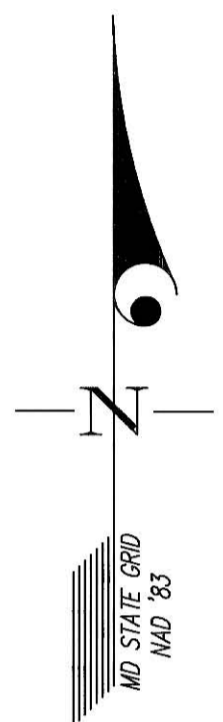
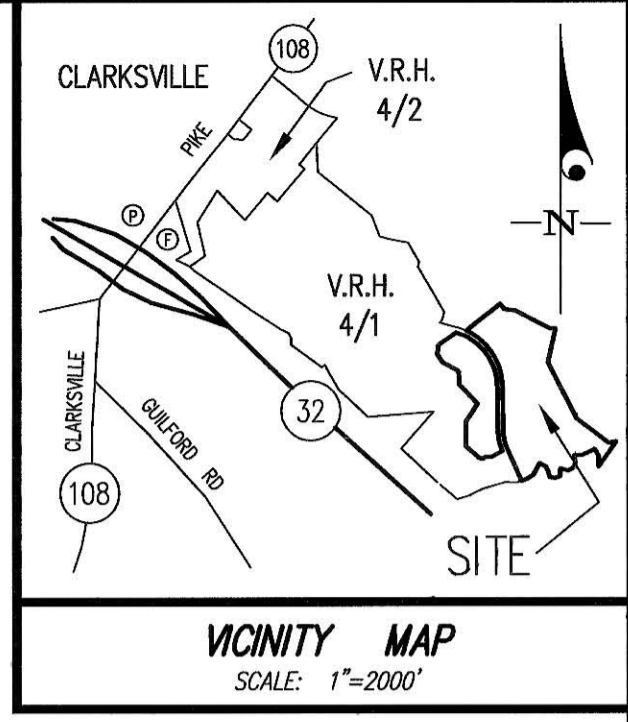
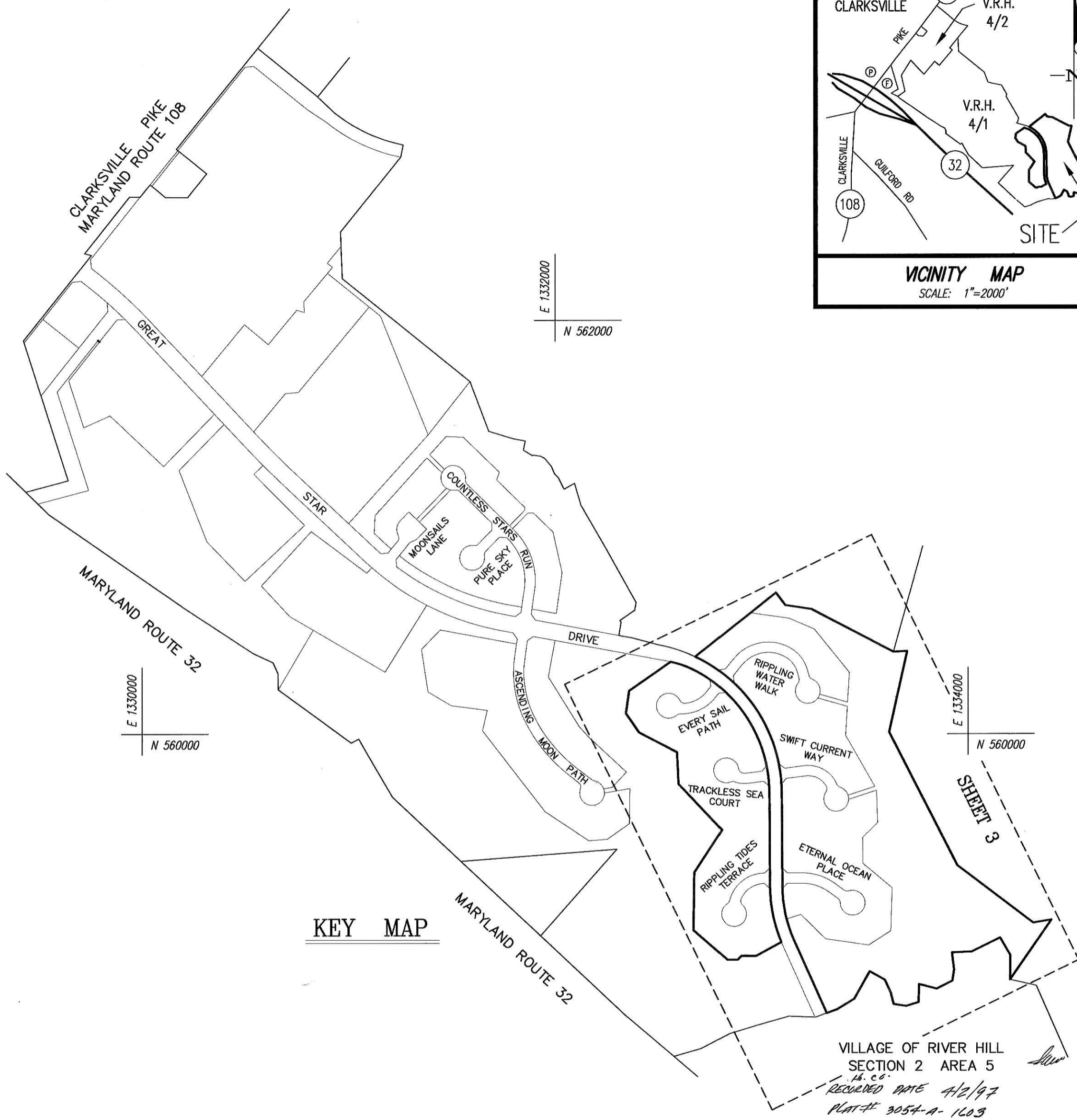


