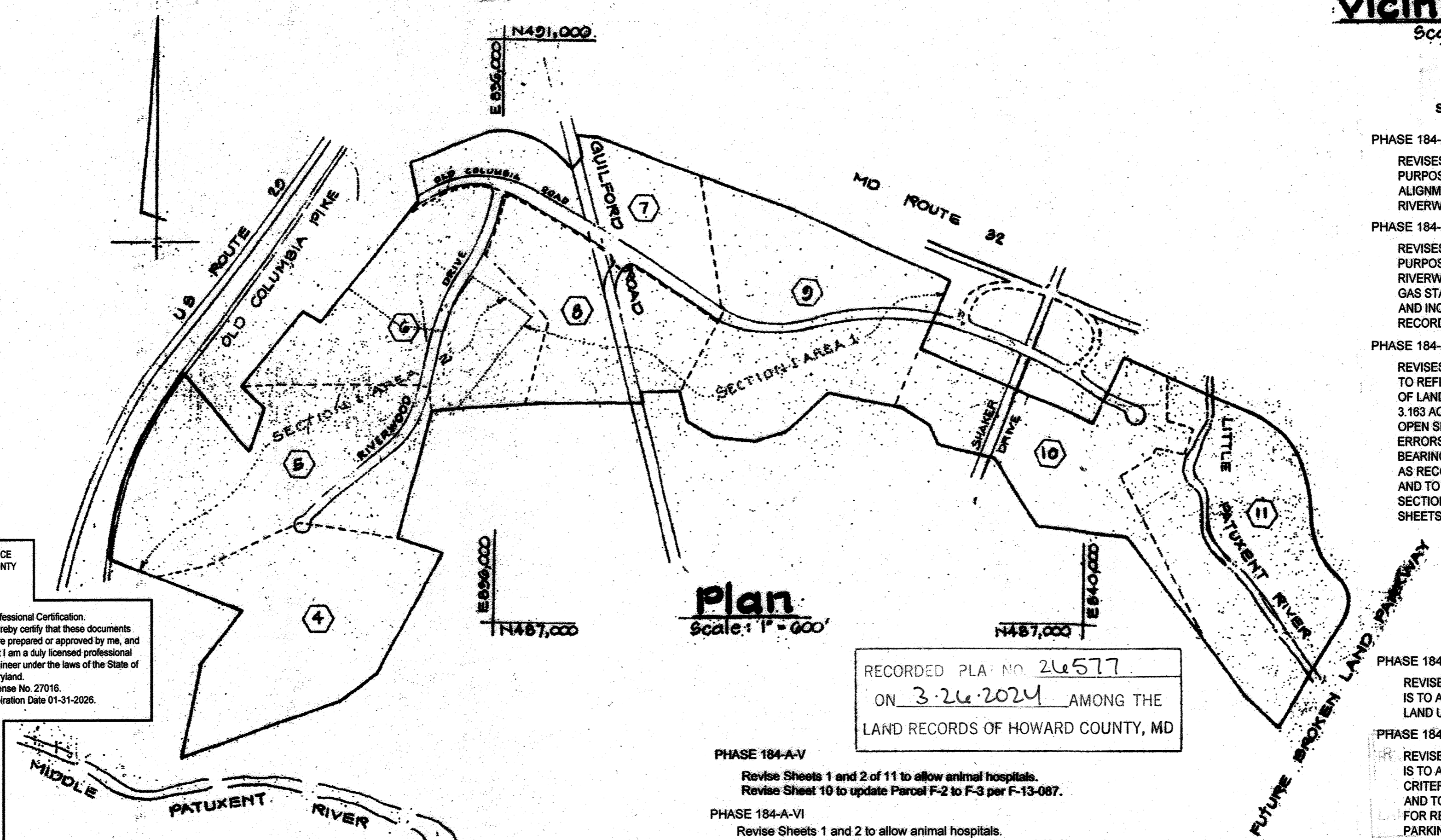


Vicinity Map
Scale 1" = 2000'



Plan
Scale: 1" = 600'

SUMMARY OF AMENDMENTS

- PHASE 184-A**
REVISES SHEETS 2, 3, 4, 5, 6, 7, 10, AND 11. PURPOSE IS TO REFLECT CHANGE IN ALIGNMENT OF OLD COLUMBIA ROAD AND RIVERWOOD DRIVE.
- PHASE 184-A-I**
REVISES SHEETS 1, 2, 3, 4, AND 5 OF 11. PURPOSE IS TO REFLECT CHANGE TO RIVERWOOD DRIVE AND ADD SPECIAL GAS STATION CRITERIA FOR PARCEL F-2 AND INCORPORATE PARCEL G FORMERLY RECORDED AS PLAT 3054-A-441 IN LOT 3.
- PHASE 184-A-II**
REVISES SHEETS 2, 3, 9, AND 10 OF 11 TO REFLECT CHANGES OF 3.163 ACRES OF LAND FROM OPEN SPACE TO 3.163 ACRES OF NON-CREDITED OPEN SPACE, TO CORRECT ERRORS IN DISTANCES AND BEARINGS ON SHEETS 9 & 10 AS RECORDED IN FDP 184-A-I AND TO SHOW THE NEW ZONING SECTION NUMBERS ON SHEETS 2 AND 3.
- PHASE 184-A-III**
REVISES SHEETS 1, 3, 7 AND 9 OF 11. PURPOSE IS TO ADD 2.500 ACRES OF INDUSTRIAL LAND USE TO THIS PHASE.
- PHASE 184-A-IV**
REVISES SHEETS 1 AND 2 OF 11. PURPOSE IS TO ADD RELIGIOUS ACTIVITIES CRITERIA UNDER PERMITTED USE AND TO ADD THE PARKING REQUIREMENT FOR RELIGIOUS FACILITIES UNDER PARKING REQUIREMENTS.

RECORDED PLAT NO. 26577
ON 3-26-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

- PHASE 184-A-V**
Revise Sheets 1 and 2 of 11 to allow animal hospitals.
Revise Sheet 10 to update Parcel F-2 to F-3 per F-13-067.
- PHASE 184-A-VI**
Revise Sheets 1 and 2 to allow animal hospitals.
Revise Sheet 8 to update Parcel E to E-1 and E-2 per F-83-103.

PREPARED AS TO SHEETS 1, 2 AND 8 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED 10/06/2013



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 27016
Expiration Date 01-31-2026.

01-18-2024
KEVIN C. ANDERSON, P.E.
KCW ENGINEERING TECHNOLOGIES, INC.
808 LANDMARK DR., SUITE 217
GLEN BURNIE, MD 21061
PHONE: 410.768.7700
EMAIL: KEVINANDERSON@KCW-ET.COM

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 11 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 08-26-16 AS PLAT 23885

PREPARED AS TO SHEETS 1 TO 11 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED 10/06/2013



Thomas M. Hoffman, Jr.
R.C. Prop. Line Surveyor # 267

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004

HOWARD COUNTY PLANNING BOARD
Lynda Esauy 3/5/24
H.C.P.D. EXEC. SECRETARY DATE H.C.P.D. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
184-A-V	08-26-16	N/A	23885-23895
184-A-IV	10-26-06	N/A	18590-18600
184-A-5	9-20-20	3054-A	1192-1193
184-A-2	6-1-06	3054-A	699
184-A-1	11-23-06	3054-A	610-621
184-A	12-17-01	3054-A	491-441
184	11-6-01	3054-A	409-411

RIVERS CORPORATE PARK SECTION 1, AREAS 1 & 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 184-A-VI
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SHEET 1 OF 11

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 184-A-II

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO RIVERS CORPORATE PARK, SECTION 1 / AREAS 1 & 2.

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, OTHER THAN BY PUBLIC ROAD, TO U.S. ROUTE 29 AND/OR TO NEW MARYLAND ROUTE 32 (PATUXENT FREEWAY) IS RESTRICTED.

VEHICULAR INGRESS AND EGRESS TO OLD MARYLAND ROUTE 32 (GUILFORD ROAD) WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED 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 THE 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 THE DEPARTMENT OF PUBLIC WORKS.

5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 125-C-3-b:

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-b:

THE TERM "STRUCTURE," AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE, SHALL INCLUDE, BUT NOT BE LIMITED TO:

ROOF OR BUILDING OVERHANGS, PORCHES, BAY WINDOWS, PRIVACY WALLS OR SCREENS, ALL PARTS OF ANY BUILDINGS, CORNICES AND EAVES, DWELLINGS OR ACCESSORY BUILDINGS AND CHIMNEYS

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 AND CHIMNEYS WHICH ARE NOT MORE THAN TEN (10) FEET IN WIDTH MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO THE SETBACK AREA, AND WHERE ANY LAND USE IS ADJACENT TO A PRINCIPAL OR INTERMEDIATE ARTERIAL ROAD, 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, SHRUBBERY, TREES, ORNAMENTAL LANDSCAPING, TRELLISES, EXCAVATIONS OR FILL, FENCING UNDER 6' IN HEIGHT, RETAINING WALLS UNDER 3' IN HEIGHT AND 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.

