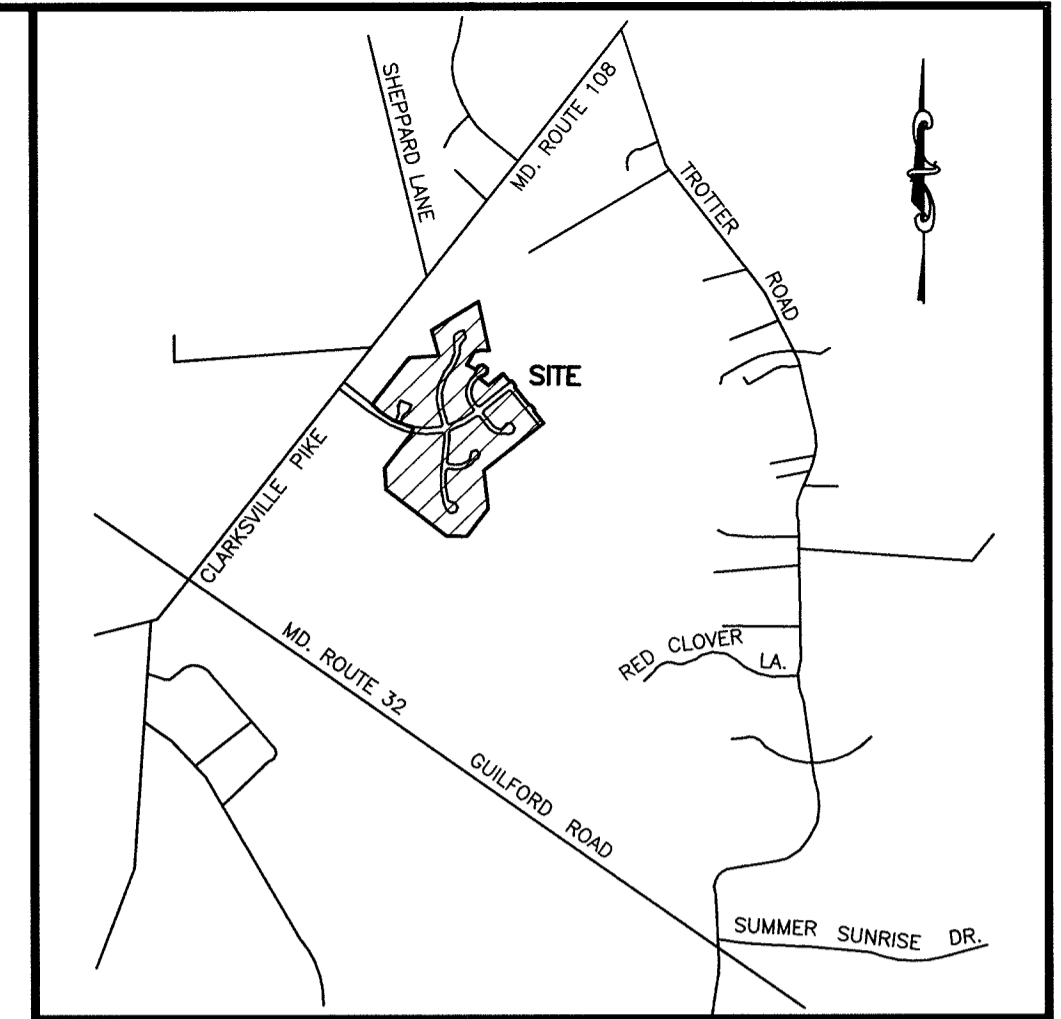
