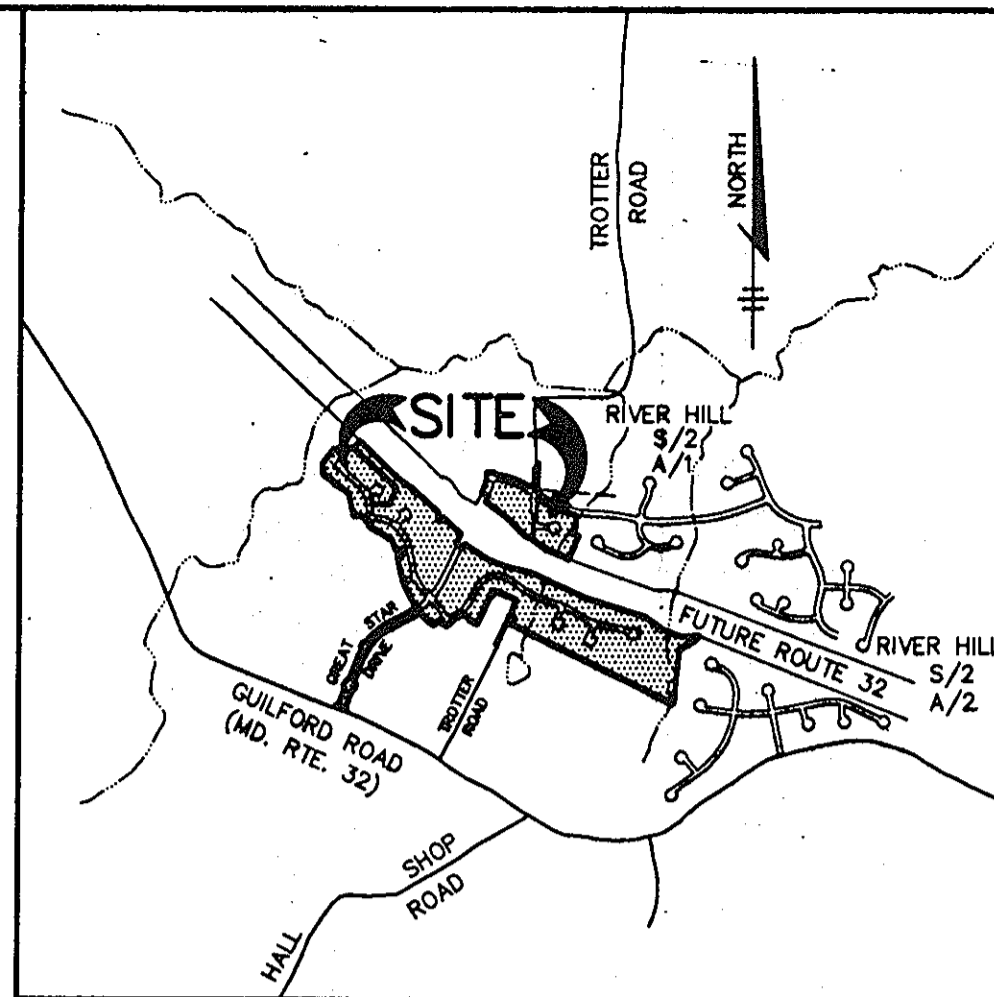