6C-2. EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

NO STRUCTURE SHALL BE LOCATED WITHIN TWENTY-FIVE (25) FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD, OR HIGHWAY. ANY BUILDING OR STRUCTURE EXCEEDING TWENTY (20) FEET IN HEIGHT, MEASURED FROM THE HIGHEST ADJOINING GROUND ELEVATION ALONG THE FRONT OF THE STRUCTURE, SHALL BE SET BACK AN ADDITIONAL ONE (1) FOOT FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT IN EXCESS OF TWENTY (20) FEET. NO PARKING LOT SHALL BE LOCATED WITHIN TWENTY-FIVE (25) FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD OR HIGHWAY. NO STRUCTURE SHALL BE ERECTED WITHIN ONE HUNDRED (100) FEET OF ANY BOUNDARY LINE OF ANY RESIDENTIAL DISTRICT.

EXCEPT AS RESTRICTED BY THIS PARAGRAPH 6C-2, BUILDINGS AND OTHER STRUCTURES MAY BE LOCATED AT ANY LOCATION WITHIN INDUSTRIAL LAND USE AREAS IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. NO PARKING SHALL BE LOCATED WITHIN TEN (10) FEET OF ANY LOT LINE, EXCEPT AS MAY BE SHOWN ON 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.

BUFFERING BY LANDSCAPE SCREENING SHALL BE PROVIDED AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL ON EMPLOYMENT CENTER INDUSTRIAL AREA ADJACENT TO RESIDENTIAL PROPERTIES.

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):

7D. EMPLOYMENT CENTER LAND USE-INDUSTRIAL LAND USE AREAS:

THE USES PERMITTED IN INDUSTRIAL LAND USE AREAS ARE LISTED BELOW. COMMERCIAL USES ANCILLARY TO OR COMPATIBLE WITH THE PERMITTED INDUSTRIAL USES AND PLANNED AS AN INTEGRAL PART OF THE PREDOMINANTLY INDUSTRIAL AREA ARE PERMITTED AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

1. BANKS, SAVINGS AND LOAN ASSOCIATIONS, INVESTMENT COMPANIES, CREDIT BUREAUS, BROKERS, AND SIMILAR FINANCIAL INSTITUTIONS.
2. BLUEPRINTING, PRINTING, DUPLICATING, OR ENGRAVING SERVICES.
3. BOWLING ALLEYS, TENNIS BARNS AND CLUBS, ROLLER SKATING AND ICE SKATING RINKS, COMMERCIAL GYMNASIUMS, DANCE HALLS, ATHLETIC CENTERS, INDOOR SWIMMING, MINIATURE GOLF, AND SIMILAR USES.
4. BUILDING CLEANING, PAINTING, ROOFING, EXTERMINATING, AND SIMILAR ESTABLISHMENTS.
5. CLOTHING AND APPAREL MANUFACTURE.
6. FOOD AND DRINK PRODUCTION, PROCESSING, PACKAGING, AND DISTRIBUTION FOR ANY DAIRY PRODUCTS, FOOD PRODUCTS, BAKERY PRODUCTS, NON-ALCOHOLIC BEVERAGES, SPICES, ICE, AND MEATS, EXCLUDING SLAUGHTERING.
7. FULL-SERVICE LAUNDRY AND/OR DRY CLEANING ESTABLISHMENTS.
8. FURNITURE AND APPLIANCE REPAIRS.
9. GENERAL LIGHT MANUFACTURING, INCLUDING PHOTOGRAPHIC EQUIPMENT, PRECISION INSTRUMENTS, CERAMIC PRODUCTS, ELECTRICAL EQUIPMENT, MUSICAL INSTRUMENTS, OPTICAL EQUIPMENT, MEDICAL SUPPLIES, TOYS, NOVELTIES, WROUGHT IRON PRODUCTS, SPORTING GOODS, RUBBER AND METAL STAMPS.
10. GOVERNMENT BUILDINGS FACILITIES AND USES, INCLUDING PUBLIC SCHOOLS AND COLLEGES.
11. HOME GOODS AND FURNITURE MANUFACTURE, INCLUDING BROOMS, BRUSHES, HOLIDAY DECORATIONS, JEWELRY, SILVERWARE, STATIONERY, TELEVISION SETS, RADIOS, HOUSEHOLD APPLIANCES, AND LEATHER GOODS, EXCLUDING TANNING.
12. HOTELS, MOTELS, AND CONFERENCE CENTERS.
13. MANUFACTURE, COMPOUNDING, ASSEMBLING, OR TREATMENT OF ARTICLES OR MERCHANDISE FROM THE FOLLOWING PREVIOUSLY PREPARED MATERIALS: BONE, CANVAS, CELLOPHANE, CLOTH, CORK, FEATHERS, FELT, FIBER, FUR, GLASS, HAIR, HORN, LEATHER, PAPER, PIPE, PLASTICS, PRECIOUS OR SEMI-PRECIOUS METALS OR STONES, SHEET METAL (EXCLUDING LARGE STAMPINGS SUCH AS MOTOR VEHICLE FENDERS AND BODIES), SHELLS, TEXTILES, TOBACCO, WAX, WIRE, WOOD, AND YARNS.
14. OFFICES, PROFESSIONAL AND BUSINESS.
15. PRINTING, LITHOGRAPHY, BOOKBINDING, OR PUBLISHING PLANTS.
16. A GASOLINE SERVICE STATION IS PERMITTED ON PARCEL F-2.
17. PARKS, SWIMMING POOLS, PLAYGROUNDS, TENNIS COURTS, BASKETBALL COURTS, AND SIMILAR RECREATION FACILITIES.
18. RESEARCH LABORATORIES.
19. RESTAURANTS AND BEVERAGE ESTABLISHMENTS, INCLUDING THOSE SERVING BEER, WINE, AND LIQUOR FOR CONSUMPTION ON PREMISES ONLY.
20. TAXIDERMY.
21. TEMPORARY FAIRS AND CARNIVALS SPONSORED BY CHARITABLE, SOCIAL, CIVIC, OR EDUCATIONAL ORGANIZATIONS FOR A PERIOD OF TIME NOT EXCEEDING SIXTEEN (16) DAYS PER EVENT IN ANY CALENDAR YEAR, PROVIDED THAT ALL EQUIPMENT, BANNERS, STANDS, AND OTHER MATERIALS AND EQUIPMENT SHALL BE COMPLETELY REMOVED FROM THE PREMISES WITHIN FIVE (5) DAYS OF THE CLOSING OF SUCH TEMPORARY FAIRS AND CARNIVALS.
22. WAREHOUSES, PROVIDED THAT ALL LOADING AND UNLOADING SHALL BE DONE ENTIRELY ON PRIVATE PROPERTY AND THAT NO PART OF ANY VEHICLE SHALL EXTEND INTO A STREET WHILE LOADING OR UNLOADING.
23. WHOLESALE BUILDING MATERIALS, SUPPLIES, AND INSTALLATION CONTRACTORS WITH STORAGE YARDS FOR LUMBER, BRICKS, CEMENT BLOCKS, CONSTRUCTION EQUIPMENT, PLUMBING, AND ELECTRICAL SUPPLIES.
24. PRIVATE BUSINESS COLLEGES AND UNIVERSITIES, TRADE SCHOOLS, AND SIMILAR COMMERCIAL OPERATED SCHOOLS.
25. PERSONAL SERVICE ESTABLISHMENTS SUCH AS BARBER SHOPS, BEAUTY SHOPS, OPTICIANS, PHOTOGRAPHERS, TAILORS, DAY CARE CENTERS.
26. STRUCTURES PRIMARILY USED FOR RELIGIOUS ACTIVITIES

7E-1. OPEN SPACE LAND USE AREAS:

LOTS 1, 7, AND 3 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):

8D. INDUSTRIAL LAND USE AREAS:

NO STRUCTURE SHALL BE CONSTRUCTED WITHIN THE AREA ENCOMPASSED BY THIS FINAL DEVELOPMENT PLAN PHASE EXCEEDING 50 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ALONG THE FRONT OF THE STRUCTURE. EXCEPT, HOWEVER, THAT STRUCTURE MAY BE CONSTRUCTED TO ANY HEIGHT PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

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):