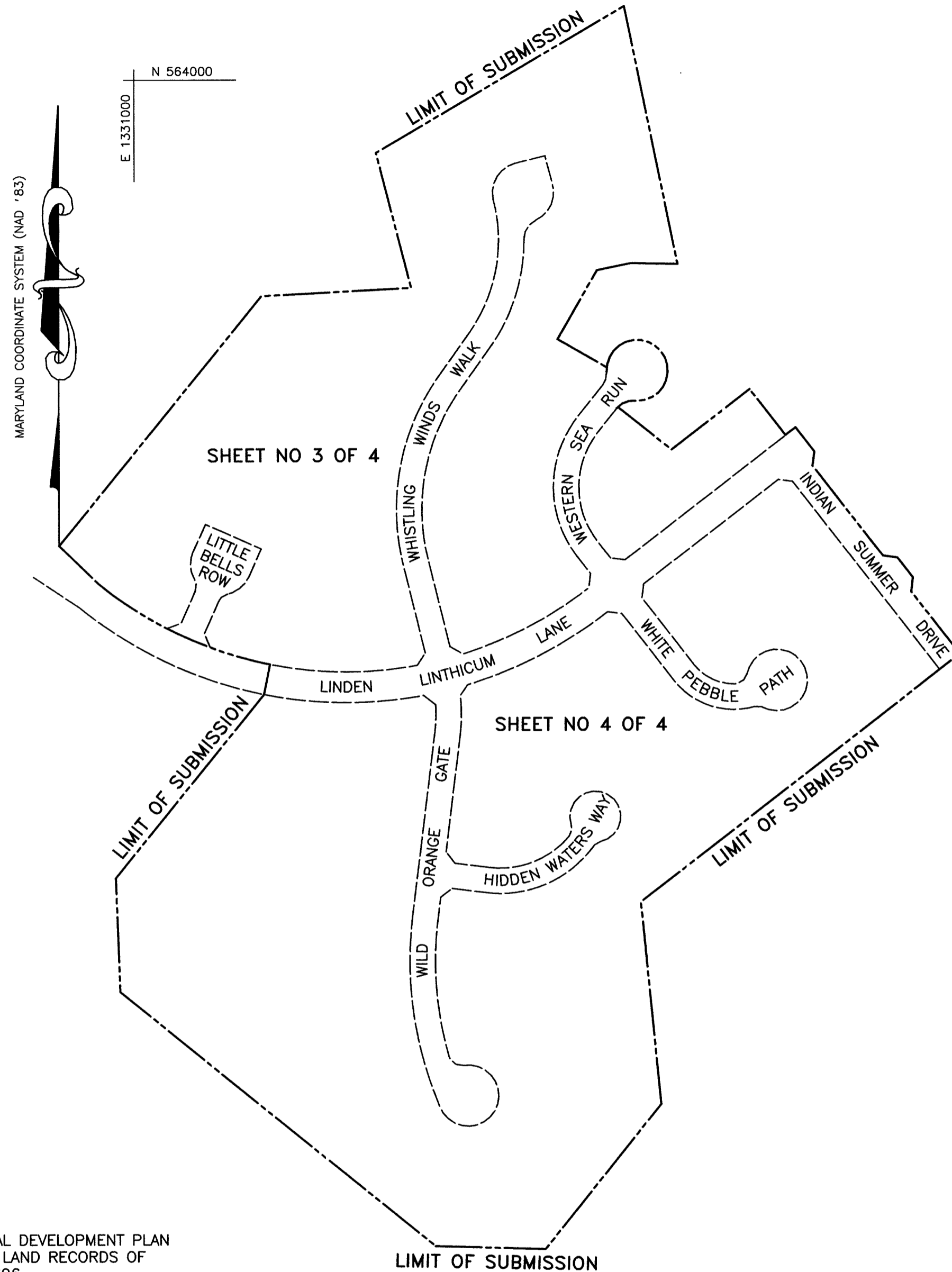


# AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART V



VICINITY MAP  
1"=2000'

SUMMARY OF AMENDMENTS:

THIS SECOND AMENDED FINAL DEVELOPMENT PLAN SUPERSEDES SHEETS 1 THROUGH 4 OF 4 OF AMENDED FINAL DEVELOPMENT PLAN PHASE 222A PART V, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1696 THROUGH 1699.

AMENDMENT NOTE:

THE NOTE "NON-CREDITED OPEN SPACE" HAS TO BE ADDED TO PARCEL A ON SHEET 3 OF 4, THE NOTE 7E-1 HAS TO BE REVISED TO SHOW USE OF PARCEL A ON SHEET 2 OF 4, AND THE NOTES 2B & 2C ON SHEET 2 OF 4 WERE NOT APPLICABLE AND THEREFORE REMOVED.

- SHEET 1:  
REMOVE "REASON FOR AMENDMENT" AND ASSOCIATED GHOSTED LINES
- SHEET 2:  
REMOVE NOTES 2B & 2C  
ADD PARCEL A NOTE IN 7E-1  
LAND USE TABLE MODIFIED
- SHEET 3:  
ADD "NON-CREDITED OPEN SPACE" TO PARCEL 'A'
- SHEET 4:  
REMOVE "REASON FOR AMENDMENT" AND ASSOCIATED GHOSTED LINES

RECORDED - PLAT NO. 3054-A-1821  
ON 9-15-99 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

SHEET 1 OF 4

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 222A PART V, SHEET 1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1696.

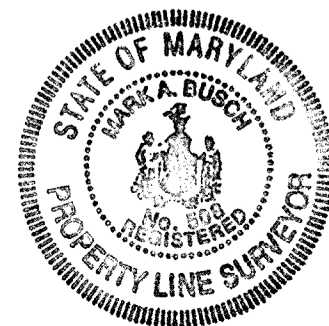
## LOCATION PLAN

SCALE : 1"=200'

PHASE OR AMENDMENT	DATE	PLAT

PREPARED AS SHEETS 1 THROUGH 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED: OCTOBER 18, 1993

SURVEYOR'S SEAL



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-86  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3-17-91  
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92  
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD

*Joseph A. ...* 9/8/99 H.C.P.B. EXEC. SECRETARY DATE  
*Robert ...* 9/8/99 VICE-CHAIRMAN DATE



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 West Road, Suite 245  
Towson, Maryland 21204  
(410) 821-1690  
Fax: (410) 821-1748

### COLUMBIA VILLAGE OF RIVER HILL SECTION 4, AREA 5

PETITIONER:  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART V  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1"=200' DATE: 5/14/99 DRAWN BY: JWH REVIEW BY: JOB NO: 9927

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 222A-1, Part V is Applicable to Section 4 Area 5 of the Village of River Hill.

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.
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 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 trellises  
shrubbery excavations or fill  
trees fencing under 6' in ht.  
ornamental landscaping retaining walls under 3' in ht.  
driveways similar minor structures  
loading and stacking aisles  
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.

← AMENDMENT  
(REMOVE 2A & 2B)

- 6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY - cont  
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-(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 pool, 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 recreation facilities such as swimming pool, 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 139, 140, 141 (credited) and Lot 142 (non-credited) are to be used for all open space land uses including, but not limited to, cemeteries and 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.  
Parcel A uses are limited to parking/landscaping areas or ancillary uses to a religious or non-profit primary use, provided no buildings are permitted.
8. HEIGHT LIMITATIONS - Section 125-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.  
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 MEDIUM AND/OR 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.

← AMENDMENT  
(ADD PARCEL A NOTE)

→ AMENDMENT

10. SETBACK PROVISIONS - Section 125-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 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):  
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.

LAND USE	ACRES
SINGLE FAMILY LOW DENSITY LOTS 2.4219 ACRES + R/W 0.4234 ACRES	2.8453
SINGLE FAMILY MEDIUM DENSITY LOTS 23.7347 ACRES + R/W 6.7186 ACRES	30.4533
OPEN SPACE CREDITED	16.7240
OPEN SPACE NON-CREDITED OPEN SPACE 0.1027 Ac.+ PARCEL A 0.500 Ac.	0.6027
<b>TOTAL</b>	<b>50.6253</b>

RECORDED - PLAT NO. 3054-A-1822  
ON 9-15-99 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

