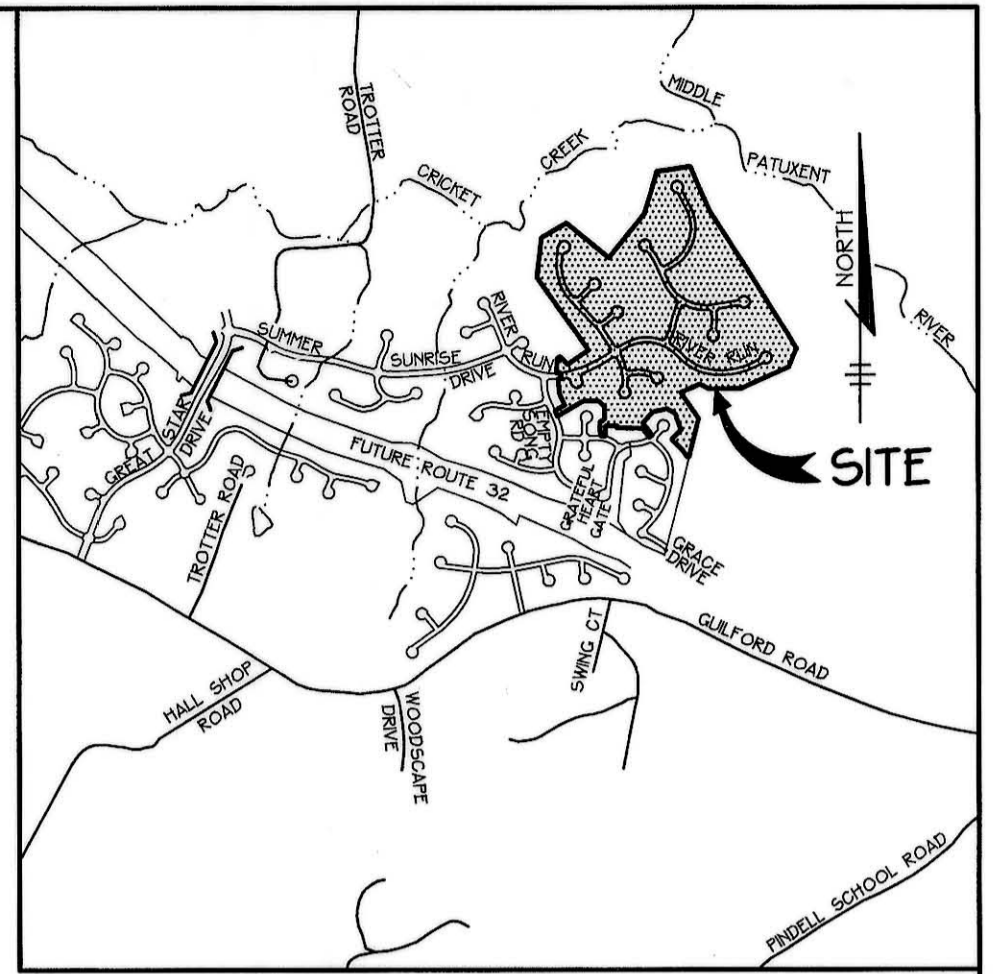
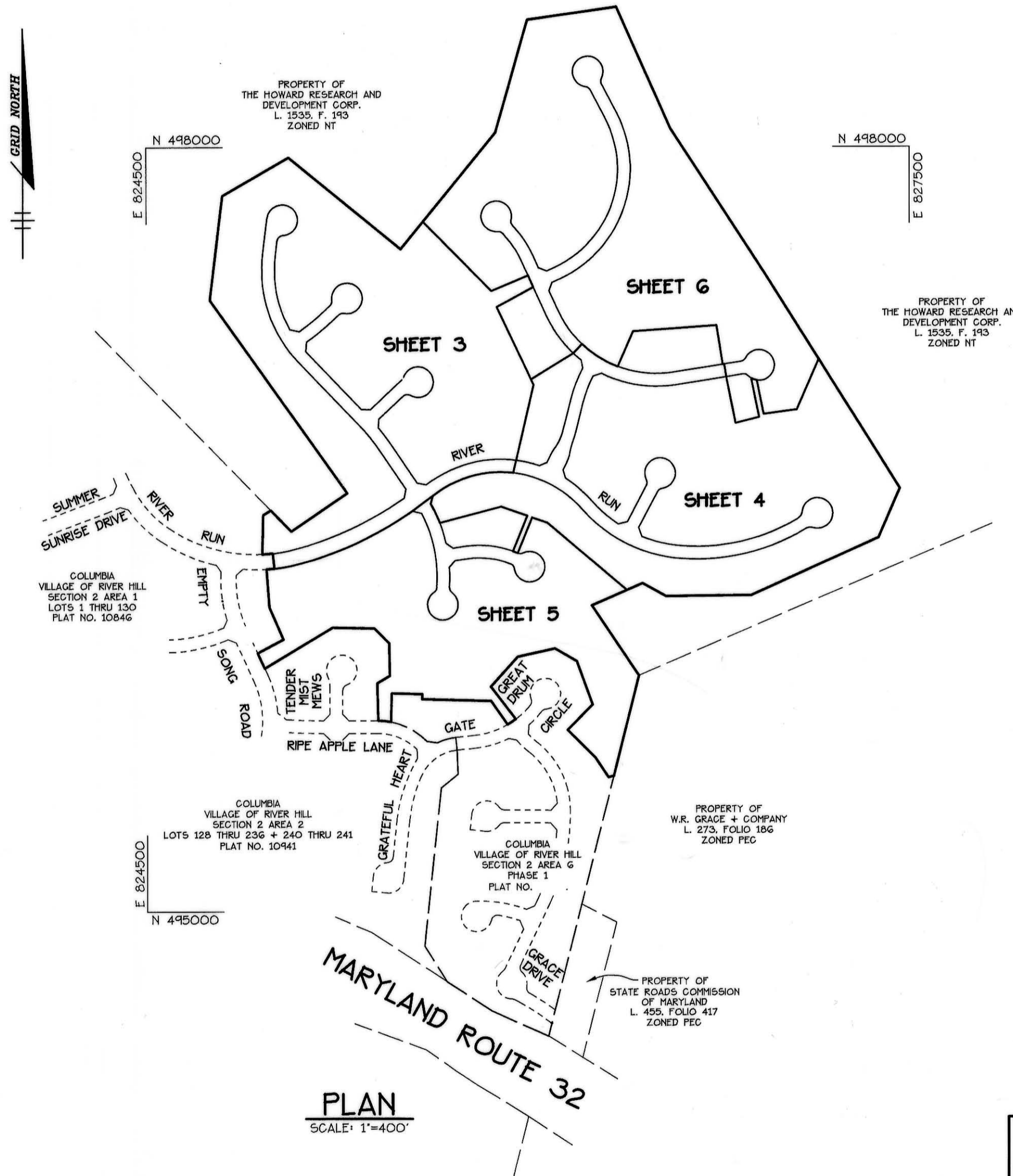


