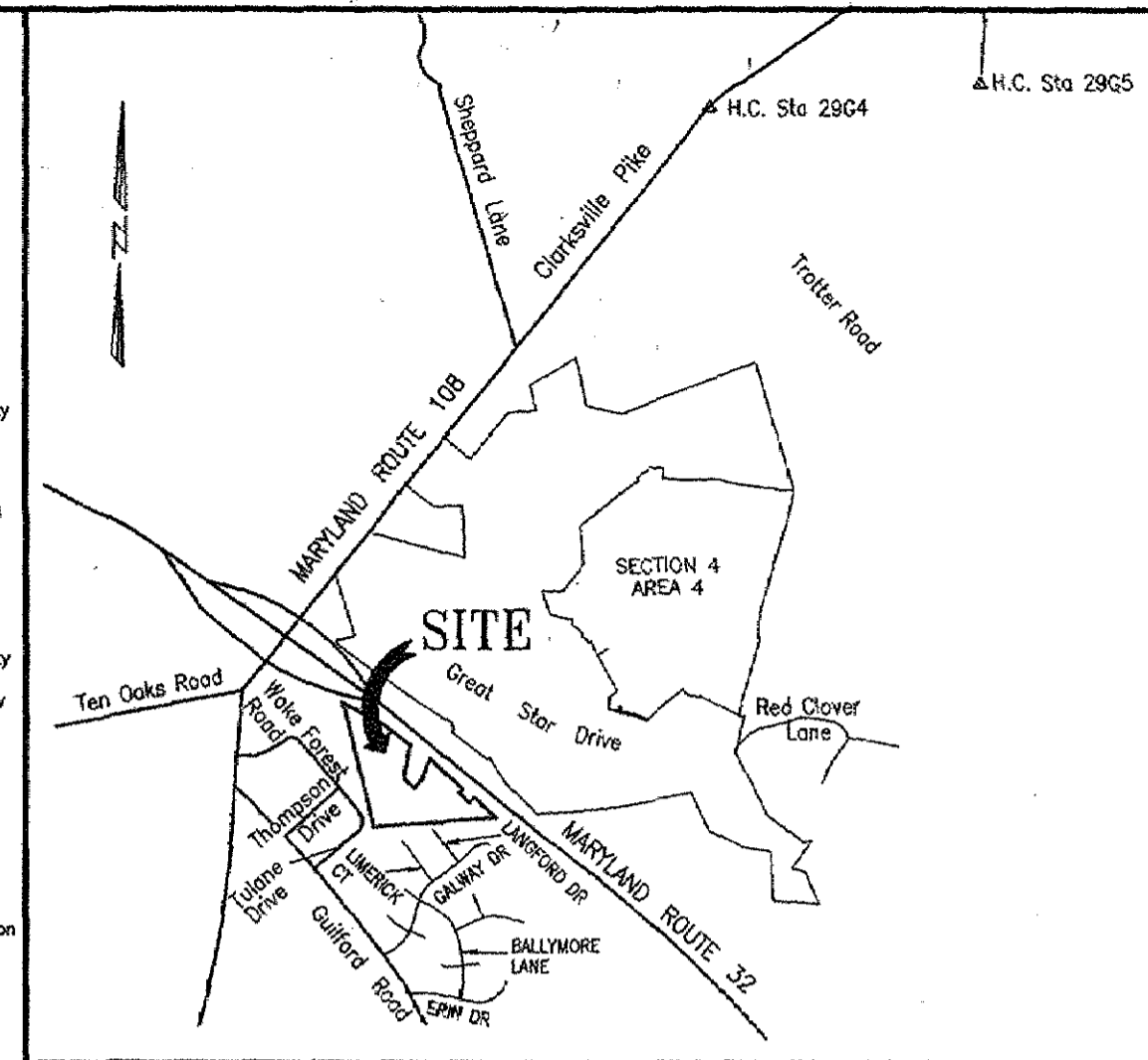


FINAL DEVELOPMENT PLAN VILLAGE OF RIVER HILL SECTION 4 AREA 7 PHASE 222, PART VII



VICINITY MAP
SCALE: 1" = 2000'

**FINAL DEVELOPMENT PLAN CRITERIA
VILLAGE OF RIVER HILL SECTION 4 AREA 7
PHASE 222, PART VII**

The area included within this Final Development Plan, Phase 222 Part VII is applicable to Section 4, Area 7 of the Village of River Hill.

- 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.
- PUBLIC 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.

- 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.
- 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.
- RECREATIONAL, SCHOOL & PARK USES** - Section 125-C-3-c: To be shown on Final Development Plan, if required by the Howard County Planning Board.

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 feet 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:

- walks
- shrubbery
- trees
- ornamental landscaping
- driveways
- loading and stacking aisles
- trusses
- excavations or fill
- fencing under 6 feet in height
- retaining walls under 3 feet 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.

- 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.

- PERMITTED USES** - Section 125-C-3-d-(2):
7E1. OPEN SPACE LAND USE AREAS
Lot 1 (credited) is 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.
- HEIGHT LIMITATIONS** - Section 125-C-3-d-(3):
5A. 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.