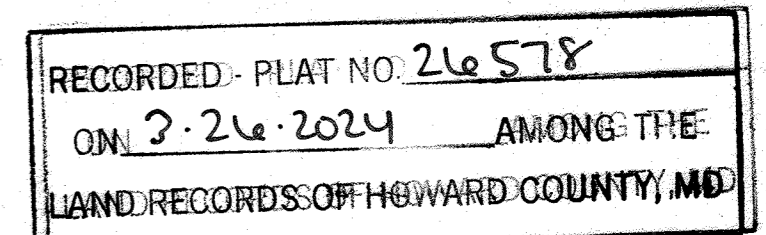
9D. INDUSTRIAL LAND USE AREAS:

PARKING REQUIREMENTS FOR USES PERMITTED UNDER THIS FINAL DEVELOPMENT PLAN CRITERIA SHALL BE AS FOLLOWS:

- A. FIVE (5) PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA DEVOTED TO COMMERCIAL RETAIL USES INCLUDING RESTAURANTS.
- B. TWO (2) PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE AREA CONTAINED WITHIN ANY BUILDING OR BUILDINGS CONSTRUCTED UPON LAND ENCOMPASSED BY THIS FINAL DEVELOPMENT PLAN PHASE WHICH ARE DEVOTED TO OFFICE USES.
- C. ONE PARKING SPACE FOR EACH 2 EMPLOYEES SHALL BE PROVIDED FOR ALL SITES DEVOTED TO INDUSTRIAL USES.
- D. TEN (10) PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET IN THE MAIN ASSEMBLY AREA. THE REQUIREMENT MAY BE REDUCED BY UP TO 33% IF THE USE IS LOCATED WITHIN 500 FEET OF THE PARKING FACILITY WHERE SUFFICIENT SPACES ARE AVAILABLE BY PERMISSION OF THE OWNER DURING THE TIME OF SERVICES. THE DISTANCE SHALL BE MEASURED BETWEEN THE ENTRANCE TO THE STRUCTURE AND THE PARKING SPACE CLOSEST TO THE ENTRANCE.

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.



**RIVERS CORPORATE PARK
SECTION 1, AREAS 1 & 2**

PETITIONER

**THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044**

COLUMBIA

AMENDED

**FINAL DEVELOPMENT PLAN, PHASE 184-A-VI
8TH ELECTION DISTRICT, HOWARD COUNTY, MD**

SHEET 2 OF 11

**NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 11 RECORDED
AMONG THE LAND RECORDS OF HOWARD COUNTY ON 08-26-16
AS PLAT 23886**

10. SETBACK PROVISIONS - SECTION 125-C-3-d (3):

10A. GENERALLY:

- A. SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 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):

12D. INDUSTRIAL LAND USE AREAS:
IN NO EVENT SHALL MORE THAN 50 PERCENT OF THE LAND INCLUDED WITHIN ANY LOT WITHIN THIS FINAL DEVELOPMENT PLAN PHASE BE COVERED BY BUILDINGS OR OTHER MAJOR STRUCTURES, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. NO COVERAGE 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 (10) PERCENT 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.

SPECIAL SITE CRITERIA FOR GASOLINE STATION

- A. PARCEL SIZE - THE MINIMUM PARCEL SIZE WHICH SHALL BE USED FOR A GASOLINE SERVICE STATION SITE SHALL BE ONE (1) ACRE PROVIDED THAT THIS SITE IS ADEQUATE TO SATISFY THE NECESSARY SERVICE, SETBACK, AND BUFFERING REQUIREMENTS.
- B. PARCEL FRONTAGE - A MINIMUM FRONTAGE OF ONE HUNDRED FIFTY (150) FEET ON A PUBLIC ROAD SHALL BE REQUIRED FOR ANY SITE USED FOR A GASOLINE SERVICE STATION.
- C. ACCESS - ACCESS POINTS AND DRIVEWAYS SHALL BE SO LOCATED AND DESIGNED AS TO ENSURE SAFE, EFFICIENT MOVEMENT OF TRAFFIC ONTO AND OFF OF THE SITE FROM THE LANE OF TRAFFIC NEAREST TO THE CURB AND RELATING TO TRAFFIC PASSING THE SITE. THE LOCATION, DESIGN, AND CONSTRUCTION OF ALL DRIVEWAYS SHALL CONFORM TO THE APPLICABLE COUNTY AND/OR STATE STANDARDS AND SPECIFICATIONS.
- D. SETBACKS
 - 1. A MINIMUM OF FIFTY (50) FEET SHALL BE REQUIRED BETWEEN THE PUBLIC RIGHT-OF-WAY AND ANY BUILDING ON THE SITE.
 - 2. ADJACENT TO RESIDENTIAL LAND USES THE BUILDING SETBACK LINE SHALL BE ONE HUNDRED (100) FEET FROM THE ADJACENT RESIDENTIAL PROPERTY LINE.
 - 3. PARKING AND STORAGE AREAS SHALL NOT BE PERMITTED WITHIN TEN (10) FEET OF ANY PROPERTY LINE NOR WITHIN TEN (10) FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.
- E. BUILDINGS
 - 1. THE MAIN BUILDING, THE PUMP ISLAND, AND ANY ANCILLARY BUILDINGS SHALL BE HARMONIOUS IN DESIGN WITH ADJACENT DEVELOPMENT AND APPROPRIATE TO THE CHARACTER OF THE NEIGHBORHOOD.
 - 2. PROVISION SHALL BE MADE FOR RESTROOM FACILITIES FOR USE BY THE PUBLIC.
 - 3. MATERIALS, TEXTURES, AND COLORS SHALL BE COMPATIBLE WITH SURROUNDING USES. REFLECTIVE AND FLUORESCENT MATERIALS SHALL NOT BE PERMITTED.
 - 4. CONVENIENCE CIGARETTE, SNACK, AND/OR SOFT DRINK DISPENSERS ARE ALLOWABLE PROVIDED THEY ARE EITHER ENCLOSED OR EFFECTIVELY SCREENED AND ARE INTEGRATED WITH THE ARCHITECTURAL DESIGN OF THE SERVICE STATIONS.
- F. SERVICE EQUIPMENT, OUTDOOR STORAGE, & REFUSE AREAS
 - 1. SERVICE RACKS AND/OR PITS SHALL BE LOCATED WITHIN THE MAIN BUILDING.
 - 2. OUTDOOR STORAGE AND/OR REFUSE AREAS SHALL BE FENCED OR SCREENED FROM VIEW.
 - 3. THE SITE PLAN SHALL INDICATE THE DISPOSAL METHODS TO BE USED FOR ALL WASTE MATERIAL INCLUDING WASTE OIL.
- G. LANDSCAPING, FENCES, WALLS, & SCREENING
 - 1. LANDSCAPING SHALL BE PROVIDED ON A MINIMUM OF TWENTY (20) PERCENT OF THE SITE AREA.
 - 2. ADJACENT TO RESIDENTIAL LAND USES, A VISUAL SCREEN SHALL BE PROVIDED BETWEEN THE PROPERTIES IN THE FORM OF EARTH BERMS, FENCES, WALLS, AND/OR PLANTING.
 - 3. WHEN SOLID WALLS ARE UTILIZED NEXT TO A RESIDENTIAL AREA, A PLANTING STRIP WILL BE PROVIDED OUTSIDE OF THE WALL.
 - 4. MATERIALS, TEXTURES, COLORS, AND DESIGN OF FENCES, WALLS, AND SCREENING SHALL BE COMPATIBLE WITH THE ON-SITE DEVELOPMENT, WITH ADJACENT PROPERTIES AND WITH THE NEIGHBORHOOD.
- H. OFF-STREET PARKING
 - 1. THE NUMBER OFF OF-STREET PARKING SPACES TO BE PROVIDED IS AS FOLLOWS:
 - A. THREE (3) SPACES PER GREASE RACK OR WORKING BAY.
 - B. ONE (1) SPACE PER EMPLOYEE ON DUTY.
 - C. ONE (1) SPACE PER ACCESSORY VEHICLE SUCH AS TOW TRUCK AND SERVICE VEHICLE.
 - 2. WHERE A CAR WASH SERVICE IS PROPOSED, SUFFICIENT PARKING/QUEUING CAPACITY SHALL BE PROVIDED SO THAT PUBLIC STREETS WILL NOT BE USED FOR QUEUING.
- I. LIGHTING - LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SOURCE, INCLUDING INTERIOR OF A BUILDING, SHALL BE SO SHADED, SHIELDED, OR DIRECTED THAT THE LIGHT INTENSITY OR BRIGHTNESS SHALL NOT ADVERSELY AFFECT SURROUNDING OR FACING PREMISES, NOR ADVERSELY AFFECT SAFE VISION OF OPERATORS OF VEHICLES MOVING ON PUBLIC OR PRIVATE ROADS, HIGHWAYS, OR PARKING AREAS. SUCH LIGHTING SHALL NOT SHINE ON OR REFLECT ON OR INTO RESIDENTIAL STRUCTURES.
- J. MISCELLANEOUS
 - 1. THE OPERATION OF THE FACILITY SHALL BE CONFINED TO NORMAL SERVICE STATION ACTIVITIES. OUTSIDE OPERATION SHALL BE LIMITED TO THE DISPENSING OF GASOLINE, OIL, WATER, AND PRESSURIZED AIR; THE CHANGING OF TIRES; AND MINOR SERVICING.
 - 2. THE SALE OR RENTAL OF BOATS, TWO-WHEELED VEHICLES TRUCKS, TRAILERS, TRACTORS, MOWERS, AND OTHER SIMILAR MACHINES EXCLUSIVE OF PASSENGER CARS IS PROHIBITED.
 - 3. THE PREMISES SHALL BE MAINTAINED AT ALL TIMES IN A CLEAN AND ORDERLY CONDITION, INCLUDING THE CARE OR REPLACEMENT OF PLANT MATERIALS REQUIRED IN THE LANDSCAPING AND SCREENING PLAN. THE RESPONSIBILITY FOR COMPLIANCE WITH THIS PROVISION SHALL BE WITH ALL PARTIES HAVING A LEASE OR OWNERSHIP INTEREST IN THE GASOLINE SERVICE STATION.
 - 4. WHERE A GASOLINE SERVICE STATION IS ADJACENT TO A RESIDENTIAL DISTRICT, ITS HOURS OF OPERATION MAY BE ESTABLISHED BY THE HOWARD COUNTY PLANNING BOARD.

