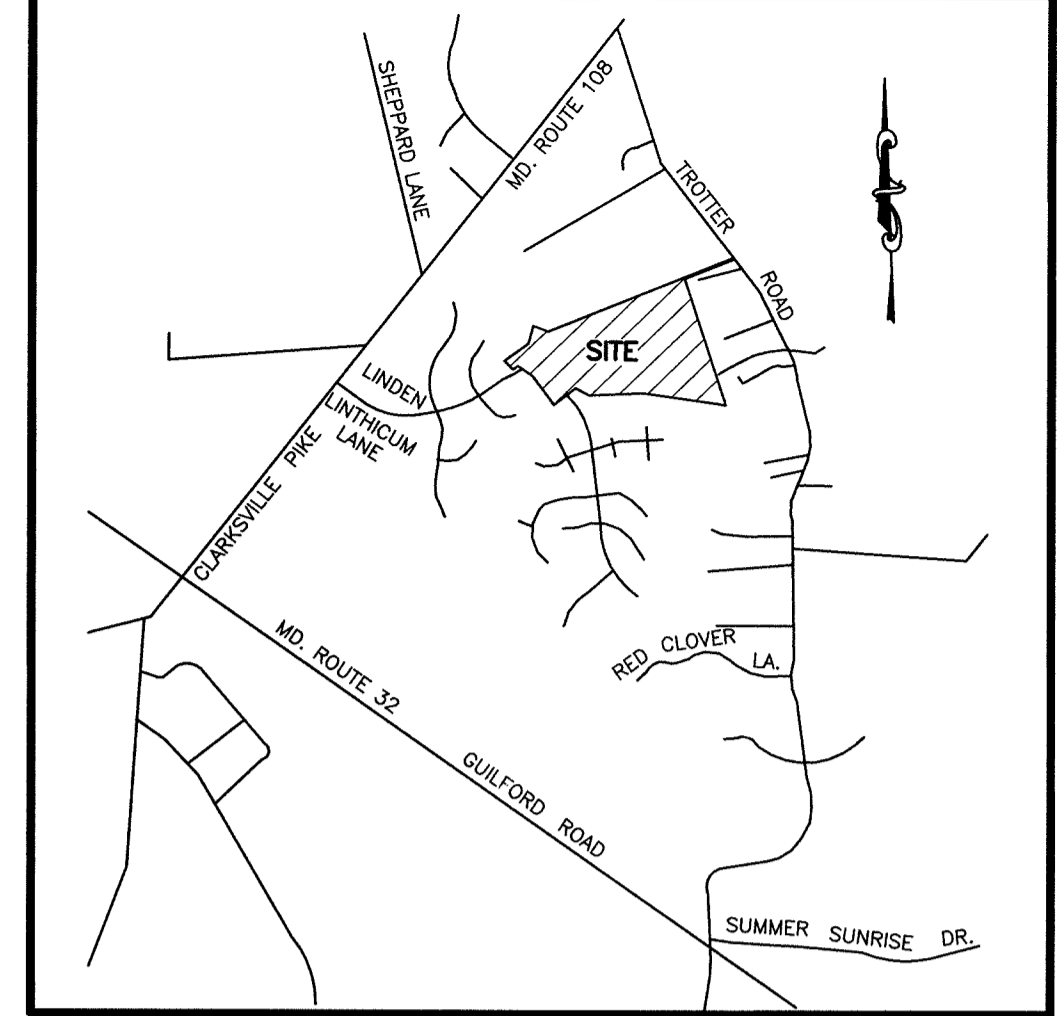
