

VICINITY MAP
1" = 2,000'

SUMMARY OF AMENDMENTS

PHASE 214A: AMENDS SHEETS 1, 2 AND 3 OF 3.
PURPOSE IS TO ADD 4.230 ACRES OF SINGLE FAMILY LOW DENSITY TO THIS PHASE, CHANGE 0.381 ACRES OF NON-CREDITED OPEN SPACE TO CREDITED AND TO UPDATE CRITERIA SECTIONS TO CURRENT ZONING REGULATIONS.

LOCATION PLAN

SCALE: 1" = 200'

RECORDED DATE 2/7/97 *law*
PLAT # 3054-A-1595

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 214 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 26, 1992 AS PLAT NUMBER 3054A 1226

214	MAY 26, 1992	3054A-1226 THRU 1228
PHASE OR AMMENDMENT	DATE	PLAT
	RECORDING REFERENCE	

PREPARED AS SHEETS 1 THRU 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED: OCTOBER 18, 1993

[Signature]
DATE 11/3/96



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-85
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-88
 AMENDED Z.B. CASE 808 RESOLUTION APPROVED 11-22-72
 AMENDED Z.B. CASE 844 RESOLUTION APPROVED 1-7-74
 AMENDED Z.B. CASE 893 RESOLUTION APPROVED 12-20-78
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-86
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3-17-91
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD

[Signature] 1/23/97 H.C.P.B. EXEC. SECRETARY DATE
[Signature] 2/9/97 H.C.P.B. CHAIRMAN DATE

VILLAGE OF RIVER HILL

SECTION 1 AREA 4

PETITIONER:

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 214-A
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 214-A IS APPLICABLE TO SECTION ONE AREA FOUR OF THE VILLAGE OF RIVER HILL

- 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 to Trotter Road will be permitted only at points of access approved by the Howard County Department of Planning and Zoning.
- 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 - Sections 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, vestibule, 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, oriel, vestibules, balconies or chimney 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 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
- shrubby
- trees
- ornamental landscaping
- trellises
- excavations or fill
- fencing under 6' in height
- 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 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 AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to 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' or greater street right-of-way, nor within 100 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 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 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.

7E-1 OPEN SPACE LAND USE AREAS

Lots 51, 52 and 53, (credited) and Lots 50, and 54 (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 MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of one hundred eighty (180) 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 - Section 125-C-3-d(3)

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.

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 the 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 purpose be covered by buildings or other major structures. No limitations 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 Use shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 20F3 OF FINAL DEVELOPMENT PLAN PHASE 214 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 26, 1992 AS PLAT NUMBER 3054A1227.

TABULATION OF LAND USE

LAND USE	ACRES
SINGLE FAMILY LOW DENSITY ROADWAY 3.966 ACRES	28.205
OPEN SPACE CREDITED	4.240
OPEN SPACE NON-CREDITED	0.518
TOTAL	32.963