LAND USE	ACRES
EMPLOYMENT CENTER	148.9706
INDUSTRIAL	
ROADWAY	4.6989
OPEN SPACE CREDITED	100.9986
OPEN SPACE NON-CREDITED	3.1682
TOTAL:	257.8363

RECORDED - PLAT NO. 226579
ON 3-26-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 9 OF 11
RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON 08-26-16 AS PLAT 23887

RIVERS CORPORATE PARK
SECTION 1 AREAS 1 & 2

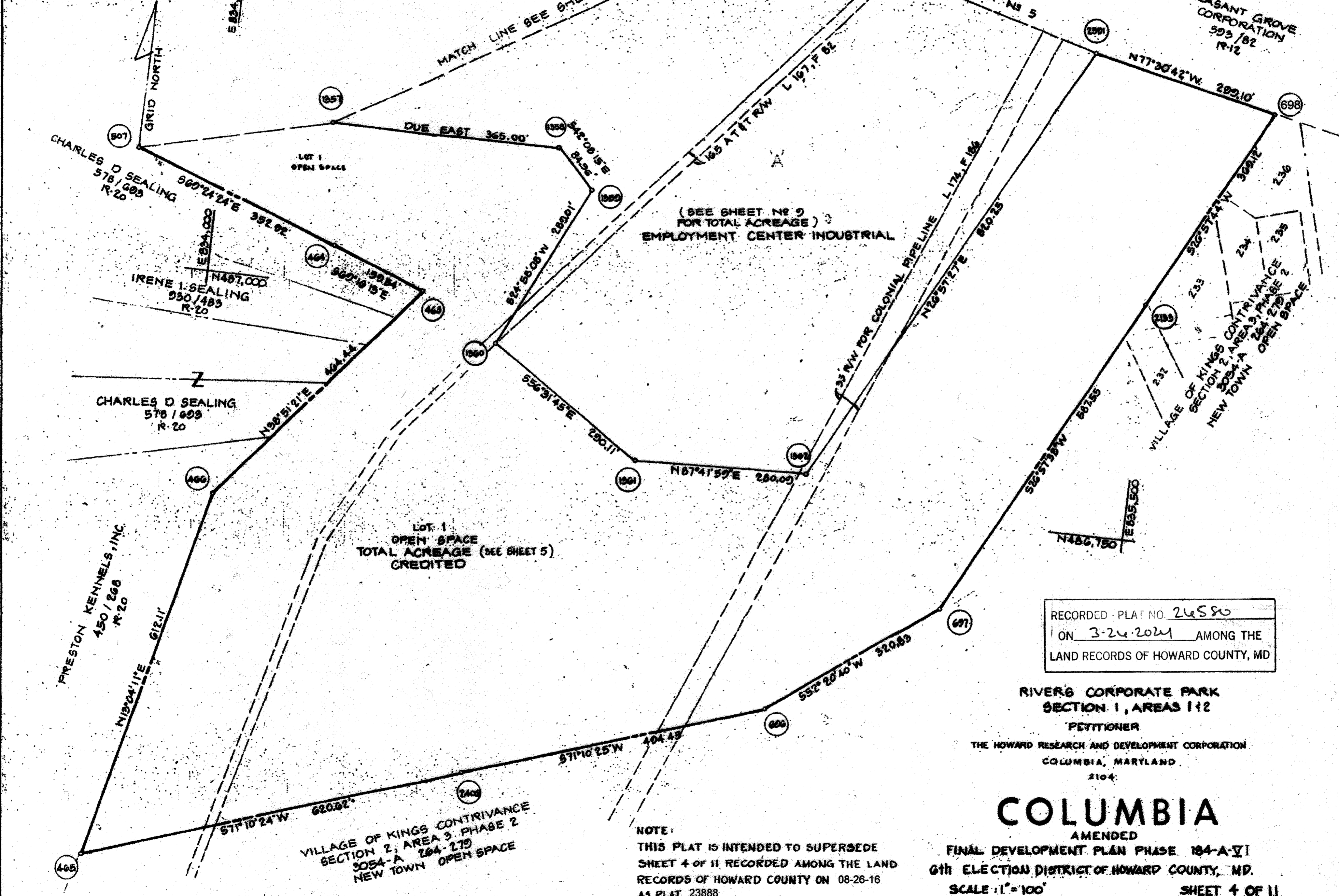
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT
CORPORATION

COLUMBIA, MD. 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 184 A-VI
6th ELECTION DISTRICT OF HOWARD COUNTY, MD. SHEET 3 OF 11

COORDINATES					
NE	NORTH	EAST	NE	NORTH	EAST
483	487007.08	834242.37	1361	486780.00	834712.00
484	487060.56	834100.16	1362	486791.24	834901.87
485	486049.16	833912.58	2132	487128.60	835488.80
486	486645.41	834051.00	2408	486240.44	834500.00
501	487187.60	835522.78	2501	487372.37	835843.71
606	486409.00	834965.00			
607	486203.00	835227.00			
608	487497.60	835655.74			
1357	487265.00	834170.00			
1358	487265.00	834335.00			
1359	487261.00	834592.00			
1360	486240.00	834470.00			



RECORDED - PLAT NO. 26580
ON 3-24-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