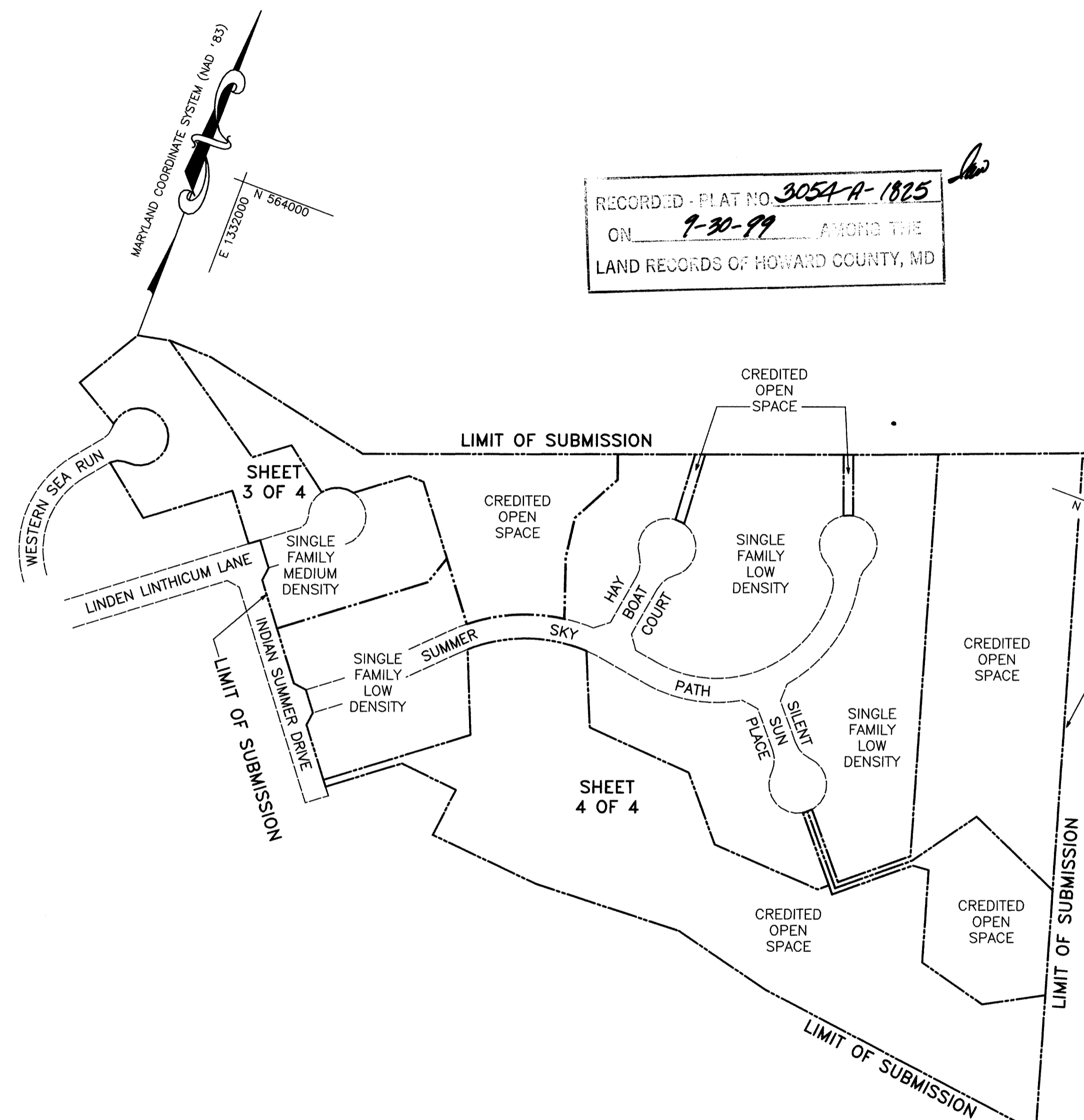


AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART VI



VICINITY MAP
SCALE 1" = 2000'



RECORDED - PLAT NO. 3054A-1825
ON 9-30-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

REASON FOR AMENDMENT

PHASE 222A PART VI (PREVIOUS PHASE)
SUMMARY OF AMENDMENTS:
AMENDS SHEETS 2, 3 AND 4 OF 4 (3054A-1736 THRU 1738)

AMENDMENT NOTE:
THE BOUNDARY HAS BEEN REVISED PER A BOUNDARY SURVEY BY WHITMAN, REQUARDT AND ASSOCIATES DATED AUGUST 3, 1998. THIS REVISION AFFECTS THE OPEN SPACE ACREAGES AND TOTAL ACREAGE.

PHASE 222A-1 PART VI (THIS PHASE)
SUMMARY OF AMENDMENTS:
AMENDS SHEETS 2 AND 4 OF 4.

AMENDMENT NOTE:
THE BOUNDARY HAS BEEN REVISED PER A BOUNDARY SURVEY CORRECTION BY WHITMAN, REQUARDT AND ASSOCIATES, AS SHOWN ON A PLAN ENTITLED, "BOUNDARY SURVEY - A PORTION OF THE LANDS OF THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION" DATED JANUARY 3, 1994 AND HAS A REVISION DATE OF MARCH 8, 1999. THIS REVISION AFFECTS THE OPEN SPACE ACREAGES AND TOTAL ACREAGE.

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 222A PART VI, SHEET 1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 7/14/98, AS PLAT NO. 3054A-1735.

SHEET 1 OF 4

LOCATION PLAN

SCALE : 1"=200'

PHASE OR AMENDMENT	DATE	PLAT
RECORDING REFERENCE		

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

[Signature] 9/24/99 H.C.P.B. EXEC. SECRETARY DATE
[Signature] 9/25/99 VICE-CHAIRMAN DATE

[Signature] 9/14/99 DATE

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

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COLUMBIA VILLAGE OF RIVER HILL SECTION 4, AREA 6

PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART VI
TAX MAP 35 GRID 1 PARCELS 3 & 22
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=200' DATE: 7/21/99 DRAWN BY: J.W.H. REVIEW BY: JOB NO: 9927

FINAL DEVELOPMENT PLAN CRITERIA

AMENDMENT

The Area included within this Amended Final Development Plan Phase 222A-1, Part VI is Applicable to Section 4 Area 6 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:
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
- shrubby
- trees
- ornamental landscaping
- driveways
- loading and stacking aisles
- trellises
- excavations or fill
- fencing under 6' in ht.
- retaining walls under 3' in ht.
- 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 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 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 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.

6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY - (continued)

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

Open Space Lots 56, 58, 59, 60, 69 and 70 (all 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 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 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.

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.

RECORDED - PLAT NO. 3054-A-1826
ON 9-30-99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

AMENDMENT

AMENDMENT

AMENDMENT

LAND USE	ACRES
SINGLE FAMILY LOW DENSITY LOTS 12.7525 ACRES + R/W 2.6564 ACRES	15.4089
SINGLE FAMILY MEDIUM DENSITY LOTS 3.4870 ACRES + R/W 0.4273 ACRES	3.9143
OPEN SPACE CREDITED	20.8184
TOTAL	40.1416

SHEET 2 OF 4



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

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Towson, Maryland 21204
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Fax: (410) 821-1748

**COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4, AREA 6**

PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART VI
TAX MAP 35 GRID 1 PARCELS 3 & 22
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 222A PART VI, SHEET 1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 7/14/98, AS PLAT NO. 3054A-1736.

