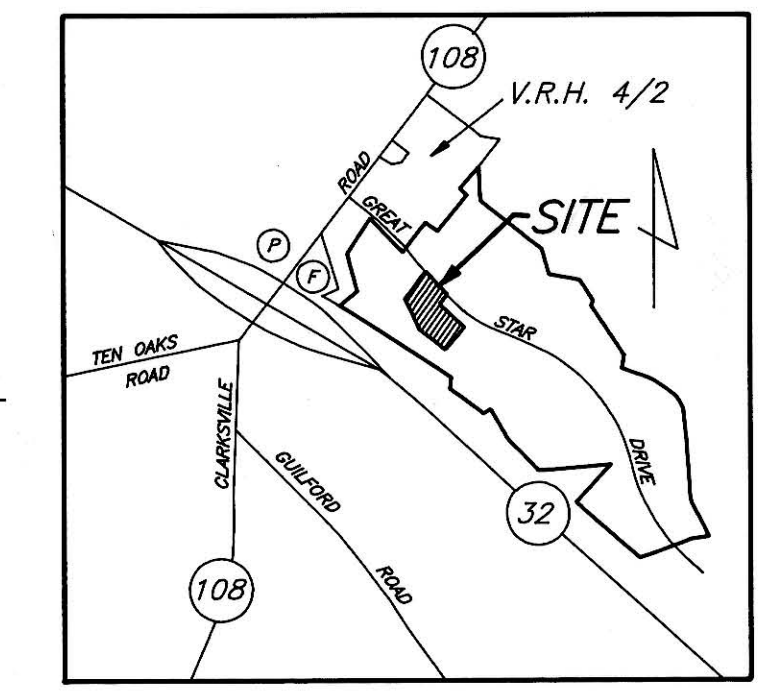


COORDINATE TABLE		
POINT NO.	NORTH	EAST
4	561383	1330497
6	561499	1330397
7	561286	1330189
8	560863	1330380
9	560743	1330502
10	561011	1330787
11	561257	1330541
12	561301	1330585

VILLAGE OF RIVER HILL
SECTION 4 AREA 1 PHASE 1

PROPERTY OF
THE HOWARD RESEARCH AND
DEVELOPMENT GROUP
L 1535 F 183



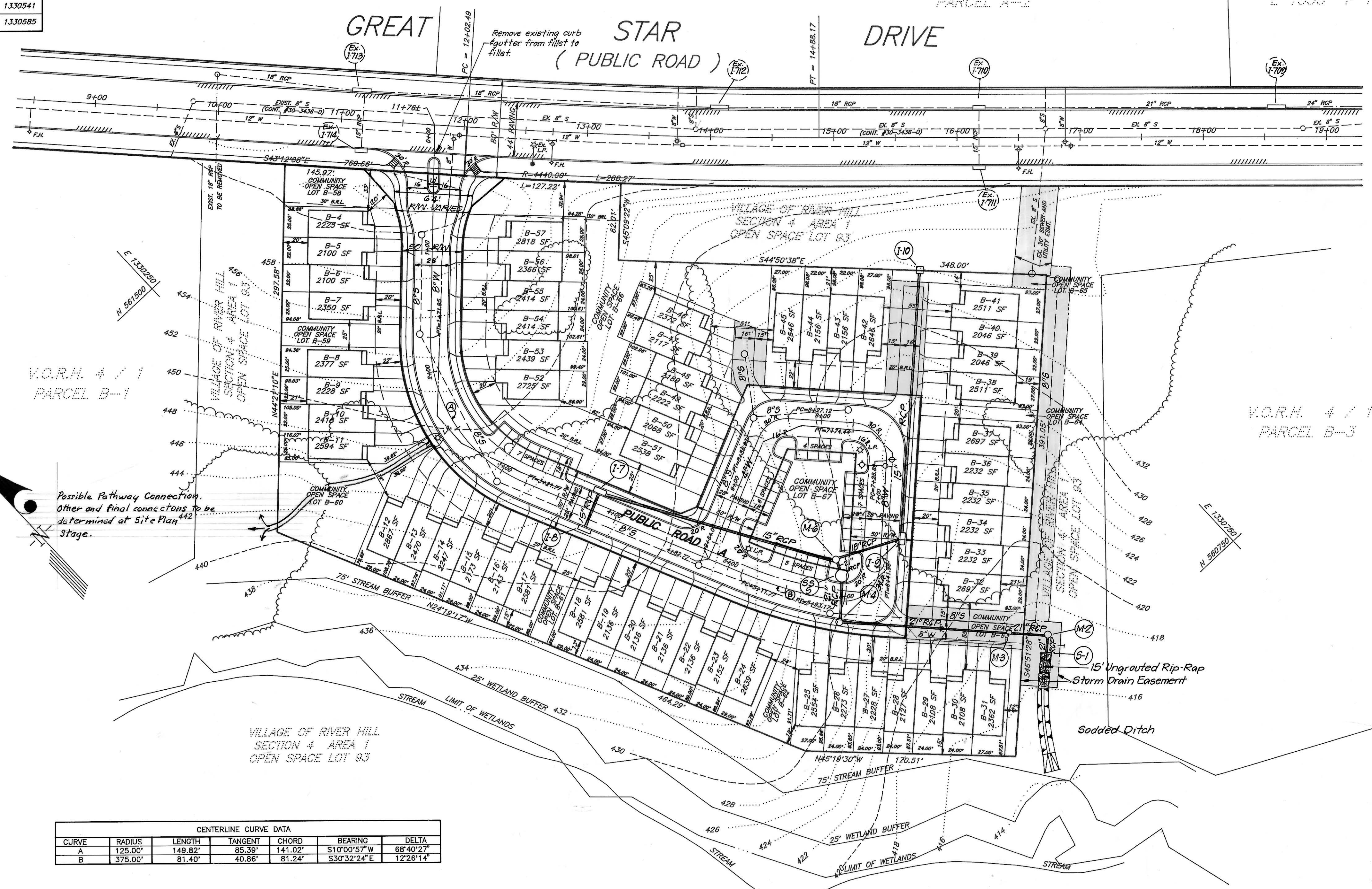
VICINITY MAP
SCALE: 1"=2000'

