

RIVER HILL SQUARE  
HOWARD COUNTY DAP SUBMISSION



# VICINITY MAP

RIVER HILL SQUARE | DECEMBER, 2017

## AREA 3 DETAIL PLAN

Area 3 extends from Linden-Linthicum Lane to Broad Meadow Lane. This section of Clarksville Pike transitions from the corridor's commercial center to institutional uses along the northeastern edge. This area boasts significant viewsheds of agricultural lands. The institutions located along the eastern edge of the corridor include Linden-Linthicum United Methodist Church, River Hill High School and Clarksville Elementary School. The existing streetscape typically consists of two lanes with a striped turn lane and no curbs, crosswalks, or sidewalks. The landscape is more informal, with trees clustered along the right-of-way line, framing views across agricultural lands.

Overall, the existing street condition lacks pedestrian and bike accommodations and challenges students from directly accessing their schools. The envisioned streetscape will include a continuous shared-use path along the western side of Clarksville Pike. Additionally, portions of the sidewalks running along the east side of the roadway will transition into wider, shared-use paths in front of the schools to accommodate a higher level of pedestrian and bike traffic. Crosswalks will be established at all major intersections. New lighting and signage shall comply with SHA standards. These improvements will help accommodate safe and convenient access for pedestrians and bicyclists along this section of the corridor.

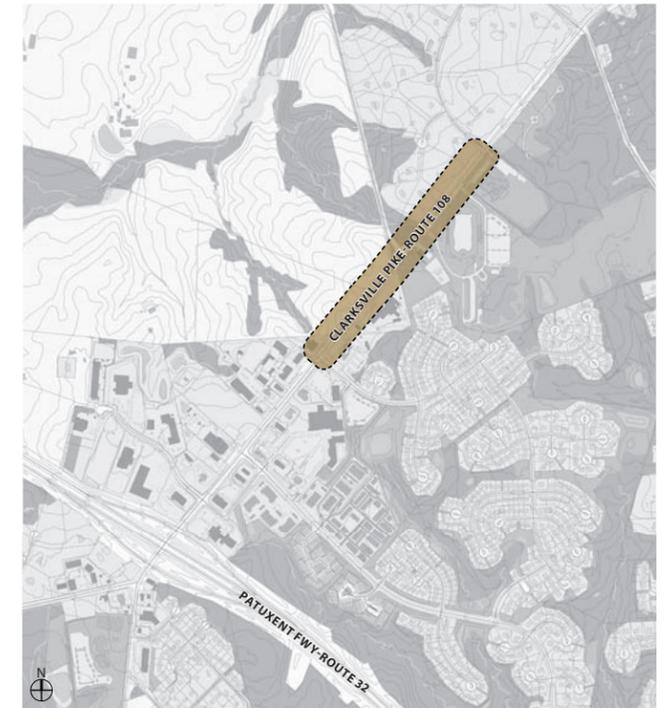
Street trees will be informally clustered to reflect the character of the surrounding agricultural landscape, in contrast to the uniform, evenly-spaced street trees further south near the commercial core. Some street trees will need to be placed within the Building Frontage Zone, rather than the Tree/Planting Zone, to accommodate setback requirements for underground water lines. Bioswales and/or Rainwater planters, where space allows, will line the Tree/Planting Zone on either side. It is important that proposed landscape elements respect special features such as the "H" tree, two trees uniquely grafted as one located across from the River Hill Garden Center, and the prominent viewsheds of the agricultural landscape that runs adjacent to this portion of Clarksville Pike.