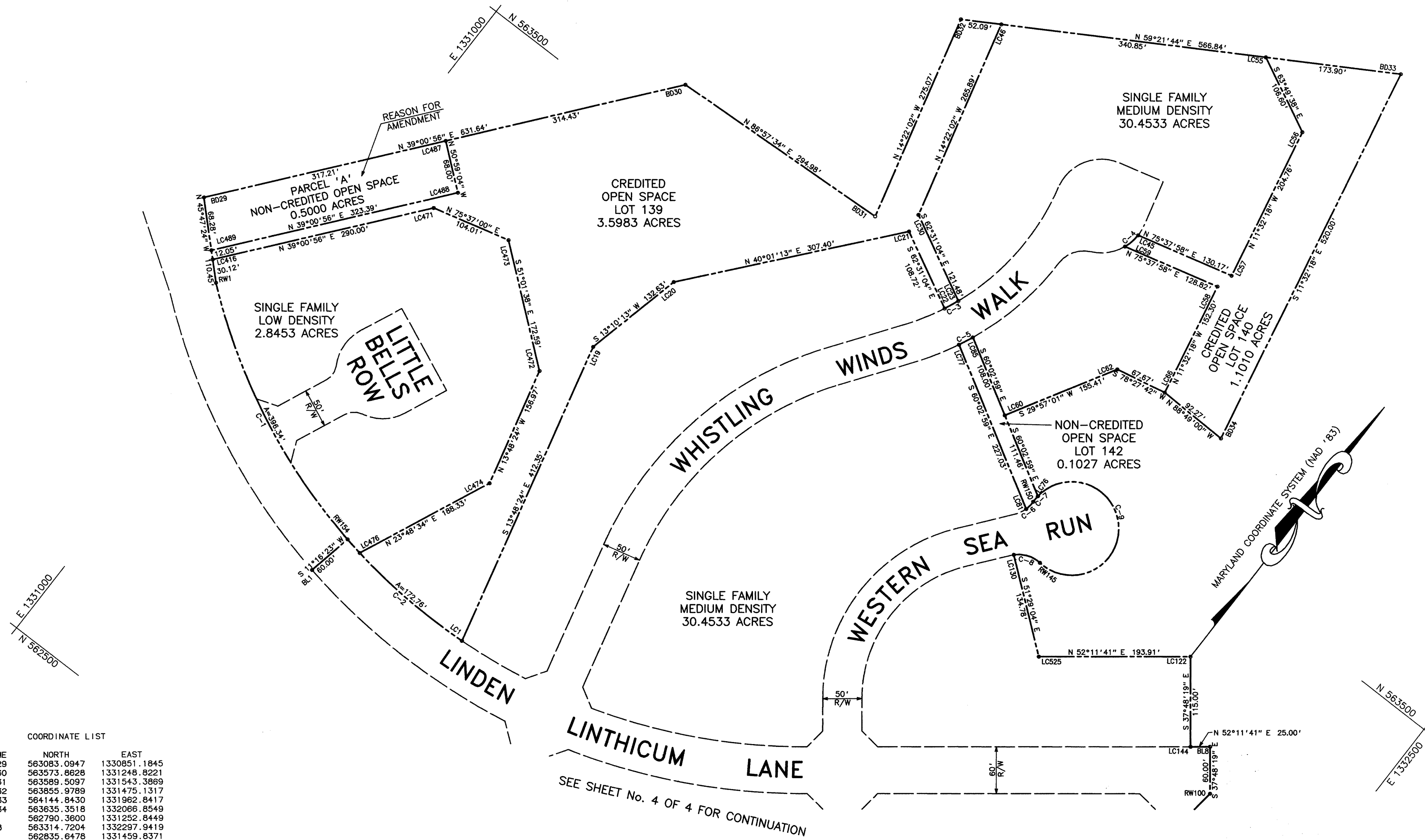
SHEET 2 OF 4

**MIRA**  
**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
110 West Road, Suite 245  
Towson, Maryland 21204  
(410) 821-1690  
Fax: (410) 821-1748

**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 4, AREA 5  
PETITIONER:  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
**AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART V**  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 222A PART V, SHEET 2 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1697.

