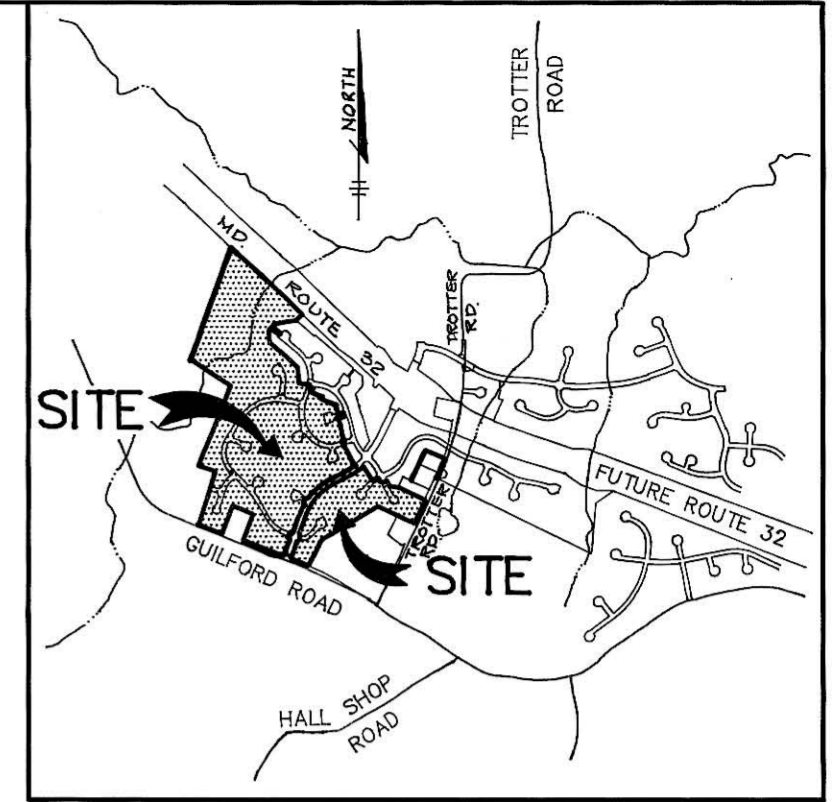
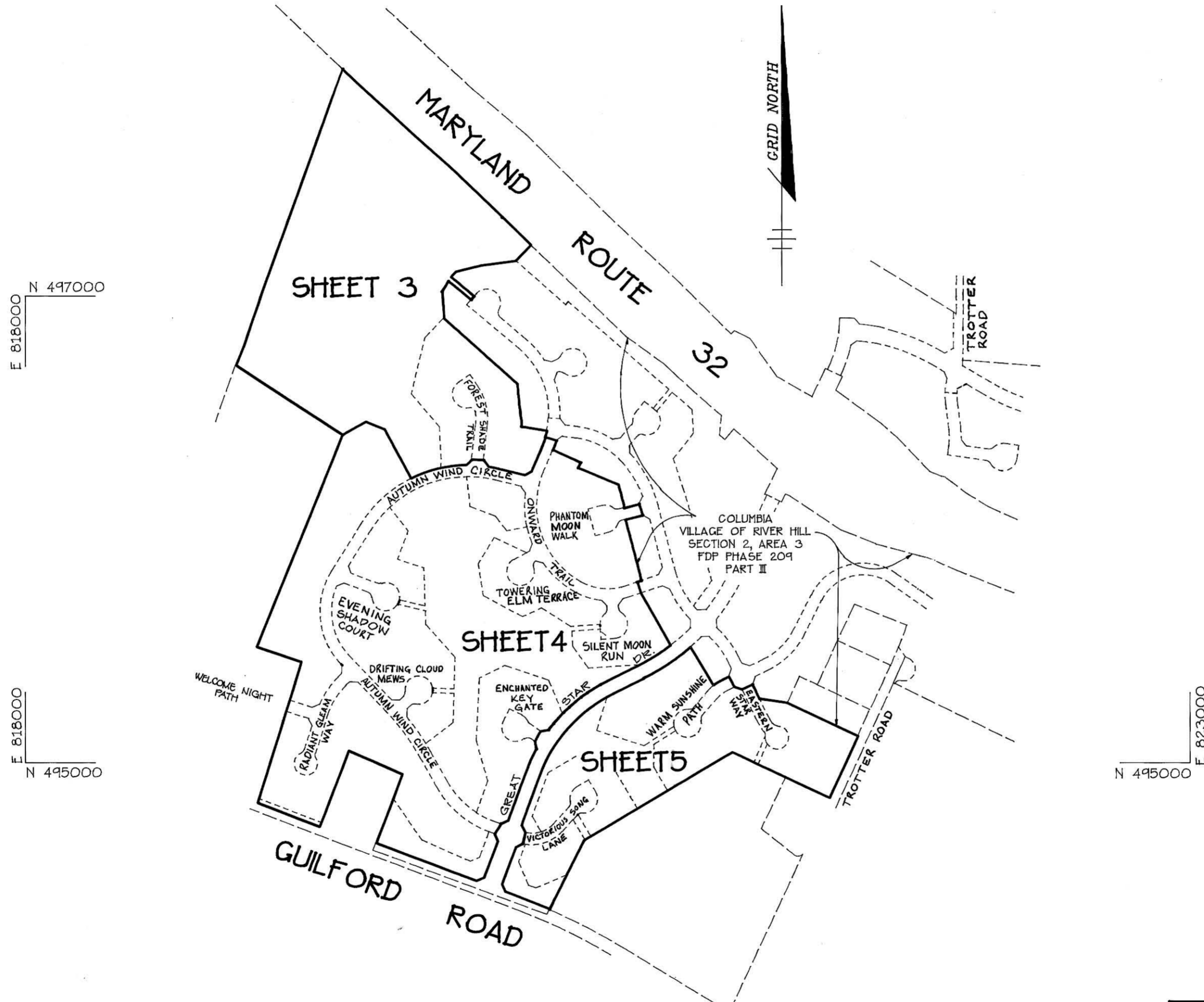