### AREA 3 STREETScape IMPROVEMENTS:

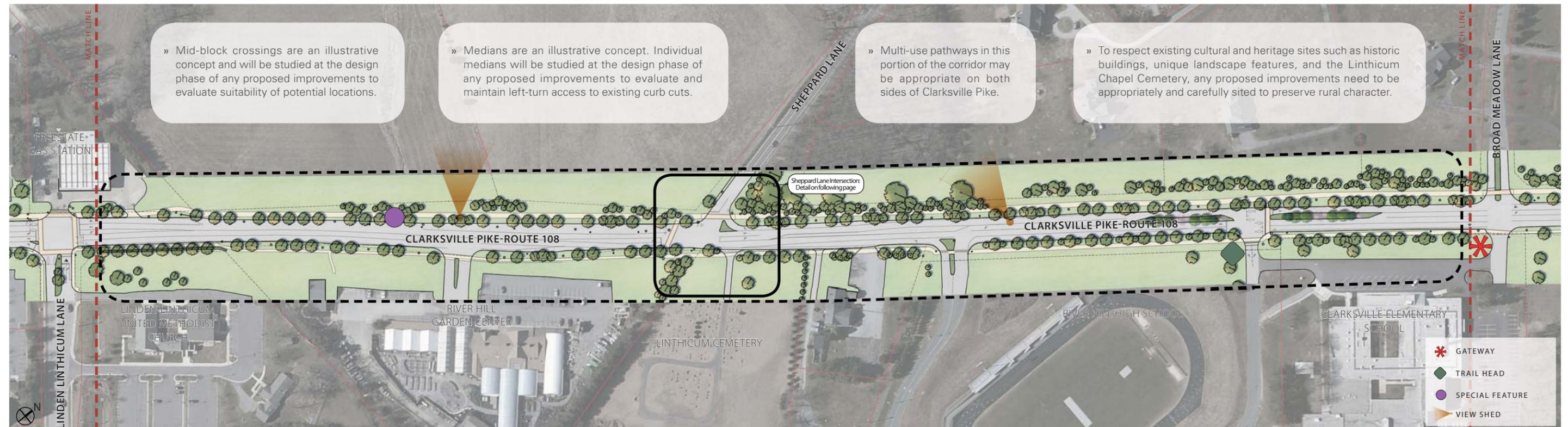
- » Lanes: Generally 2 lanes with striped turn lane
- » Pedestrian/Bicycle Accommodations: Continuous sidewalk transitions to a shared-use path along the southeastern edge; Continuous shared-use path along the northwestern edge; Crosswalks at all major street intersections and entrances to schools
- » Landscape: Informally clustered trees next to natural and agricultural areas; Some street trees have been placed within the Building Frontage Zone, rather than the Tree/Planting Zone, to accommodate setback requirements for underground water lines.
- » Stormwater Management: Typically accommodated as bioswales along the street edge

### PROMINENT ELEMENTS:

- » Special Features: The historic "H" tree, two trees uniquely grafted located across from the River Hill Garden Center
- » View Sheds: Views of rural, agricultural landscapes looking northwest