**RIVER6 CORPORATE PARK
SECTION 1, AREAS 112**

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
2104

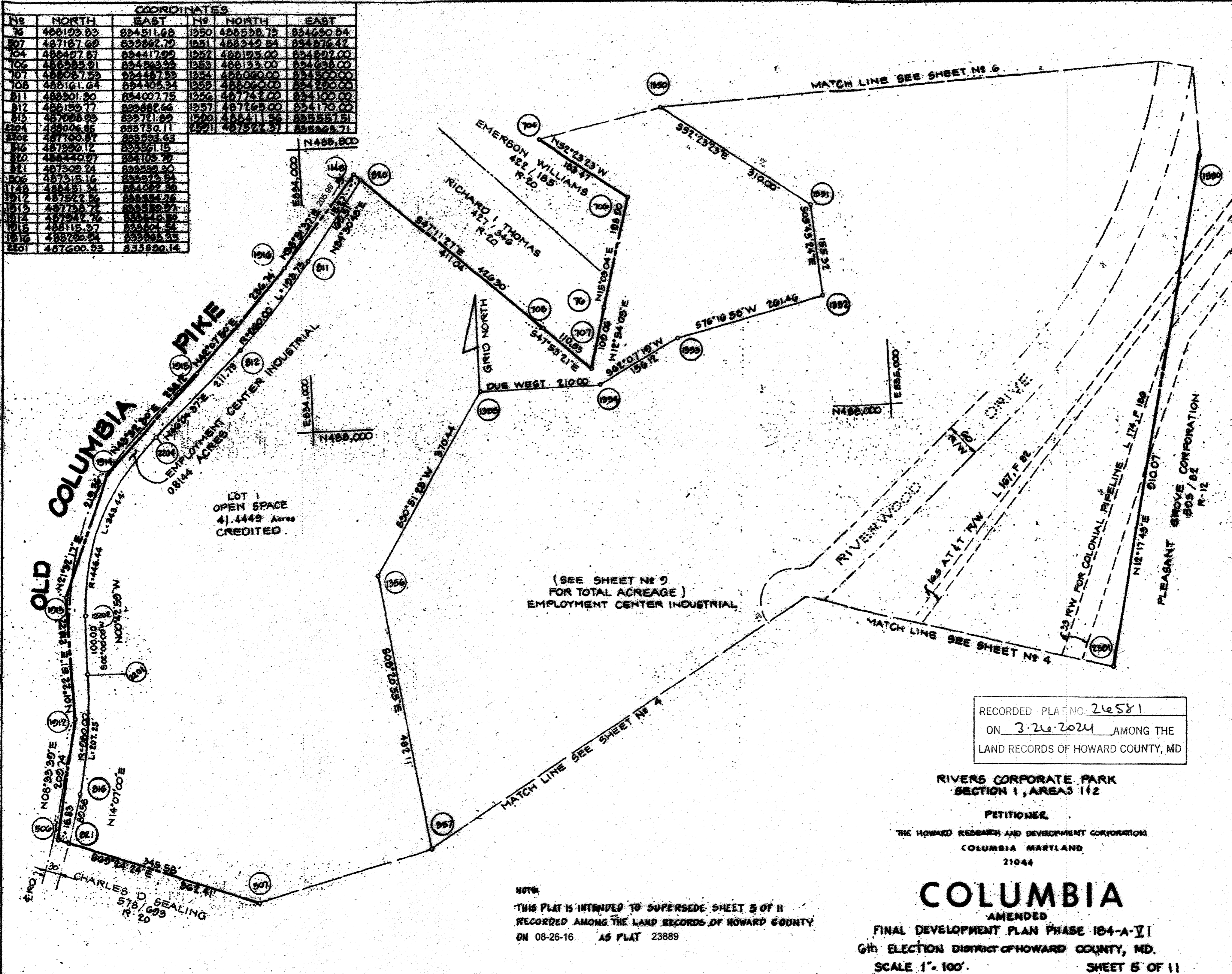
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 184-A-VI
6th ELECTION DISTRICT OF HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 4 OF 11

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE
SHEET 4 OF 11 RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY ON 08-26-16
AS PLAT 23888

COORDINATES

No	NORTH	EAST	No	NORTH	EAST
76	488103.83	834511.68	1250	488538.73	834690.84
807	487187.69	833862.79	1251	488349.84	834876.47
104	488497.87	834417.99	1252	488195.00	834897.00
106	488595.91	834863.38	1253	488133.00	834698.00
107	488087.33	834487.33	1254	488060.00	834500.00
108	488161.64	834405.34	1255	488060.00	834300.00
811	488201.20	834007.75	1256	487747.00	834100.00
812	488159.77	833887.66	1257	487765.00	834170.00
813	487998.03	833781.89	1258	488411.56	835357.51
2204	488006.85	833738.11	1259	487972.37	835265.71
2202	487700.87	833333.43			
816	487930.12	833561.15			
820	488440.97	834105.79			
821	487300.74	833330.30			
806	487315.16	833873.94			
1148	488451.34	834097.99			
1212	487522.26	833844.76			
1015	487738.72	833332.21			
814	487942.76	833149.88			
1016	488115.37	833804.34			
1018	488296.24	833868.33			
2201	487600.93	833890.14			



RECORDED - PLAT NO. 26581
 ON 3-26-2024 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

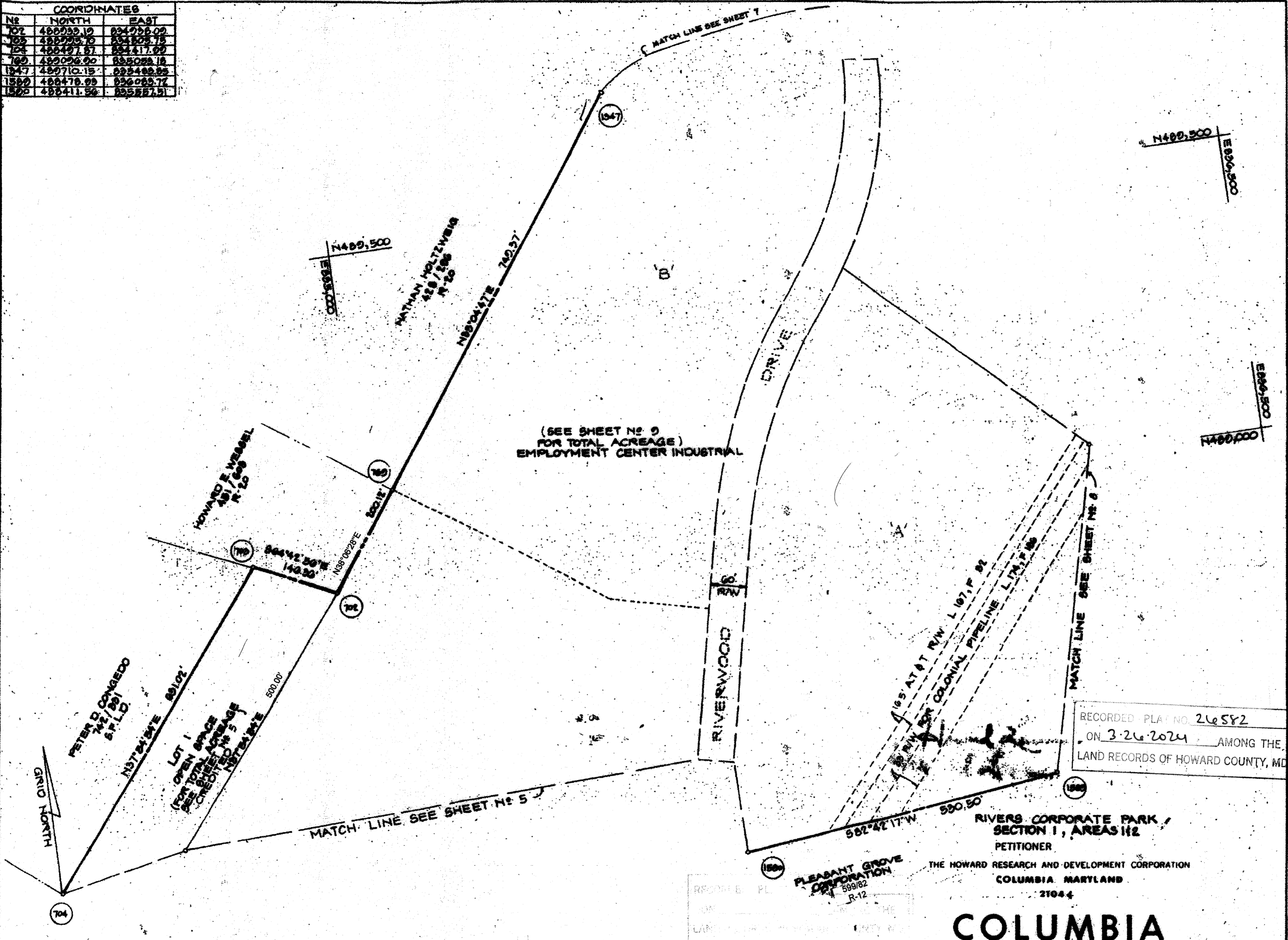
RIVERS CORPORATE PARK
 SECTION 1, AREAS 112
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA MARYLAND
 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 104-A-VI
 6th ELECTION DISTRICT OF HOWARD COUNTY, MD.
 SCALE 1" = 100'
 SHEET 5 OF 11

NOTE:
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 11
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
 ON 08-26-16 AS PLAT 23889

COORDINATES		
NO	NORTH	EAST
102	488055.19	834056.09
105	488055.70	834105.75
104	488497.57	834417.09
100	488056.00	835023.18
1347	488070.15	835482.85
1580	488478.99	836025.77
1520	488411.50	835557.51