SITE ANALYSIS

- Zoning: New Town - S.F.A. Per FDP Phase 222- Part 1
- Unit Type Proposed: Townhouses
- Number of Units Permitted: 245 Max. on Parcels A-2, B-2 & B-3 combined per FDP Phase 222- Part 1
- Number of Units Proposed: 54
- Parking Spaces Required: 108 (2 Sp./Unit)
- Parking Spaces Provided: 137 Spaces Total
On-Lot Drive & Garage: 108 Spaces
Court Parking: 29 Spaces
- Number of lots proposed: 64
Buildable: 54
Open Space: 10
- Area Tabulation
Total Area of the Parcel: 5.10 Acres
Total Area of the Lots: 2.9 Acres
Public Roadway Dedication: 1.0 Acres
Community Open Space: 1.2 Acres
- Building Coverage Permitted: N/A
- Building Coverage Proposed: 1.4 Acres
% of Res. Lots +/- 47%
% of Parcel +/- 27%

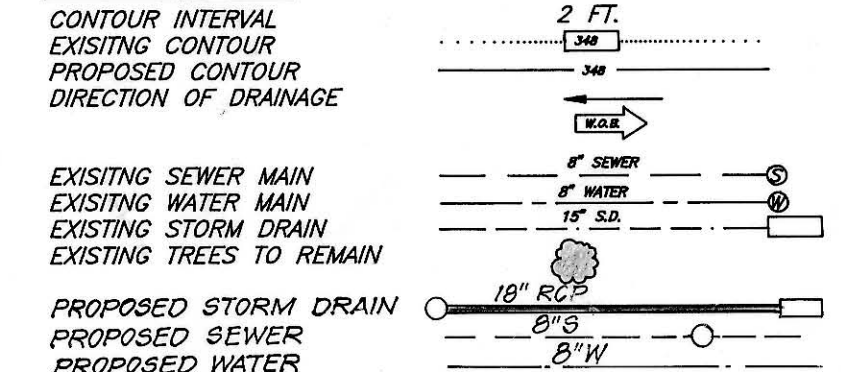
GENERAL NOTES

- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- See County File Nos: S 93-21, P-95-10, WP95-78, WP95-32, WP-95-114, F96-89 and F-96-110
- Topography shown is from field run survey by Clark, Finrock & Sackett, Inc dated Dec. 1996.
- Horizontal and vertical control based on Howard County Control Stations 290A, elev. 450.70 and 290S, elev. 388.12.
- Public water and sewer are to be utilized.
Contract # 34-3524-D
Middle Patuxent Drainage Area
- Stormwater Management for this project is being provided off site for quantity under F-96-110. Quality control for this site is proposed by a system known as "Stormceptors".
- The following studies were prepared and approved under F-96-110:
a. Floodplain Study by Whitman Requardt & Assoc - 1/20/95
b. Wetland Delineation by Exploration Research, Inc. - 1/20/95
c. Noise Study by Stalano Engineering, Inc. - 1/20/95
d. Traffic Study by Wells & Associates - 1/20/95
e. Geotechnical report by Robert Baiter Inc.
- Existing utilities & improvements shown are taken from available records.
