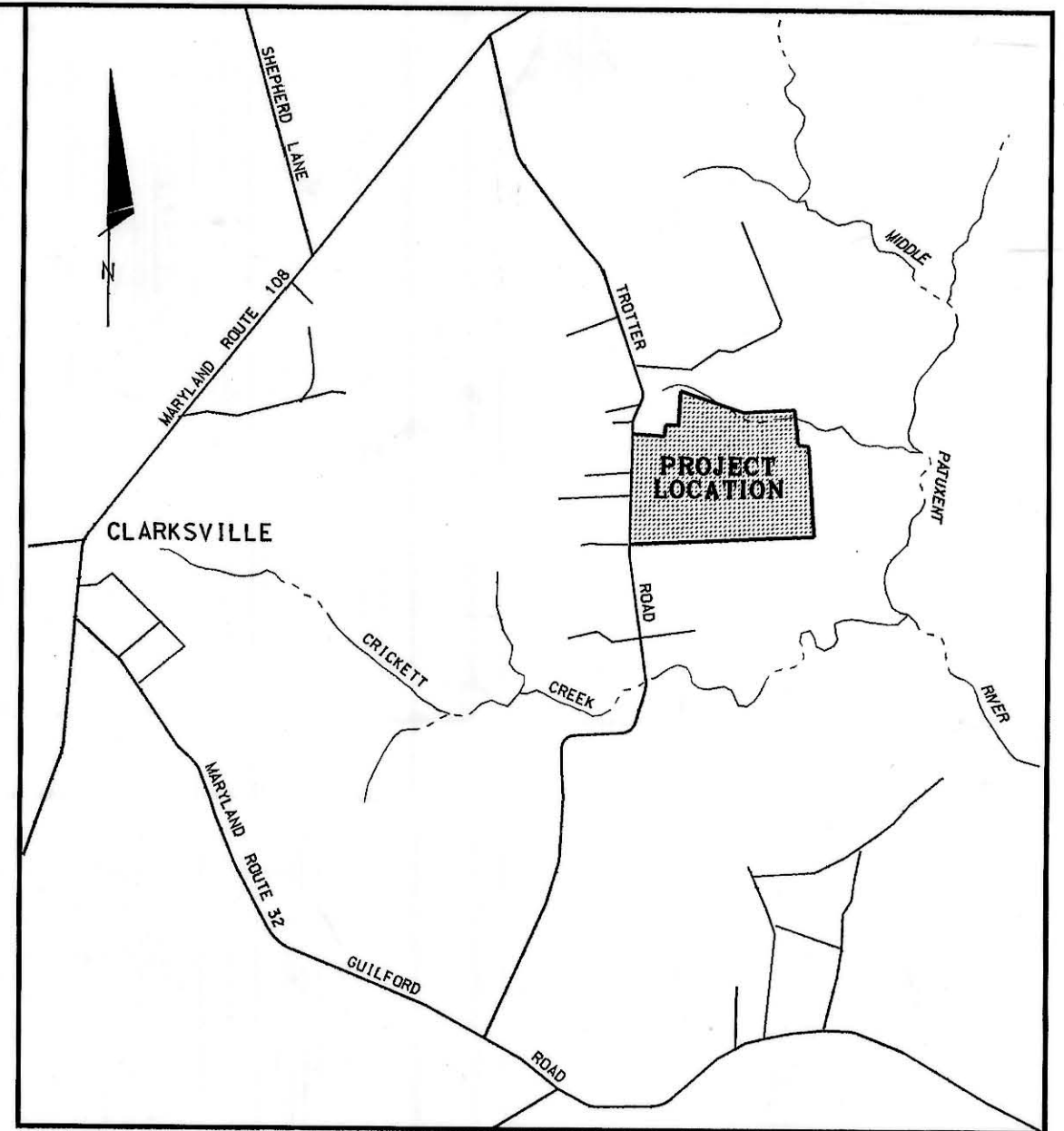


LOCATION MAP

SCALE: 1" = 600'



VICINITY MAP

SCALE: 1" = 2000'