- PARKING REQUIREMENTS** - Section 125-C-3-d-(3):
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 noncredited in accordance with Section 125-A-8 of the Howard County Zoning Regulations.
- SETBACK PROVISIONS** - Section 125-C-3-d-(3):
1. Setbacks shall conform to the requirements of Section 5 above.
2. No other setback restrictions are imposed upon land within this Final Development Plan Phase.
- MINIMUM LOT SIZES** - Section 125-C-3-d-(3):
As shown on the subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
- COVERAGE REQUIREMENTS** - Section 125-C-3-d-(3):
12E. OPEN SPACE LAND USES
No more than ten percent (10%) of any of the land within this Final Development Plan Phase devoted to Open Space Land Use shall be covered by buildings, major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

RECORDED - PLAT NO. 3054-A-1742
ON 12-10-98 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

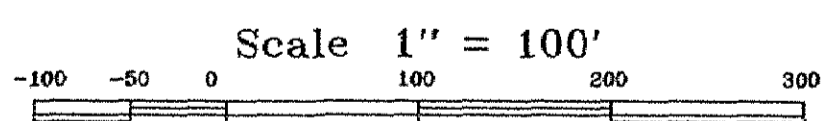
COORDINATE TABLE

Name	North	East
WR157	559423.97	1331026.76
WR158	559351.33	1331112.65
WR160	559560.61	1330880.73
WR161	559505.84	1330829.49
WR163	559644.83	1330754.12
WR164	559606.32	1330719.96
WR166	559751.25	1330333.99
WR167	559659.58	1330256.55
WR169	559966.33	1330419.74
WR171	560103.09	1330216.96
WR172	559749.75	1330149.85
WR173	560291.46	1329962.67
WR177	560389.82	1329792.94
WR183	560549.00	1329510.32
WR555	559253.11	1329829.53

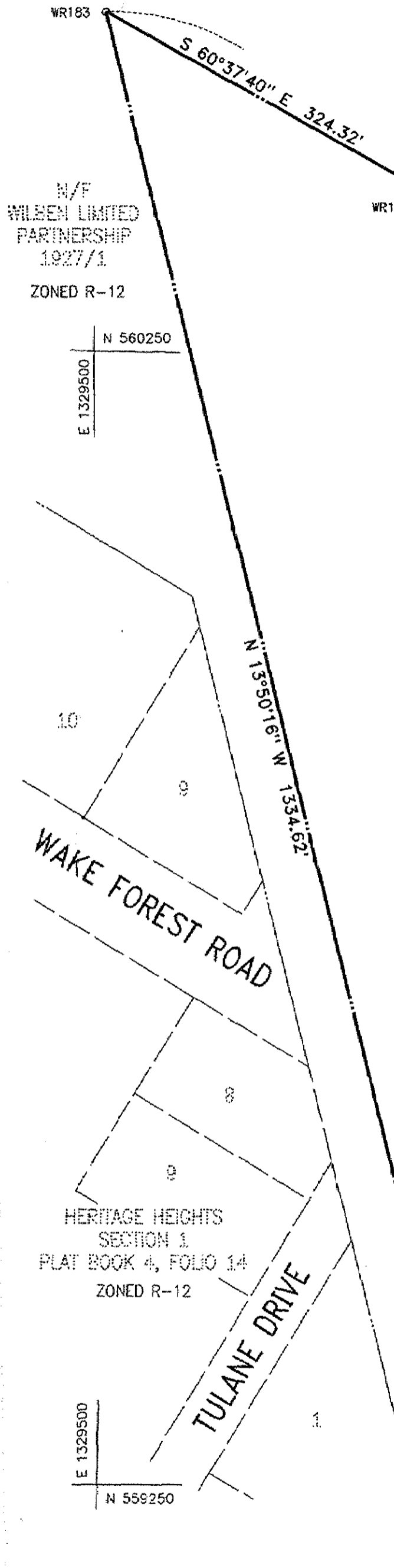
OPEN SPACE LOT 1
OPEN SPACE CREDITED
19.615 AC.±

TABULATION OF LAND USE

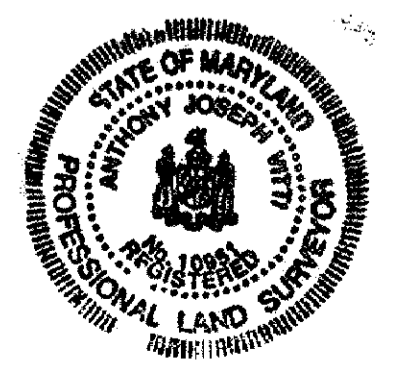
LAND USE	ACRES
OPEN SPACE - CREDITED	19.615 Ac.±
TOTAL	19.615 Ac.±



PETITIONER AND OWNER
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND, 21044



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



Anthony J. Vitti 11/23/98
ANTHONY J. VITTI
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10951

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVAL NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVAL JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVAL DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVAL SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVAL MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVAL NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVAL OCTOBER 23, 1995.

HOWARD COUNTY PLANNING BOARD
[Signature] 12/2/98
H.C.P.B. EXECUTIVE SECRETARY DATE
[Signature] 12/2/98
H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN PHASE 222 PART VII
COLUMBIA VILLAGE OF RIVER HILL
SECTION 4 AREA 7
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
NOVEMBER 18, 1998
File: /94064/FDP/34064 Data Level: PL44

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