# FINAL DEVELOPMENT PLAN PHASE 209, PART VI VILLAGE OF RIVER HILL SECTION 2, AREA 6 PHASES 2 & 3



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



**PLAN**  
SCALE: 1" = 400'

RECORDED AS PLAT NUMBER 3054-A-1572 *new*  
ON October 2, 1996 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLUMBIA**  
FINAL DEVELOPMENT PLAN PHASE 209  
PART VI  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 6  
PHASES 2 + 3  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044  
5TH ELECTION DISTRICT      HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN      DATE: 08/19/96      SHEET 1 OF 6

ENGINEER  
RIEMER MUEGGE + ASSOCIATES, INC.  
8818 CENTRE PARK DRIVE  
SUITE 200  
COLUMBIA, MARYLAND 21045  
(410) 997-8900  
M:\PROJECT\SURVEY2\102804\FDP1PH23.DWG

PREPARED IN ACCORDANCE WITH  
THE ZONING REGULATIONS OF  
HOWARD COUNTY ADOPTED  
OCTOBER 18, 1993

*Arthur E. Muegge* 8-20-96  
ARTHUR E. MUEGGE #10751 DATE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992

HOWARD COUNTY PLANNING BOARD

*Joseph S. Butler* 9/27/96      *William* 10-9-96  
H.C.P.B. EXEC. SECRETARY      DATE      H.C.P.B. CHAIRMAN      DATE

# FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 209 PART VI IS APPLICABLE TO SECTION 2, AREA 6, PHASE 2 AND PHASE 3, OF THE VILLAGE OF RIVER HILL ZONED NEW TOWN.

**1. PUBLIC STREET AND ROADS - SECTION 125-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 125-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 IS NOT PERMITTED TO GUILFORD ROAD AND MARYLAND ROUTE 32, EXCEPT AT THE PUBLIC ROAD CONNECTIONS.

**3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125-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 125-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 125-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 125-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
- ROOF OR BUILDING OVERHANGS
- CHIMNEYS
- PORCHES, DECKS, OPEN OR ENCLOSED
- BAY WINDOWS, ORIEL, VESTIBLE, BALCONY
- PRIVACY WALLS OR SCREENS
- ALL PARTS OF ANY BUILDINGS, DWELLING, 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 50' 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
- SHRUBBERY
- TREES
- ORNAMENTAL LANDSCAPING
- SIMILAR MINOR STRUCTURES
- TRELLISES
- EXCAVATIONS OR FILL
- FENCING UNDER 6' IN HEIGHT
- RETAINING WALLS UNDER 3' IN HEIGHT

DETERMINATION OF THE SPECIFIC CHARACTER OF "SIMILAR MINOR STRUCTURES" AND SETBACKS APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPARTMENT 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 IS 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.

**6A. SINGLE FAMILY LOW DENSITY AND/OR MEDIUM DENSITY**

NO STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE WITHIN 20 FEET OF ANY 50' STREET RIGHT-OF-WAY, NOR WITHIN 30 FEET OF ANY 60 FEET OR GREATER STREET RIGHT-OF-WAY, NOR WITHIN 50 FEET OF A PRINCIPAL ARTERIAL HIGHWAY, NOR WITHIN 7 1/2 FEET OF ANY PROPERTY LINE NOT A RIGHT-OF-WAY LINE FOR A PUBLIC STREET, ROAD, OR HIGHWAY, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK AREAS PROVIDED ALL STRUCTURES AND CONSTRUCTION IS DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

STRUCTURES MAY BE LOCATED ON THE PROPERTY LINE PROVIDED NO PART OF THE BUILDING SHALL PROTRUDE OVER THE ADJOINING LOT AND PROVIDED THAT A MAINTENANCE EASEMENT AGREEMENT BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN SINGLE FAMILY DETACHED DWELLING UNITS SHALL BE A MINIMUM OF 15 FEET. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE PLANNING BOARD MAY, UPON APPLICATION, DESIGNATE ON A SUBDIVISION PLAT, A LOT, LOTS OR PARCELS, AS "COMMON OPEN AREAS" WHICH WILL NOT BE CREDITED TO "OPEN SPACE", BUT, WILL BE CREDITED TO THE SINGLE FAMILY LOW AND/OR MEDIUM DENSITY OF THE PHASE IN WHICH IT PRESENTLY EXISTS.

PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF PERPETUAL COMMON RECIPROCAL ACCESS EASEMENT AS SHOWN ON THE FINAL SUBDIVISION PLAT.

**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 125-C-3-d-(2):**

**7A-1 SINGLE FAMILY LOW DENSITY LAND USE AREAS**

ALL LOTS WITHIN SINGLE FAMILY LOW DENSITY LAND USE AREAS SHALL BE USED ONLY FOR SINGLE FAMILY DETACHED LOW DENSITY RESIDENTIAL USES, INCLUDING PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS, BASKETBALL COURTS, RESERVED FOR THE USE OF THE ON-SITE RESIDENTS AND THEIR GUESTS.

**7A-2 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS**

ALL LOTS WITHIN SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS SHALL BE USED ONLY FOR SINGLE FAMILY DETACHED MEDIUM DENSITY RESIDENTIAL USES, INCLUDING PRIVATE RECREATIONAL FACILITIES, SUCH AS SWIMMING POOLS, TENNIS COURTS, AND BASKETBALL COURTS, RESERVED FOR THE USE OF THE ON-SITE RESIDENTS AND THEIR GUESTS.

**7E-1 OPEN SPACE LAND USE AREAS**

LOTS 195-198, 200, 240, AND 241 (CREDITED) AND 199 (NON-CREDITED) ARE TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHWAYS. THESE LOTS MAY BE USED FOR DRAINAGE AND UTILITY EASEMENTS IF NECESSARY PROVIDED THAT SUCH EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

**8. HEIGHT LIMITATIONS - SECTION 125-C-3-d-(3):**

**8A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS**

NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING UPON LOTS DEVOTED TO SINGLE FAMILY LAND USES.

**8E. OPEN SPACE LAND USE AREAS**

NO 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 125-C-3-d-(3):**

**9A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS**

NO LESS THAN TWO (2) OFF-STREET PARKING SPACES CONTAINING A MINIMUM AREA OF ONE HUNDRED SIXTYTWO (162) SQUARE FEET PER EACH PARKING SPACE SHALL BE PROVIDED ON EACH LOT WITHIN SINGLE FAMILY LAND USE AREAS, EXCEPT THAT WHEN DRIVEWAY ACCESS IS TO A 60' OR GREATER STREET RIGHT-OF-WAY, TWO PARKING SPACES SHALL BE PROVIDED EXCLUSIVE OF ANY AREA ENCOMPASSED BY A GARAGE, EACH WITH ACCESS TO THE STREET WITHOUT CROSSING THE OTHER PARKING SPACE.

**9E. OPEN SPACE LAND USE AREAS**

NO PARKING REQUIREMENTS 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 SHALL BE DEDUCTED FROM THE CREDITED OPEN SPACE LAND USE TABULATIONS AND DENOTED AS NON-CREDITED IN ACCORDANCE WITH SECTION 125.A.8 OF THE HOWARD COUNTY ZONING REGULATIONS.

**10. SETBACK PROVISIONS - SECTION 125-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 125-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 125-C-3-d-(3):**

**12A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS**

IN NO EVENT SHALL MORE THAN 30 PERCENT (30%) OF ANY LOT DEVOTED TO SINGLE FAMILY RESIDENTIAL PURPOSES BE COVERED BY BUILDINGS OR OTHER MAJOR STRUCTURES. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, PAVED PARKING AREAS, TREES AND SHRUBBERY AND SIMILAR MINOR STRUCTURES.

**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.

ENGINEER  
 RIEMER MUEGGE + ASSOCIATES, INC.  
 8818 CENTRE PARK DRIVE  
 SUITE 200  
 COLUMBIA, MARYLAND 21045  
 (410) 997-8900  
 M:\PROJECT\SURVEY2\102804\FDP2PH23.DWG

TABULATION		TOTALS
LAND USE		ACRES
SINGLE FAMILY LOW DENSITY		41.411
ROADS:		
COUNTY R/W	6.362 Ac.	
SINGLE FAMILY MEDIUM DENSITY		28.932
ROADS:		
COUNTY R/W	4.956 Ac.	
OPEN SPACE		28.603
CREDITED		0.138
NON-CREDITED		
TOTAL		99.084

