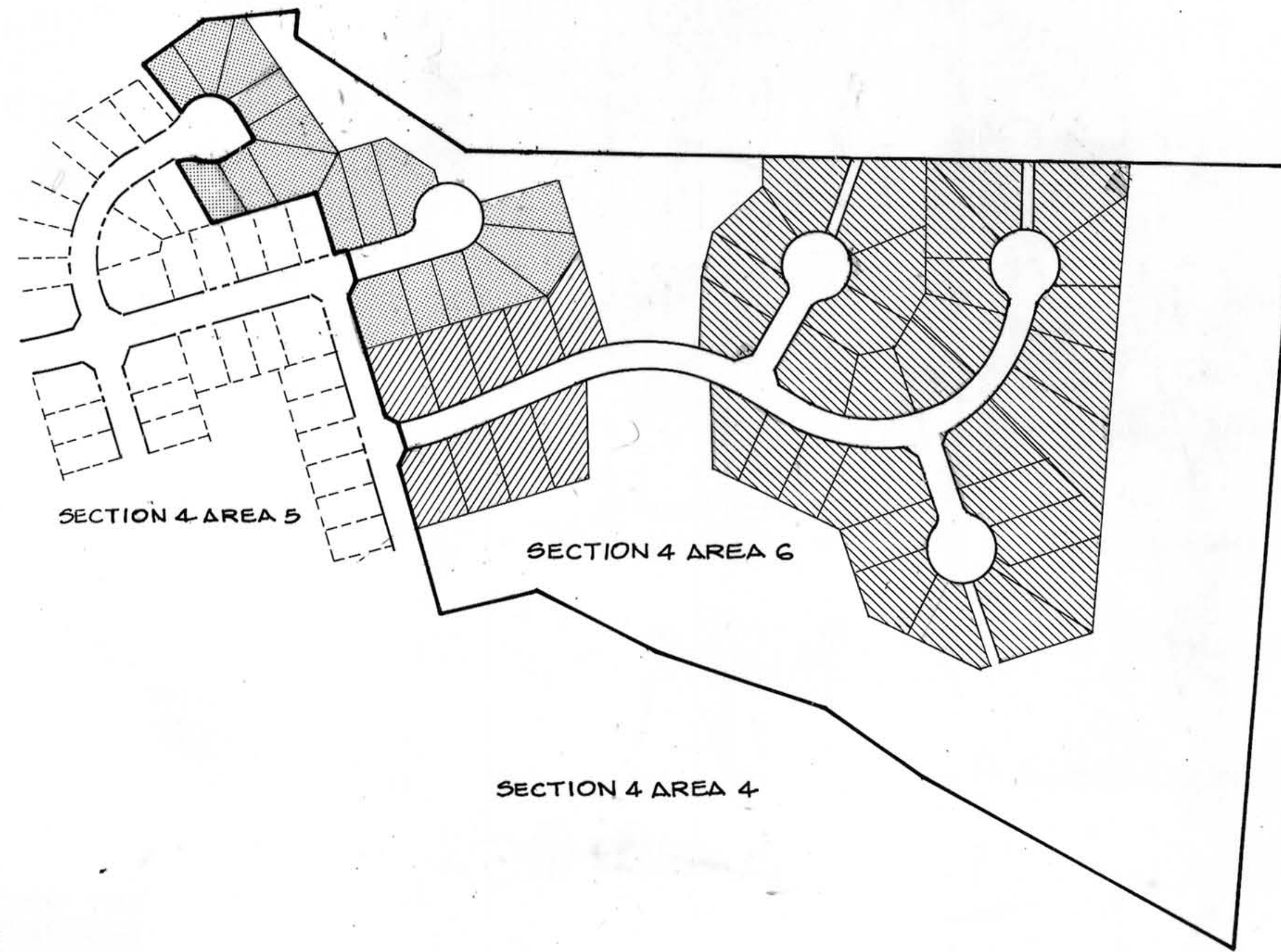


**VICINITY MAP**  
SCALE: 1" = 2000'

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. PROJECT BACKGROUND
 

TOTAL AREA OF SECTION 4 AREA 6	40.0 AC ±
TOTAL AREA OF ROADS	3.4 AC ±
TOTAL AREA OF LOTS	16.3 AC ±
TOTAL AREA OF OPEN SPACE	20.3 AC ±
COULD BE LOST	0.1 AC ±
TOTAL NO. OF LOTS	61
TOTAL NO. OF SFMD LOTS	17
TOTAL NO. OF SFLD LOTS	40
TOTAL NO. OPEN SPACE LOTS	4
ZONING	NEW TOWN
3. SKETCH PLAN S-93-21 WAS APPROVED ON 12-21-93
4. TOPOGRAPHY SHOWN HEREON IS AERIAL MAPS FLOWN IN 1989 BY MAPPING ASSOCIATES, INC.
5. 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 PHASE 222 PART IV.
6. PUBLIC WATER AND PUBLIC SEWER ARE TO BE UTILIZED FOR THIS SITE.
7. STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE DETENTION FACILITIES. WATERS QUALITY WILL BE MANAGED BY THE RETENTION OF EXISTING TREES AND OPEN SPACE. LANDSCAPING NOTES WILL BE PROVIDED FOR THE DEVELOPMENT. THE PRELIMINARY 100-YEAR FLOODPLAIN STUDY HAS BEEN PREPARED BY WHITMAN REQUARDT AND ASSOCIATES. (SUBMITTED 9/19/94)
8. WETLANDS DELINEATION WAS PROVIDED BY EXPLORATION RESEARCH, INC. (SUBMITTED 9/19/94)
9. TRAFFIC STUDY WAS PREPARED BY WELLS & ASSOCIATES, SUBMITTED 9/19/94 AND APPROVED 10/13/94 UNDER DPZ FILE #P-95-10 (VRH SECT 4 AREAS 1-3)
10. BOUNDARY SURVEY WAS PREPARED BY WHITMAN REQUARDT AND ASSOCIATES, INC.
