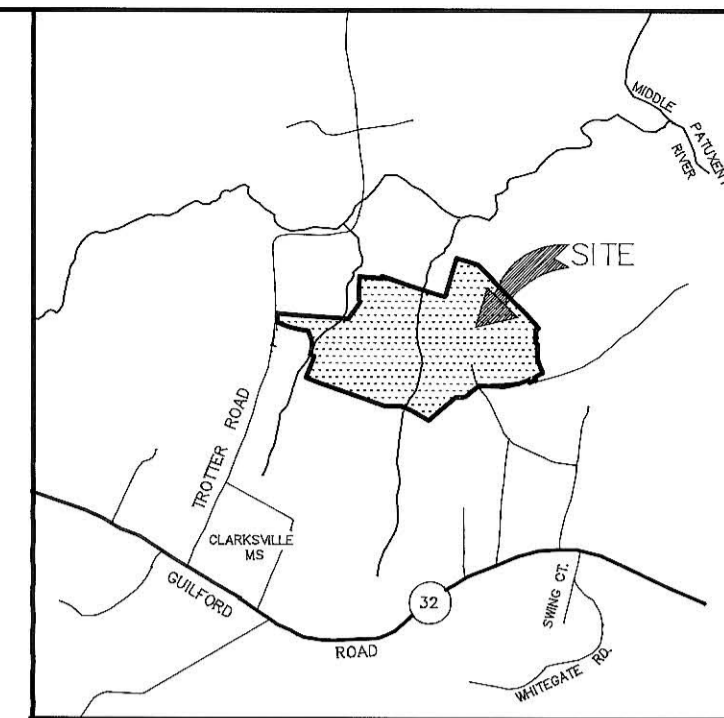
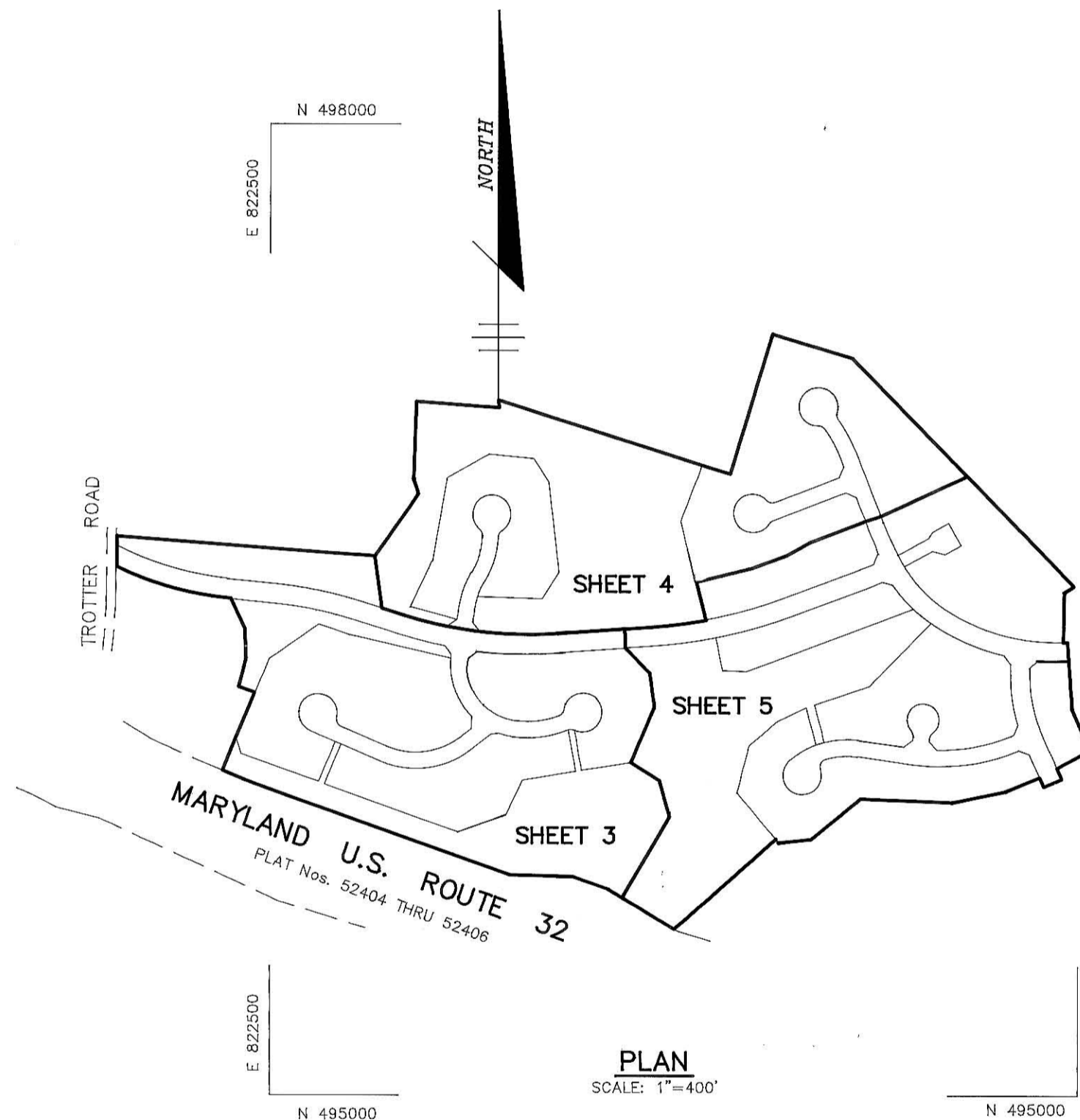


