

**RIVERWATCH
PHASE II**

5635 FURNACE AVE
ELKRIDGE, MD 21075

September 24, 2018

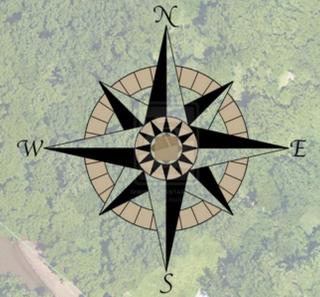
J KIRBY DEVELOPMENT

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
3300 N. RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043
TEL: 410-461-7666 FAX: 410-461-8961



**DESIGN ADVISORY PANEL
PRESENTATION FOR
RIVERWATCH PHASE II**

5635 FURNACE AVE
ELKRIDGE, MD 21075



Riverwatch Phase II is an affordable multifamily townhome development designed to compliment the existing planned townhome community. The site is located in Elkridge, which as an historic community, and the oldest settlement of Howard County. Elkridge has a rich industrial history which includes seaport trading, ironworks, grist mill, cotton mill and paper mill. The Thomas viaduct, built in 1833 and designed by Benjamin Latrobe Jr is located in Elkridge. The significance of these historical aspects has been considered in the design of this project.

This project is an adaptive reuse of an existing warehouse site. The majority of the lot is currently developd with bituminous asphalt for surface parking. The warehouse structure, and a significant portion of the existing asphalt will be removed for the construction of the townhomes, and restoration of open, permable areas.

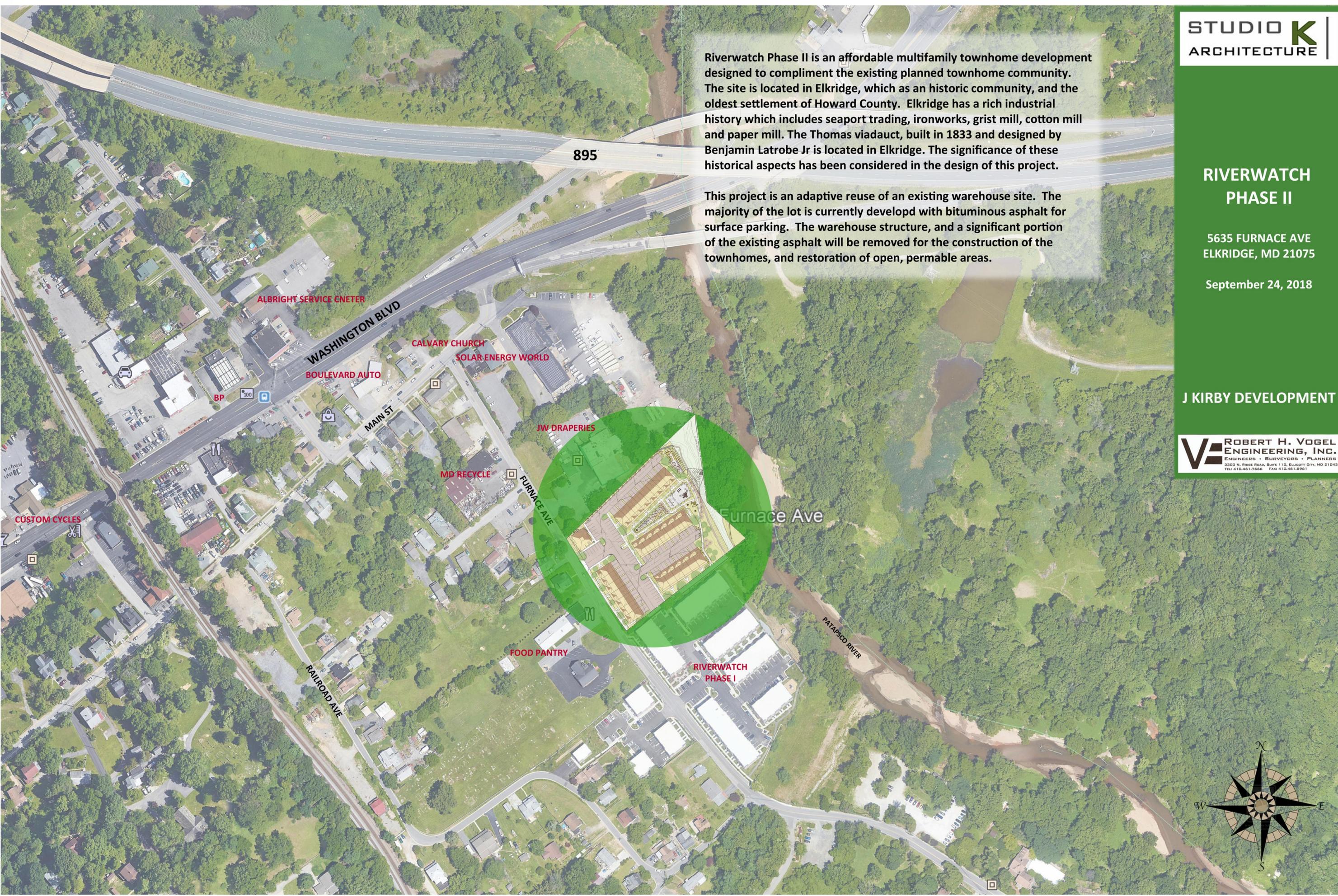
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895