SCALE: N/A DATE: 5/14/99 DRAWN BY: JWH REVIEW BY: JOB NO: 9927



COORDINATE LIST

NAME	NORTH	EAST
BD29	563083.0947	1330851.1845
BD30	563573.8628	1331246.8221
BD31	563589.5097	1331543.3869
BD32	563855.9789	1331475.1317
BD33	564144.8430	1331962.8417
BD34	563635.3518	1332066.8549
BL1	562790.3600	1331252.8449
BL8	563314.7204	1332297.9419
LC1	562835.6478	1331459.8371
LC19	563236.0831	1331361.4311
LC20	563365.2281	1331391.6512
LC21	563600.6363	1331589.3247
LC22	563550.4659	1331685.7744
LC23	563568.8910	1331693.6926
LC30	563624.9497	1331585.9233
LC45	563776.2840	1331823.7411
LC46	563882.5223	1331519.9469
LC55	564056.2209	1331813.2148
LC56	564009.2024	1331908.8828
LC57	563808.5836	1331949.8394
LC58	563786.4795	1331944.1456
LC59	563754.5155	1331819.3576
LC60	563489.0684	1331830.7155
LC62	563623.7207	1331908.3024
LC66	563637.2574	1331974.6095
LC76	563433.4181	1331927.2948
LC77	563524.6886	1331728.8865
LC81	563411.3248	1331925.5780
LC85	563542.9852	1331737.1379
LC122	563390.2573	1332207.6967
LC130	563355.3243	1331949.0274
LC144	563299.3959	1332278.1893
LC416	563027.0815	1330908.7640
LC471	563252.4041	1331091.3283
LC472	563189.6915	1331326.2590
LC473	563278.2413	1331192.0804
LC474	563017.2581	1331363.7192
LC476	562844.9599	1331287.6931
LC487	563329.5588	1331050.8784
LC488	563266.7506	1331103.7126
LC489	563035.4835	1330900.1271
LC525	563271.3921	1332054.4858
RW1	563006.0764	1330930.3564
RW100	563267.3145	1332334.7207
RW145	563367.5989	1331981.6036
RW150	563424.3274	1331927.0844
RW154	562849.2024	1331284.5739

CURVE TABLE Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	D = 27°44'34"	770.00	372.83	N 64°51'21" W	369.20	190.15
C-2	D = 14°36'14"	770.00	196.26	S 86°01'45" E	195.73	98.67
C-3	D = 03°38'54"	315.00	20.06	N 23°15'21" E	20.05	10.03
C-4	D = 21°19'39"	60.00	22.33	N 11°23'07" W	22.21	11.30
C-5	D = 03°09'19"	365.00	20.10	N 24°18'10" W	20.10	10.05
C-6	D = 18°49'51"	40.00	13.15	N 08°31'17" E	13.09	6.63
C-7	D = 08°41'31"	60.00	9.10	N 01°27'07" W	9.09	4.56
C-8	D = 51°35'23"	40.00	38.02	S 69°21'13" W	34.81	19.33
C-9	D = 269°21'02"	60.00	282.06	S 39°31'36" E	85.33	-----

SEE SHEET No. 4 OF 4 FOR CONTINUATION

RECORDED - PLAT NO. 3054-A-1823  
ON \_\_\_\_\_ AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 222A PART V, SHEET 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1698.