VILLAGE OF RIVER HILL SECTION 2 AREA 1 FINAL DEVELOPMENT PLANS



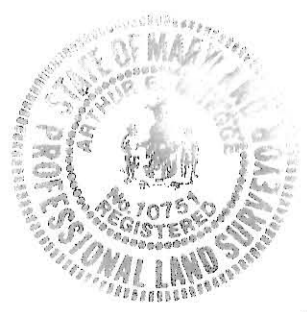
VICINITY MAP
SCALE 1" = 2,000'



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

RECORDED PLAN 3054-A-1287
3/15/93
FILED IN THE LAND RECORDS OF
HOWARD COUNTY, MD

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



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

HOWARD COUNTY PLANNING BOARD
Joseph J. ... 2/26/93 *William ...* 2-25-93
R.C.P. EXEC. SECRETARY DATE R.C.P. CHAIRMAN DATE

Arthur E. Muegge 8-7-92
ARTHUR E. MUEGGE #10751 DATE

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 1
LOTS 1 THRU 130
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044
FINAL DEVELOPMENT PLAN PHASE 209 PART ONE

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: 02-08-93 SHEET 1 OF 5

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 209 IS APPLICABLE TO SECTION 2, AREA 1, OF THE VILLAGE OF RIVER HILL ZONED NEW TOWN.

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.

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
- 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 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' 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 122-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 ONSITE RESIDENTS AND THEIR GUESTS.

8. HEIGHT LIMITATIONS — SECTION 122-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.

9. PARKING REQUIREMENTS — SECTION 122-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.

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)

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.

TABULATION	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	44,720 Ac.
ROADS:	
COUNTY R/W	0.065 Ac.
OPEN SPACE	
CREDITED	26.287 Ac.
NON-CREDITED	0.257 Ac.
TOTAL	71.350 Ac.