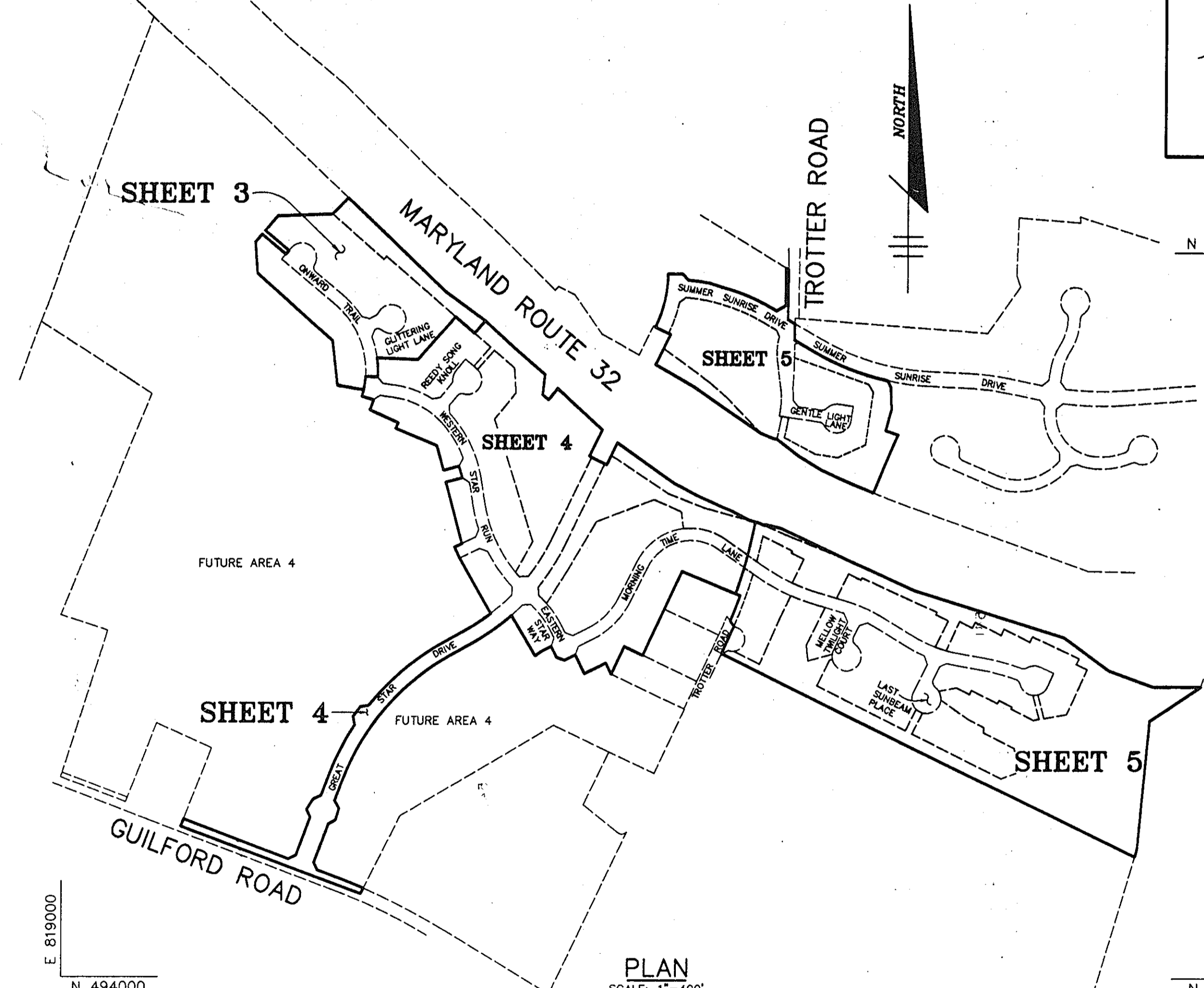


