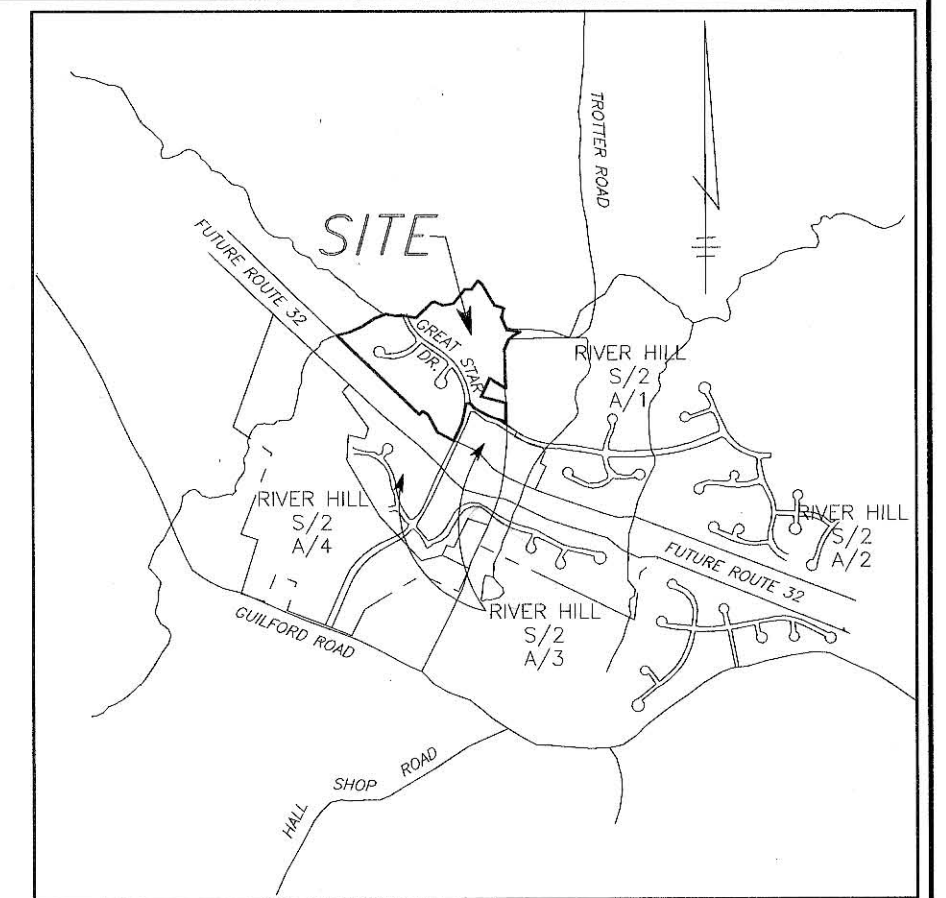


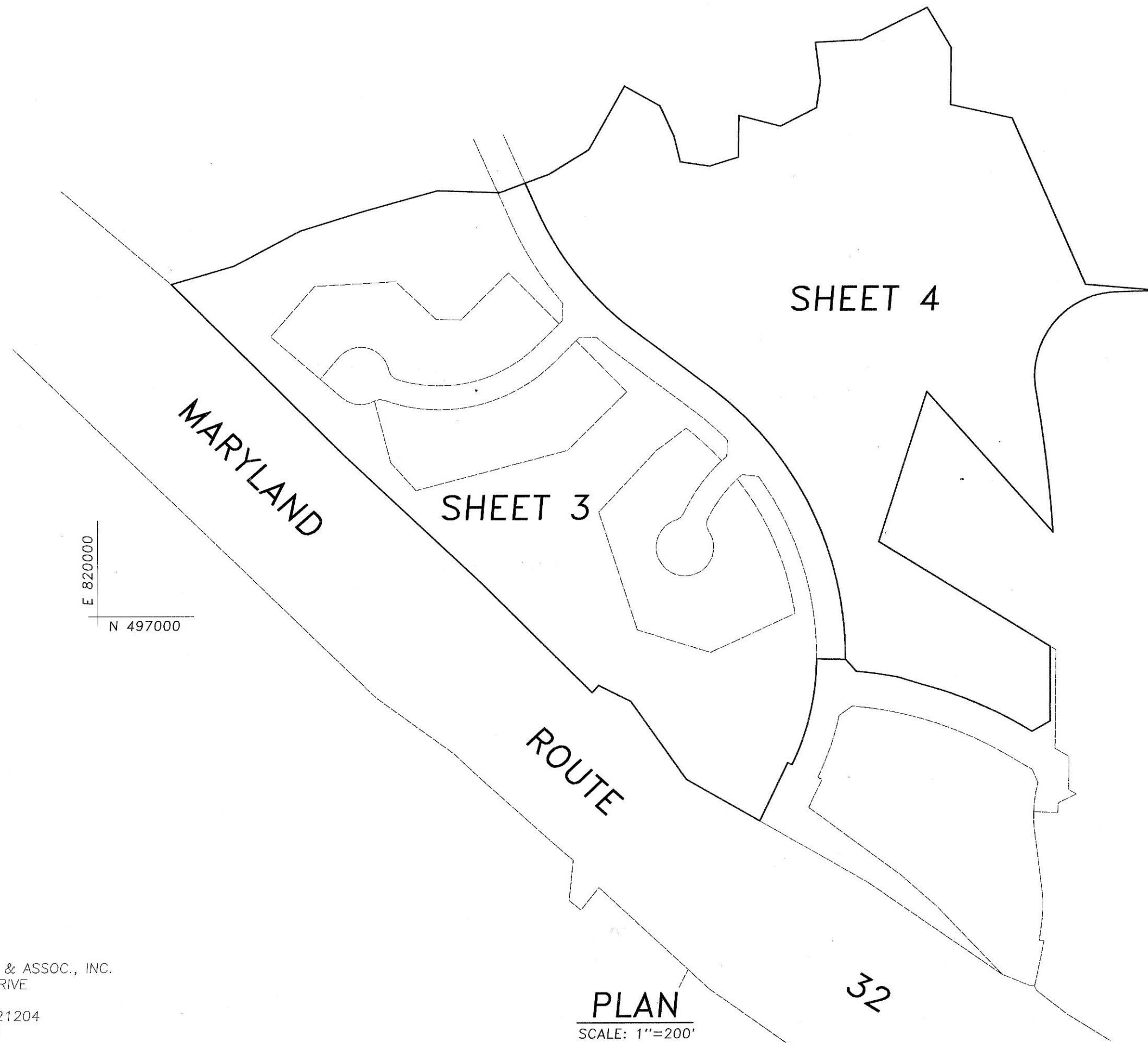
FINAL DEVELOPMENT PLAN PHASE 209 PART V VILLAGE OF RIVER HILL SECTION 2 AREA 5

N 498500
E 820000

N 497000
E 820000



VICINITY MAP
SCALE : 1" = 2000'



GRID NORTH (NAD27)

N 497000
E 823000

ENGINEER
GEORGE WILLIAM STEPHENS JR. & ASSOC., INC.
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
(410)825-8120

PLAN
SCALE: 1"=200'

RECORDED DATE 8/4/95
REF# 3054-A-1491

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 5
FINAL DEVELOPMENT PLAN
PHASE 209 PART V
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPT. 19, 1994 SHEET 1 OF 4

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



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 A. Smith 8/3/95 *John C. Lanca* 8-3-95
H.C.P. EXEC. SECRETARY COLH DATE H.C.P. CHAIRMAN DATE

Walter Francis Eisner 10/25/94
SURVEYOR & NUMBER 10889 DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 209, Part V is Applicable to Section 2, Area 5 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 to MD Rt. 32 will be permitted only at a point: the Great Star Drive point of access as approved by the Howard County Department of Planning and Zoning, 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
roof or building overhangs
chimneys
porches, decks, open or enclosed
bay windows, oriel, vestibule, balcony
privacy walls or screens
all parts of any buildings, dwellings, 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 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
shrubby 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 single family low 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 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 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 30 & 31 (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(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:

1. Setbacks shall conform to the requirements of Section 6 above.
2. 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):

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 Howard County Planning Board.