# FINAL DEVELOPMENT PLAN PHASE 209 PART IV VILLAGE OF RIVER HILL SECTION 2 AREA 4



**VICINITY MAP**

SCALE: 1"=2000'



E 818000  
N 497000

E 818000  
N 495000

N 495000  
E 823000

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

**PLAN**  
SCALE: 1"=400'

RECORDED IN PLAT 3054-A-1429  
ON 9/6/94 IN THE LAND RECORDS OF  
HOWARD COUNTY, MD

**COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 4**

FINAL DEVELOPMENT PLAN PHASE 209  
PART IV

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

5TH ELECTION DISTRICT  
SCALE: AS SHOWN

HOWARD COUNTY, MARYLAND  
DATE: AUGUST 30, 1994 SHEET 1 OF 5

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

*Arthur E. Muegge* 4-14-94  
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

*James C. Lencos* 9-1-94  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

**FINAL DEVELOPMENT PLAN CRITERIA**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 209 PART IV IS APPLICABLE TO SECTION 2, AREA 4, 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
- FRIVACY 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**

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.

ENGINEER

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

**GD. 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.

**7. PERMITTED USES - SECTION 125-C-3-d-C2:**

**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.

**7E-1 OPEN SPACE LAND USE AREAS**

LOT 159 THRU 163 (CREDITED) AND LOTS 164 & 165 (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 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-dC3:**

**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-dC3:**

**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-dC3:**

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-dC3:**

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, 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		
LAND USE		ACRES
SINGLE FAMILY LOW DENSITY ROADWAYS: COUNTY R/W	9.240 Ac.	58.140 Ac.
OPEN SPACE CREDITED		38.716 Ac.
NON-CREDITED		0.097 Ac.
TOTAL :		91.953 Ac.