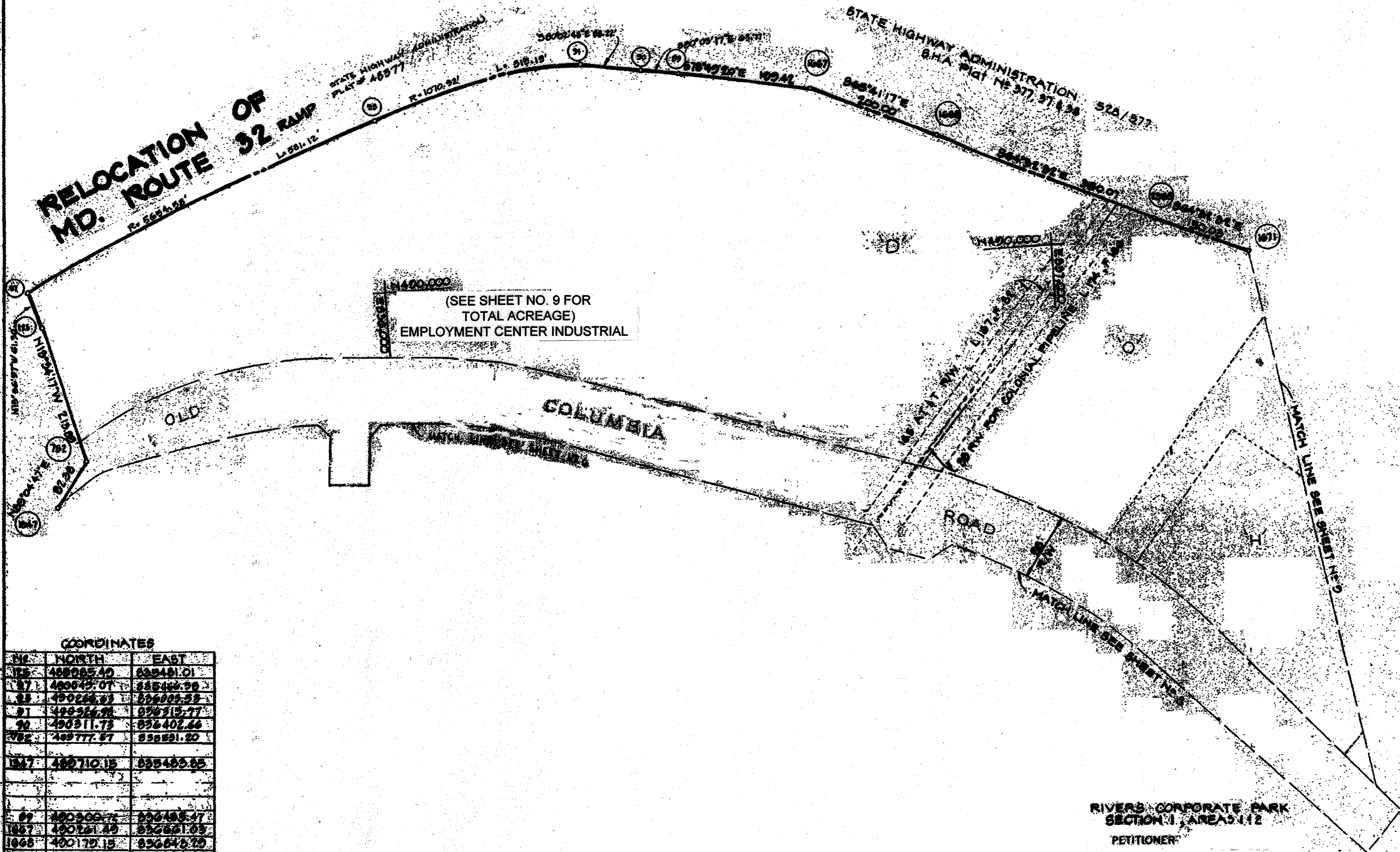


RECORDED - PLAT NO. 26582
 ON 3-26-2024 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

NOTE:
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET 6 OF 11
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
 ON 08-26-16 AS PLAT 23890

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 104-A-VI
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 6 OF 11

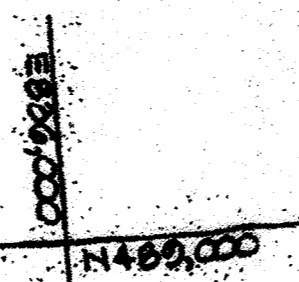
RELOCATION OF MD. ROUTE 32 RAMP



(SEE SHEET NO. 9 FOR TOTAL ACREAGE)
EMPLOYMENT CENTER INDUSTRIAL

COORDINATES

NO.	NORTH	EAST
175	488085.40	838481.01
177	489049.07	838466.99
183	490266.73	836603.53
171	490326.98	836715.77
190	490311.73	836402.66
182	489777.87	838891.20
184	488710.15	838485.85
189	488360.72	836485.47
186	490721.49	836621.03
188	490170.15	836648.29
187	489964.18	837204.84
189	490078.62	837190.37



RECORDED - PLAT NO. 26583
ON 3-26-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET
7 OF 11 RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY ON 08-26-16 AS PLAT 25891

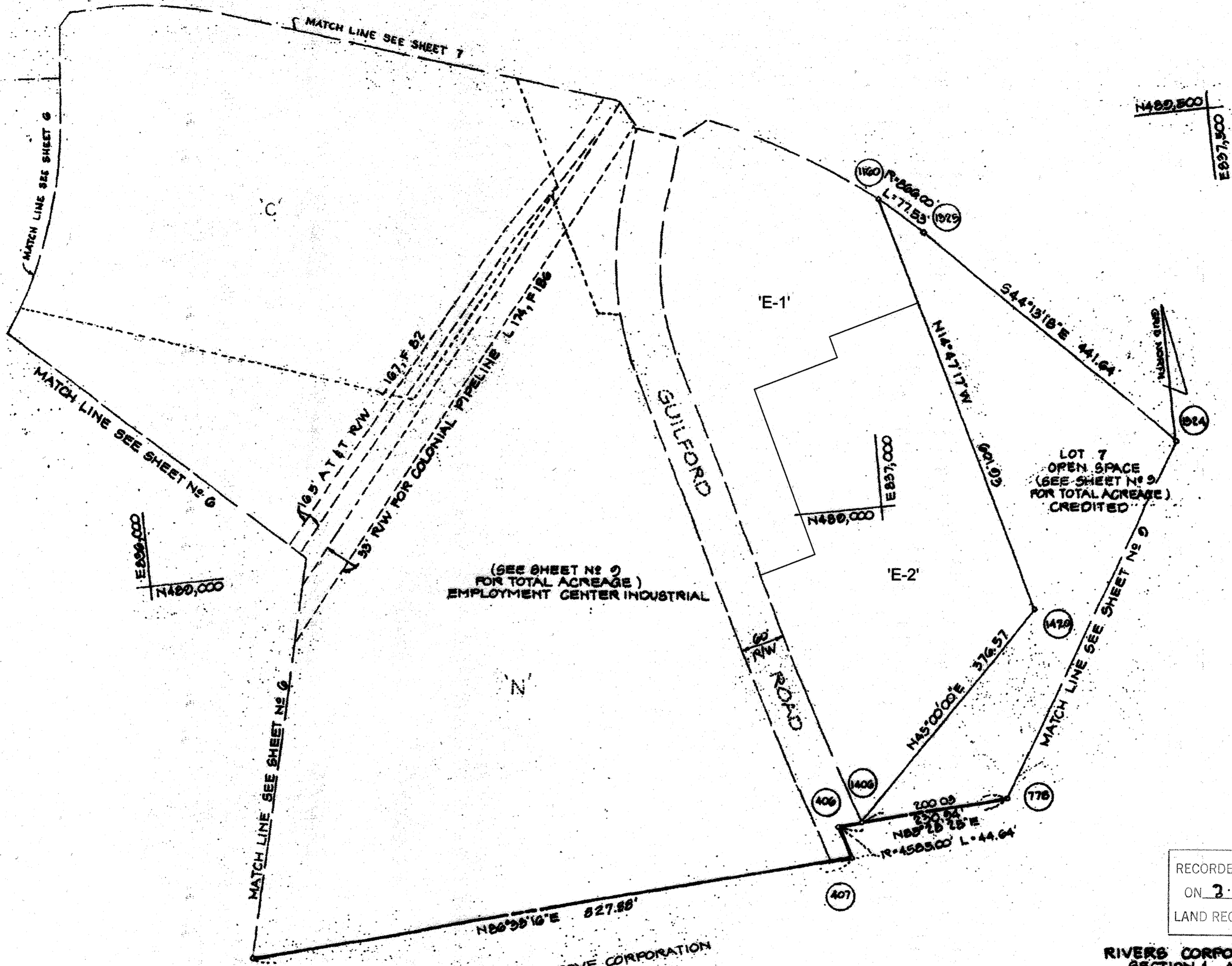
RIVERS CORPORATE PARK
SECTION I, AREAS 1-12
PETITIONER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 184-A-VI
6th ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 7 OF 11

COORDINATES		
NO.	NORTH	EAST
406	488570.25	836825.72
407	488528.62	836910.10
778	488589.20	837126.01
1589	488478.93	836063.72
1924	489059.96	837411.53
1925	489369.39	837096.45
1406	488573.42	836926.60
1420	488674.03	837227.22