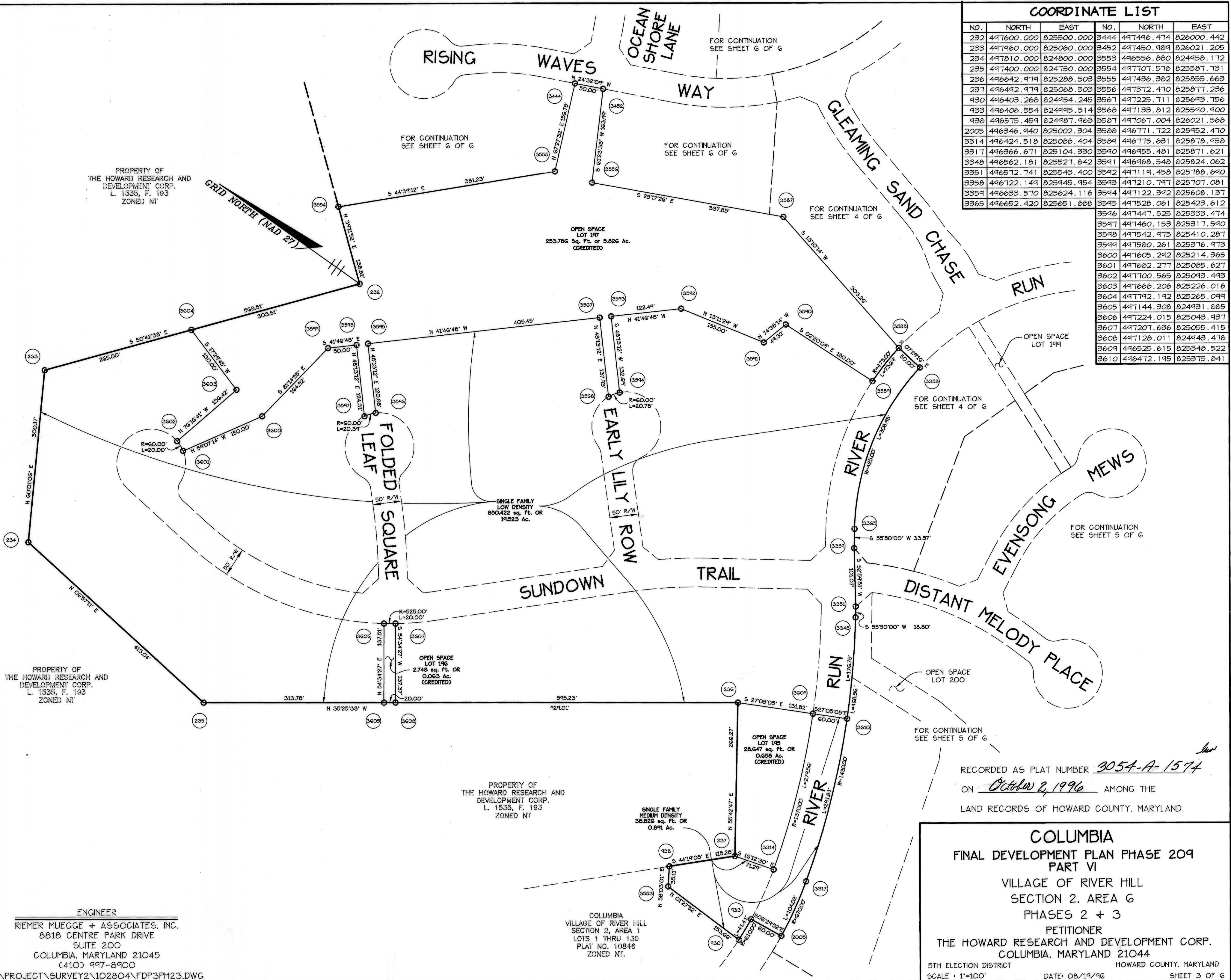
RECORDED AS PLAT NUMBER 3054-A-1573  
 ON October 2, 1996 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLUMBIA**  
**FINAL DEVELOPMENT PLAN PHASE 209**  
**PART VI**  
 VILLAGE OF RIVER HILL  
 SECTION 2, AREA 6  
 PHASES 2 + 3  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
 COLUMBIA, MARYLAND 21044

5TH ELECTION DISTRICT  
 SCALE: 1"=100'  
 HOWARD COUNTY, MARYLAND  
 DATE: 08/19/96  
 SHEET 2 OF 6

**COORDINATE LIST**

NO.	NORTH	EAST	NO.	NORTH	EAST
232	497600.000	825500.000	3444	497496.474	826000.442
233	497960.000	825060.000	3452	497450.989	826021.205
234	497810.000	824800.000	3553	496556.880	824958.172
235	497400.000	824750.000	3554	497707.578	825587.731
236	496642.979	825288.503	3555	497436.382	825855.663
237	496492.979	825068.503	3556	497372.470	825877.236
930	496403.268	824954.245	3567	497225.711	825693.756
933	496406.554	824495.514	3568	497133.812	825590.900
938	496575.459	824487.463	3587	497067.004	826021.568
2005	496346.940	825002.304	3588	496771.722	825952.470
3314	496424.518	825088.404	3589	496775.631	825878.958
3317	496386.671	825104.330	3590	496955.481	825871.621
3348	496562.181	825527.842	3591	496968.548	825824.062
3351	496572.741	825543.400	3592	497119.458	825788.690
3358	496722.149	825945.954	3593	497210.797	825707.081
3359	496633.570	825624.116	3594	497122.392	825608.137
3365	496652.420	825651.888	3595	497528.061	825423.612
			3596	497447.525	825333.474
			3597	497460.153	825317.590
			3598	497542.975	825410.287
			3599	497580.261	825376.973
			3600	497605.292	825214.365
			3601	497682.277	825085.627
			3602	497700.565	825093.493
			3603	497668.206	825226.016
			3604	497792.192	825265.099
			3605	497144.308	824931.885
			3606	497224.015	825043.937
			3607	497207.636	825055.415
			3608	497128.011	824943.478
			3609	496525.615	825348.522
			3610	496472.195	825375.841



PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP. L. 1535, F. 183 ZONED N1

PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP. L. 1535, F. 183 ZONED N1

PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP. L. 1535, F. 183 ZONED N1

COLUMBIA VILLAGE OF RIVER HILL SECTION 2, AREA 1 LOTS 1 THRU 130 PLAT NO. 10846 ZONED N1.