11. STREET LIGHTS, STREET TREES, AND MAINTENANCE EASEMENTS WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT THE FINAL PLAN STAGE.
12. GRADING, CONSTRUCTION, AND REMOVAL OF VEGETATION ARE PROHIBITED WITHIN ALL WETLANDS, WETLANDS BUFFERS, AND STREAMBANK BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
13. ALL OPEN SPACE LOTS ARE TO BE OWNED AND MAINTAINED BY THE COLUMBIA ASSOCIATION.
14. THIS PROJECT WILL BE LANDSCAPED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISION OF THE HOWARD COUNTY LANDSCAPE MANUAL. SEE LANDSCAPING NOTES HEREON.



SCALE: 1" = 200'

LANDSCAPING NOTES

1. THE BUILDERS SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - TYPE A LANDSCAPE BUFFER ALONG THE REAR OF LOTS 21, 22, 23, 31 & 32
  - INTERNAL LANDSCAPE BUFFERS WHERE LOTS ADJOIN PUBLIC ROADS
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - TYPE A LANDSCAPE BUFFER ALONG THE NORTHERN BOUNDARY OF OPEN SPACE LOT 50. THIS REQUIREMENT WILL BE FULFILLED VIA THE RETENTION OF EXISTING TREES SUPPLEMENTED AS NECESSARY. ANY SUPPLEMENTAL PLANTINGS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING WILL BE INSTALLED BY THE DEVELOPER IN CONJUNCTION WITH THE ROAD CONSTRUCTION PLANS.
  - TYPE B LANDSCAPE BUFFER (OR COMPARABLE TREE RETENTION) AROUND THE SWM FACILITY. PLANTINGS WILL BE SHOWN ON ROAD PLANS.
3. THE TYPE A LANDSCAPE BUFFER ALONG THE EXTERNAL PERIMETER OF LOT 50 WILL BE FULFILLED VIA THE RETENTION OF EXISTING TREES.