FINAL DEVELOPMENT PLAN
PHASE 222 ~ PART III
VILLAGE OF RIVER HILL
SECTION 4 AREA 3



COORDINATE TABLE					
PT No.	NORTH	EAST	PT No.	NORTH	EAST
1001	560396.47	1333638.57	1091	560622.44	1333115.30
1002	560399.67	1333704.96	1092	560604.13	1333241.22
1003	560009.25	1333617.60	1276	559717.14	1333097.17
1004	559364.10	1333947.62	1291	559001.96	1333156.31
1005	559087.18	1334315.44	1292	558650.27	1333314.48
1006	559102.05	1334403.35	1305	559716.77	1333037.17
1007	558812.28	1334202.28	1333	560291.86	1332703.90
1056	558668.79	1333364.86	1334	560351.34	1332543.05
1066	558719.31	1333447.47	2744	560369.48	1332444.42
1067	558852.45	1333522.32	2745	560323.92	1332378.66
1068	558811.48	1333595.48	2746	560086.01	1332325.97
1069	558747.16	1333625.11	2747	559959.42	1332463.89
1070	558693.67	1333638.19	2748	559933.62	1332547.76
1071	558684.85	1333699.19	2749	559949.11	1332588.59
1072	558703.41	1333759.59	2750	559949.11	1332596.46
1073	558790.42	1333761.08	2751	559555.33	1332814.11
1074	558768.21	1333847.26	2752	559334.57	1332673.69
1075	558806.63	1333922.68	2753	559218.62	1332672.11
1076	558861.58	1333931.14	2754	559036.63	1332685.67
1077	558942.95	1333920.96	2755	558930.75	1332808.06
1078	558947.91	1334017.44	2756	558931.70	1332961.12
1079	559015.03	1334154.17	2761	559260.13	1333040.00
1080	558930.52	1334203.99	2762	559260.50	1333100.00
1087	560372.75	1332678.83	2820	559012.16	1333087.05
1088	560683.30	1333069.19			