TABULATION	
LAND USE	ACRES
SINGLE FAMILY LOW DENSITY	9.038 Ac.
ROADWAYS	
COUNTY R/W	2.986 Ac.
OPEN SPACE CREDITED	28.921 Ac.
TOTAL:	37.959 Ac.

ENGINEER

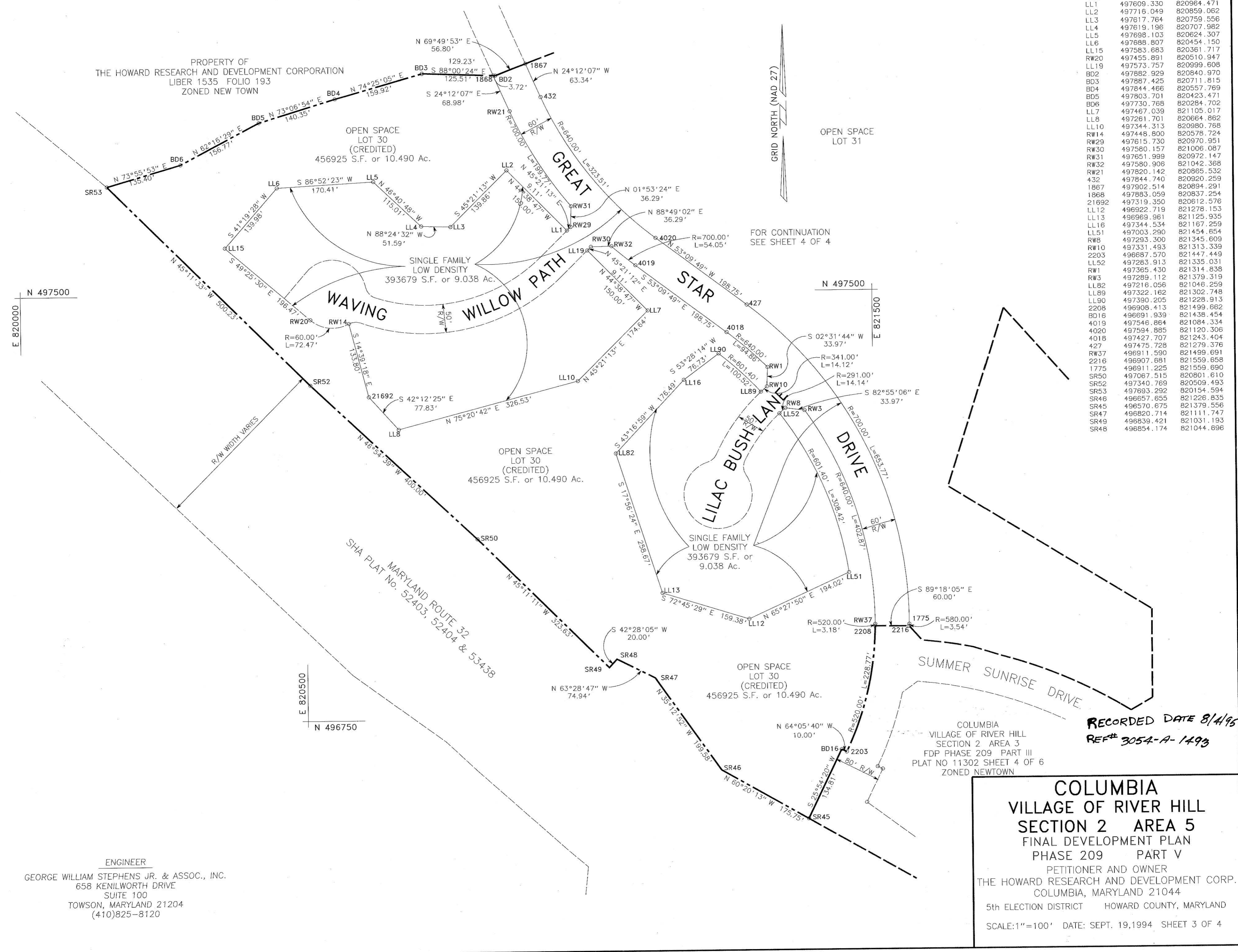
GEORGE WILLIAM STEPHENS JR. & ASSOC., INC.
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
(410)825-8120