RECORDED DATE 2/7/97
PLAT # 3054A-1596

VILLAGE OF RIVER HILL

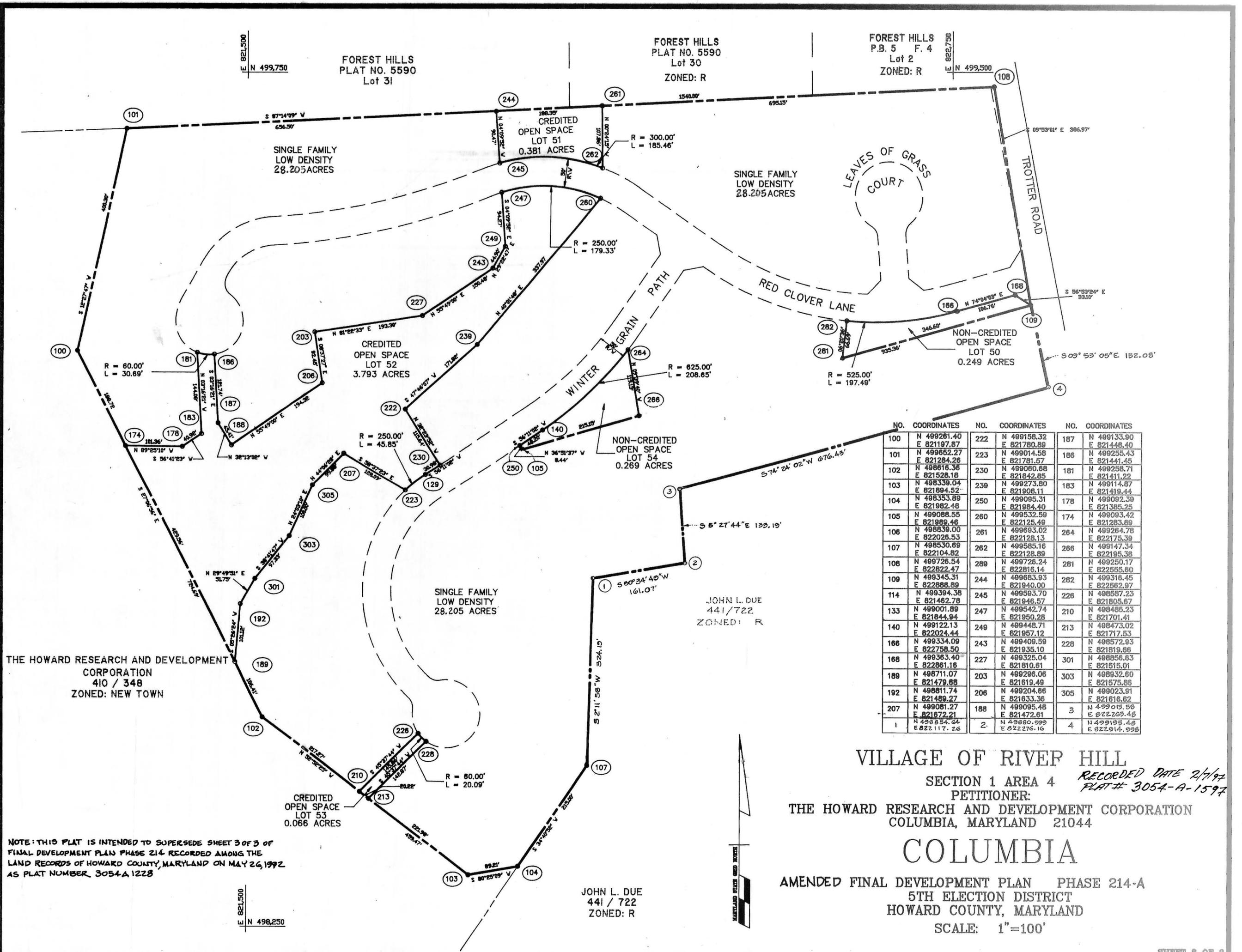
SECTION 1 AREA 4

PETITIONER:

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 214-A
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
410 / 348
ZONED: NEW TOWN

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 214 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 26, 1992 AS PLAT NUMBER 3054A 1228

821,500
N 498,250

JOHN L. DUE
441 / 722
ZONED: R

JOHN L. DUE
441/722
ZONED: R

NO.	COORDINATES	NO.	COORDINATES	NO.	COORDINATES
100	N 499261.40 E 821197.87	222	N 499158.32 E 821780.89	187	N 499133.90 E 821448.40
101	N 499652.27 E 821284.26	223	N 499014.58 E 821781.57	186	N 499255.43 E 821441.45
102	N 498616.36 E 821528.18	230	N 499060.68 E 821842.85	181	N 499258.71 E 821411.22
103	N 498339.04 E 821894.52	239	N 499273.80 E 821908.11	183	N 499114.87 E 821419.44
104	N 498353.89 E 821982.48	250	N 499095.31 E 821984.40	178	N 499092.39 E 821385.25
105	N 499088.55 E 821889.46	260	N 499532.59 E 822125.49	174	N 499093.42 E 821283.89
106	N 498839.00 E 822028.53	261	N 499693.02 E 822128.13	264	N 499264.78 E 822175.39
107	N 498530.69 E 822104.82	262	N 499585.16 E 822128.89	266	N 499147.34 E 822185.38
108	N 499726.54 E 822822.47	289	N 499726.24 E 822816.14	281	N 499250.17 E 822555.60
109	N 499345.31 E 822888.89	244	N 499683.93 E 821940.00	282	N 499316.45 E 822562.97
114	N 499394.38 E 821462.78	245	N 499593.70 E 821946.57	226	N 498587.23 E 821805.67
133	N 499001.89 E 821844.94	247	N 499542.74 E 821950.28	210	N 498485.23 E 821701.41
140	N 499122.13 E 822024.44	249	N 499448.71 E 821957.12	213	N 498473.02 E 821717.53
166	N 499334.09 E 822758.50	243	N 499409.59 E 821935.10	228	N 498572.83 E 821819.66
188	N 499363.40 E 822861.18	227	N 499325.04 E 821810.61	301	N 498856.63 E 821515.01
189	N 498711.07 E 821479.88	203	N 499296.06 E 821819.49	303	N 498932.60 E 821575.88
192	N 498811.74 E 821489.27	206	N 499204.66 E 821633.36	305	N 499023.91 E 821616.62
207	N 499081.27 E 821672.21	188	N 499095.48 E 821472.61	3	N 499013.56 E 822263.48
1	N 499854.04 E 822117.26	2	N 499890.999 E 822276.16	4	N 499195.48 E 822914.998

VILLAGE OF RIVER HILL
SECTION 1 AREA 4
PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

RECORDED DATE 2/1/97
PLAT # 3054-A-1597

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 214-A
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=100'