- Installation of Traffic Control Devices to be in accordance with the latest edition of the Manual of Uniform Devices.
- Sediment and erosion control measures to be provided with the submission of the Site Development Plan.
- See Sols Map #23.
- No slopes of 25% or greater that are a contiguous area of 20,000 S.F. exist on site.
- The minimum building setback restrictions from the property lines and the right of ways of the public road or street to 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 submission 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 ft unless shown otherwise.
- All sidewalk ramps must comply with ADA requirements.
- At final plan stage, maintenance & monitoring agreements shall be provided for the proposed storm captor system.



CENTERLINE CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	125.00'	149.82'	85.39'	141.02'	S10°00'57"W	68°40'27"
B	375.00'	81.40'	40.86'	81.24'	S30°32'24"E	122°28'14"

LEGEND



OWNER:
HOWARD RESEARCH AND DEVELOPMENT, CO.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

PROVISIONALLY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Joyce Sackett 5/16/97
PLANNING DIRECTOR DATE

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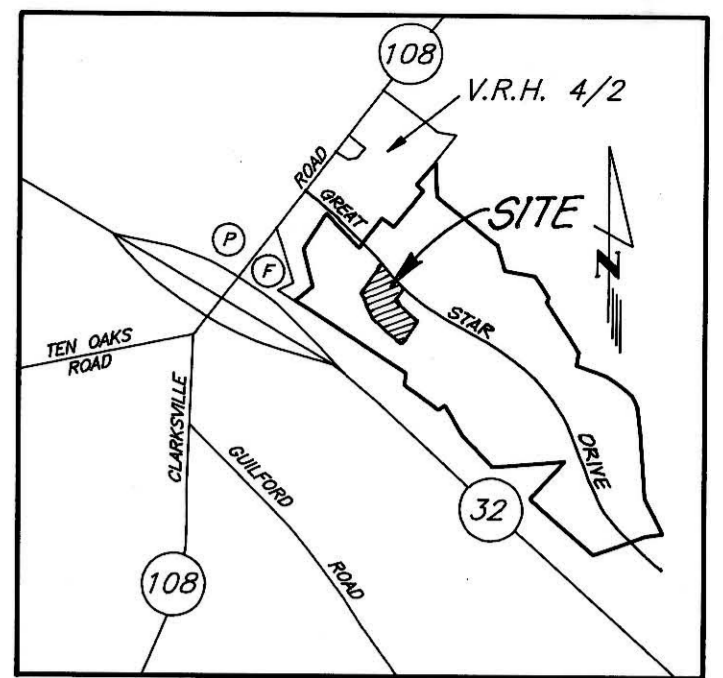
CLARK • FINEROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.

DESIGNED	WHT	PRELIMINARY EQUIVALENT SKETCH PLAN LOTS B-4 THRU B-57 AND OPEN SPACE LOTS B-58 THRU B-67 A RESUBDIVISION OF PARCEL B-2 COLUMBIA VILLAGE OF RIVER HILL SECTION 4 AREA 1 TAX MAP 35, GRID 7, PARCELS 3, 22 & 59 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	SCALE	1"=50'	
DRAWN	ZAH		DRAWING	1 of 2	
CHECKED	WHT		JOB NO.	96-191	
DATE	4-25-97		FOR: TROUTMAN COMPANY 8815 CENTRE PARK DRIVE, SUITE 104 COLUMBIA, MARYLAND 21045	FILE NO.	96-191-P