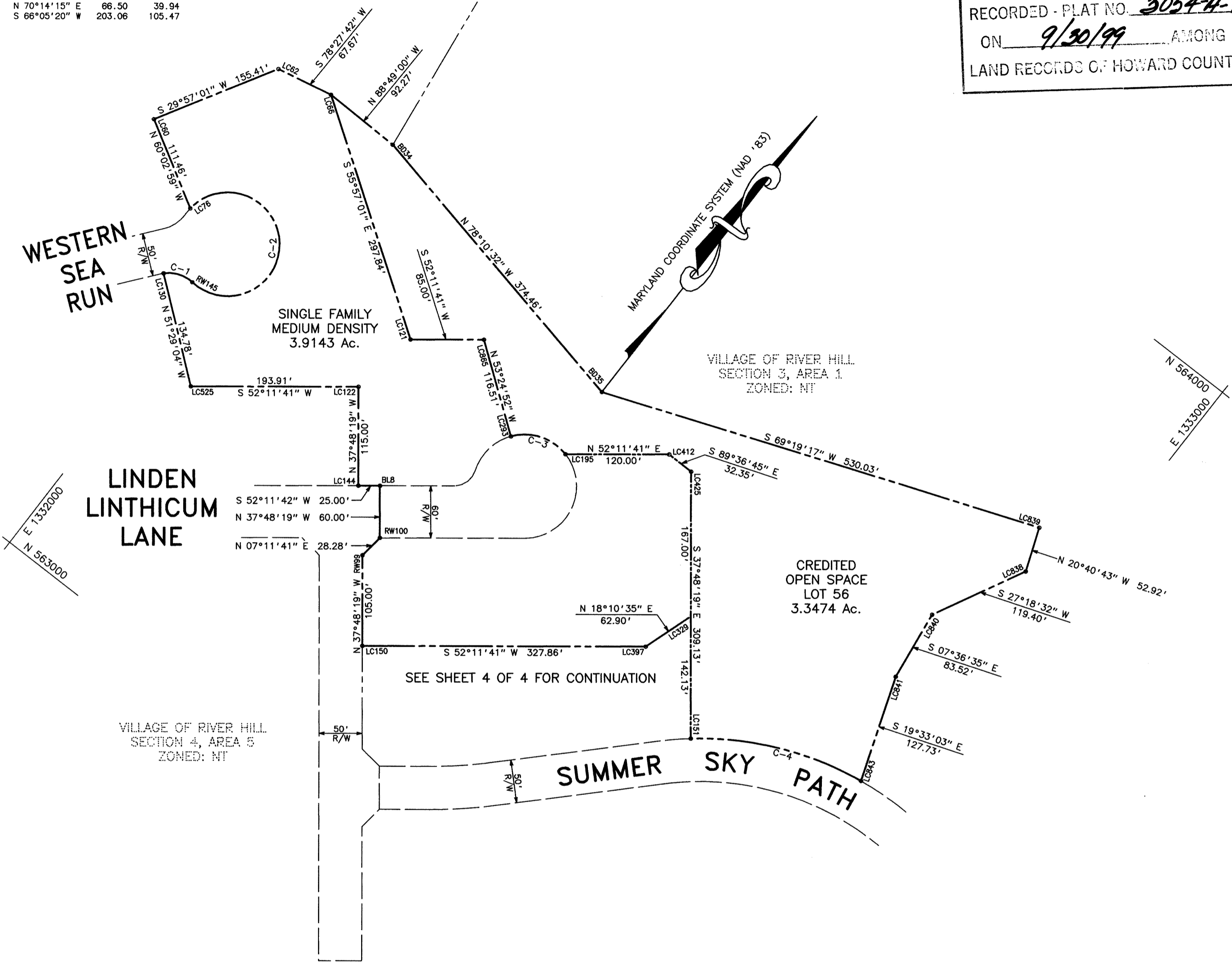
SCALE: N/A DATE: 7/21/99 DRAWN BY: JWH REVIEW BY: JOB NO: 9927

CURVE TABLE	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	51°35'23"	40.00	36.02	S 69°21'13" W	34.81	19.33
C-2	289°21'02"	60.00	282.06	S 39°31'38" E	85.33	---
C-3	67°18'16"	60.00	70.48	N 70°14'15" E	66.50	39.94
C-4	31°25'02"	375.00	205.62	S 66°05'20" W	203.06	105.47

VILLAGE OF RIVER HILL
SECTION 4, AREA 6
ZONED: NT

RECORDED - PLAT NO. 3054-A-1827
ON 9/20/99 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