RECORDED IN PLAN 3054-A-1288
ON 3/15/1993 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 1
LOTS 1 THRU 130

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

FINAL DEVELOPMENT PLAN PHASE 209 PART ONE

5TH ELECTION DISTRICT
SCALE: AS SHOWN

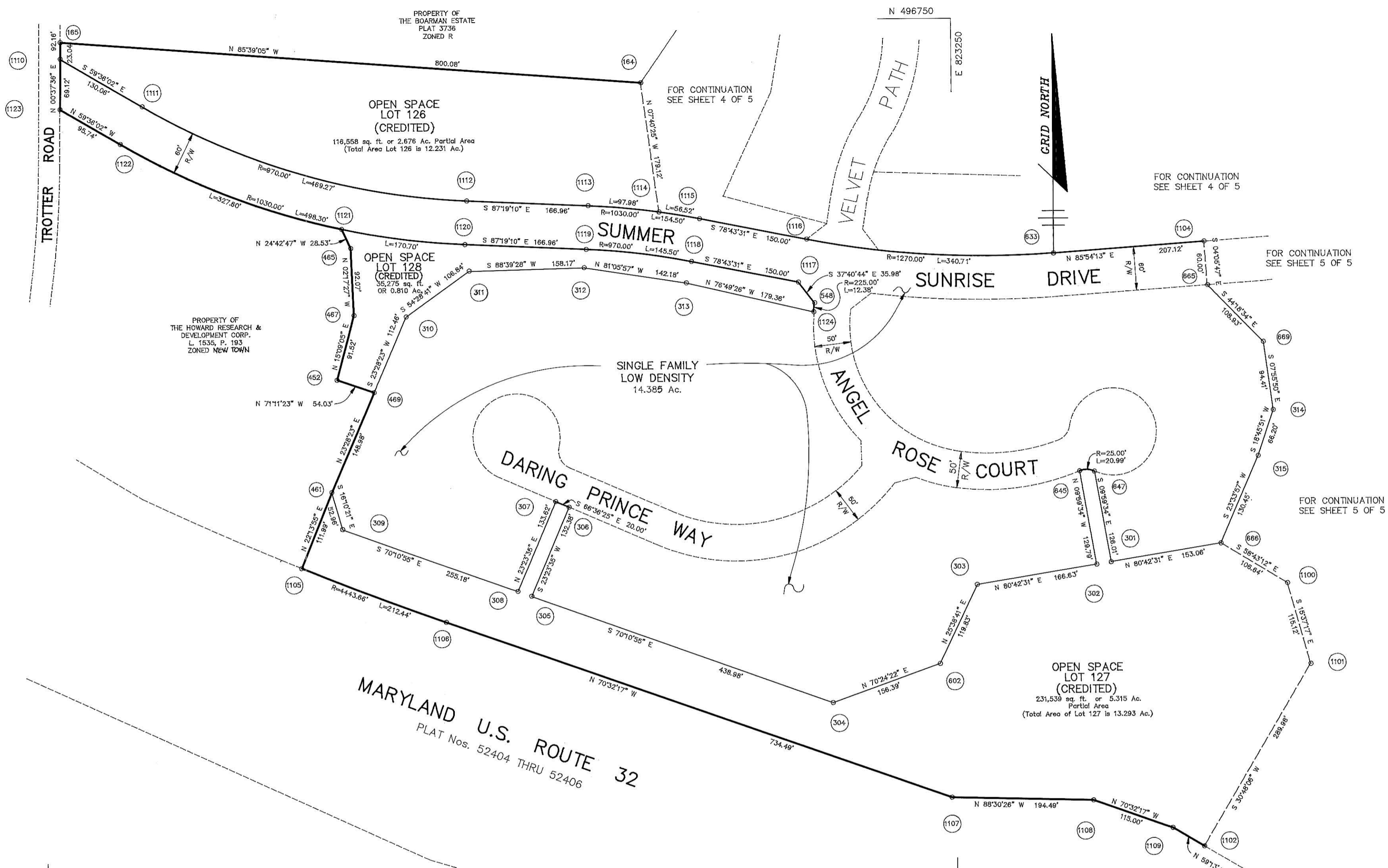
HOWARD COUNTY, MARYLAND

DATE: 02-08-93

SHEET 2 OF 5

ENGINEER

RIEMER MUEGGE & ASSOCIATES, INC.
8818 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21045
(410) 997-8900