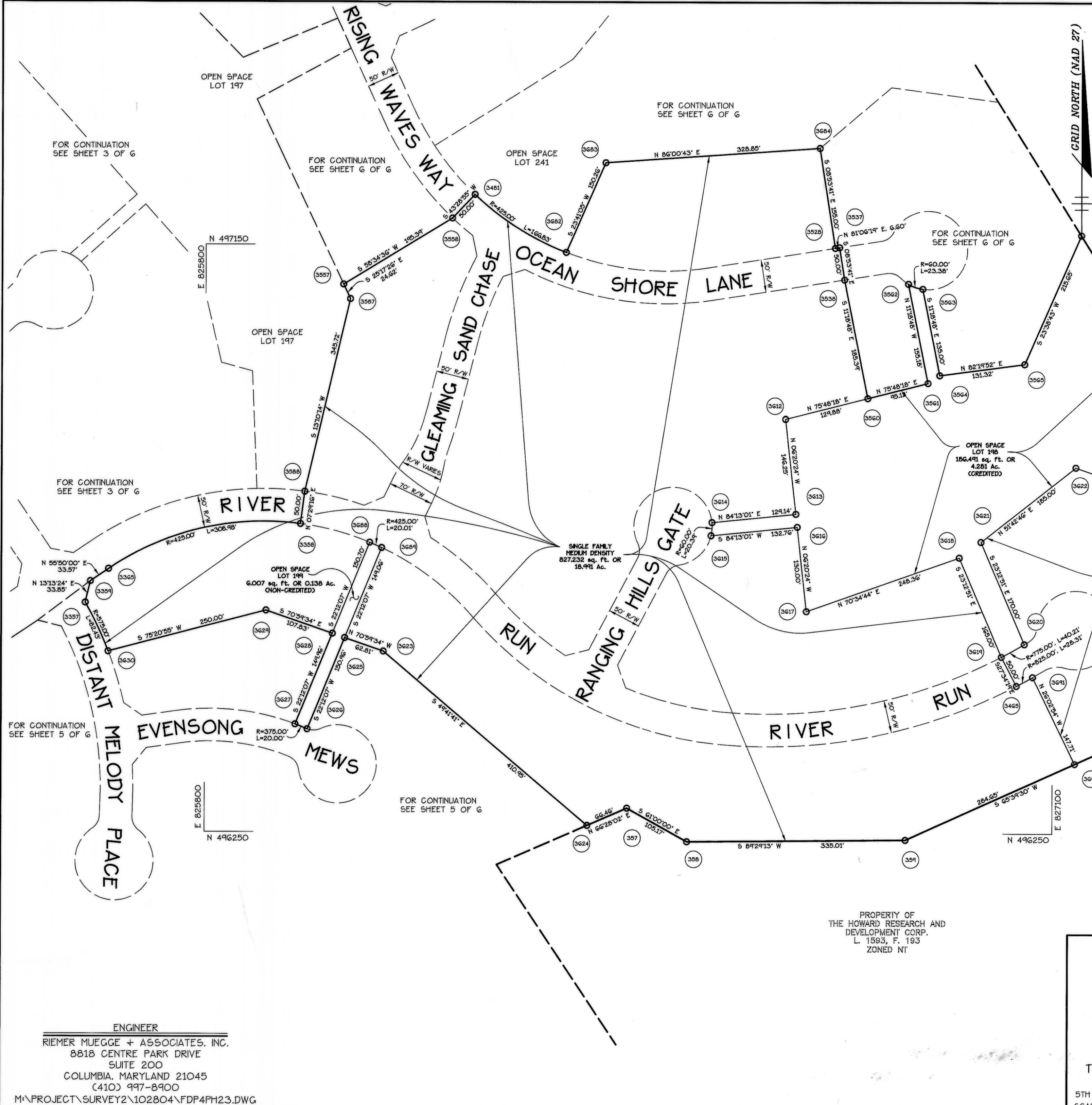
RECORDED AS PLAT NUMBER 3054-A-1574 ON October 2, 1996 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLUMBIA**  
**FINAL DEVELOPMENT PLAN PHASE 209**  
**PART VI**  
**VILLAGE OF RIVER HILL**  
**SECTION 2, AREA G**  
**PHASES 2 + 3**  
 PETITIONER  
**THE HOWARD RESEARCH AND DEVELOPMENT CORP.**  
 COLUMBIA, MARYLAND 21044  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: 08/19/96 SHEET 3 OF 6

ENGINEER  
 RIEMER MUEGGE + ASSOCIATES, INC.  
 8818 CENTRE PARK DRIVE  
 SUITE 200  
 COLUMBIA, MARYLAND 21045  
 (410) 997-8900