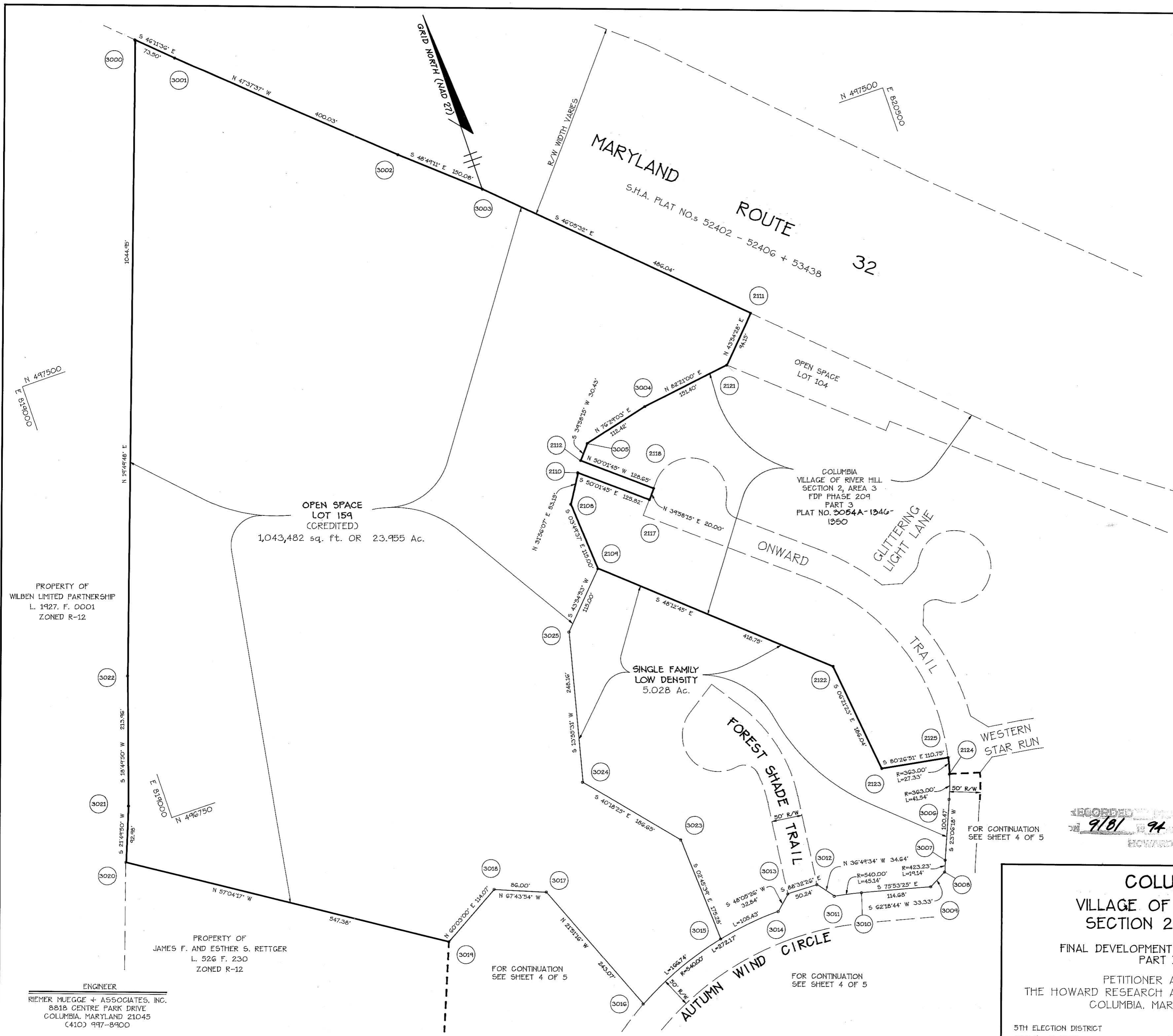
RECORDED IN PLAT 3054-A-1430  
ON 9/8/94 BY THE LAND RECORDS OF  
HOWARD COUNTY, MD

**COLUMBIA**  
**VILLAGE OF RIVER HILL**  
**SECTION 2, AREA 4**  
**FINAL DEVELOPMENT PLAN PHASE 209**  
**PART IV**  
**PETITIONER AND OWNER**  
**THE HOWARD RESEARCH AND DEVELOPMENT CORP.**  
**COLUMBIA, MARYLAND 21044**