ALBRIGHT SERVICE CENTER

WASHINGTON BLVD

BOULEVARD AUTO

BP

MAIN ST

CALVARY CHURCH

SOLAR ENERGY WORLD

JW DRAPERIES

MD RECYCLE

FURNACE AVE

CUSTOM CYCLES

RAILROAD AVE

FOOD PANTRY

RIVERWATCH PHASE I

Furnace Ave

PATAPSCO RIVER



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Riverwatch Phase II is an affordable multifamily townhome development designed to compliment the existing planned townhome community. This second phase of development will connect to both the first phase and the surrounding neighborhood as a walkable community. Building height, massing and architectural style will be similar to the phase one townhomes. A substantial amount of open space will be restored on the site, and buildings fronts are predominantly oriented to the community spaces. Site amenities, such as the tot lot, walking path, gazebo and picnic area are strategically planned to take advantage of the proximity to the Patapsco River.

A total of (28) townhomes will be constructed. Each townhome is three stories above grade, and will contain two apartments, for a total of (56) apartment units. The project will also include a three-story community building, which will provide a lounge and fitness center on first floor, commercial space on the second floor, and two apartments on the third floor. The total number of apartments on the project will be (58).



CONDENSERS LOCATED AT REAR OF TOWNHOMES

(8) TOWNHOMES
(16) APARTMENTS

TOT LOT & OUTDOOR REC AREA

GAZEBO

PICNIC AREA

WALKING PATH

Furnace Ave

COMMUNITY BUILDING
(2) APARTMENTS

(7) TOWNHOMES
(14) APARTMENTS

SIDEWALK CONNECTS TO NEIGHBORHOOD

WALKING PATH CONNECTS TO PHASE I DEVELOPMENT

FURNACE AVE

(7) TOWNHOMES
(14) APARTMENTS

(6) TOWNHOMES
(12) APARTMENTS

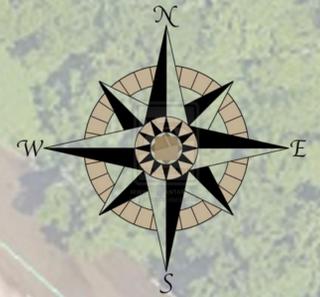
SIDEWALK CONNECTS TO PHASE I DEVELOPMENT

CONDENSERS LOCATED AT REAR OF TOWNHOMES

RIVERWATCH PHASE I
TOWNHOMES

SIDEWALK CONNECT TO NEIGHBORHOOD

scale: 1"=30'



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Riverwatch Phase II townhomes will be an Energy Star certified project. A RESNET rater has been retained for modeling and monitoring, and a number of features will be included in the design to enhance the operational efficiency, health and comfort for the residents. Windows and appliances will be Energy Star qualified. Lighting will be high-efficacy LED. The thermal envelope will exceed the code minimum. All paints, stains and adhesives will be low-VOC. Wood and insulation products will be NAUF, or CARB 2 compliant. Flooring will be Pthalate free, FloorScore or Green label products. Fresh air ventilation, daylighting and exterior views have each been carefully considered in the design and layout.