# VILLAGE OF RIVER HILL PHASE 209-A-3 PART III AMENDED FINAL DEVELOPMENT PLAN



**VICINITY MAP**  
SCALE: 1" = 2000'



### SUMMARY OF AMENDMENTS

- PHASE 209-A REVISED SHEETS 1, 2 AND 5 OF 5. PURPOSE IS TO REDESIGNATE 0.689 ACRES OF CREDITED OPEN SPACE USED FOR PARKING IN OPEN SPACE LOT 105 AS NON-CREDITED OPEN SPACE.
- PHASE 209-A-1 THE PURPOSE OF THIS AMENDMENT IS TO REMOVE A PORTION OF OPEN SPACE LOT 106 ALONG THE FRONTAGE OF THE PARLETTE PROPERTY AND TO REVISE OPEN SPACE LOT 107 TO AGREE WITH THE PROPOSED RECORD PLAT OF VILLAGE OF RIVER HILL - SECTION 2, AREA 3, PHASE 2.
- PHASE 209-A-2 AMENDS SHEETS 1, 2, 4 & 5 OF 5. THE PURPOSE OF THIS AMENDMENT IS TO ASSIGN THE RAMP PORTIONS OF MARYLAND ROUTE 32 RIGHT-OF-WAY TO SINGLE FAMILY LOW DENSITY LAND USE IN VILLAGE OF RIVER HILL - SECTION 2, AREA 3.
- PHASE 209-A-3 REVISED SHEETS 1, 2 AND 5 OF 5. THE PURPOSE IS TO REDESIGNATE 0.081 ACRES OF CREDITED OPEN SPACE USED FOR PARKING IN OPEN SPACE LOT 105 AS NONCREDITED OPEN SPACE.

*Ho Co.  
RECORDED DATE 4/21/97  
PLAT # 3054-A-1606*

THIS AMENDMENT PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 209-A-2 SHEET 1 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3054-A-1539.

ENGINEER

THE RBA GROUP  
7164 COLUMBIA GATEWAY DR.  
COLUMBIA, MARYLAND  
(410) 312-0966

E 819000  
N 494000

PLAN  
SCALE: 1"=400'

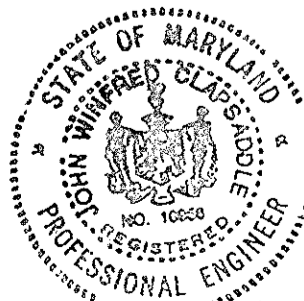
E 824000  
N 494000

## COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 3 PHASES 1 THRU 3

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 209-A-3  
PART III  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: JAN 23, 1997 SHEET 1 OF 5

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



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 SEPT. 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 NOVEMBER 26, 1995

HOWARD COUNTY PLANNING BOARD

PHASE NO.	DATE	PLAT BOOK	FOLIO
209-A-2	4-17-96	3054-A	1539-43
209-A-1	9-21-95	3054-A	1495-99
209-A	10-17-94	3054-A	1450-54
209	5-5-94	3054-A	1346-50
RECORDED			

H.C.P.B. EXEC. SECRETARY *[Signature]* DATE 3/27/97  
H.C.P.B. CHAIRMAN *[Signature]* DATE 2/23/97

*[Signature]* 1/23/97

**FINAL DEVELOPMENT PLAN CRITERIA**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 209 IS APPLICABLE TO SECTION 2, AREA 3, OF THE VILLAGE OF RIVER HILL ZONED NEW TOWN.

**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 IS NOT PERMITTED TO GUILFORD ROAD AND MARYLAND ROUTE 32, EXCEPT AT THE PUBLIC ROAD CONNECTIONS.

**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, VESTIBLE, 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, 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
- SHRUBBERY
- TREES
- ORNAMENTAL LANDSCAPING
- SIMILAR MINOR STRUCTURES
- TRELLISES
- EXCAVATIONS OR FILL
- FENCING UNDER 6' IN HEIGHT
- RETAINING WALLS UNDER 3' IN HEIGHT

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 DENSITY**

NO STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO A 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 FEET 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 SETBACK 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 EASEMENT AS SHOWN ON THE FINAL SUBDIVISION PLAT.

ENGINEER

THE RBA GROUP  
7164 COLUMBIA GATEWAY DR.  
COLUMBIA, MARYLAND  
(410) 312-0966

**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 POOLS, TENNIS COURTS, BASKETBALL COURTS, RESERVED FOR THE USE OF THE ONSITE RESIDENTS AND THEIR GUESTS.