SHEET 3 OF 4

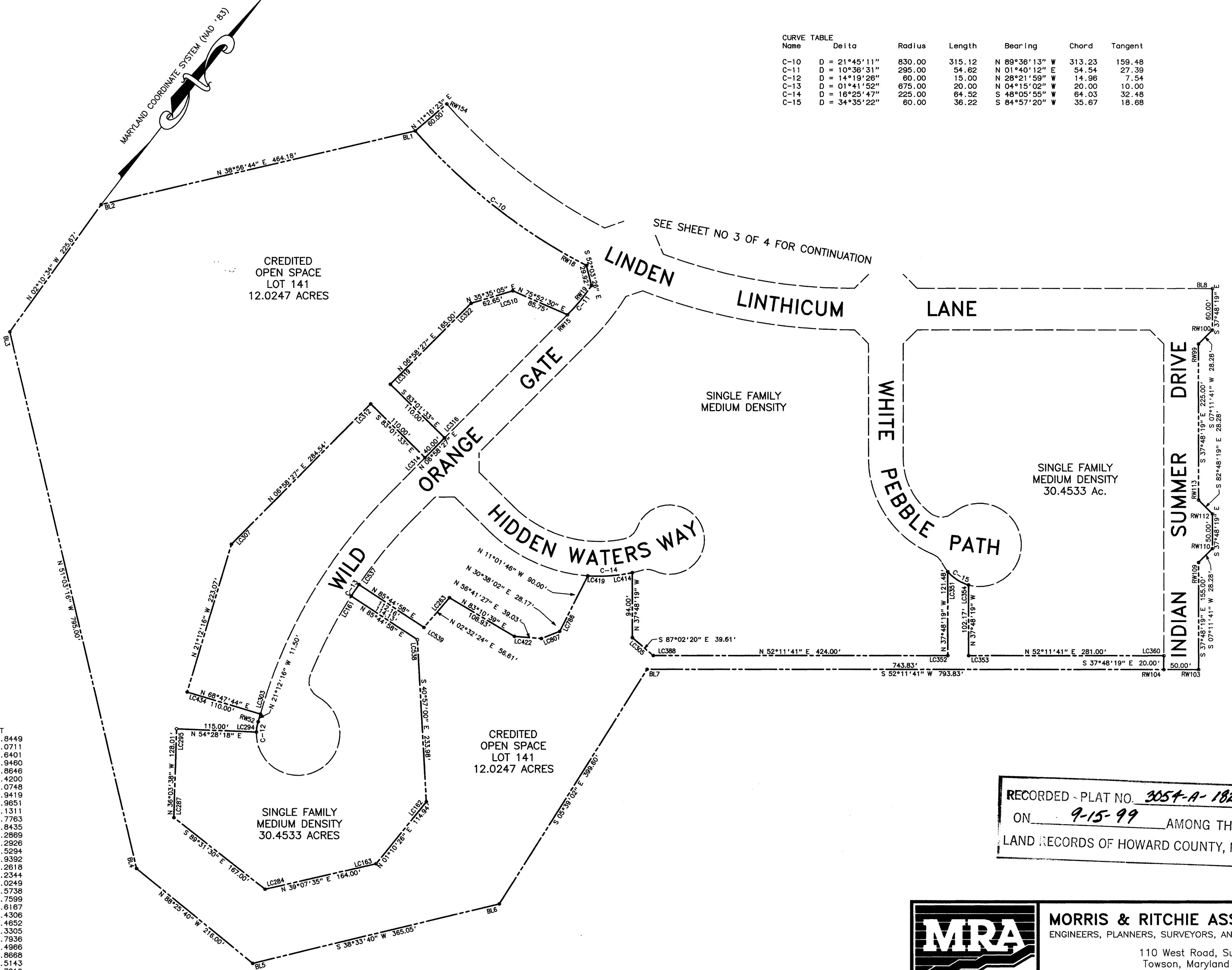
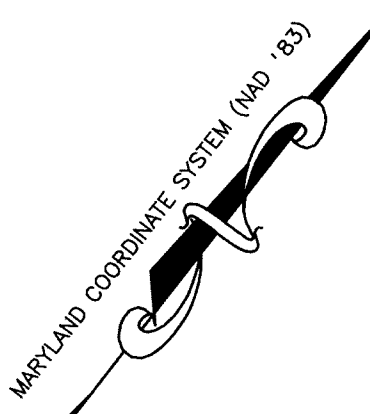


**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
110 West Road, Suite 245  
Towson, Maryland 21204  
(410) 821-1690  
Fax: (410) 821-1748

