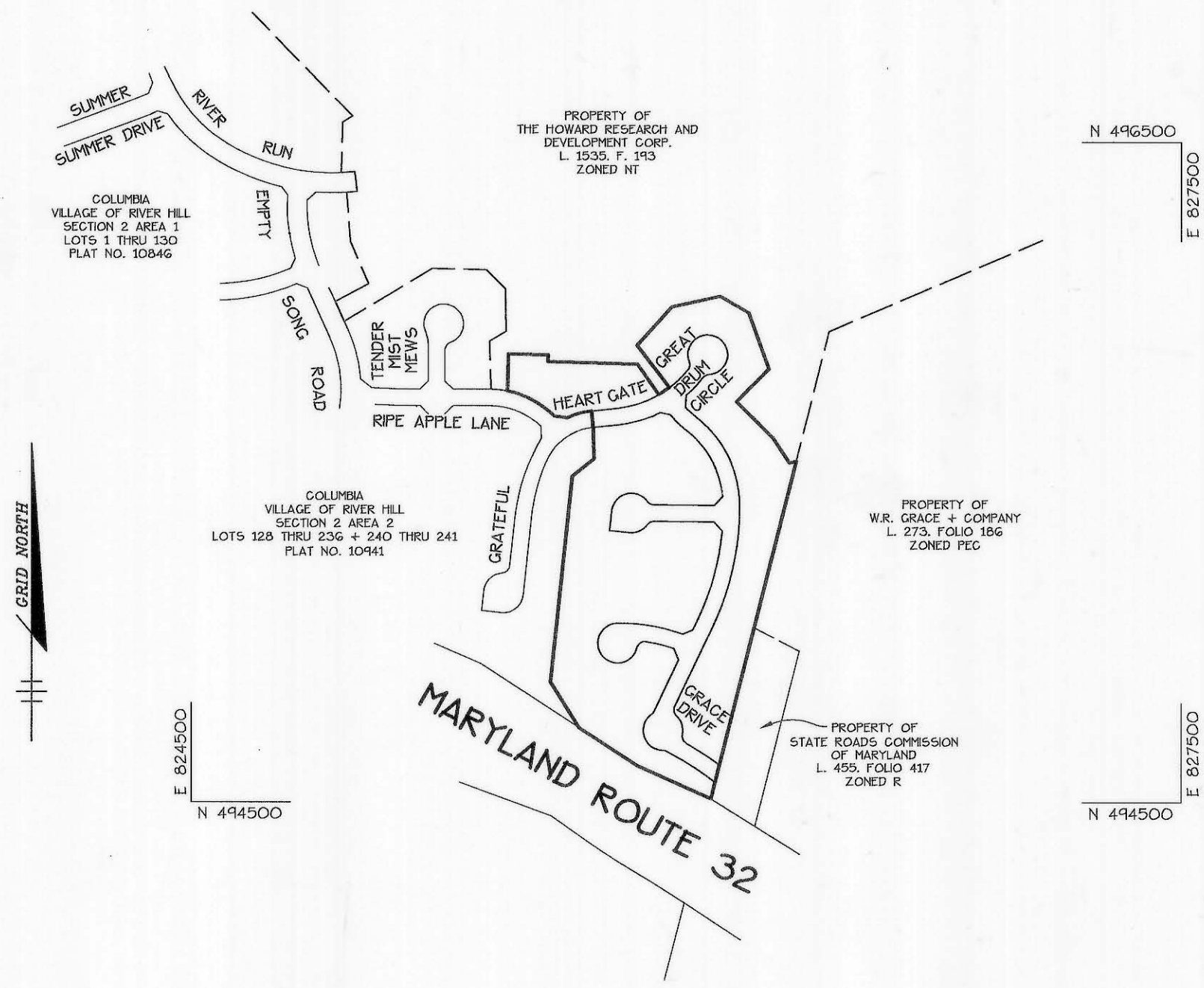
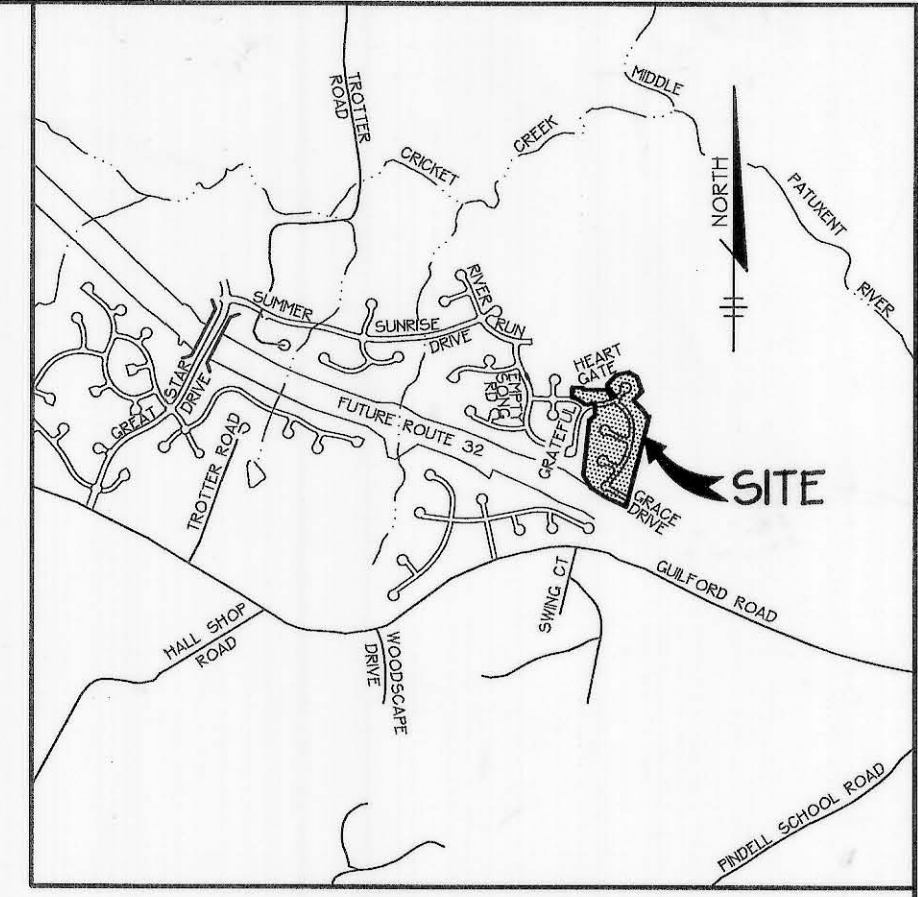


