

**LOCATION MAP**  
SCALE: 1"=400'

**SUMMARY OF AMENDMENTS**

PHASE 210A - AMEND SHEETS 1-4  
PURPOSE IS TO REMOVE 3.75 1/2 ACRES  
OF OPEN SPACE (CREDITED) FOR INCORPORATION  
INTO FDP PHASE 100-A-1 AND TO ADD 5.91 1/2  
ACRES OF OPEN SPACE (CREDITED) FROM FDP  
PHASE 100-A.

RECORDED AS PLAT # 3054A-1338  
ON April 6, 1994 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

PREPARED IN ACCORDANCE WITH  
THE ZONING REGULATIONS OF HOWARD  
COUNTY ADOPTED OCTOBER 10, 1993

*Michael T. Maguire* 2-21-94  
MICHAEL T. MAGUIRE DATE  
PROPERTY LINE SURVEYOR #B-235



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 693 RESOLUTION APPROVED 12/20/76  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9/9/86  
AMENDED Z.B. CASE 018 RESOLUTION APPROVED 3/17/92

HOWARD COUNTY PLANNING BOARD  
*James B. Carter* 3/31/94 *John C. Franco* 3-31-94  
H.C.P.B. EXEC. SECRETARY CO'R DATE H.C.P.B. CHAIRMAN DATE

210	6/20/92	3054 A	1842-1245
PHASE OR AMENDMENT	DATE	PLAT	RECORDED

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 210A  
**VILLAGE OF RIVER HILL**  
**SECTION 3, AREA 1**  
**LOT 2**

PETITIONERS & OWNERS  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
BLICOTT CITY, MARYLAND 21042  
COLUMBIA MEMORIAL GARDENS, INC.  
BETHESDA, MARYLAND 20817  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: 02/10/94 SHEET 1 OF 4

**FINAL DEVELOPMENT PLAN CRITERIA**

The area included within this Final Development Plan Phase 218A is applicable to Section 3, Area 1, of the Village of River Hill (school site).

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 or Maryland Route 108 (Clarksville Pike) 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 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	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
shrubby	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 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.

**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):**

**7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS**

Lot 2 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 125-A-8 of the Howard County Zoning Regulations, only 90% of the area of the school lot of 57.816 AC. shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125-A-8.

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

**8E OPEN SPACE LAND USE AREAS**

No height limitation is imposed upon structures constructed within open space land use areas for the purpose of a school site 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):**

**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 6.00 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 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):**

**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.

**13. RIGHT-OF-WAY AREAS**

All of the Single Family Medium Density Land within this Final Development Plan Phase shall be used as the right-of-way for a portion of Maryland Route #108 and Trotter Road and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, such land shall be classified as Single Family Medium Density use, as indicated on the maps contained in this Final Development Plan Phase.

**14. SINGLE FAMILY LOW DENSITY AREA**

All Single Family Low Density Area within this Final Development Plan Phase shall be used as a portion of the site for public schools and recreation fields. The criteria for the use of this land will be in accordance with paragraph 7E-7, 8E, 9E, 10A, 11 & 12E of this Final Development Plan.

TABULATION OF LAND USE IN ACRES

Land Use	
SINGLE FAMILY MEDIUM DENSITY ROADWAY 1.039 AC.	1.039 AC.
SINGLE FAMILY LOW DENSITY	7.471 AC.
OPEN SPACE CREDITED	51.816 AC.
NON CREDITED	6.000 AC.
<b>Total</b>	<b>66.326</b>

RECORDED AS PLAT # 3054A-1339  
ON April 6, 1994 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

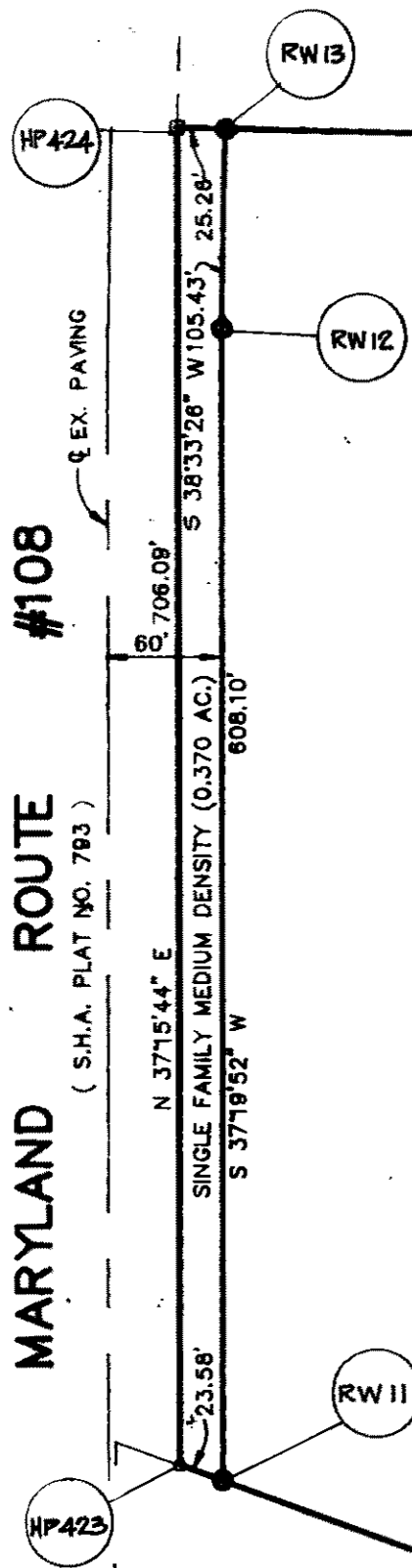
**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 218A  
**VILLAGE OF RIVER HILL**  
**SECTION 3, AREA 1**  
**LOT 2**