**7E-1 OPEN SPACE LAND USE AREAS**

LOTS 103, 104, 107 (CREDITED) AND 106 (NON-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 PLAT IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

**7E-2 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS**

LOT 105 IS TO BE USED FOR ALL OPEN SPACE LAND USES, INCLUDING, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:

- A. OPERATION AND MAINTENANCE OF A PUBLIC OR PRIVATE PARK, PLAYGROUND, SWIMMING POOL AND SIMILAR COMMUNITY RECREATIONAL USES.
- B. OPERATION OF A PUBLIC OR PRIVATE CHILD CARE CENTER.
- C. OPERATION OF A NEIGHBORHOOD COMMUNITY CENTER WHICH MAY BE USED FOR ALL COMMUNITY ACTIVITIES CUSTOMARY TO A NEIGHBORHOOD CENTER, INCLUDING, BUT NOT LIMITED TO:
  - 1. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNIVALS.
  - 2. RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES.
  - 3. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USE.
  - 4. OPERATION OF SUCH COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH A NEIGHBORHOOD CENTER SUCH AS A SNACK BAR.

**8. HEIGHT LIMITATIONS - SECTION 125-C-3-d(3):**

**8A. SINGLE FAMILY LOW 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 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.

**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)**

SINGLE FAMILY LOW 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.

TABULATION					
LAND USE	209-A-3	209 A-2	209 A-1	209 A	NET AREA CHANGE
	ACRES				
SINGLE FAMILY LOW DENSITY	45.642	45.642	44.460	44.743	0.000
ROADS:					
COUNTY R/W 14.524 AC.					
OPEN SPACE					
CREDITED	27.157	27.238	27.238	26.790	-0.081
NON-CREDITED	0.77	0.689	0.689	0.903	+0.081
TOTAL:	73.569	73.569	72.387	72.436	0.000

*16. Co.  
RECORDED ONE 4/21/97  
PLAT # 3054-A-1607*

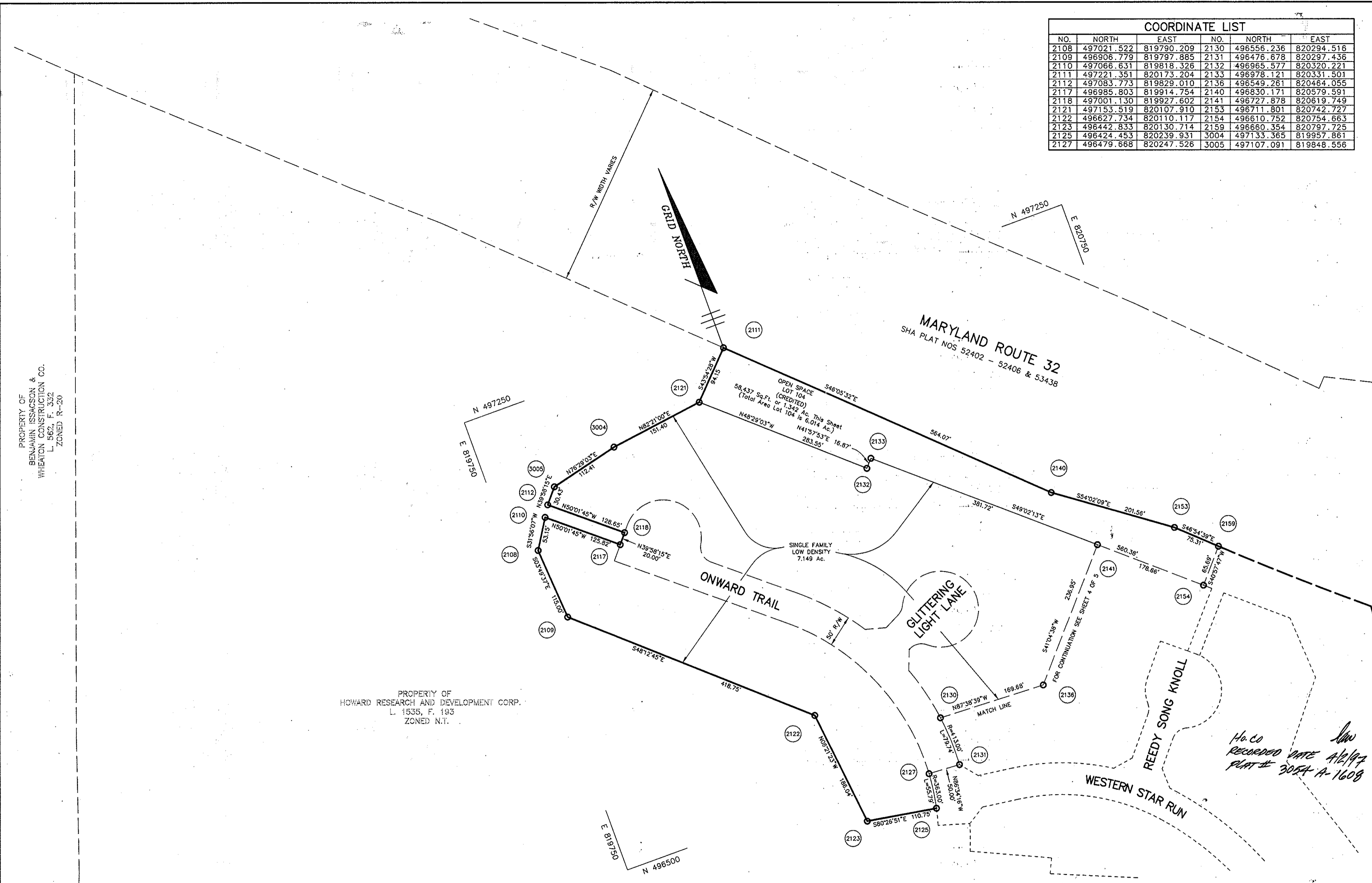
THIS AMENDMENT PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 209-A-2 SHEET 2 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3054-A-1540.