RECORDED DATE 8/4/95
REF# 3054-A-1492

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 5
FINAL DEVELOPMENT PLAN
PHASE 209 PART V
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: SEPT. 19, 1994 SHEET 2 OF 4

COORDINATE LIST

NO.	NORTHING	EASTING
LL1	497609.330	820964.471
LL2	497716.049	820859.062
LL3	497617.764	820759.556
LL4	497619.196	820707.982
LL5	497698.103	820624.307
LL6	497688.807	820454.150
LL15	497583.683	820361.717
RW20	497455.891	820510.947
LL19	497573.757	820999.608
BD2	497882.929	820840.970
BD3	497887.425	820711.815
BD4	497844.466	820557.769
BD5	497803.701	820423.471
BD6	497730.768	820284.702
LL7	497467.039	821105.017
LL8	497261.701	820664.862
LL10	497344.313	820980.768
RW14	497448.800	820578.724
RW29	497615.730	820970.951
RW30	497580.157	821006.087
RW31	497651.989	820972.147
RW32	497580.906	821042.368
RW21	497820.142	820865.532
432	497844.740	820920.259
1867	497902.514	820894.291
1868	497863.059	820837.254
21692	497319.350	820612.576
LL12	496922.719	821276.153
LL13	496969.961	821125.935
LL16	497344.534	821167.259
LL151	497003.290	821454.654
RW8	497293.300	821345.609
RW10	497331.493	821313.339
2203	496667.570	821447.449
LL52	497283.913	821335.031
RW1	497365.430	821314.638
RW3	497289.112	821379.319
LL82	497216.056	821046.259
LL89	497322.162	821302.748
LL90	497390.205	821228.913
2208	496908.413	821499.662
BD16	496691.939	821438.454
4019	497546.864	821084.334
4020	497594.885	821120.306
4018	497427.707	821243.404
427	497475.728	821279.376
RW37	496911.590	821499.691
2216	496907.681	821559.658
1775	496911.225	821559.690
SR50	497067.515	820801.610
SR52	497340.769	820509.493
SR53	497693.292	820154.594
SR46	496657.655	821226.835
SR45	496570.675	821379.556
SR47	496820.714	821111.747
SR49	496839.421	821031.193
SR48	496854.174	821044.696