Exterior building materials include fiber cement clapboard siding. Premium board and batten vinyl siding, clay masonry, vinyl windows, Architectural grade asphalt shingles and aluminum entry canopies. The finishes have been selected to compliment the Phase I townhomes, and represent the industrial history of the community, while maintaining an appealing residential feel.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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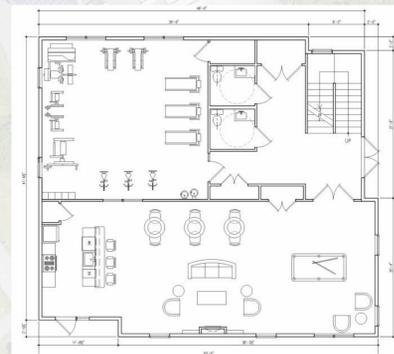
WEST FACADE



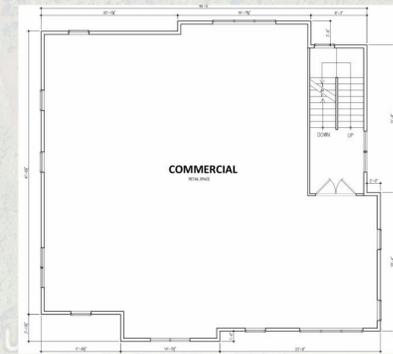
SOUTH FACADE

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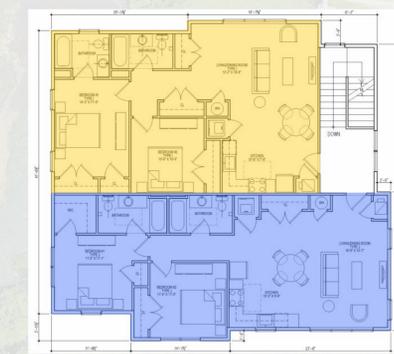
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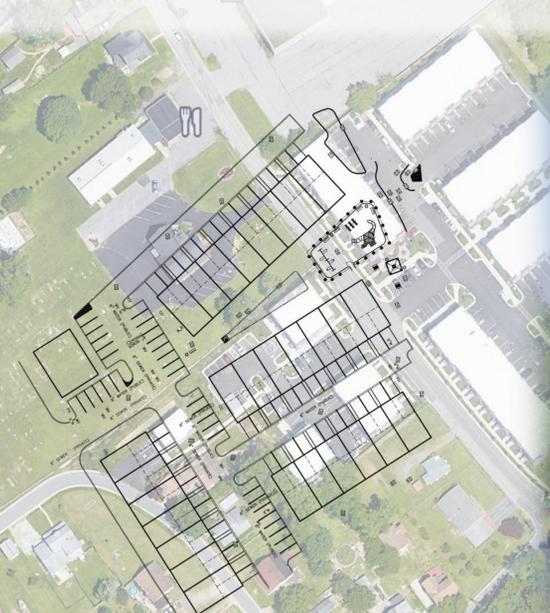
FIRST FLOOR - AMENITIES



SECOND FLOOR - COMMERCIAL



THIRD FLOOR - APARTMENTS

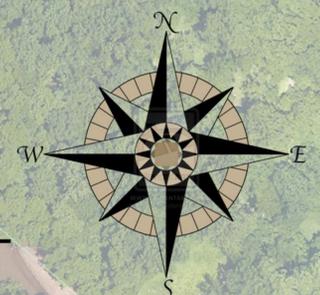


EAST FACADE



NORTH FACADE

30'-0"



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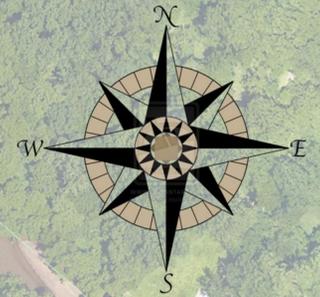
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PLANTING PLAN

SCALE: 1"=50'

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DEVELOPER
 J. KIRBY DEVELOPEMNT, LLC
 C/O JEFF KIRBY, PRESIDENT
 5760 B FURNACE AVENUE
 ELKCRIDGE, MD 21075
 410-788-0027

