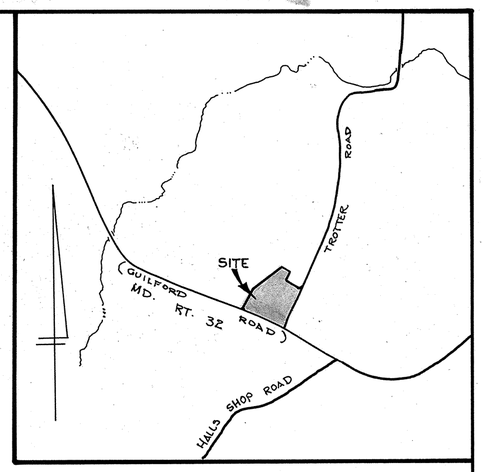
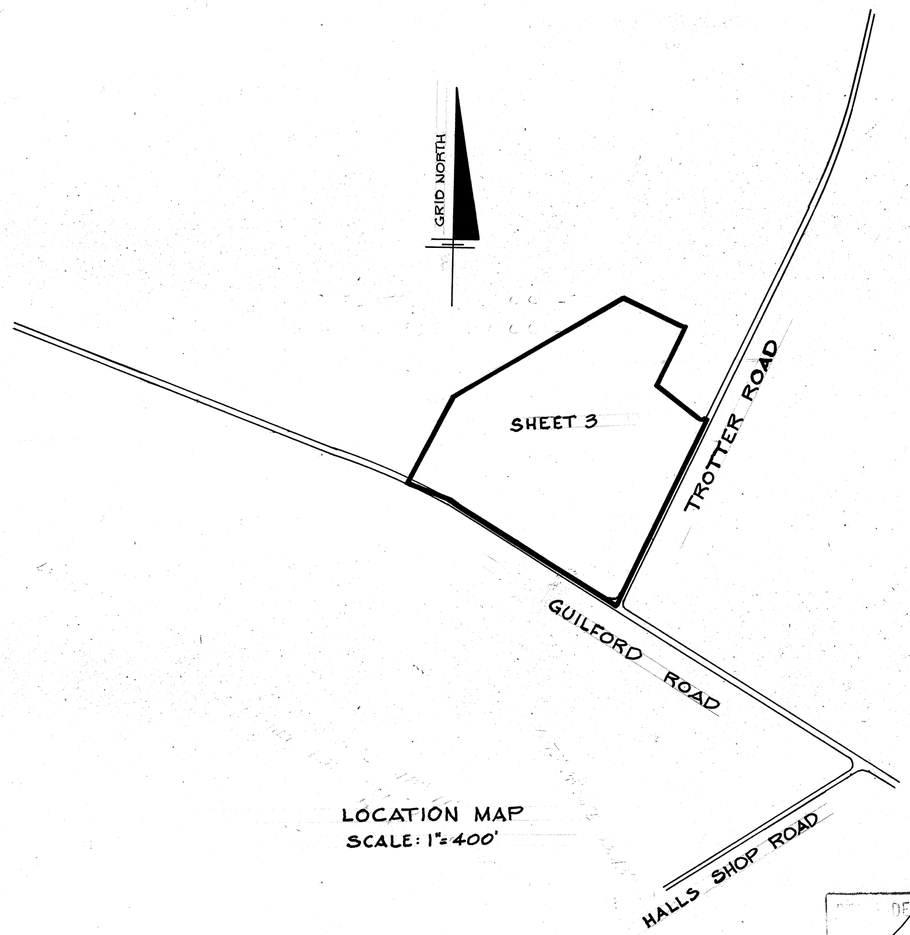
PLAT-C.M.P. NO. 3054A 1072



VICINITY MAP
SCALE: 1"=2000'



LOCATION MAP
SCALE: 1"=400'

FILED SEP 11 1989

RECORDED PLAT 3054-A-1072
ON 9-11 1989 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FILED SEP 11 1989

DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
RECEIVED BY: Dawn L. Price
DATE 9/11/89 PLAT:

VILLAGE OF RIVER HILL

SECTION 1 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985

S. Richard Moore
PROPERTY LINE SURVEYOR

STATE OF MARYLAND
HENRY R. MOORE
No. 77
REGISTERED
PROPERTY LINE SURVEYOR

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED Z.B. CASE 604 RESOLUTION APPROVED 1-7-74
AMENDED Z.B. CASE 653 RESOLUTION APPROVED 12-20-76
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-86

HOWARD COUNTY PLANNING BOARD

9.1.89 — H.C.P.B. EXEC. SECRETARY — DATE
Kathleen Mann 8/31/89 — H.C.P.B. CHAIRMAN — DATE

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 207

5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SHEET 1 OF 3

FDP-207 VRH 1/2 3054 A 1072

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan Phase 207 is applicable to Section I, Area 2, of the Village of River Hill (school site).

1. PUBLIC STREET AND ROADS - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular ingress and egress to Trotter Road or Maryland Route 32 (Guilford Road) will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK USES - Section 122-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 122-C-3-d(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices and eaves	bay windows, oriel, vestibule, balcony
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings, dwelling,
porches, decks, open or enclosed	or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway no structure shall be located within 100' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	trellises
shrubbery	excavations or fill
trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County DEPT. of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures if prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6D OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 122-C-3-d(2):

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot I shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 122-A-8 of the Howard County Zoning Regulations, only 90% of the area of the school lot of 10 acres and 5.4 acres of park lot shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 122-A-8.