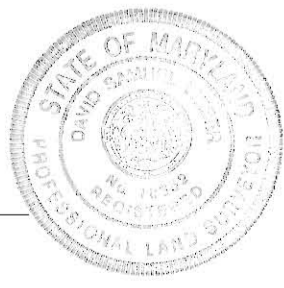
KEY MAP

VILLAGE OF RIVER HILL
 SECTION 2 AREA 5
 16.00
 RECORDED DATE 4/2/97
 PLAT # 3054-A-1603

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

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995.

David S. Weber
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10852



1/15/97
 DATE

HOWARD COUNTY PLANNING BOARD
James B. Little 3/27/97
 H.C.P.B. EXECUTIVE SECRETARY DATE
Scott Stumm 26/3/97
 H.C.P.B. CHAIRMAN DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 BALTO: (410) 880-1820 DC/VA: (301) 989-2524 FAX: (301) 421-4186

VILLAGE OF RIVER HILL
 SECTION 4 AREA 3
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21029
COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE 222 ~ PART III
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=400'
 OCTOBER, 1996
 SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

Phase 222 ~ Part III

The Area included within this Final Development Plan Phase 222, Part III, is Applicable to Section 4, Area 3, 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 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.

2C. Vehicular ingress and egress to Maryland Route 32 is restricted.

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, 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, 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
- trellises
- shrubbery
- excavations or fill
- trees
- fencing under 6' in height
- ornamental landscaping
- retaining walls under 3' in height
- loading and stacking aisles
- driveways
- 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 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 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 set-back 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 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 pool, tennis courts, basketball courts, reserved for the use of the on-site residents and their guests.

7E-1 OPEN SPACE LAND USE AREAS

Lots 68 and 69 (credited) are to be used for all open space land uses including, but not limited to, cemeteries and 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 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 DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of one hundred sixty-two (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 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.

TABULATION OF LAND USE	
LAND USE	ACRES
SINGLE FAMILY - LOW DENSITY ROADWAY 3.6364 Ac.±	28.6911 Ac.
OPEN SPACE - CREDITED	17.6749 Ac.
TOTAL	46.3660 Ac.

Ho. Co
RECORDED DATE 4/2/97
PLAT# 3054-A-1604

VILLAGE OF RIVER HILL

SECTION 4 AREA 3

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21029

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 222 ~ PART III
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE OCTOBER, 1996

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
L 1535 E. 183
ZONED: NEW TOWN