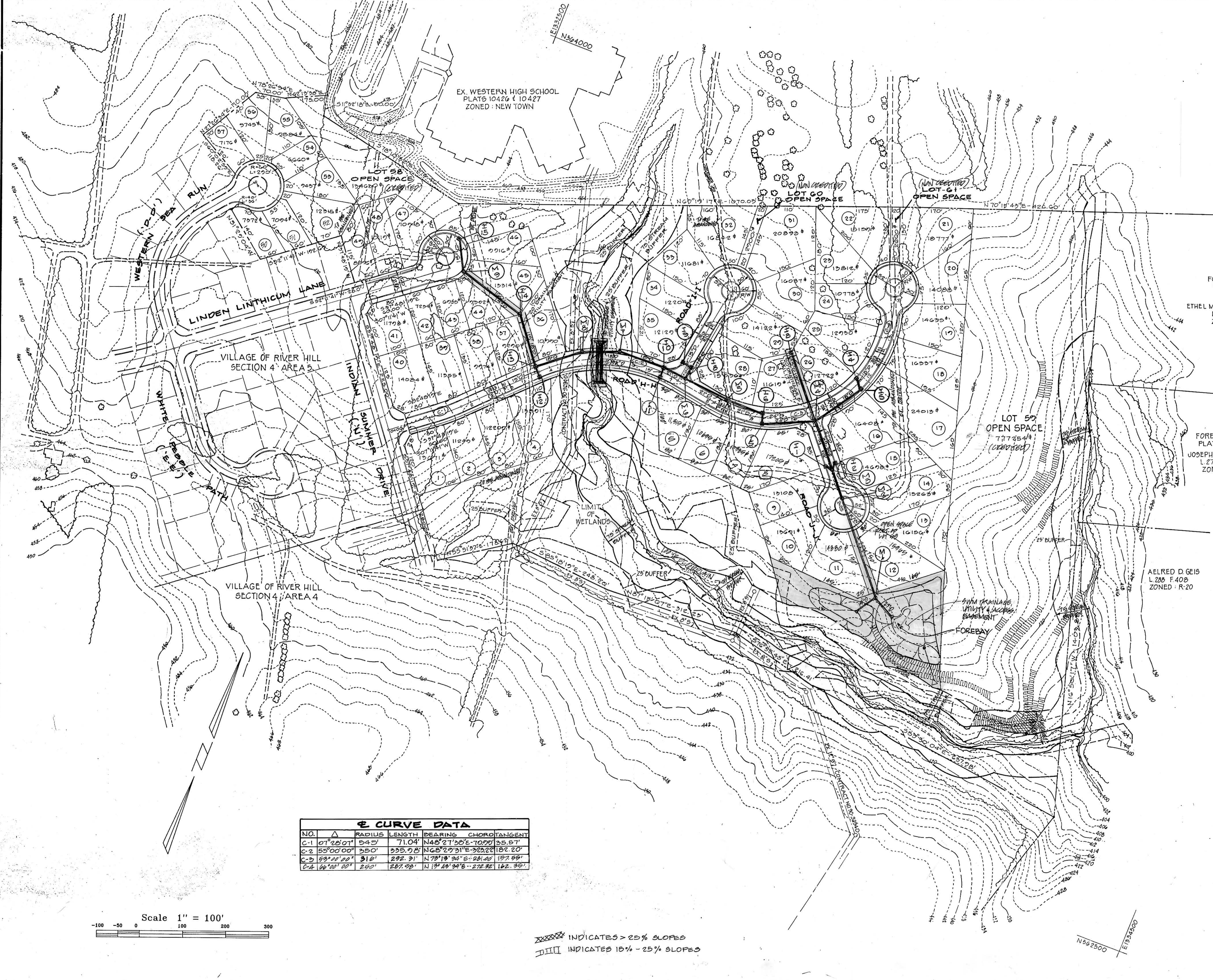
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James R. Smith* 3/26/97  
PLANNING DIRECTOR DATE

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		
AREA TAX MAP NO. 35		ZONED NEW TOWN
5th ELECTION DISTRICT		HOWARD COUNTY, MARYLAND
TITLE		
COVER SHEET		
MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS		
110 WEST ROAD, SUITE 105 TOWSON, MARYLAND 21284 TEL (410) 821-1690 FAX (410) 821-1748		
DESIGNED BY: KAD		
DRAWN BY: EJ		
PROJECT NO: 2227		
DATE: MARCH 12, 1996		
SCALE: AS SHOWN		
DRAWING NO. 1 OF 3		