FINAL DEVELOPMENT PLAN PHASE 209, PART VI VILLAGE OF RIVER HILL SECTION 2, AREA 6 PHASE 1



PLAN
SCALE: 1"=400'



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RECORDED AS PLAT NUMBER **3054A-1546**
ON **6-21-96** AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Arthur E. Muegge 52896
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. Rutter 6/20/96 *Paul L. Lewis* 6.20.96
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2, AREA 6, PHASE 1
FINAL DEVELOPMENT PLAN PHASE 209
PART VI

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

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: 05/28/96 SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 209 PART VI IS APPLICABLE TO SECTION 2, AREA G, PHASE 1 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-C1:

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-C2:

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 G4 + G5 (CREDITED) AND G6 (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-C3:

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-C3:

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 EIGHTY (182) 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-C3:

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-C3:

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-C3:

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.

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TABULATION		TOTALS
LAND USE		ACRES
SINGLE FAMILY MEDIUM DENSITY ROADS, COUNTY R/W	3.330 Ac.	16.498
OPEN SPACE CREDITED NON-CREDITED		1.405 0.060
TOTAL :		17.963

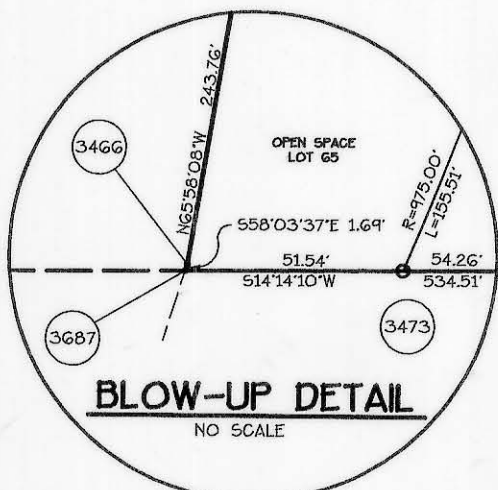
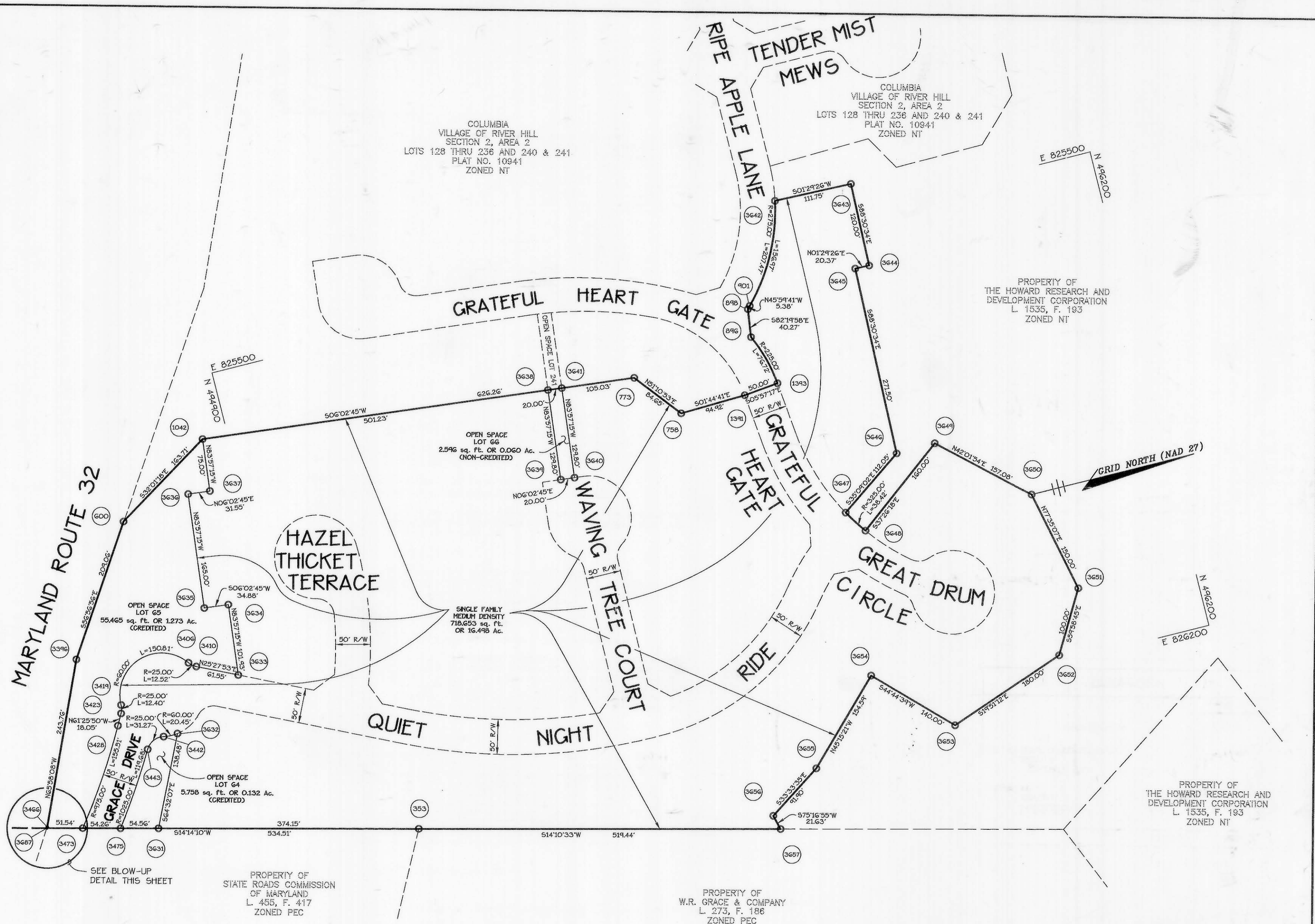
RECORDED AS PLAT NUMBER **3054A-1547**
ON **6-21-96** AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2, AREA G, PHASE 1
FINAL DEVELOPMENT PLAN PHASE 209
PART VI

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