RECORDED PLAT 3054A-1183
ON 3-26-1991 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF RIVER HILL
SECTION 1 AREA 3
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 210
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
SHEET 1 OF 6

PREPARED AS TO SHEETS 1 TO 6
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED AUGUST 2, 1985

[Signature] 11/6/90
LAND SURVEYOR'S SIGNATURE 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 SEP 9, 1986

HOWARD COUNTY PLANNING BOARD
[Signature] 3/19/91 *[Signature]* 3/19/91
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE COM

FINAL DEVELOPMENT PLAN CRITERIA

Phase 210

The Area included within the Final Development Plan Phase is applicable to Section 1 Area 3 of the Village of River Hill.

1. PUBLIC STREETS 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.

2B Vehicular ingress and egress to Trotter Road 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.

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 the 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 the Department of Public Works.

5. RECREATIONAL, SCHOOL, AND 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 the 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, oriel, 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 area 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
- trellises
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height
- 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, if 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 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 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 easements as shown on the final subdivision plat.

7. PERMITTED USES - Section 122-C-3-d-(2):

7A-1 SINGLE FAMILY LOW DENSITY 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.

8. HEIGHT LIMITATION - 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 limited is imposed on the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

RECORDED IN PLAY 3054-A-1184
ON 3-26-1991 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

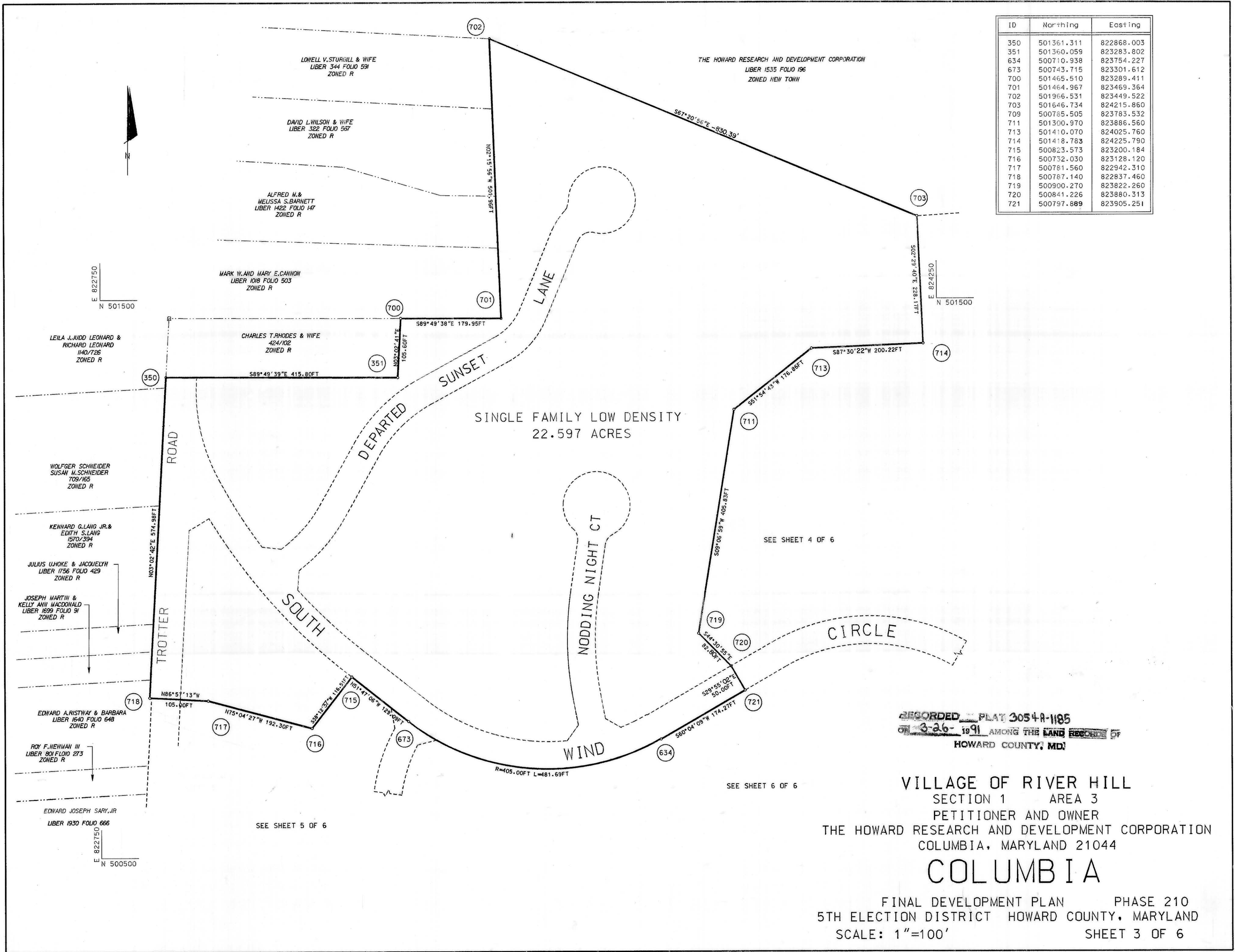
LAND USE		ACRES
SINGLE FAMILY LOW DENSITY		79.162
ROADWAY	12.159 AC.	
TOTAL		79.162