COORDINATE LIST					
NO.	NORTH	EAST	NO.	NORTH	EAST
164	496665.444	822823.524	665	496382.757	823600.157
165	496726.110	822025.751	666	496029.050	823615.826
301	496004.339	823464.779	669	496304.808	823676.249
302	496001.113	823445.060	1100	495973.682	823706.962
303	495974.210	823280.620	1101	495862.812	823737.962
304	495813.738	823081.424	1102	495613.732	823589.471
305	495962.568	822668.446	1104	496442.604	823595.870
306	496084.062	822721.004	1105	496003.072	822352.400
307	496092.003	822702.648	1106	495927.531	822550.935
308	495969.362	822649.594	1107	495682.815	823243.459
309	496055.878	822409.524	1108	495677.749	823437.880
310	496346.557	822498.915	1109	495639.433	823546.309
311	496408.632	822585.870	1110	496703.070	822025.498
312	496412.337	822743.997	1111	496637.256	822137.679
313	496390.338	822884.468	1112	496504.960	822583.161
314	496211.301	823689.275	1113	496497.152	822749.937
315	496148.618	823667.980	1114	496487.926	822847.442
452	496260.812	822402.974	1115	496478.401	822903.149
461	496106.739	822394.774	1116	496449.073	823050.255
465	496441.148	822423.214	1117	496390.231	823038.524
467	496349.150	822426.894	1118	496419.559	822891.419
469	496243.392	822454.116	1119	496437.218	822747.132
548	496361.752	823060.518	1120	496445.025	822580.355
602	495866.184	823228.759	1121	496467.068	822411.285
633	496427.808	823389.282	1122	496585.504	822107.317
645	496128.939	823422.538	1123	496633.950	822024.742
647	496128.435	823442.914	1124	496349.454	823059.104

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

RECORDED / PLAT 3054-A-1289
 IN 3/15/93 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD. *Law*

COLUMBIA
 VILLAGE OF RIVER HILL
 SECTION 2 AREA 1
 LOTS 1 THRU 130
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 COLUMBIA, MARYLAND 21044
 FINAL DEVELOPMENT PLAN PHASE 209 PART ONE

5TH ELECTION DISTRICT
 SCALE: 1"=100' DATE: 02-08-93 HOWARD COUNTY, MARYLAND SHEET 3 OF 5

GRID NORTH

PROPERTY OF
CLEMENT V. L. ROGERS
LIBER 1032 FOLIO 482
ZONED R

PROPERTY OF
THE HOWARD RESEARCH &
DEVELOPMENT CORP.
LIBER 1535 FOLIO 193
ZONED NEW TOWN

PROPERTY OF
CHRIS N. & CAROL S.
CUIDDEBACK
LOTS 1 THRU 4
PLAT Nos. 9653 & 9654
ZONED R

PROPERTY OF
RANA H. RIAZ
LIBER 711 FOLIO 707
ZONED R

PROPERTY OF
THE BOARMAN ESTATE
PLAT No. 3736
GEORGE L. BOARMAN
LIBER 836, FOLIO 137
ZONED R

SINGLE FAMILY
LOW DENSITY
3.762 Ac.

SINGLE FAMILY
LOW DENSITY
8.043 Ac.

OPEN SPACE
LOT 126
(CREDITED)
416,245 sq. ft. or 9.555 Ac. This Sheet
(Total Area Lot 126 is 12.231 Ac.)