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: 05/28/96 SHEET 2 OF 3

COORDINATE LIST		
NO.	NORTH	EAST
353	445028.663	826206.283
600	444724.753	825675.535
758	445534.393	825720.643
773	445486.331	825654.691
846	445663.313	825639.070
848	445668.886	825599.158
901	445672.421	825595.291
1042	444863.554	825588.730
1341	445634.273	825717.753
1343	445684.003	825712.566
3346	444610.731	825850.770
3406	444763.764	825944.708
3410	444775.282	825902.641
3419	444657.125	825924.887
3423	444654.081	825941.579
3428	444645.449	825957.432
3442	444705.199	825988.642
3443	444678.538	826000.715
3466	444511.463	826073.406
3473	444560.525	826087.512
3475	444613.120	826100.856
3631	444666.002	826114.273
3632	444725.542	825989.246
3633	444830.852	825929.105
3634	444841.588	825827.746
3635	444806.903	825824.072
3636	444824.282	825659.990
3637	444855.655	825641.522
3638	445361.496	825772.601
3639	445348.325	825772.107
3640	445368.214	825772.107
3641	445381.885	825643.629
3642	445749.577	825407.970
3643	445855.488	825461.030
3644	445852.866	825580.990
3645	445832.502	825580.460
3646	445825.434	825851.865
3647	445733.814	825916.378
3648	445754.999	825948.409
3649	445882.040	825851.144
3650	445948.717	825956.317
3651	446030.965	826102.809
3652	445980.433	826184.344
3653	445811.632	826250.524
3654	445712.195	826151.972
3655	445603.375	826261.764
3656	445526.192	826312.573
3657	445532.287	826333.495



COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2, AREA 6, PHASE 1
FINAL DEVELOPMENT PLAN PHASE 209
PART VI

PETITIONER
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 COLUMBIA, MARYLAND 21044

5TH ELECTION DISTRICT
 SCALE: 1"=100' DATE: 05/28/96 HOWARD COUNTY, MARYLAND SHEET 3 OF 3

RECORDED AS PLAT NUMBER **3054A-1548**
 ON **6-21-96** AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ENGINEER
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