VILLAGE OF RIVER HILL
SECTION 1 AREA 3
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 210
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
SHEET 2 OF 6

ID	Northing	Easting
350	501361.311	822868.003
351	501360.059	823283.802
634	500710.938	823754.227
673	500743.715	823301.612
700	501465.510	823289.411
701	501464.967	823469.364
702	501966.531	823449.522
703	501646.734	824215.860
709	500785.505	823783.532
711	501300.970	823886.560
713	501410.070	824025.760
714	501418.783	824225.790
715	500823.573	823200.184
716	500732.030	823128.120
717	500781.560	822942.310
718	500787.140	822837.460
719	500900.270	823822.260
720	500841.226	823880.313
721	500797.889	823905.251



RECORDED IN PLAT 3054R-1185
ON 3-26-1991 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

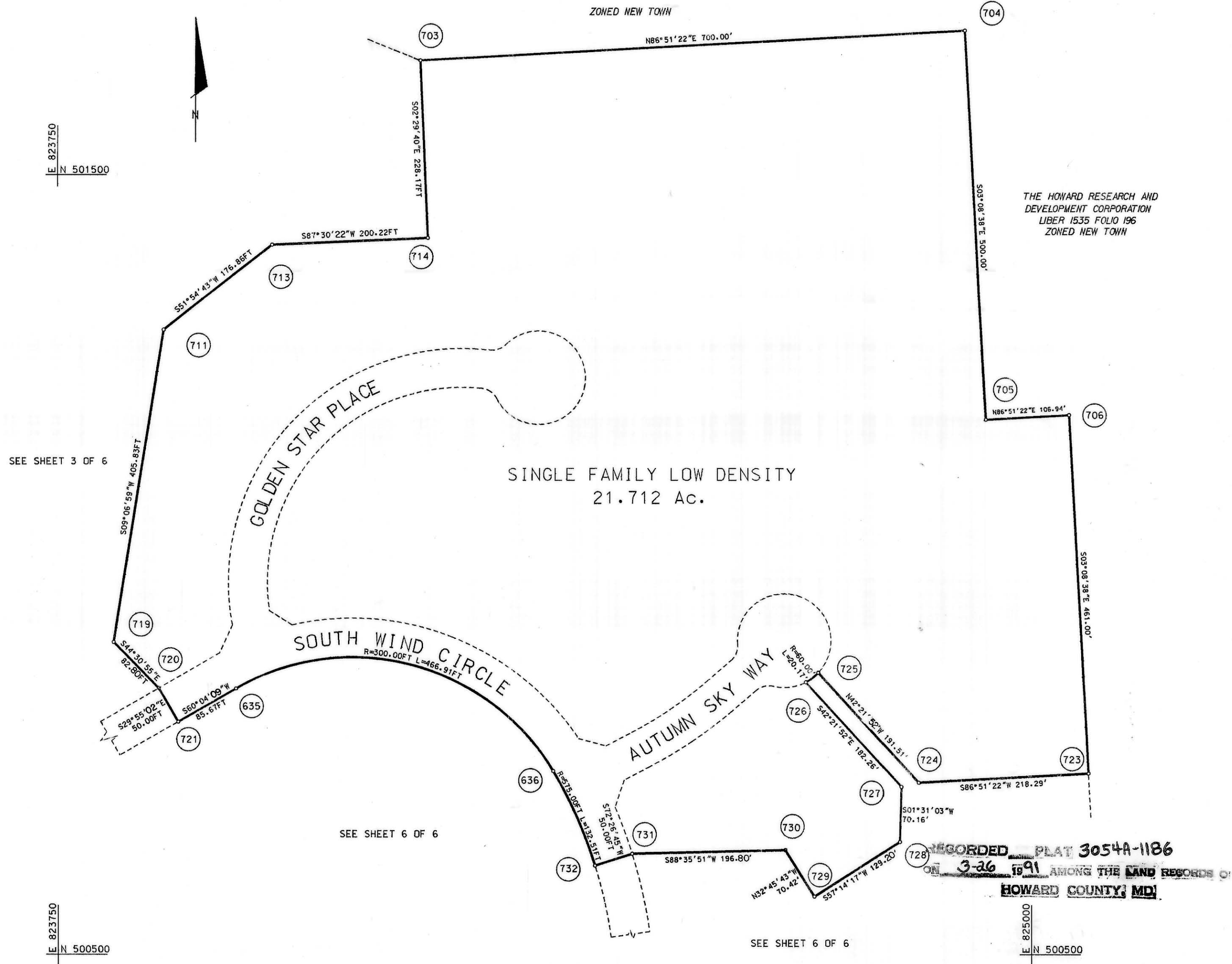
VILLAGE OF RIVER HILL
SECTION 1 AREA 3
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 210
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
SHEET 3 OF 6