COORDINATE LIST					
NO.	NORTH	EAST	NO.	NORTH	EAST
355	496660.001	827460.002	3558	497191.135	826177.783
356	496466.565	827375.819	3559	496710.831	827428.123
357	496287.988	826448.015	3560	496916.166	826815.407
358	496237.000	826540.001	3561	496939.492	826907.623
359	496240.000	826875.001	3562	497091.653	826877.181
3357	496600.617	825616.373	3563	497083.977	826899.114
3358	496722.149	825945.954	3564	496951.600	826925.597
3359	496633.570	825624.116	3565	496969.124	827055.743
3365	496652.420	825651.888	3566	497166.671	827142.236
3465	496476.503	827044.622	3587	497108.348	826031.243
3481	497227.415	826212.190	3588	496771.722	825952.470
3528	497146.329	826764.784	3612	496884.316	826689.493
3537	497147.350	826771.308	3613	496738.965	826705.643
3538	497097.952	826779.039	3614	496725.953	826577.163
3557	497089.267	826011.048	3615	496705.709	826575.765
3616	496719.086	826707.852			
3617	496589.882	826722.207			
3618	496672.466	826956.440			
3619	496520.825	827021.479			
3620	496540.354	827056.626			
3621	496696.591	826989.617			
3622	496811.217	827134.827			
3623	496527.282	826073.690			
3624	496261.453	826387.084			
3625	496547.739	826014.303			
3626	496407.967	825957.257			
3627	496415.420	825938.697			
3628	496554.263	825995.364			
3629	496589.381	825893.414			
3630	496526.147	825651.543			
3632	497138.993	826352.403			
3633	497276.594	826412.762			
3634	497299.465	826740.818			
3638	496693.793	826052.311			
3639	496685.746	826070.628			
3691	496490.035	827069.486			
3692	496357.327	827134.351			

PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP. L. 1583, F. 193 ZONED N1



PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP. L. 1583, F. 193 ZONED N1

RECORDED AS PLAT NUMBER 3054-A-1575 ON October 2, 1996 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLUMBIA**  
**FINAL DEVELOPMENT PLAN PHASE 209**  
**PART VI**  
 VILLAGE OF RIVER HILL  
 SECTION 2, AREA 6  
 PHASES 2 + 3  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
 COLUMBIA, MARYLAND 21044  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: 08/19/96 SHEET 4 OF 6

ENGINEER  
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 8818 CENTRE PARK DRIVE  
 SUITE 200  
 COLUMBIA, MARYLAND 21045  
 (410) 997-8900  
 M:\PROJECT\SURVEY2\102804\FDP4PH23.DWG

COORDINATE LIST			
NO.	NORTH	EAST	
82	445925.924	826432.924	
222	446201.195	826240.710	
749	446111.290	825943.655	
744	446114.370	825224.704	
745	445925.135	825452.073	
746	446022.433	825452.263	
747	445744.577	825407.470	
748	445845.806	825404.204	
934	446114.072	824331.034	
934	446344.126	824471.140	
937	446194.701	824481.064	
941	446088.156	825236.919	
1561	445934.281	824463.070	
3311	446366.671	825104.330	
3340	446562.181	825527.042	
3351	446572.741	825543.400	
3354	446563.735	825571.544	
3357	446600.617	825616.373	
3359	446633.570	825624.116	
3574	446013.415	825553.616	
3575	446023.171	825673.170	
3576	446046.534	825714.681	
3577	446156.706	825647.800	
3578	446171.341	825711.805	
3579	446228.470	825705.784	
3580	446146.172	825427.032	
3581	446160.345	825493.441	
3582	446185.571	826010.207	
3583	446248.000	826024.833	
3584	446308.033	826042.122	
3585	446140.808	826110.247	
3586	446212.972	826195.319	
3623	446527.282	826073.640	
3624	446261.453	826387.084	
3625	446547.194	826014.303	
3626	446407.967	825957.257	
3627	446415.420	825930.647	
3628	446554.263	825493.364	
3629	446524.331	825833.414	
3630	446526.147	825631.543	
3642	445744.577	825407.470	
3643	445855.988	825461.030	
3644	445892.866	825580.490	
3645	445892.502	825580.460	
3646	445825.434	825851.065	
3647	445733.814	825916.378	
3648	445734.934	825448.404	
3649	445882.040	825851.144	
3650	445948.717	825956.317	
3651	446030.965	826102.804	
3652	445880.932	826184.904	
3653	445911.632	826250.524	
3654	445712.195	826151.972	
3655	445603.375	826261.764	
3656	445526.742	826312.873	
3657	445532.287	826333.433	
3658	446313.817	826325.350	
3659	446176.361	824484.847	
3660	446244.933	825404.524	
3661	446321.746	825448.057	
3662	446506.534	825434.010	
3663	446357.648	825443.510	
3664	446448.680	825495.800	
3665	446171.137	825477.744	
3666	446382.680	825334.380	

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 2  
LOTS 128 THRU 236 AND 240 & 241  
PLAT NO. 10841  
ZONED NT

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 1  
LOTS 1 THRU 130  
PLAT NO. 10846  
ZONED NT.