Point	COORDINATE LIST	
	Northing	Easting
LC150	563156.2926	1332395.5412
RW99	563239.2529	1332331.1783
RW100	563267.3145	1332334.7207
BL8	563314.7204	1332297.9419
LC144	563299.3959	1332278.1893
LC122	563390.2573	1332207.6967
LC525	563271.3921	1332054.4858
LC130	563355.3243	1331949.0274
RW145	563367.5989	1331981.6036
LC76	563433.4181	1331927.2948
LC60	563489.0664	1331830.7155
LC62	563623.7207	1331908.3024
LC66	563637.2574	1331974.6095
BD34	563635.3518	1332066.8549
BD35	563558.6205	1332433.3690
LC839	563745.7873	1332929.2485
LC838	563696.2760	1332947.9362
LC840	563590.1864	1332893.1584
LC841	563507.3989	1332904.2191
LC843	563387.0346	1332946.9624
LC151	563304.7311	1332761.3312
LC329	563417.0301	1332674.2067
LC397	563357.2651	1332654.5842
LC121	563470.4915	1332221.3887
LC865	563522.5948	1332288.5471
LC293	563453.1525	1332382.1009
LC195	563475.6368	1332444.6823
LC412	563549.1944	1332539.4942
LC425	563548.9756	1332571.8397



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SHEET 3 OF 4

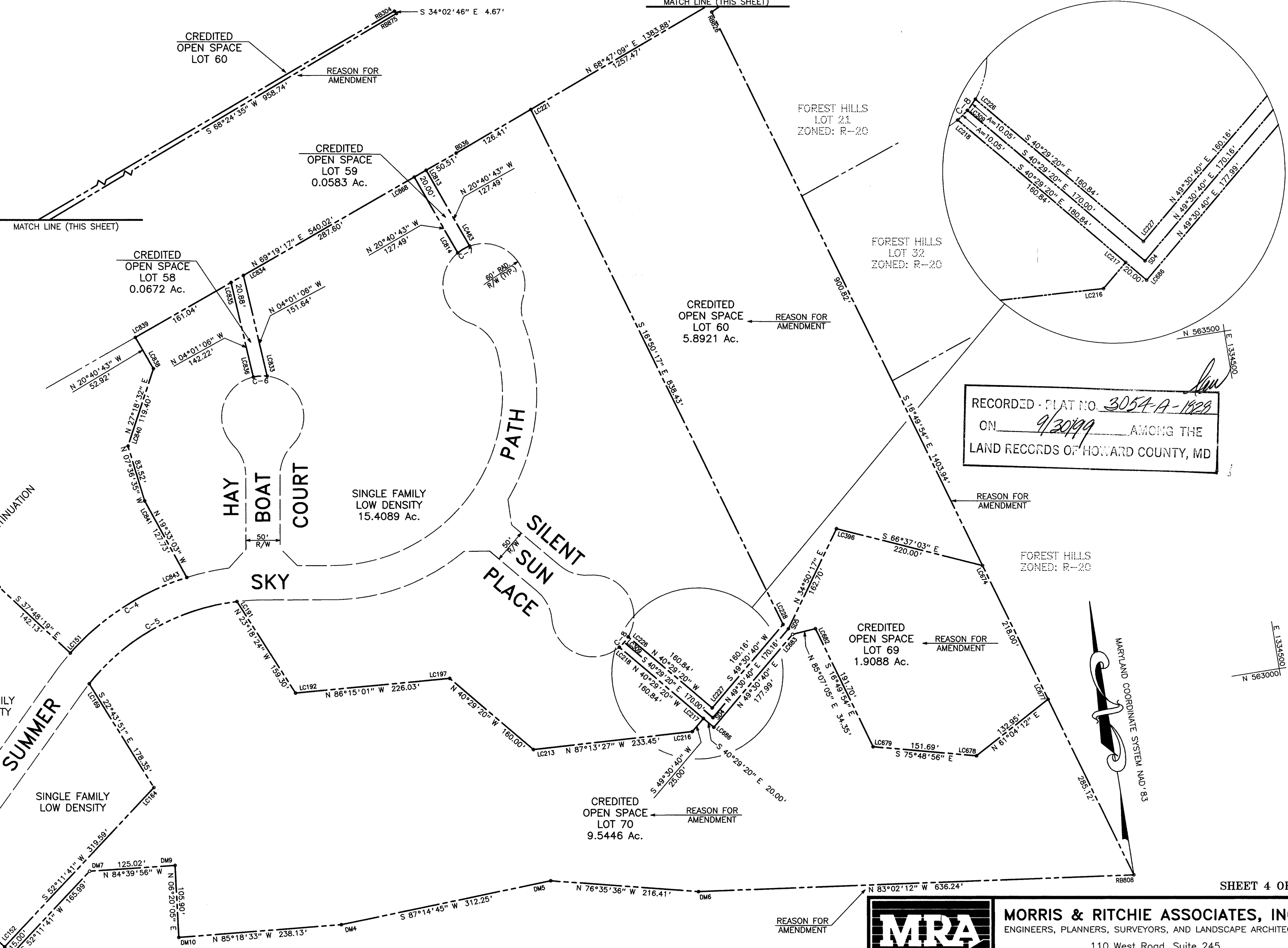
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COLUMBIA, MARYLAND 21044
AMENDED FINAL DEVELOPMENT PLAN PHASE 222A-1 PART VI
TAX MAP 35 GRID 1 PARCELS 3 & 22
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 222A PART VI, SHEET 1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 7/14/98, AS PLAT NO. 3054A-1737.