FOR CONTINUATION
SEE SHEET 4 OF 4

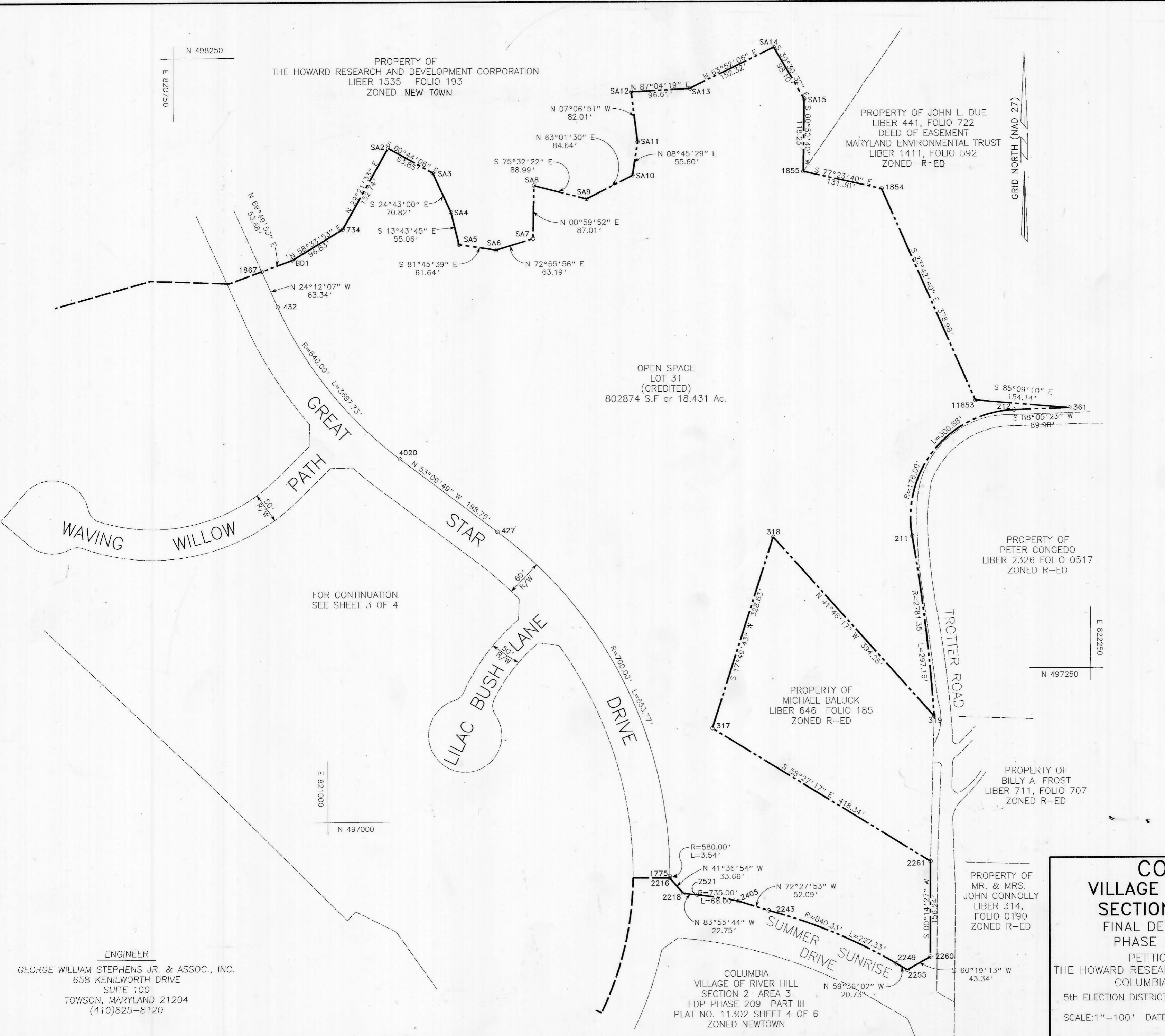
RECORDED DATE 8/4/95
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COLUMBIA
VILLAGE OF RIVER HILL
SECTION 2 AREA 5
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 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 COLUMBIA, MARYLAND 21044
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' DATE: SEPT. 19, 1994 SHEET 3 OF 4

ENGINEER
 GEORGE WILLIAM STEPHENS JR. & ASSOC., INC.
 658 KENILWORTH DRIVE
 SUITE 100
 TOWSON, MARYLAND 21204
 (410)825-8120

COORDINATE LIST

NO.	NORTHING	EASTING
BD1	497921.021	820944.676
2260	496777.800	821986.180
2243	496854.110	821721.487
2255	496756.342	821948.529
318	497465.748	821730.935
211	497466.646	821958.677
317	497152.900	821630.319
319	497171.689	821993.592
212	497672.643	822126.318
361	497675.642	822216.249
734	497971.521	821027.294
SA2	498104.647	821102.181
SA3	498063.655	821175.334
SA4	497999.327	821204.944
SA5	497945.841	821218.011
SA6	497937.008	821279.010
SA7	497955.553	821339.413
SA8	498042.554	821340.928
SA9	498020.332	821427.098
SA10	498058.725	821502.532
SA11	498113.674	821510.997
SA12	498195.050	821500.841
SA13	498199.984	821597.320
SA14	498267.071	821734.069
SA15	498182.554	821783.871
2261	496934.039	821986.637
432	497844.740	820920.259
4020	497594.885	821120.306
427	497475.728	821279.376
2216	496907.681	821559.658
1775	496911.225	821559.690
2218	496882.516	821582.012
2521	496880.110	821604.631
2405	496869.803	821671.821
2249	496766.833	821930.647
11853	497688.667	822062.663
1867	497902.514	820894.291
1855	498064.312	821782.128
1854	498035.657	821910.264



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COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 5 FINAL DEVELOPMENT PLAN PHASE 209 PART V
 PETITIONER AND OWNER
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 COLUMBIA, MARYLAND 21044
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' DATE: SEPT. 19, 1994 SHEET 4 OF 4

RECORDED DATE 8/14/95
 REF# 305A-A-1894