PETITIONERS AND OWNERS  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
ELLCOTT CITY, MARYLAND 21043  
COLUMBIA MEMORIAL GARDENS, INC.  
BETHESDA MD. 20817

5TH ELECTION DISTRICT      HOWARD COUNTY, MARYLAND  
SCALE: NO SCALE      DATE: 02/18/94      SHEET 2 OF 4

CLEARVIEW ESTATES  
ZONED RC-DEO

MARYLAND ROUTE #108  
(S.H.A. PLAT NO. 783)



PROPERTY OF  
BOARD OF EDUCATION OF HOWARD COUNTY  
WHH L 396, F. 287  
ZONED R-20

LOT 2  
30.599 acres (Partial Lot Area)  
(Total area for Lot 2 is 65.287 Ac.)  
OPEN SPACE  
CREDITED 51.816 Ac.  
NON CREDITED 6.000 Ac.

PROPERTY OF  
LUTFI ON  
MDR L 2487 F 357  
ZONED B-1

PROPERTY OF  
BETTY M. HILL  
MDR L 2503 F 305  
ZONED R-20

PROPERTY OF  
HOWARD RESEARCH AND DEVELOPMENT CORP.  
L 1895, F 195  
ZONED NT.

SINGLE FAMILY  
LOW DENSITY  
6.876 acres (Partial Area)  
(Total area 7.471 Ac.)

ZONED NT.  
PROPERTY OF  
HOWARD RESEARCH AND DEVELOPMENT CORP.  
L 1895, F 195

RECORDED AS PLAT # 3054A-1340  
ON April 6, 1994 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

COORDINATE LIST		
NO.	NORTH	EAST
RW11	503866.36	819243.79
RW12	504340.89	819212.55
RW13	504432.34	819678.27
ML166	503055.43	820663.22
HP408	503863.94	820384.10
HP420	502810.74	820014.74
HP421	502887.51	819646.22
HP422	502327.01	819544.27
HP423	509866.22	819231.08
HP424	504446.18	819658.59

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 218A  
**VILLAGE OF RIVER HILL**  
SECTION 3, AREA 1  
LOT 2

PETITIONERS AND OWNERS  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
ELLCOTT CITY, MARYLAND 21043  
COLUMBIA MEMORIAL GARDENS, INC.  
BETHESDA MD. 20817

5TH ELECTION DISTRICT      HOWARD COUNTY, MARYLAND  
SCALE: 1"=100'      DATE: 02/18/94      SHEET 3 OF 4

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RWB - HP426	2360.27'	166.98'	83.53'	166.95'	N 35° 50' 58" W	04° 03' 13"

COORDINATE LIST		
No.	NORTH	EAST
ML166	503055.43	820663.22
RWB	504315.21	821819.95
RW9	509922.65	822125.29
RW10	503690.22	822308.80
HP406	504165.20	821165.94
HP408	509863.94	820384.10
HP409	504253.36	820697.69
HP415	504445.21	821757.97
HP416	504089.88	822022.58
HP417	509697.32	822327.11
HP419	509188.51	821015.89
HP430	504664.43	821612.90
HP435	504654.81	821585.91
HP436	504450.53	821722.18

PROPERTY OF  
BOARD OF EDUCATION OF HOWARD COUNTY  
L 396 F 287  
ZONED R-20

PROPERTY OF  
COLUMBIA MEMORIAL PARK  
COLUMBIA CEMETERY SITE  
SECTION 1 AREA 2  
LOTS 1 AND 2  
PLAT NOS. 7196 & 7197  
ZONED NT

PROPERTY OF  
BOARD OF EDUCATION OF HOWARD COUNTY  
L 2608 F 65  
ZONED NT

LOT 2  
34.888 acres (Partial Lot Area)  
(Total area for Lot 2 is 65.287 Ac.)  
OPEN SPACE  
CREDITED 51.816 Ac.  
NON CREDITED 6.000 Ac.

SINGLE FAMILY  
LOW DENSITY  
0.895 acres (Partial Area)  
(Total area 7.471 Ac.)

PROPERTY OF  
HOWARD RESEARCH AND DEVELOPMENT CORP.  
L 1596 F 1975  
ZONED NT

MAP OF  
FOREST HILLS  
PLAT BOOK 5, FOLIO 4

RECORDED AS PLAT # 3054A-1341  
ON April 6, 1994 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 218A  
VILLAGE OF RIVER HILL  
SECTION 3, AREA 1  
LOT 2

PETITIONERS & OWNERS  
HOWARD COUNTY PUBLIC SCHOOL SYSTEM  
ELLCOTT CITY, MARYLAND 21042  
COLUMBIA MEMORIAL GARDENS, INC.  
BETHESDA, MARYLAND 20817

5TH ELECTION DISTRICT  
SCALE: 1"=100'

HOWARD COUNTY, MARYLAND  
DATE: 02/12/94 SHEET 4 OF 4

FOR CONTINUATION  
SEE SHIT 3 OF 4