ENCHANTED SOLITUDE PLACE RUN

VELVET PATH

DRIVE

SUMMER

SUNRISE

COORDINATE LIST					
NO.	NORTH	EAST	NO.	NORTH	EAST
90	497145.095	822951.580	561	496981.511	823176.419
91	496904.873	822943.622	568	496462.180	823127.152
92	496858.140	822959.194			
159	496920.008	823922.912	577	496433.413	823148.893
163	497125.000	823207.314	633	496427.808	823389.282
164	496665.444	822823.524	670	496448.928	823684.171
166	497149.542	823204.898	678	496947.413	823837.186
238	497280.000	824300.000	679	496775.377	823771.190
239	497295.600	824248.313	680	496586.721	823819.406
240	497354.327	824053.739	681	496470.186	823849.190
241	497182.923	824223.524	710	496708.332	824169.642
242	497188.876	824204.355	711	496668.741	824099.020
243	497301.396	824229.110	712	496629.672	823991.459
551	496470.061	823077.777	804	496775.528	824342.017
552	496508.896	822935.527	815	496790.885	824389.695
553	496651.053	823002.359	876	496914.444	824656.955
556	496968.152	823315.604	1114	496487.926	822847.442
557	496895.881	823362.540	1115	496478.401	822903.149
558	496756.121	823019.025	1116	496449.073	823050.255
559	496822.202	823284.618	1126	496500.497	823139.268
560	496906.948	823046.484			

RECORDED PLAT 3054-A-1290
ON 3/15/93 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD!

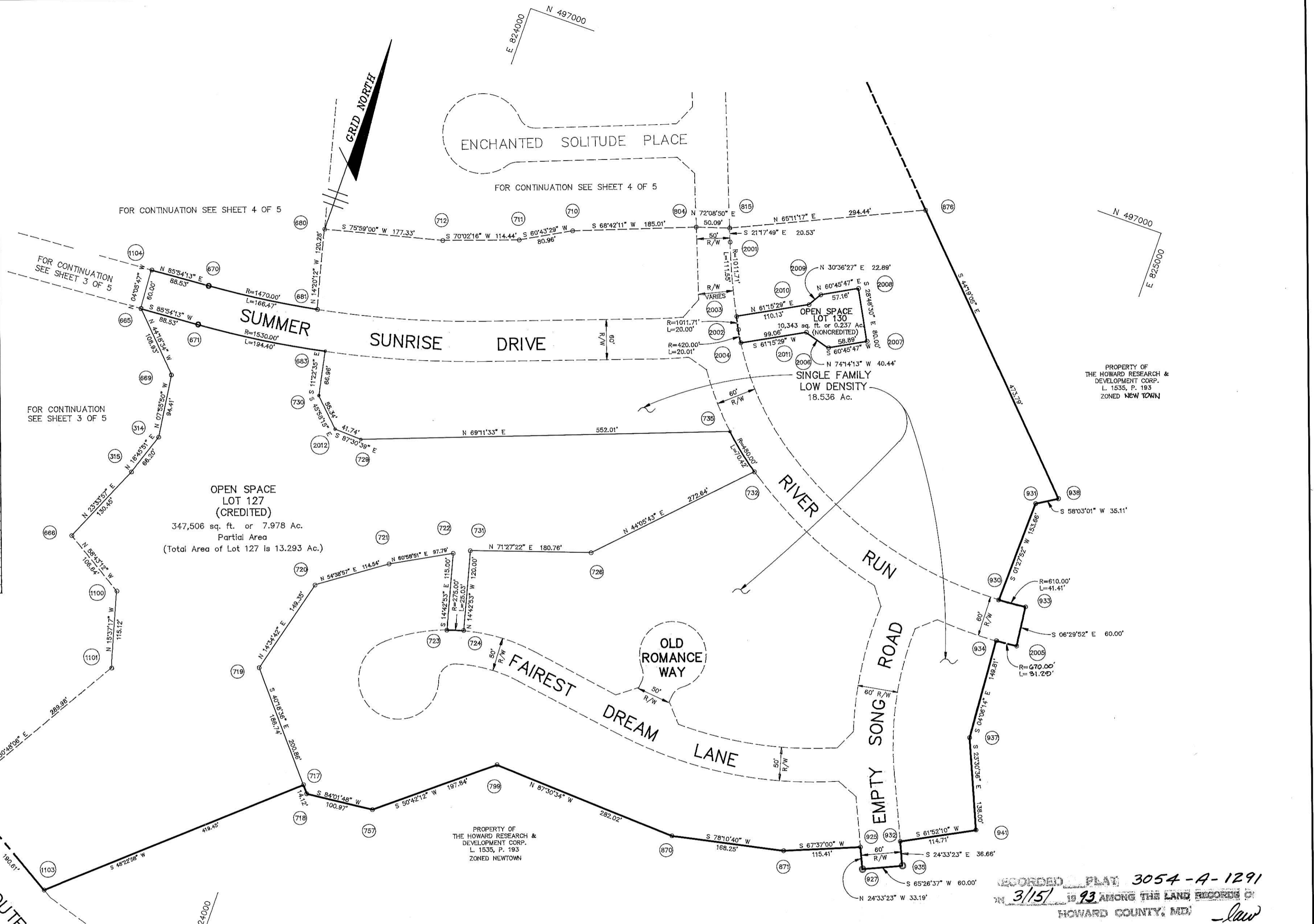
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 1
LOTS 1 THRU 130
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044
FINAL DEVELOPMENT PLAN PHASE 209 PART ONE