Key Locator

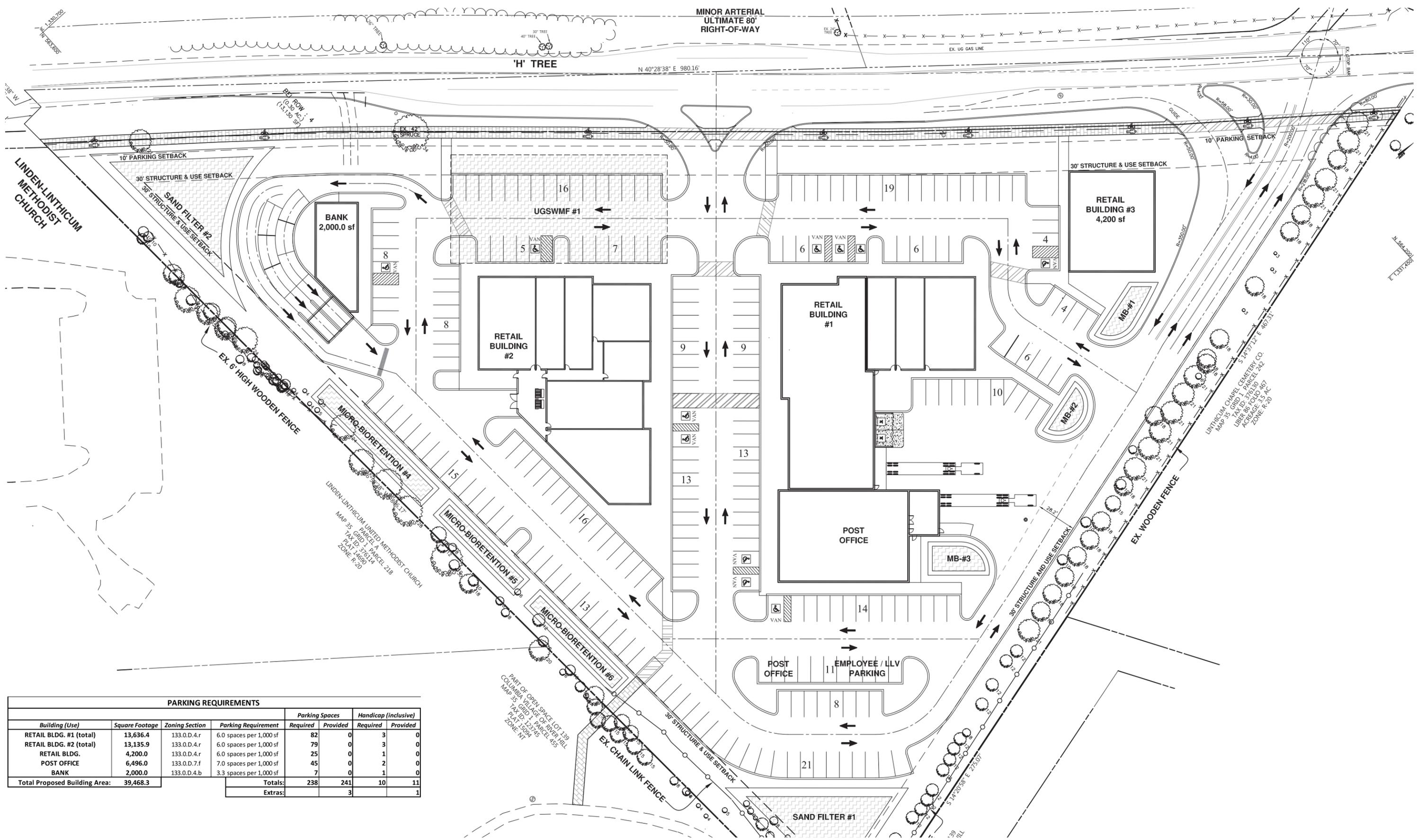


Detail Plan of Area 3 showing recommended streetscape improvements



## SITE AERIAL

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**PARKING REQUIREMENTS**

Building (Use)	Square Footage	Zoning Section	Parking Requirement	Parking Spaces		Handicap (inclusive)	
				Required	Provided	Required	Provided
RETAIL BLDG. #1 (total)	13,636.4	133.0.D.4.r	6.0 spaces per 1,000 sf	82	0	3	0
RETAIL BLDG. #2 (total)	13,135.9	133.0.D.4.r	6.0 spaces per 1,000 sf	79	0	3	0
RETAIL BLDG.	4,200.0	133.0.D.4.r	6.0 spaces per 1,000 sf	25	0	1	0
POST OFFICE	6,496.0	133.0.D.7.f	7.0 spaces per 1,000 sf	45	0	2	0
BANK	2,000.0	133.0.D.4.b	3.3 spaces per 1,000 sf	7	0	1	0
<b>Total Proposed Building Area:</b>	<b>39,468.3</b>		<b>Totals:</b>	<b>238</b>	<b>241</b>	<b>10</b>	<b>11</b>
			<b>Extras:</b>		<b>3</b>		

# SITE PLAN

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PARKING REQUIREMENTS							
Building (Use)	Square Footage	Zoning Section	Parking Requirement	Parking Spaces		Handicap (inclusive)	
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				<b>Extras:</b>	<b>3</b>		<b>1</b>



# SITE PLAN COMPARISON

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AGRARIAN RICH ARCHITECTURE

PRECEDENT IMAGERY

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CONTEMPORARY FORMS WITH WARM MATERIALITY

# PRECEDENT IMAGERY

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BRANDING AND SIGNAGE A LAYER ON TOP OF ARCHITECTURE



VIEW FROM 108 LOOKING EAST



VIEW FROM 108 LOOKING WEST



SECTION A-A  
SCALE N/A



SECTION B-B  
SCALE N/A

# SITE SECTIONS

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VIEW 01 - BANK



VIEW 02 - RETAIL BUILDING 2



VIEW 03 - RETAIL BUILDING 2



VIEW 04 - RETAIL BUILDING 2



VIEW 05 - RETAIL BUILDING 2



VIEW 06 - RETAIL BUILDING 1



VIEW 07 - RETAIL BUILDING 1



VIEW 08 - RETAIL BUILDING 1



VIEW 09 - RETAIL BUILDING 1



VIEW 10 - RETAIL BUILDING 3



**NORTH ELEVATION**  
SCALE 1" = 10'



**EAST ELEVATION**  
SCALE 1" = 10'

BANK

# BUILDING ELEVATIONS

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NORTH ELEVATION  
SCALE 1" = 10'