ID	Northing	Easting
635	500840.632	823979.491
636	500734.067	824386.979
703	501646.734	824215.860
704	501685.124	824914.806
705	501185.877	824942.229
706	501191.742	825049.007
711	501300.970	823886.560
713	501410.070	824025.760
714	501418.783	824225.790
719	500900.270	823822.260
720	500841.226	823880.313
721	500797.889	823905.251
723	500731.436	825074.290
724	500719.464	824856.327
725	500860.968	824727.277
726	500848.822	824711.288
727	500714.155	824834.103
728	500644.022	824832.245
729	500574.107	824723.599
730	500633.326	824685.491
731	500628.509	824488.755
732	500613.429	824441.084

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 LIBER 1535 FOLIO 196
 ZONED NEW TOWN



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 LIBER 1535 FOLIO 196
 ZONED NEW TOWN

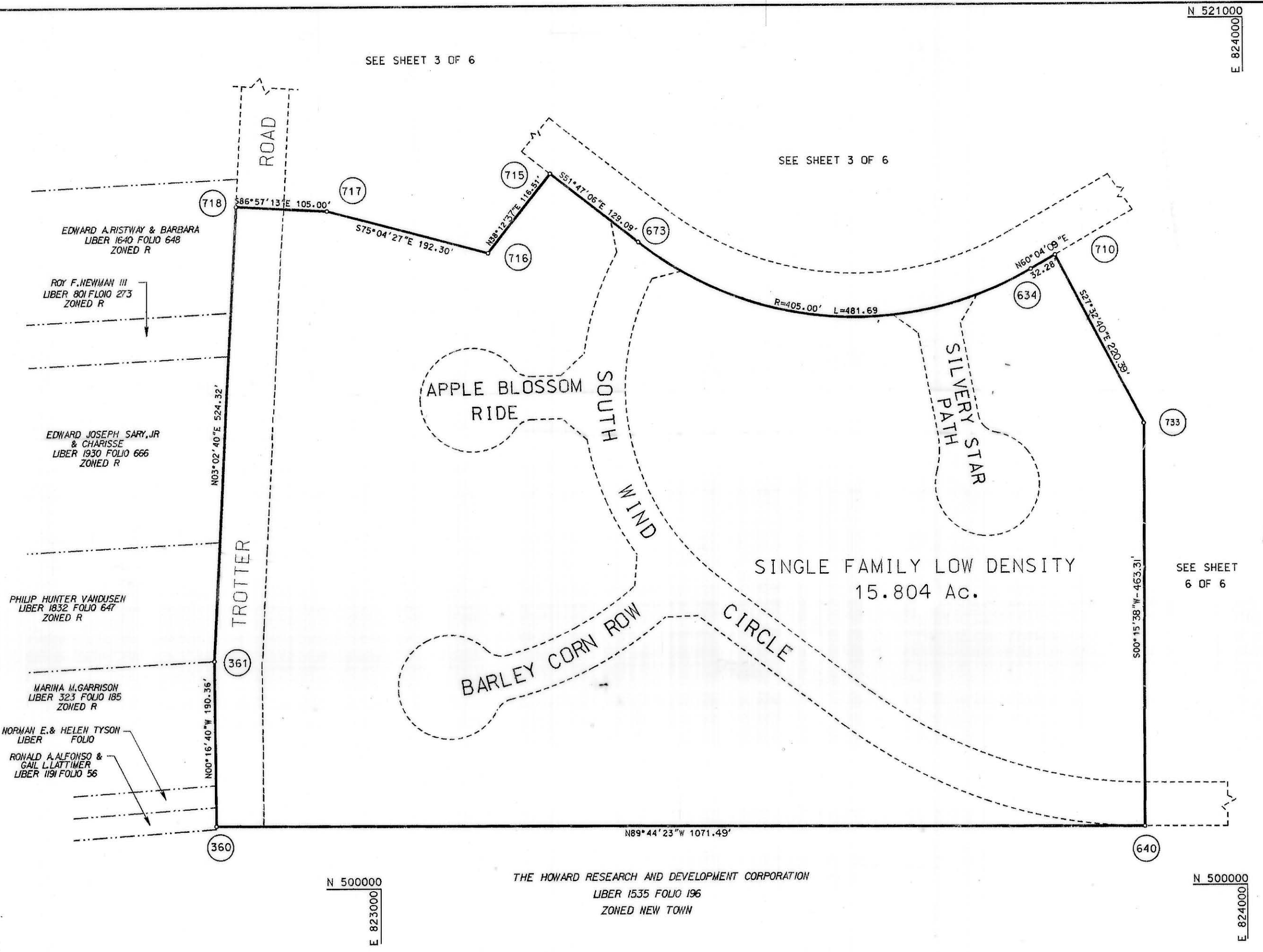
RECORDED PLAT 3054A-1186
 ON 3-26-91 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF RIVER HILL
 SECTION 1 AREA 3
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 210
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 SHEET 4 OF 6

ID	Northing	Easting
360	500073.204	822810.537
361	500263.561	822809.614
634	500710.938	823754.227
640	500068.337	823882.012
673	500743.715	823301.612
710	500727.045	823782.203
715	500823.573	823200.184
716	500732.030	823128.120
717	500781.560	822942.310
718	500787.140	822837.460
733	500531.638	823884.119