(SEE SHEET NO 9 FOR TOTAL ACREAGE)
EMPLOYMENT CENTER INDUSTRIAL

LOT 7
OPEN SPACE
(SEE SHEET NO 9 FOR TOTAL ACREAGE)
CREDITED

PLEASANT GROVE CORPORATION
505.782
R:12

RECORDED - PLAT NO. 26584
ON 3-26-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

RIVERS CORPORATE PARK
SECTION 1, AREAS 112
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA MARYLAND
21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 184-A VI
6th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1" = 100'

SHEET 8 OF 11

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 8 OF 11
RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON 08-26-16 AS PLAT 23892

STATE HIGHWAY ADMINISTRATION
 325/377
 S.H.A. Plat No 977,974 & 98
 992'49'32"E 500.62'

562'15'16"E 500.00'
 561'06'51"E 250.80'

TOTAL ACREAGE = 141.343 AC.
 EMPLOYMENT CENTER INDUSTRIAL

COORDINATES

No.	NORTH	EAST
110	488343.90	837029.17
661	488581.20	838712.36
710	488643.34	838181.67
772	488274.32	837170.95
773	488222.07	837450.26
777	488362.56	837245.18
778	488580.20	837126.01
1671	488064.18	837204.84
1672	488008.77	837045.05
1676	488470.12	838568.42
1677	489236.94	838851.72
1678	488115.79	839051.92
2722	488660.15	838845.47
1921	488919.21	838767.15
1922	488919.61	838556.82
1923	488866.24	838100.72
1924	489059.06	837411.53
1931	488673.31	838541.77

PROPERTY COORDINATES

#	NORTH	EAST
2	488956.92	837622.71
3	488854.38	837447.51
4	488722.83	837275.74
5	488576.40	837151.23
6	488420.94	837281.53
7	488375.70	837375.21
8	488400.61	837479.20
9	488661.30	837627.93
10	488797.96	837595.62
11	488912.27	837600.62

CURVE DATA - 20' WATER & UTILITY EASEMENT

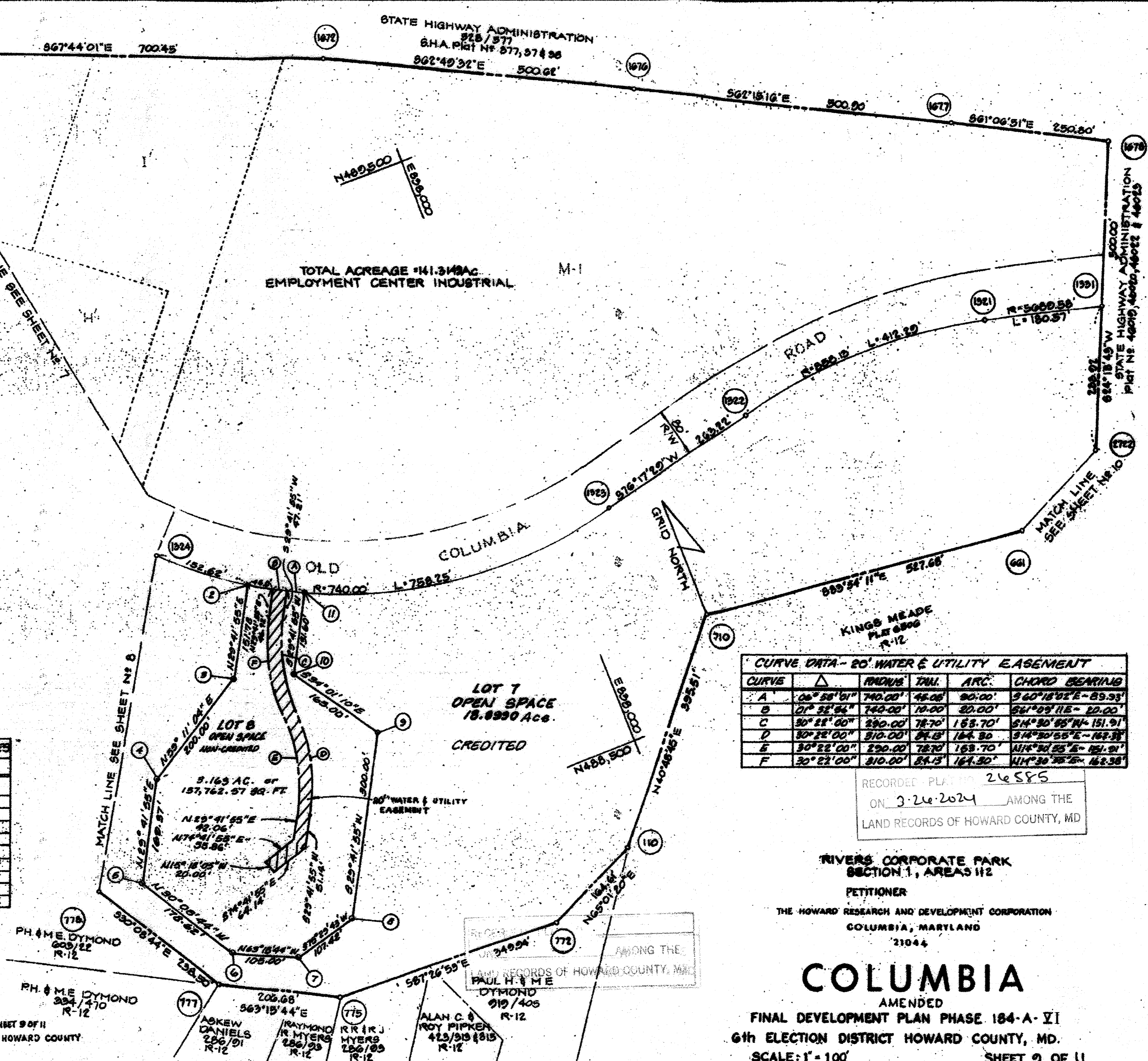
CURVE	Δ	RADIUS	TAN.	ARC	CHORD BEARING
A	06°58'01"	740.00'	45.06'	90.00'	S60°18'02"E-89.33'
B	01°52'54"	740.00'	10.00'	20.00'	S61°09'11"E-20.00'
C	30°22'00"	290.00'	78.70'	163.70'	S14°30'55"W-151.91'
D	30°22'00"	310.00'	84.8'	164.30'	S14°30'55"E-162.38'
E	30°22'00"	290.00'	78.70'	163.70'	N14°30'55"E-151.91'
F	30°22'00"	310.00'	84.13'	164.30'	N14°30'55"E-162.38'

RECORDED - PLAT NO. 26585
 ON 3-26-2024 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

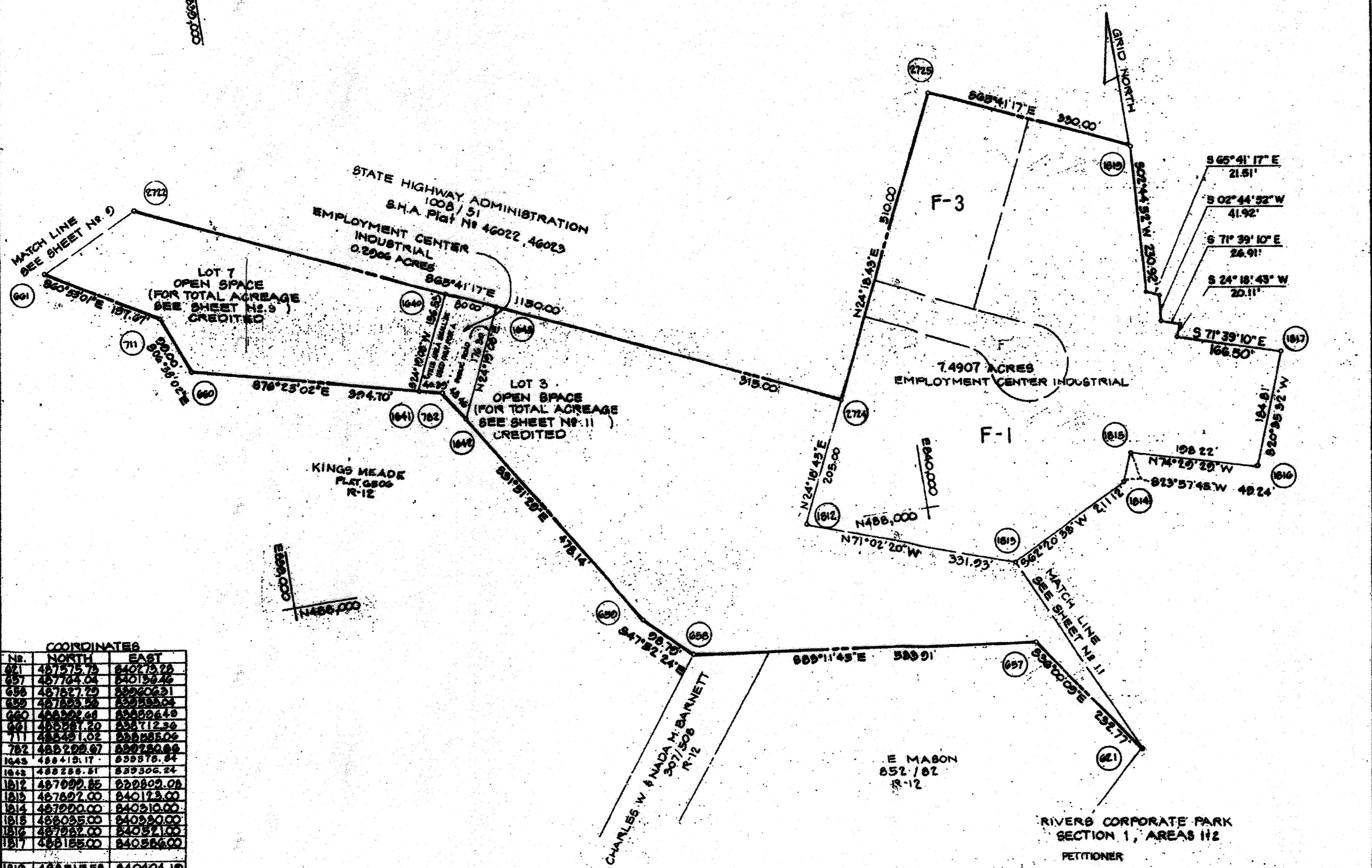
RIVERS CORPORATE PARK
 SECTION 1, AREAS II2
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 184-A-VI
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100'
 SHEET 9 OF 11