RETAIL BUILDING 2



EAST ELEVATION  
SCALE 1" = 10'

RETAIL BUILDING 2

# BUILDING ELEVATIONS



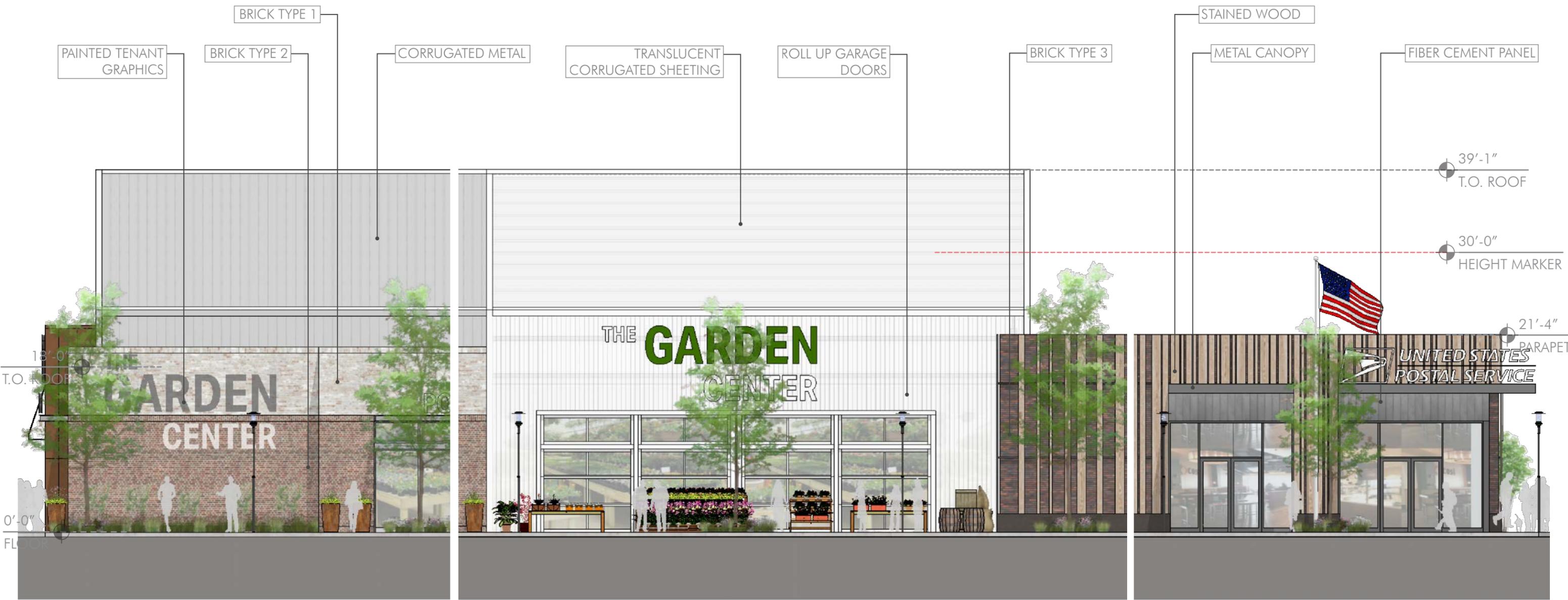
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NORTH ELEVATION  
SCALE 1" = 10'

RETAIL BUILDING 1



WEST ELEVATION  
SCALE 1" = 10'

RETAIL BUILDING 1

# BUILDING ELEVATIONS

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**EAST ELEVATION**  
SCALE 1" = 10'



**WEST ELEVATION**  
SCALE 1" = 10'

RETAIL BUILDING 3

# BUILDING ELEVATIONS

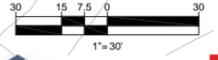
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**LEGEND**