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 2  
LOTS 128 THRU 236 AND 240 & 241  
PLAT NO. 10841  
ZONED NT

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 6  
LOTS 1 THRU 66  
PLAT NO.  
ZONED NT

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 6  
LOTS 1 THRU 66  
PLAT NO.  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L. 1535, F. 193  
ZONED NT

**COLUMBIA**  
FINAL DEVELOPMENT PLAN PHASE 209  
PART VI  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 6  
PHASES 2 + 3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044  
5TH ELECTION DISTRICT  
SCALE: 1"=100'  
DATE: 08/19/96  
HOWARD COUNTY, MARYLAND  
SHEET 5 OF 6

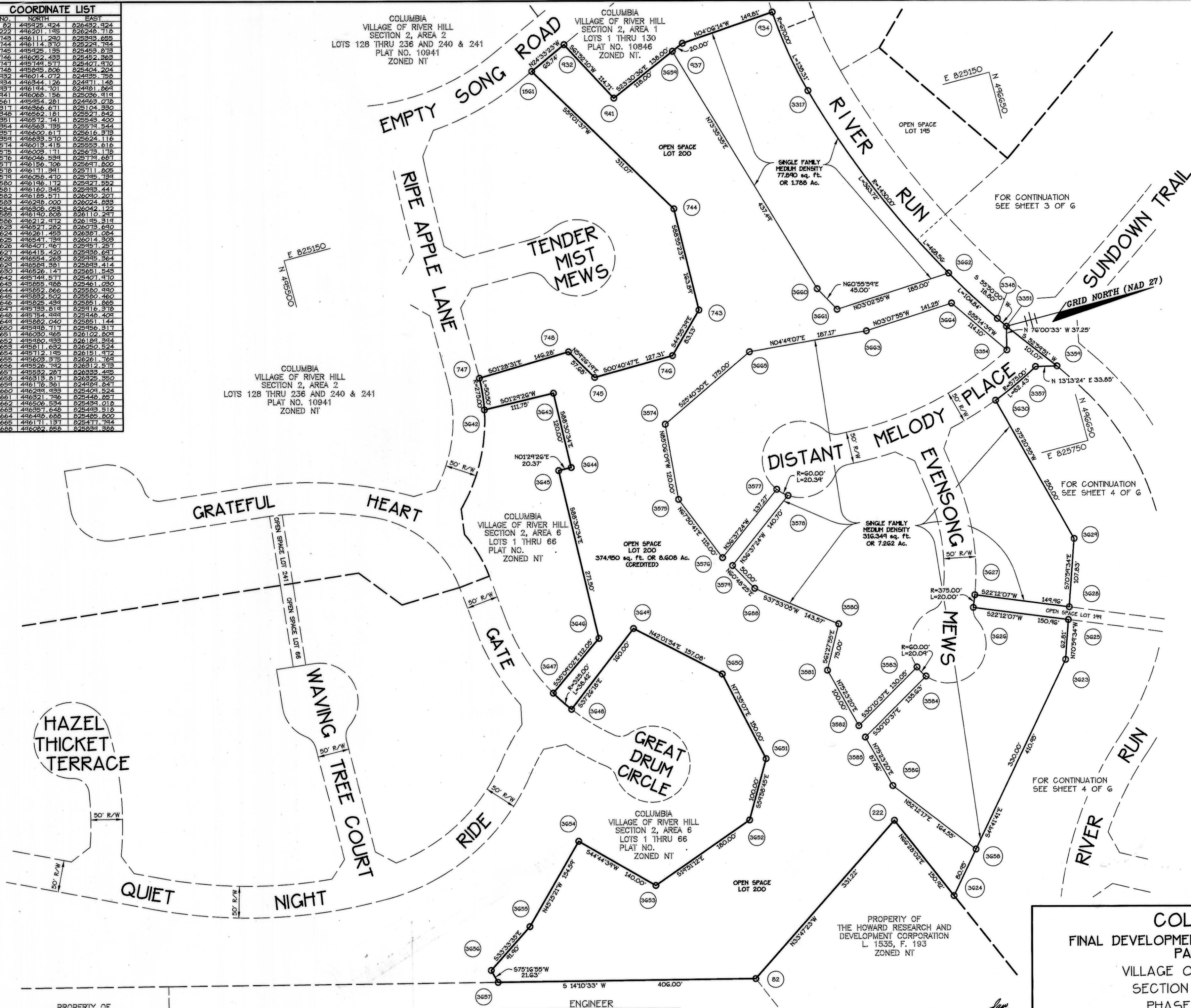
PROPERTY OF  
STATE ROADS COMMISSION  
OF MARYLAND  
L. 455, F. 417  
ZONED PEC

PROPERTY OF  
W.R. GRACE & COMPANY  
L. 273, F. 186  
ZONED PEC

ENGINEER  
RIEMER MUEGGE + ASSOCIATES, INC.  
8818 CENTRE PARK DRIVE  
SUITE 200  
COLUMBIA, MARYLAND 21045  
(410) 997-8900

RECORDED AS PLAT NUMBER 305A-A-1576  
ON October 2, 1996 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 183  
ZONED NT