FOREST HILLS
PLAT No. 5590
ZONED: R-20

VILLAGE OF RIVER HILL
SECTION 1 AREA 4
PLAT No. 10368
ZONED: NEW TOWN

VILLAGE OF RIVER HILL
SECTION 1 AREA 4
PLAT No. 10369
ZONED: NEW TOWN

VILLAGE OF RIVER HILL
SECTION 2 AREA 5
ZONED: NEW TOWN
OPEN SPACE LOT 31

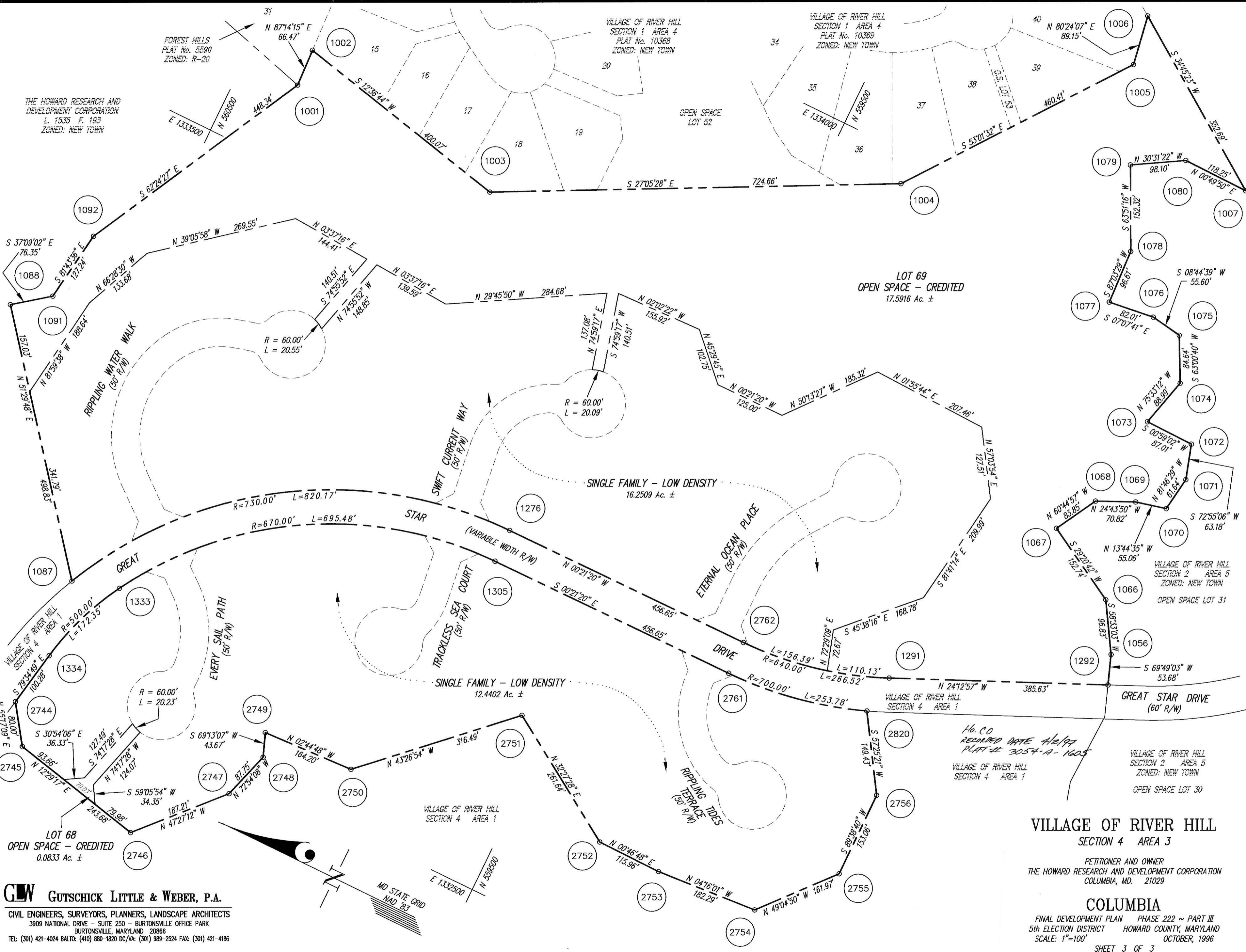
VILLAGE OF RIVER HILL
SECTION 2 AREA 5
ZONED: NEW TOWN
OPEN SPACE LOT 30

VILLAGE OF RIVER HILL
SECTION 4 AREA 3

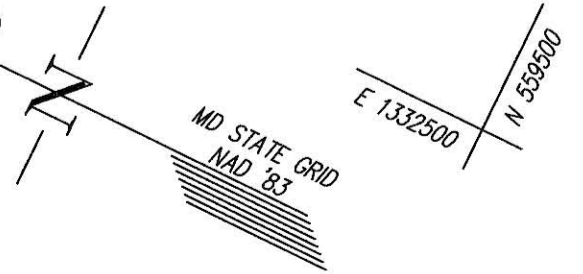
PETITIONER AND OWNER
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COLUMBIA, MD. 21029

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 222 ~ PART III
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' OCTOBER, 1996



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H.C.O.
RECORDED DATE 4/2/97
PLAT # 3054-A-1605