8. HEIGHT LIMITATIONS - Section 122-C-3-d(3):

8E OPEN SPACE LAND USE AREAS

A thirty four foot (34') height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 122-C-3-d(3):

9E OPEN SPACE LAND USE AREAS

Parking requirements per the Howard County Zoning Regulations are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board in excess of the 1.0 Acre of Non Credited Open Space shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 122-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 122-C-3-d(3):

10A GENERALLY:

a. Setbacks shall conform to the requirements of Section 6 above.

b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 122-C-3-d(3):

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 122-C-3-d(3):

12E OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE IN ACRES

Land Use		Acres
Open Space		
Credited		14.400
Non-credited		1.000
Single Family		
Low Density		0.768
Roadway	0.768	
Total		16.168

FILED SEP 11 1989

RECORDED PLAT 3054-A-1073 ON 9-11 19 89 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FILED SEP 11 1989

STATE DEPT. OF ASSESSMENTS & TAXATION
BY: Karen L. Pino
DATE 9/11/89 PLAT:

VILLAGE OF RIVER HILL

SECTION I AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 207

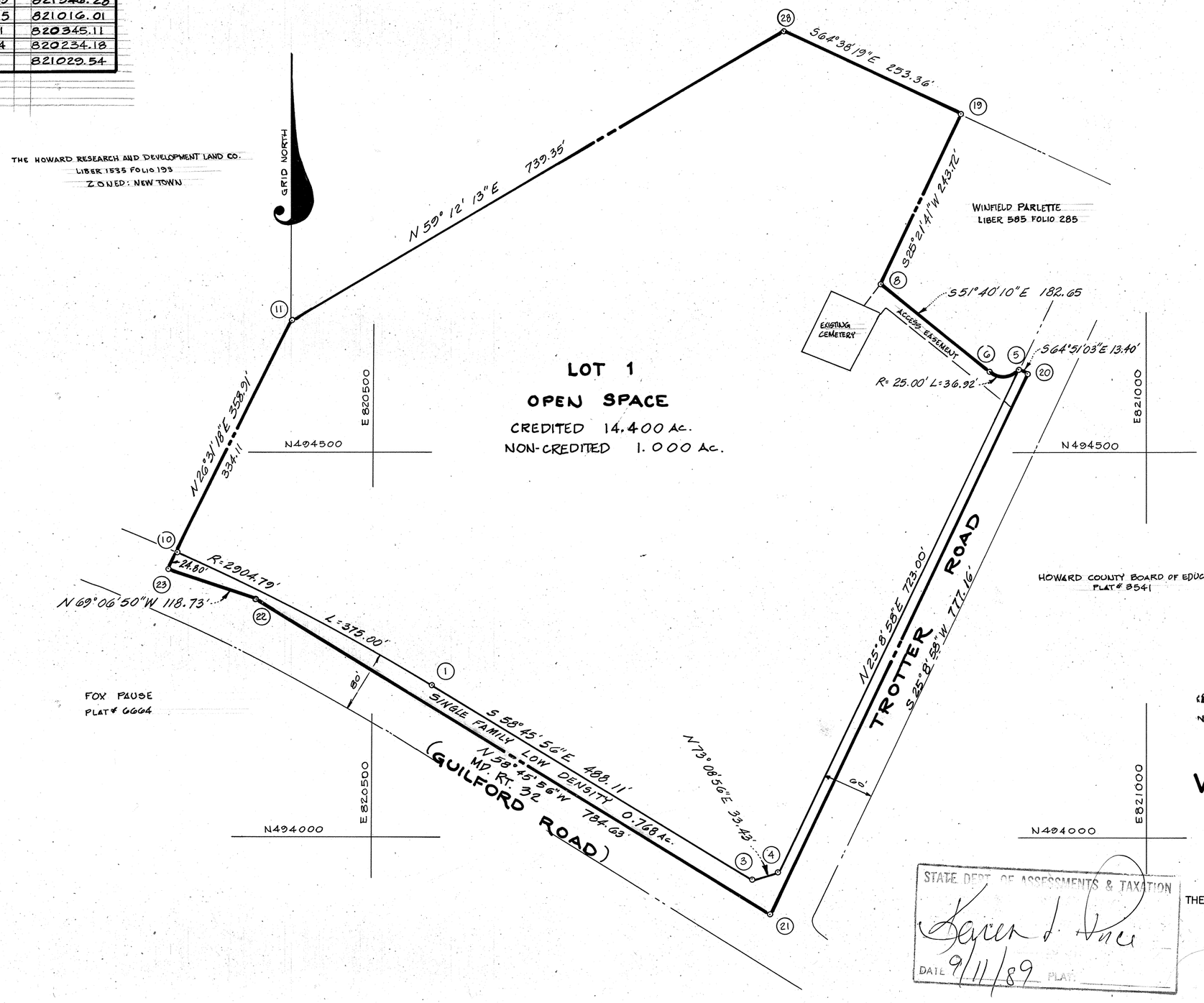
5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SHEET 2 OF 3

FDP-207 VRH 1/2 3054A 1073

PLAT-C.M.P. NO. 3054A 1074

COORDINATES		
No.	NORTH	EAST
1	494197.18	820577.54
3	493944.08	820994.90
4	493953.77	821026.89
5	494608.23	821334.16
6	494605.89	821297.37
8	494719.17	821154.09
19	494039.40	821258.48
10	494370.42	820245.25
11	494669.38	820394.44
20	494602.53	821346.28
21	493899.05	821016.01
22	494305.91	820345.11
23	494348.24	820234.18
28	495047.92	821029.54



FILED SEP 11 1989

RECORDED PLAT 3054-A-1074
ON 9-11 1989 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF RIVER HILL

SECTION 1 AREA 2

STATE DEPT. OF ASSESSMENTS & TAXATION
Karen L. Pace
DATE 9/11/89 PLAT

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 207

5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' SHEET 3 OF 3

FDP-207 VRH 1/2 3054 A 1074