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE : NONE DATE : AUGUST 30, 1994 SHEET 2 OF 5

**COORDINATE LIST**

NO.	NORTH	EAST
2108	497021.522	819790.209
2109	496906.779	819747.885
2110	497066.631	819818.326
2111	497221.351	820173.204
2112	497083.773	819829.010
2117	496985.803	819914.754
2118	497001.130	819927.602
2121	497153.519	820107.910
2122	496627.734	820110.117
2123	496442.833	820130.714
2124	496397.988	820233.140
2125	496424.453	820239.931
3000	497977.078	819362.170
3001	497926.843	819414.543
3002	497657.239	819710.074
3003	497558.420	819823.033
3004	497133.365	819957.861
3005	497107.091	819848.556
3006	496358.932	820219.058
3007	496266.518	820179.631
3008	496248.754	820172.522
3009	496233.269	820143.013
3010	496261.227	820031.792
3011	496270.390	819987.602
3012	496298.119	819966.838
3013	496299.398	819916.617
3014	496277.459	819892.175
3015	496265.655	819787.583
3016	496206.468	819632.407
3017	496432.071	819541.924
3018	496464.660	819462.336
3019	496407.713	819363.501
3020	496705.268	818904.054
3021	496791.582	818938.631
3022	496994.088	819007.690
3023	496440.727	819779.141
3024	496583.065	819658.399
3025	496823.936	819718.122



PROPERTY OF  
WILBEN LIMITED PARTNERSHIP  
L. 1927, F. 0001  
ZONED R-12

OPEN SPACE  
LOT 159  
(CREDITED)  
1,043,482 sq. ft. OR 23.955 Ac.

SINGLE FAMILY  
LOW DENSITY  
5.028 Ac.

FOREST SHADE  
TRAIL

ONWARD  
TRAIL

GLITTERING  
LIGHT LANE

WESTERN  
STAR RUN

AUTUMN WIND  
CIRCLE

PROPERTY OF  
JAMES F. AND ESTHER S. RETTGER  
L. 526 F. 230  
ZONED R-12

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

FOR CONTINUATION  
SEE SHEET 4 OF 5

FOR CONTINUATION  
SEE SHEET 4 OF 5

FOR CONTINUATION  
SEE SHEET 4 OF 5

RECORDED PLAT 3054-A-1431  
9/8/94  
HOWARD COUNTY, MD

**COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 2, AREA 4**

FINAL DEVELOPMENT PLAN PHASE 209  
PART IV

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

**COORDINATE LIST**

NO.	NORTH	EAST
2124	496397.988	820233.140
2128	496342.478	820266.383
2129	496383.746	820281.069
2130	496288.658	820381.379
2137	496144.336	820443.482
2138	496093.032	820570.623
2139	496042.434	820574.824
2142	495774.580	820625.499
2144	495727.281	820641.710
2145	495780.818	820643.699
2156	495504.225	820769.718
2367	494656.695	819604.248
2368	494492.787	819936.776
2369	494507.432	819969.061
2370	494696.754	820012.960
2371	494664.596	820027.652
2372	494740.111	820039.795
2375	494754.803	820071.953
2380	494841.792	820104.383
2382	495082.711	820202.716
2383	495048.476	820209.265
2385	495122.573	820232.962
2387	495127.393	820266.776
2389	495382.693	820569.853
2391	495434.457	820663.167
3006	496358.432	820191.058
3007	496266.518	820174.631
3008	496248.754	820172.522
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3016	496206.468	819632.407
3017	496432.071	819541.924
3018	496464.660	819462.336
3019	496407.713	819363.501
3026	495496.597	818991.796
3027	495432.307	81885.535
3029	494830.236	818994.958
3030	494726.984	819263.752
3032	495053.786	819389.902
3033	494951.939	819618.216
3034	494848.709	819578.368
3035	494670.720	819702.428
3036	494577.656	819909.156
3037	494595.049	819948.363
3070	495262.211	820281.219