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 183  
ZONED NT

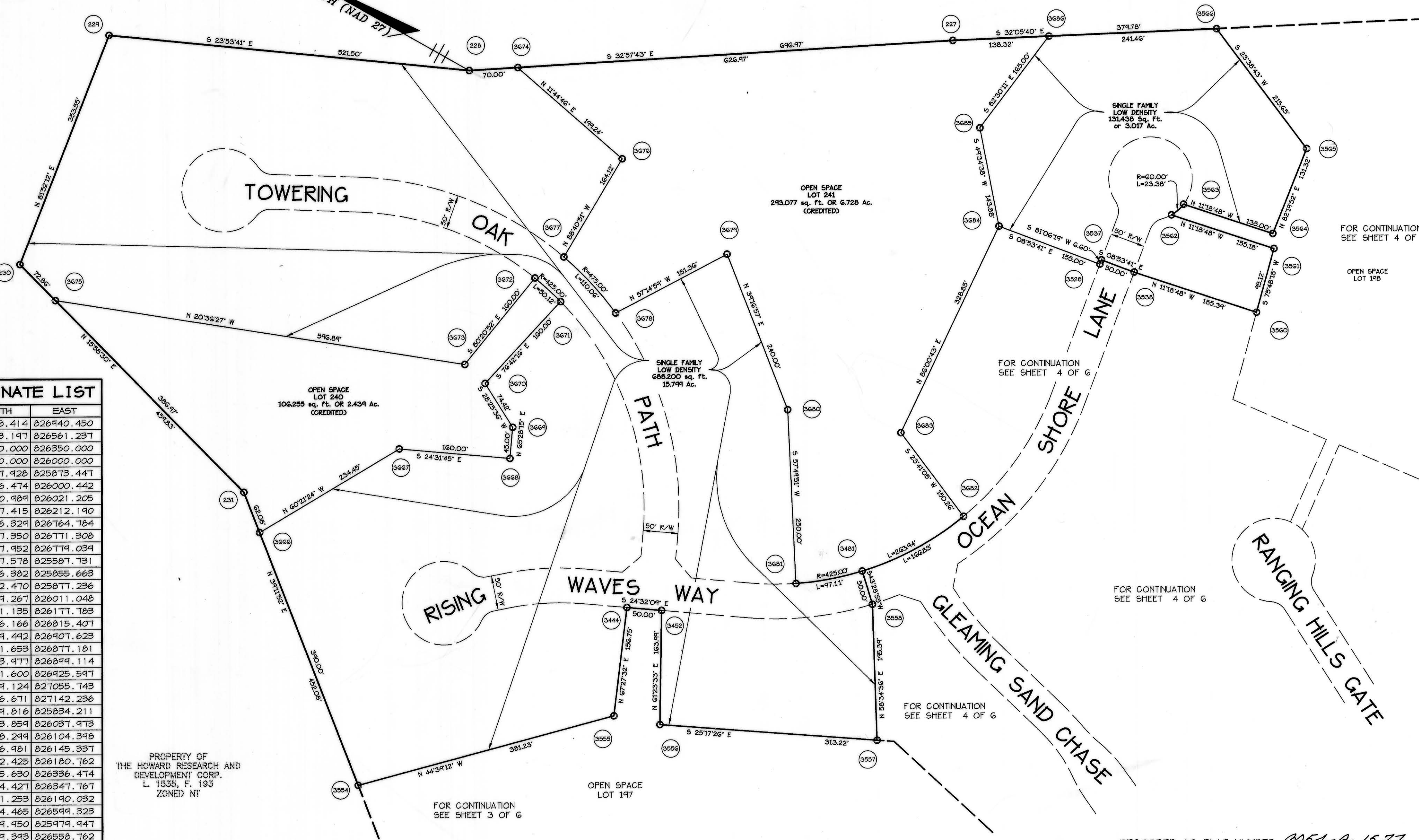
GRID NORTH (NAD 83)

**COORDINATE LIST**

NO.	NORTH	EAST
227	497488.414	826940.450
228	498073.197	826561.237
229	498550.000	826350.000
230	498500.000	826000.000
231	498057.928	825873.447
3444	497496.474	826000.442
3452	497450.989	826021.205
3481	497227.415	826212.190
3528	497146.329	826764.784
3537	497147.350	826771.308
3538	497097.952	826779.039
3554	497107.578	825587.731
3555	497436.382	825855.663
3556	497372.470	825877.236
3557	497089.267	826011.048
3558	497191.135	826177.783
3560	496916.166	826815.407
3561	496939.492	826907.623
3562	497091.653	826877.181
3563	497083.977	826899.114
3564	496951.600	826925.597
3565	496969.124	827055.743
3566	497166.671	827142.236
3666	498009.816	825834.211
3667	497893.859	826037.973
3668	497748.299	826104.398
3669	497766.981	826145.337
3670	497832.425	826180.762
3671	497795.630	826336.474
3672	497844.427	826347.767
3673	497871.253	826190.032
3674	498014.465	826599.323
3675	498429.950	825979.947
3676	497819.393	826558.762
3677	497823.172	826394.687
3678	497718.652	826360.990
3679	497620.542	826513.519
3680	497434.774	826381.563
3681	497301.669	826149.944
3682	497138.993	826352.403
3683	497276.594	826412.762
3684	497299.465	826740.818
3685	497392.761	826850.352
3686	497371.233	827013.942

PROPERTY OF  
THE HOWARD RESEARCH AND  
DEVELOPMENT CORP.  
L. 1535, F. 183  
ZONED NT

ENGINEER  
RIEMER MUEGGE + ASSOCIATES, INC.  
8818 CENTRE PARK DRIVE  
SUITE 200  
COLUMBIA, MARYLAND 21045  
(410) 997-8900  
M:\PROJECT\SURVEY2\102804\FDP6PH23.DWG



RECORDED AS PLAT NUMBER 3054-A-1577  
ON October 2, 1996 AMONG THE Law  
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**COLUMBIA**  
FINAL DEVELOPMENT PLAN PHASE 209  
PART VI  
VILLAGE OF RIVER HILL  
SECTION 2, AREA G  
PHASES 2 + 3  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' DATE: 08/19/96 SHEET 6 OF 6