NOTE
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET 9 OF 11
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
 ON 08-26-16 AS PLAT 23893



N488,000
E639,000



COORDINATES

No.	NORTH	EAST
661	487575.75	840775.75
657	487744.04	840156.46
656	487827.29	839606.31
659	487823.26	839555.04
660	488222.68	839826.49
661	488581.20	838712.36
711	488491.02	839885.06
762	488222.67	839826.49
1045	488418.17	839878.84
1046	488258.51	839306.24
1012	487999.85	839809.08
1013	487892.00	840173.00
1014	487900.00	840310.00
1015	488035.00	840390.00
1016	487982.00	840571.00
1017	488155.00	840586.00
1019	488513.58	840404.19
2722	488660.15	839843.47
2724	488186.67	839893.48
2725	488651.44	840103.45

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 10 OF 11 RECORDED
AMONG THE LAND RECORDS OF HOWARD COUNTY ON 08-26-16
AS PLAT 23894

RECORDED PLAT NO. 26586
ON 3-26-2021 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

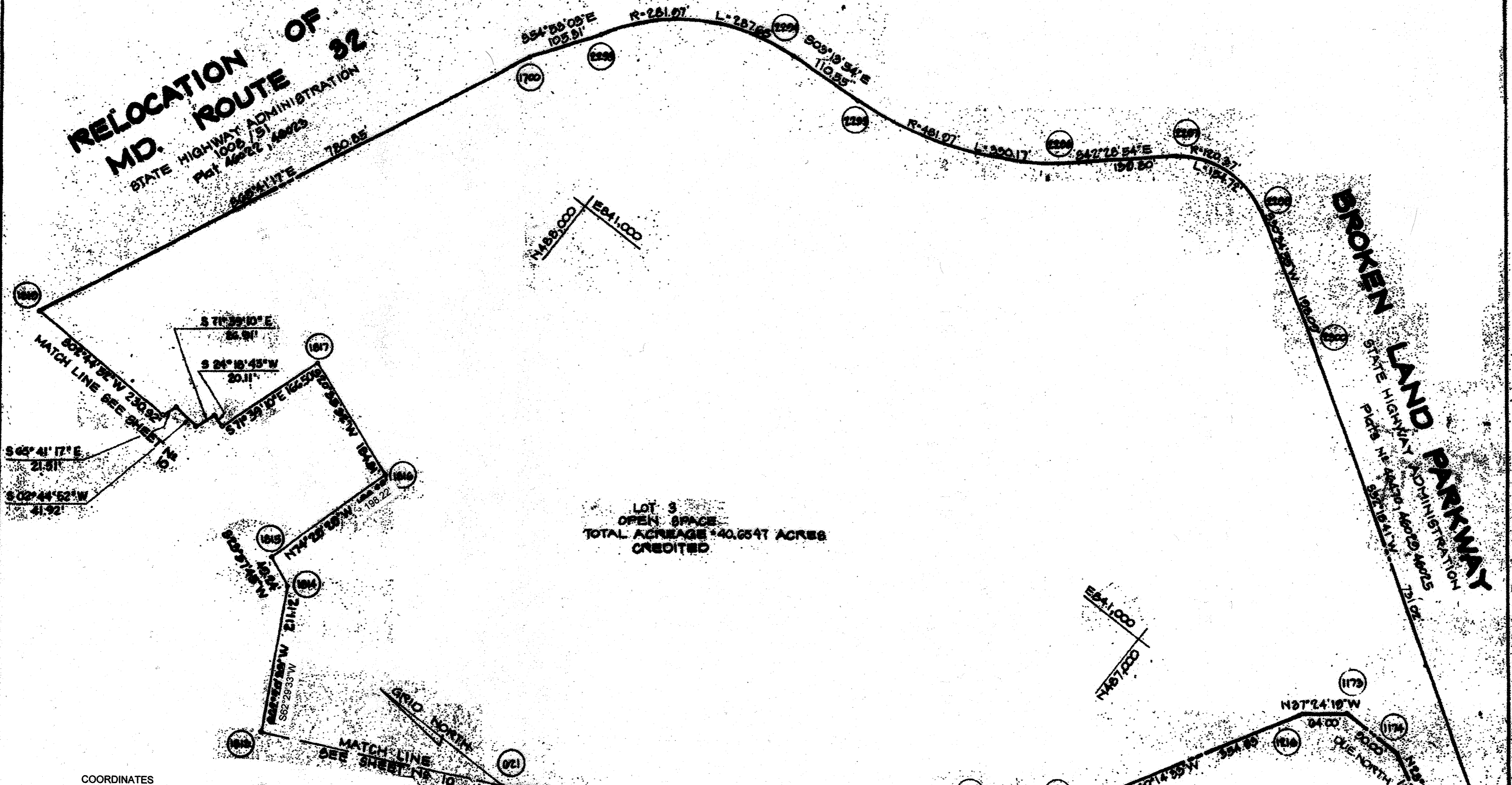
RIVERS CORPORATE PARK
SECTION 1, AREAS 112
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 184-A-VI
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 10 OF 11

RELOCATION OF MD. ROUTE 32

STATE HIGHWAY ADMINISTRATION
 Plat 4662, 1, 46623



LOT 3
 OPEN SPACE
 TOTAL ACREAGE = 40.6547 ACRES
 CREDITED

LOT 1 OPEN SPACE
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2, AREA 3, PHASE 1
 Plats 4660, 70, 71, 72, 73

PARCEL A MULTI-FAMILY
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2, AREA 3, PHASE 1
 Plats 4660, 70, 71, 72, 73

RIVERS CORPORATE PARK
 SECTION 1, AREA 3, PHASE 2

COORDINATES

No.	NORTH	EAST
454	486457.42	841098.81
617	487059.90	840655.39
619	487358.29	840431.27
621	487575.78	840273.28
1171	486927.00	840753.00
1173	486700.00	841100.00
1174	486610.00	841100.00
1179	486908.07	840735.50
1180	486510.65	841046.74
1216	486750.84	841061.12
1700	488194.10	841115.78
1813	487892.00	840123.00
1814	487990.00	840310.00
1815	488035.00	840330.00
1816	487982.00	840521.00
1817	488155.00	840586.00
1819	488515.58	840404.19
2293	488133.13	841201.93
2294	487901.18	841349.72
2295	487790.80	841335.95
2296	487492.47	841481.70
2297	487389.37	841576.12
2298	487245.79	841590.34
2300	487075.25	841489.56

RECORDED PLAT NO. 26587
 ON 3-26-2024 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 184 A-VI
 6TH ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1" = 100'

NOTE:
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET II OF II
 RECORDED AMONG THE LAND RECORDS OF HOWARD
 COUNTY ON 08-26-16 AS PLAT 23895