OWNER
 VBH LLC
 9113 BRAE BROOKE DRIVE
 LANHAM, MD 20706

DESIGN BY: GAH
 DRAWN BY: KG
 CHECKED BY: RHV
 DATE: SEPTEMBER 2018
 SCALE: AS SHOWN
 W.O. NO.: 17-00

RIVER WATCH II
 5635-5659 FURNACE AVENUE

TAX MAP 38 BLOCK 04
 1ST ELECTION DISTRICT

ZONED: CAC-CL1
 LOT/PARCEL 782
 HOWARD COUNTY, MARYLAND

LANDSCAPE SCHEDULE - REQUIRED PLANTING

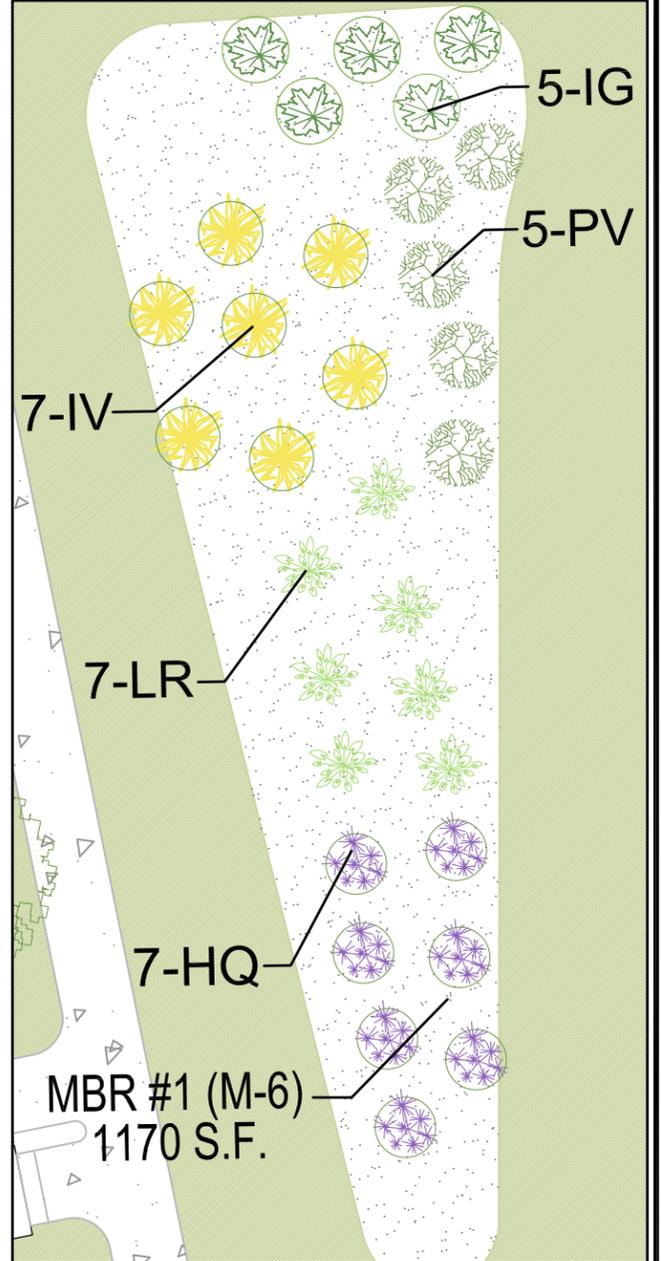
SYMB.	KEY	SCHED. 'A' QUANTITY	SCHED. 'B' QUANTITY	SCHED. 'C' QUANTITY	STREET TREE QUANTITY	SPECIMEN TREE MITIGATION	TOTAL QUANTITY	BOTANICAL NAME	SIZE	CAT
	RB	-	-	5	-	-	5	BETULLA NIGRA "DURAHEAT" DURAHEAT RIVER BIRCH	2.5" CAL	B & B
	HL	7	4	8	-	-	19	GLEDITSIA TRICANTHOS INERMIS "SHADEMASTER" SHADEMASTER HONEYLOCUST	2.5" CAL	B & B
	AG	6	-	-	-	-	6	ACER GRISEUM PAPERBARK MAPLE	SINGLE STEM 1.5"-2" CAL	B & B
	AS	7	-	-	-	-	7	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	8'-10' HGT.	B & B
	CM	8	-	22	-	-	30	LAGERSTROEMIA INDICA "NATCHEZ" NATCHEZ CREPE MYRTLE (WHITE)	8'-10' HGT.	B & B
	JS	26	-	-	-	-	26	JUNIPERUS CHINESIS 'SPARTAN' CHINESE JUNIPER 'SPARTAN'	6'-8' HGT.	B & B