SCALE: 1"=100' DATE: 7/21/99 DRAWN BY: JWH REVIEW BY: JOB NO: 9927

Point	Northing	Easting
DM8	562883.7086	1332807.0192
RW109	562990.3720	1332524.2669
RW110	563018.4336	1332527.8093
RW112	563057.9384	1332497.1603
RW113	563061.4808	1332469.0988
LC150	563156.2926	1332395.5412
LC397	563357.2651	1332654.5842
LC329	563417.0301	1332674.2067
LC151	563304.7311	1332761.3312
LC843	563387.0346	1332946.9624
LC841	563507.3989	1332904.2191
LC840	563590.1884	1332893.1584
LC838	563696.2760	1332947.9362
LC839	563745.7873	1332929.2485
LC835	563802.8531	1333079.9089
LC836	563860.7811	1333089.8749
LC833	563858.7596	1333110.0662
LC834	563810.0252	1333099.4403
LC868	563911.5856	1333368.5144
LC814	563792.3122	1333413.5335
LC463	563799.3747	1333432.2450
LC813	563918.6481	1333387.2259
DM36	563936.4844	1333434.4813
DM6	562813.9359	1333610.6944
DM5	562864.1127	1333400.1818
DM4	562849.1086	1333088.2943
DM10	562868.5823	1332850.9630
DM9	562973.8320	1332882.6470
DM7	562985.4550	1332738.1652
LC152	562895.5602	1333297.8245
LC164	563091.4602	1332850.3293
LC169	563255.9585	1332781.4145
LC191	563340.6087	1333013.5185
LC192	563194.3042	1333076.5455
LC197	563179.5226	1333302.0933
LC213	563057.8376	1333405.9816
LC216	563048.5323	1333219.1615
LC217	563062.7849	1333658.1747
LC218	563185.0881	1333553.7416
LC226	563198.0741	1333568.9522
LC227	563075.7509	1333673.3854
LC228	563179.7422	1333795.1910
LC221	563982.2258	1333552.3233
RB304	564437.2508	1334724.5808
RB875	564433.3787	1334727.1971
RB826	564080.5922	1333835.7203
RB808	562736.8015	1334242.2423
LC309	563190.9429	1333561.8918
SD4	563061.6526	1333672.2731
SD5	563172.1369	1333801.6840
LC396	563095.6766	1333894.6277
LC674	563218.3653	1334096.5602
LC677	563009.7044	1334159.6840
LC678	562945.3894	1334043.3221
LC679	562982.5594	1333896.2590
LC682	563166.0444	1333840.7514
LC683	563163.1211	1333806.5249
LC686	563047.5543	1333671.1608



CURVE TABLE	Delta	Radius	Length	Bearing	Chord	Tangent
C-4	31°25'02"	375.00	205.62	N 66°05'20" E	203.06	105.47
C-5	44°40'41"	325.00	253.43	S 69°57'45" W	247.06	133.55
C-6	19°28'16"	60.00	20.39	S 84°16'57" E	20.29	10.29
C-7	19°11'17"	60.00	20.09	N 69°19'17" W	20.00	10.14
C-8	19°11'17"	60.00	20.09	S 49°30'40" W	20.00	10.14

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