5TH ELECTION DISTRICT
SCALE: 1"=100'
DATE: 02-08-93
HOWARD COUNTY, MARYLAND
SHEET 4 OF 5

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

COORDINATE LIST

NO.	NORTH	EAST
314	496211.301	823689.275
315	496148.618	823667.980
665	496382.757	823600.157
666	496029.050	823615.826
669	496304.808	823676.249
670	496448.928	823684.171
671	496389.081	823688.458
680	496586.721	823819.406
681	496470.186	823849.190
683	496415.233	823880.960
710	496708.332	824169.642
711	496668.741	824099.020
712	496629.672	823991.459
717	495794.791	824066.821
718	495784.023	824075.955
719	495937.189	823946.016
720	496081.734	823983.609
721	496148.003	824077.028
722	496195.441	824162.539
723	496084.212	824191.750
724	496091.664	824215.641
726	496265.215	824356.534
729	496309.321	823975.658
730	496349.593	823894.168
731	496207.728	824185.160
732	496461.019	824546.249
735	496505.412	824491.665
757	495794.525	824176.375
799	495919.821	824329.476
804	496775.528	824342.017
815	496790.885	824389.695
870	495907.566	824611.226
871	495942.036	824775.908
876	496914.444	824656.955
925	495985.985	824882.625
927	495955.797	824896.418
930	496403.268	824954.245
931	496556.880	824958.172
932	496014.072	824935.758
933	496406.554	824995.515
934	496344.126	824971.148
935	495980.733	824950.991
937	496194.701	824981.869
938	496575.459	824987.963
941	496068.156	825036.919
1100	495973.682	823706.963
1101	495862.812	823737.962
1102	495613.732	823589.471
1103	495516.214	823753.242
1104	496442.604	823595.870
2001	496771.759	824397.151
2002	496852.639	824452.753
2003	496670.269	824443.308
2004	496635.332	824462.788
2005	496346.940	825002.305
2006	496671.980	824588.558
2007	496700.745	824639.949
2008	496770.846	824601.397
2009	496742.929	824551.523
2010	496723.225	824539.866
2011	496682.965	824549.641
2012	496311.134	823933.954



PROPERTY OF THE HOWARD RESEARCH & DEVELOPMENT CORP. L. 1535, P. 193 ZONED NEW TOWN

PROPERTY OF THE HOWARD RESEARCH & DEVELOPMENT CORP. L. 1535, P. 193 ZONED NEW TOWN

RECORDED PLAY 3054-A-1291
ON 3/15/19 IS 93 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. *Law*

**COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 1**

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

FINAL DEVELOPMENT PLAN PHASE 209 PART ONE