SEE SHEET 3 OF 6

SEE SHEET 3 OF 6

N 521000
E 824000

SEE SHEET 6 OF 6

N 500000
E 823000

N 500000
E 824000

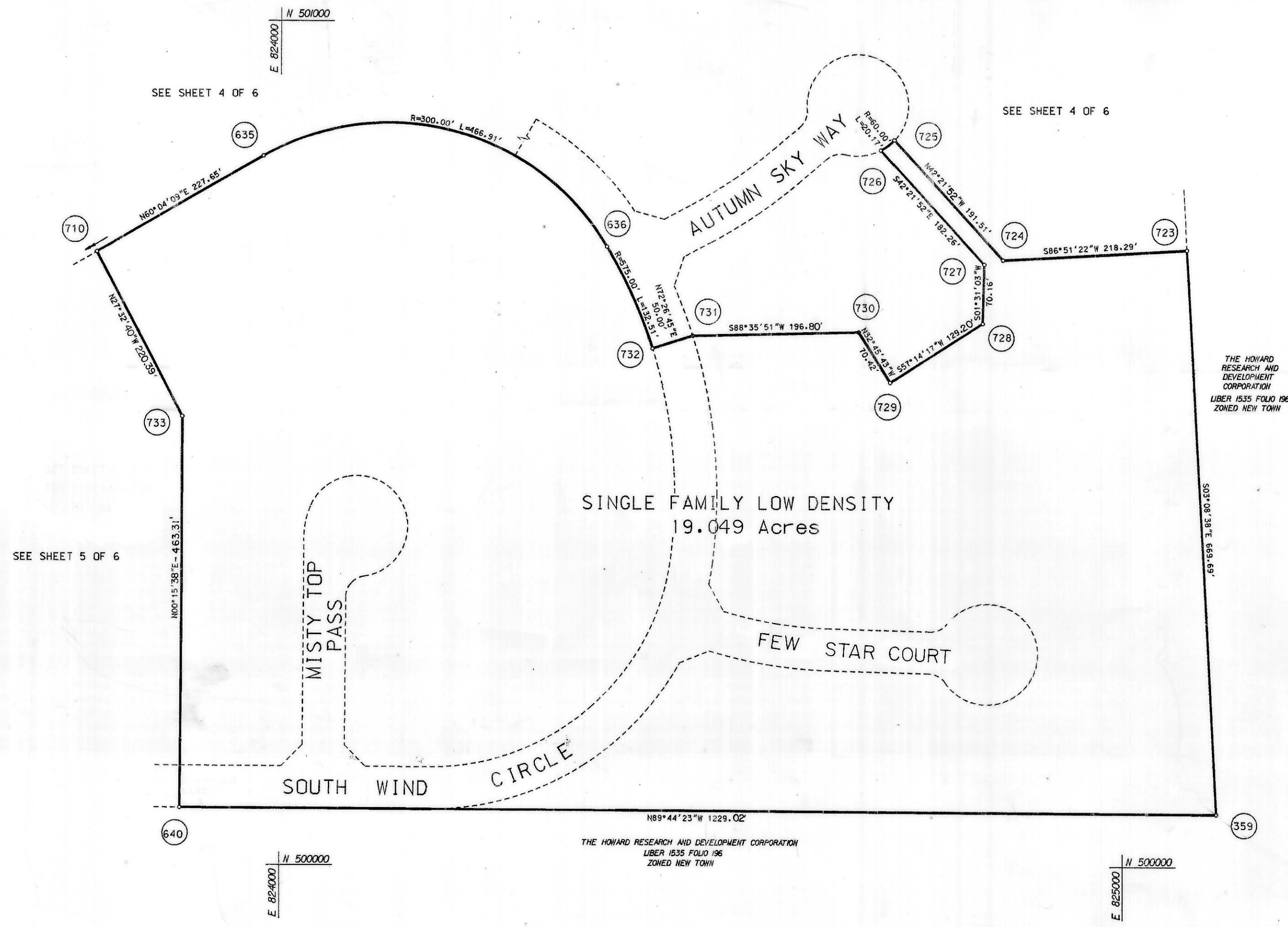
RECORDED PLAT 3054A-1187
ON 3-26-1991 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF RIVER HILL
SECTION 1 AREA 3
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 210
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 5 OF 6

ID	Northing	Easting
359	500062.754	825111.019
635	500840.632	823979.491
636	500734.067	824386.979
640	500068.337	823882.012
710	500727.045	823782.203
723	500731.436	825074.290
724	500719.464	824856.327
725	500860.968	824727.277
726	500848.822	824711.288
727	500714.155	824834.103
728	500644.022	824832.245
729	500574.107	824723.599
730	500633.326	824685.491
731	500628.509	824488.755
732	500613.429	824441.084
733	500531.638	823884.119



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
LIBER 1535 FOLIO 196
ZONED NEW TOWN

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
LIBER 1535 FOLIO 196
ZONED NEW TOWN

RECORDED PLAT 3054A-1188
ON 3-26-1991 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF RIVER HILL
SECTION 1 AREA 3
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 210
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 6 OF 6