EX. WESTERN HIGH SCHOOL  
 PLATS 10426 & 10427  
 ZONED : NEW TOWN

FOREST HILLS  
 PD. 5 F.4  
 LOT 21  
 ETHEL M. DIMINO (ETHEL L. DRAKE)  
 L. 32 F.497  
 ZONED : R-20

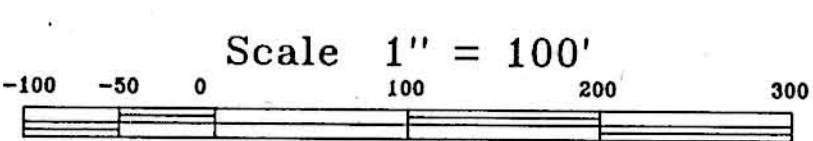
FOREST HILLS  
 PLAT # 5795  
 JOSEPH H. RICHMOND  
 L. 273 F. 590  
 ZONED : R-20

AELRED D. GEIS  
 L. 288 F. 408  
 ZONED : R-20



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*Joseph K. Scott* 3/24/96  
 PLANNING DIRECTOR DATE  
 COK

E CURVE DATA						
NO.	Δ	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	07°25'01"	54.5'	71.04'	N46°27'35"E-70°00'	35.57'	
C-2	55°00'00"	350'	355.98'	N68°29'31"E-323°22'	182.20'	
C-3	53°11'20"	316'	292.31'	N79°18'34"E-281.00'	197.99'	
C-4	66°20'00"	280'	287.98'	N19°48'34"E-272.82'	142.39'	



XXXXX INDICATES > 25% SLOPES  
 IIIII INDICATES 10% - 25% SLOPES

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 4 AREA 6		
AREA TAX MAP NO. 35 ZONED NEW TOWN		
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN		
 <b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> <small>ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS</small> 110 WEST ROAD, SUITE 105 TOWSON, MARYLAND 21284 TEL (410) 821-1690 FAX (410) 821-1748		
 DESIGNED BY: KAD DRAWN BY: EJ PROJECT NO: 9927 DATE: MARCH 12, 1996 SCALE: 1" = 100' DRAWING NO. 2 OF 3		







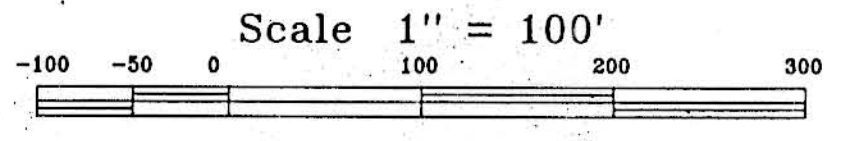
FOREST HILLS  
 PD. 5 F.4  
 LOT 21  
 ETHEL M. DIMINO (ETHEL L. DRAKE)  
 L. 32 F.457  
 ZONED: R-20

FOREST HILLS  
 PLAT # 5795  
 JOSEPH H. RICHMOND  
 L. 273 F.590  
 ZONED: R-20

AELRED D. GEIS  
 L. 205 F.408  
 ZONED: R-20

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*Paul R. Roth* 3/24/96  
 PLANNING DIRECTOR DATE

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 4 AREA 6		
AREA	TAX MAP NO. 35	ZONED NEW TOWN
5th ELECTION DISTRICT		HOWARD COUNTY, MARYLAND
TITLE		
PRELIMINARY GRADING PLAN		
 <b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> <small>ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS</small> 110 WEST ROAD, SUITE 105 TOWSON, MARYLAND 21284 TEL (410) 821-1690 FAX (410) 821-1748		
		
DESIGNED BY: KAD		
DRAWN BY: JAG		
PROJECT NO: 9927		
DATE: MARCH 12, 1996		
SCALE: 1" = 100'		
DRAWING NO. 3 OF 3		



XXXXX INDICATES 7-20% SLOPES  
 IIIIIIC INDICATES 15% - 20% SLOPES