-  LARGE CANOPY TREE
-  MEDIUM CANOPY TREE
-  ORNAMENTAL TREE
-  ORNAMENTAL STREET TREE
-  EVERGREEN TREE
-  SHRUB
-  PERENNIAL AND OR GROUNDCOVER AREA

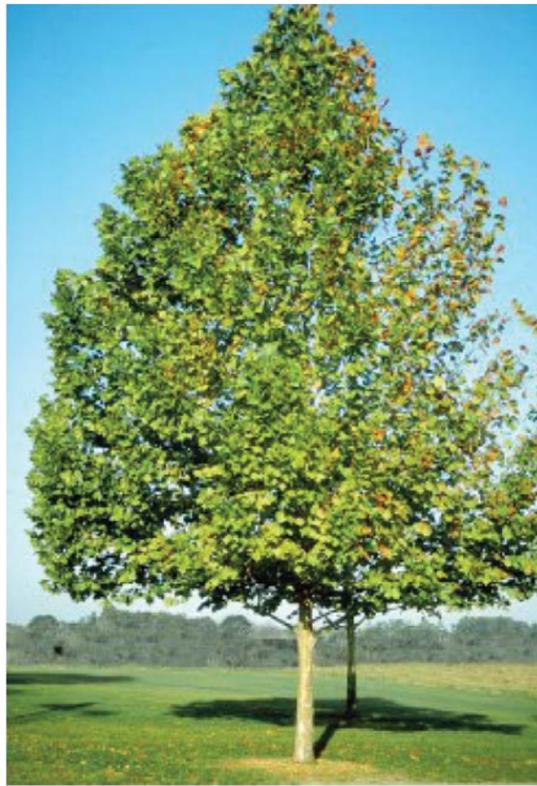




WILLOW OAK



ARMSTRONG RED MAPLE



AMERICAN SYCAMORE



AMERICAN ELM



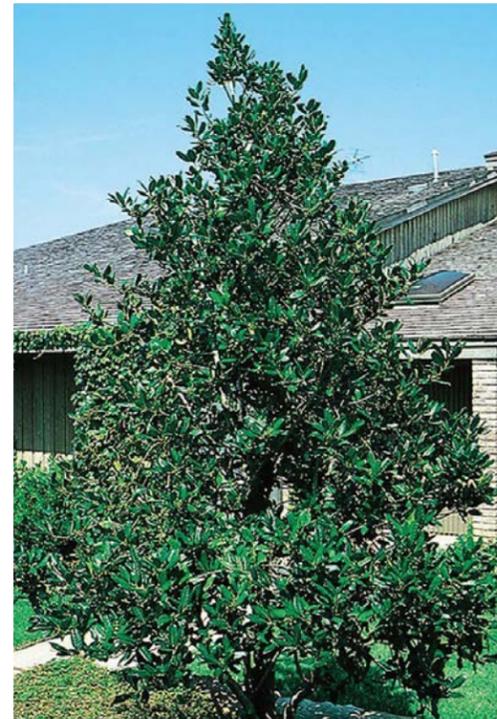
KENTUCKY COFFEE TREE



REDBUD



HAWTHORN



NELLIE STEVENS HOLLY



WHITE PINE



NORWAY SPRUCE

LANDSCAPE PRECEDENT IMAGES  
TREE PLANTINGS



INKBERRY HOLLY



ANTHONY WATER SPIREA



DAYLILLY



LIRIOPE



FOUNTAIN GRASS



WINTERBERRY HOLLY



JAPANESE HOLLY



VIRGINIA SWEETSPIRE



VIBURNUM



CATMINT

LANDSCAPE PRECEDENT IMAGES  
SHRUB PLANTINGS

LANDSCAPE

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RED TWIG DOGWOOD



VIRGINIA SWEETPIRE



JUNCUS



SCIRPUS



RUDBECKIA



ECHINACEA



LOBELIA

LANDSCAPE PRECEDENT IMAGES  
BIORETENTION PLANTINGS

LANDSCAPE

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STREET SCAPE DESIGN PRECEDENT IMAGES



PEDESTRIAN LIGHTING & SITE FURNISHING PRECEDENT IMAGES