**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 4, AREA 5  
PETITIONER:  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
**AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART V**  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1"=100' DATE: 5/14/99 DRAWN BY: JWH REVIEW BY: JOB NO: 9927

CURVE TABLE Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-10	D = 21°45'11"	630.00	315.12	N 89°36'13" W	313.23	159.48
C-11	D = 10°36'31"	295.00	54.62	N 01°40'12" E	54.54	27.39
C-12	D = 14°19'26"	60.00	15.00	N 28°21'58" W	14.96	7.54
C-13	D = 01°41'52"	20.00	675.00	N 04°15'02" W	20.00	10.00
C-14	D = 16°25'47"	225.00	64.52	S 48°05'55" W	64.03	32.48
C-15	D = 34°35'22"	60.00	36.22	S 84°57'20" W	35.67	18.68



CREDITED OPEN SPACE LOT 141 12.0247 ACRES

SINGLE FAMILY MEDIUM DENSITY

SINGLE FAMILY MEDIUM DENSITY 30.4533 Ac.

SINGLE FAMILY MEDIUM DENSITY 30.4533 ACRES

CREDITED OPEN SPACE LOT 141 12.0247 ACRES

SEE SHEET NO 3 OF 4 FOR CONTINUATION

COORDINATE LIST

NAME	NORTH	EAST
BL1	562790.3600	1331252.8449
BL2	562429.3490	1330981.0711
BL3	562203.8423	1330969.6401
BL4	561704.1195	1331587.9460
BL5	561698.1931	1331803.8646
BL6	561983.6450	1332031.4200
BL7	562381.3049	1331992.0748
BL8	563314.7204	1332297.9419
LC161	562204.1211	1331590.9651
LC162	562035.8567	1331858.1311
LC163	561920.9442	1331855.7763
LC283	562288.9361	1331703.8435
LC284	561793.7202	1331752.2869
LC287	561795.1047	1331585.2926
LC294	561965.4170	1331603.5294
LC295	561898.5898	1331509.9392
LC303	561989.3030	1331592.2618
LC305	562404.5658	1331947.2344
LC307	562157.4852	1331409.0249
LC312	562439.9159	1331443.5738
LC314	562426.5594	1331552.7599
LC316	562466.2634	1331557.6167
LC319	562479.6198	1331448.4306
LC322	562643.3990	1331468.4652
LC351	562758.4019	1332247.3305
LC352	562662.4229	1332321.7936
LC353	562680.8123	1332345.4966
LC354	562761.5388	1332282.8668
LC360	562853.0596	1332567.5143
LC388	562402.5195	1331986.7919
LC414	562478.8350	1331889.6142
LC419	562432.1909	1331836.0160
LC422	562301.8758	1331811.9991
LC434	561949.5163	1331489.7093
LC510	562694.3494	1331504.9214
LC537	562224.0662	1331589.4827
LC538	562212.5802	1331704.7784
LC539	562232.3795	1331701.3347
LC786	562376.8209	1331852.3973
LC807	562323.3117	1331844.6208
RW15	562715.2752	1331588.0776
RW19	562769.7944	1331589.6670
RW18	562788.1930	1331566.0693
RW52	561978.5816	1331596.4213
RW99	563239.2529	1332331.1763
RW100	563267.3145	1332334.7207
RW103	562867.9067	1332619.2768
RW104	562837.2577	1332579.7739
RW109	562990.3720	1332524.2669
RW110	563018.4336	1332527.8092
RW112	563057.9384	1332497.1603
RW113	563061.4808	1332469.0988
RW154	562849.2024	1331264.5739

RECORDED - PLAT NO. 3054-A-1824  
ON 9-15-99 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

**MRA**  
**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
110 West Road, Suite 245  
Towson, Maryland 21204  
(410) 821-1690  
Fax: (410) 821-1748

**COLUMBIA VILLAGE OF RIVER HILL**  
SECTION 4, AREA 5  
PETITIONER:  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
**AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART V**  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 222A PART V, SHEET 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1699.