SP17-06

VILLAGE OF RIVER HILL
SECTION 4 AREA 1 PHASE 1

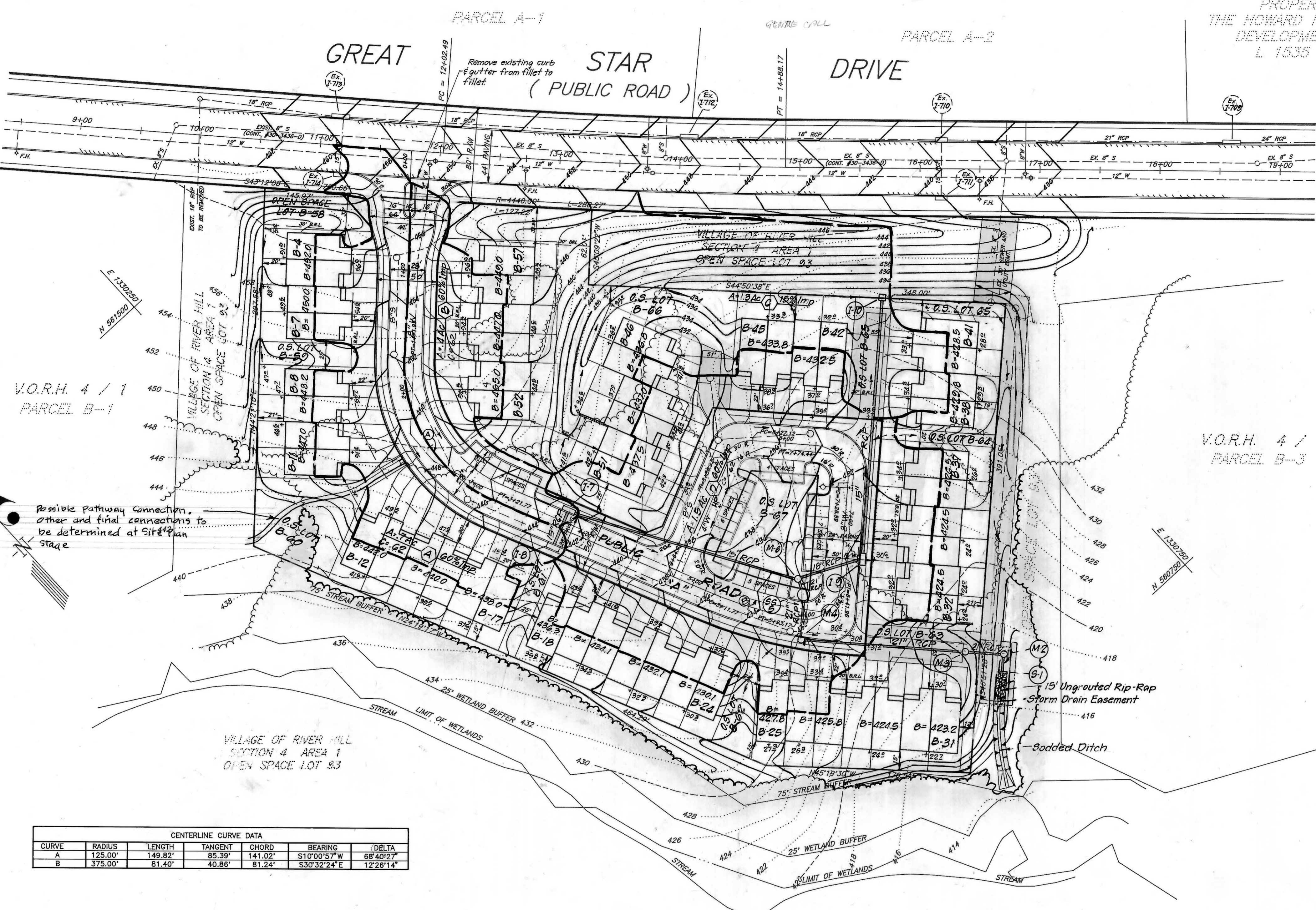
PROPERTY OF
THE HOWARD RESEARCH AND
DEVELOPMENT GROUP
L 1535 F 193



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- CONTOUR INTERVAL 2 FT.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING TREES TO REMAIN
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER



CENTERLINE CURVE DATA						
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TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Angela R. Smith 5/6/97
PLANNING DIRECTOR DATE
CAH



C:\ZAH\96195\PRELIM

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED	PRELIMINARY DRAINAGE AREA MAP & GRADING PLAN	SCALE
WHT	LOTS B-4 THRU B-57	1"=50'
DRAWN	AND OPEN SPACE LOTS B-58 THRU B-67	DRAWING
ZAH	A RESUBDIVISION OF PARCEL B-2	2 of 2
CHECKED	COLUMBIA	JOB NO.
CAH	VILLAGE OF RIVER HILL	06-191
DATE	SECTION 4 AREA 1	FILE NO.
4-25-97	TAX MAP 35, GRID 7, PARCELS 3,22 & 59	06-191-P
	FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
	FOR: TROUTMAN COMPANY	
	8815 CENTRE PARK DRIVE, SUITE 104	
	COLUMBIA, MARYLAND 21045	

SP97.06