**COLUMBIA**  
**VILLAGE OF RIVER HILL**  
**SECTION 2, AREA 3**  
**PHASES 1 THRU 3**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 209-A-3  
PART III  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044

5TH ELECTION DISTRICT      HOWARD COUNTY, MARYLAND  
DATE: JAN 23, 1997      SHEET 2 OF 5

COORDINATE LIST					
NO.	NORTH	EAST	NO.	NORTH	EAST
2108	497021.522	819790.209	2130	496556.236	820294.516
2109	496906.779	819797.885	2131	496476.678	820297.436
2110	497066.631	819818.326	2132	496965.577	820320.221
2111	497221.351	820173.204	2133	496978.121	820331.501
2112	497083.773	819829.010	2136	496549.261	820464.055
2117	496985.803	819914.754	2140	496830.171	820579.591
2118	497001.130	819927.602	2141	496727.878	820619.749
2121	497153.519	820107.910	2153	496711.801	820742.727
2122	496627.734	820110.117	2154	496610.752	820754.663
2123	496442.833	820130.714	2159	496660.354	820797.725
2125	496424.453	820239.931	3004	497133.365	819957.861
2127	496479.668	820247.526	3005	497107.091	819848.556



PROPERTY OF  
BENJAMIN ISSACSON &  
WHEATON CONSTRUCTION CO.  
L. 562, F. 332  
ZONED R-20

PROPERTY OF  
HOWARD RESEARCH AND DEVELOPMENT CORP.  
L. 1535, F. 193  
ZONED N.T.