PERENNIALS/GROUNDCOVER PLANTING SCHEDULE

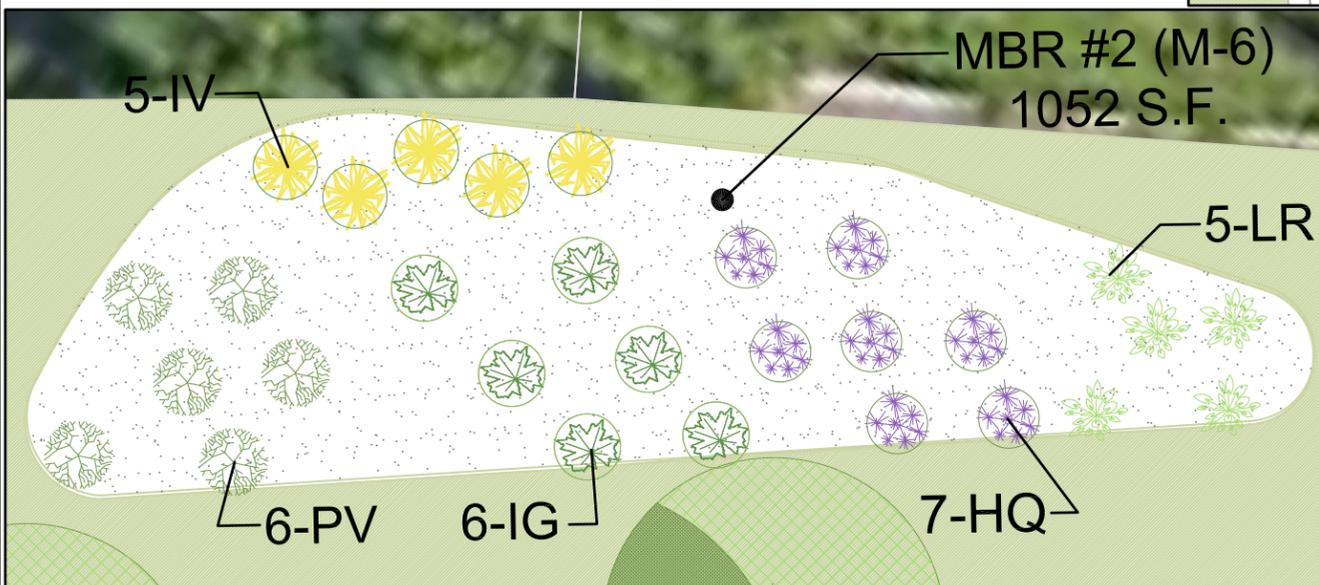
LEGEND	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	327	RUDBECKIA HIRTA BLACK EYED SUSAN	4" POT	12"-15" O.C. FOR SIDES AND BOTTOM OF MBR, MIX ALL VARIETIES IN A NATURALIZED RANDOM PATTERN THROUGHOUT, PLANT IN GROUPS OF NO LESS THAN 9 PLANTS PER CLUMP
	327	PHLOX STOLONIFERA CREEPING PHLOX	1 QT.	

BIORETENTION PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
	36	ILEX VERTICILLATA "WINTERBERRY"	1 GALLON	18" O.C.
	36	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	1 GALLON	18" O.C.
	45	ASTER NOVAE-ANGLIAE NEW ENGLAND ASTER	1 GALLON	30" O.C.
	50	LOBELIA CARDINALIS CARDINAL FLOWER	4' HT	SPECIMIN QUALITY STRAIGHT LEADER
	56	KALMIA LATIFOLIA MOUNTAIN LAUREL	4' HT	SPECIMIN QUALITY STRAIGHT LEADER



MBR #1 PLANTING PLAN
SCALE: 1"=10'



MBR #2 PLANTING PLAN
SCALE: 1"=10'

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