PROPERTY OF  
JAMES F. AND ESTHER S. REITGER  
L. 525, F. 230  
ZONED R-20

ENGINEER  
THE RBA GROUP  
7164 COLUMBIA GATEWAY DR.  
COLUMBIA, MARYLAND  
(410) 312-0966

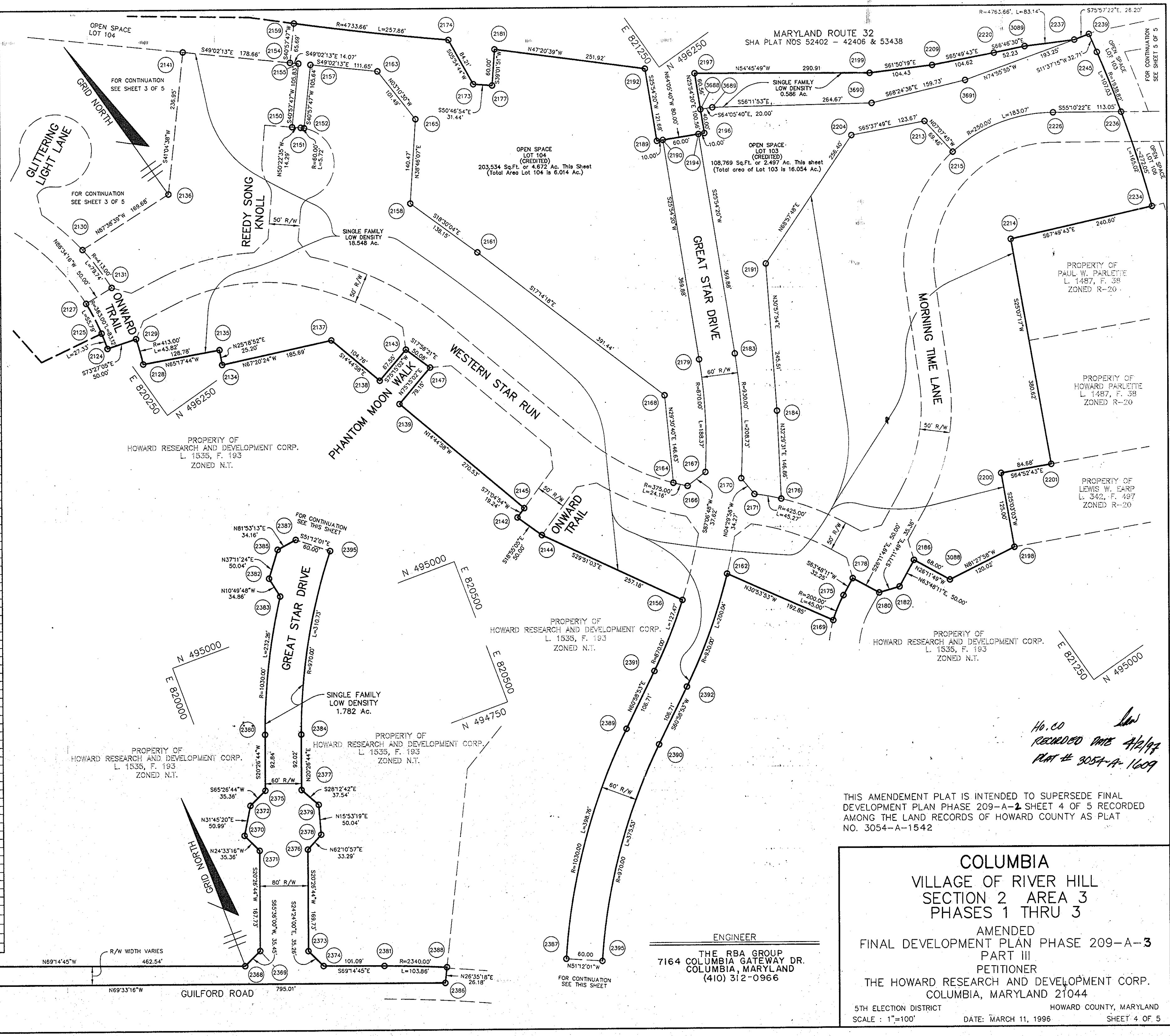
THIS AMENDMENT PLAT IS INTENDED TO SUPERSEDE  
FINAL DEVELOPMENT PLAN PHASE 209-A-2 SHEET 3  
OF 5 RECORDED AMONG THE LAND RECORDS OF  
HOWARD COUNTY AS PLAT NO. 3054-A-1541

**COLUMBIA**  
VILLAGE OF RIVER HILL  
SECTION 2 AREA 3  
PHASES 1 THRU 3  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE 209-A-3  
PART III  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND. 21044  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' DATE: MARCH 11, 1996 SHEET 3 OF 5



**COORDINATE LIST**

NO.	NORTH	EAST
2124	496397.988	820233.140
2125	496424.452	820239.928
2127	496479.668	820247.526
2128	496342.478	820266.383
2129	496383.746	820281.069
2130	496556.236	820294.516
2131	496476.678	820297.436
2134	496265.875	820372.596
2135	496288.658	820383.372
2136	496549.261	820464.055
2137	496194.336	820543.952
2138	496093.032	820570.623
2139	496042.434	820574.824
2141	496727.878	820619.749
2142	495774.580	820625.499
2143	496110.229	820635.943
2144	495727.779	820641.707
2145	495780.818	820643.699
2147	496062.586	820651.367
2150	496521.614	820695.904
2151	496512.503	820706.908
2152	496508.650	820711.135
2154	496610.752	820754.663
2155	496601.531	820765.285
2156	495504.225	820769.718
2157	496588.420	820780.387
2158	496304.365	820782.364
2159	496660.354	820797.725
2161	496173.356	820826.202
2162	495497.024	820855.462
2163	496515.224	820864.700
2164	495671.891	820869.975
2165	496413.886	820870.321
2166	495654.006	820886.214
2167	495655.900	820923.788
2168	495799.501	820942.205
2169	495331.544	820954.492
2170	495612.936	820966.273
2171	495578.773	820968.961
2173	496405.650	820982.068
2174	496489.414	820990.742
2175	495355.768	820992.308
2176	495546.615	821000.798
2177	496385.772	821006.426
2178	495370.007	821021.250
2179	495815.145	821023.715
2180	495325.143	821043.323
2181	496432.380	821044.210
2182	495313.748	821076.791
2183	495788.931	821077.686
2184	495670.488	821079.690
2186	495335.821	821121.655
2189	496152.227	821176.324
2190	496147.861	821185.314
2191	495881.011	821206.010
2192	496261.680	821229.484
2194	496121.648	821239.285
2196	496117.276	821248.285
2197	496207.735	821282.220
2198	495256.996	821270.363
2199	496039.897	821529.827
2200	495370.237	821323.291
2201	495334.289	821399.959
2204	495973.049	821445.322
2209	495990.610	821621.894
2213	495922.021	821557.971
2214	495678.906	821561.546
2215	495853.093	821566.593
2220	495947.772	821717.342
2226	495810.246	821740.395
2234	495588.109	821784.356
2235	495694.659	821818.985
2236	495745.681	821833.199
2237	495888.264	821838.812
2239	495881.904	821864.228
2245	495849.866	821857.640
2366	494626.251	819492.496
2367	494656.695	819504.248
2368	494492.787	819936.776
2369	494507.432	819969.061
2370	494696.754	820012.960
2371	494664.596	820027.652
2372	494740.111	820039.795
2373	494478.830	820043.776
2374	494446.719	820058.342
2375	494754.803	820071.953
2376	494637.865	820103.065
2377	494734.607	820128.458
2378	494653.398	820132.504
2379	494701.528	820146.204
2380	494841.792	820104.383
2381	494410.898	820152.869
2382	495082.711	820202.716
2383	495048.476	820209.265
2384	494820.833	820160.603
2385	495122.573	820232.962
2386	494348.542	820237.420
2387	495127.393	820266.776
2388	494371.953	820249.137
2389	495382.693	820569.853
2390	495330.225	820598.959
2391	495434.457	820663.167
2392	495381.989	820692.273
2395	495089.797	820313.536
3088	495274.806	820651.675
3089	495927.175	821765.339
3688	496153.251	821265.761
3689	496144.519	821283.751
3690	495997.277	821503.683
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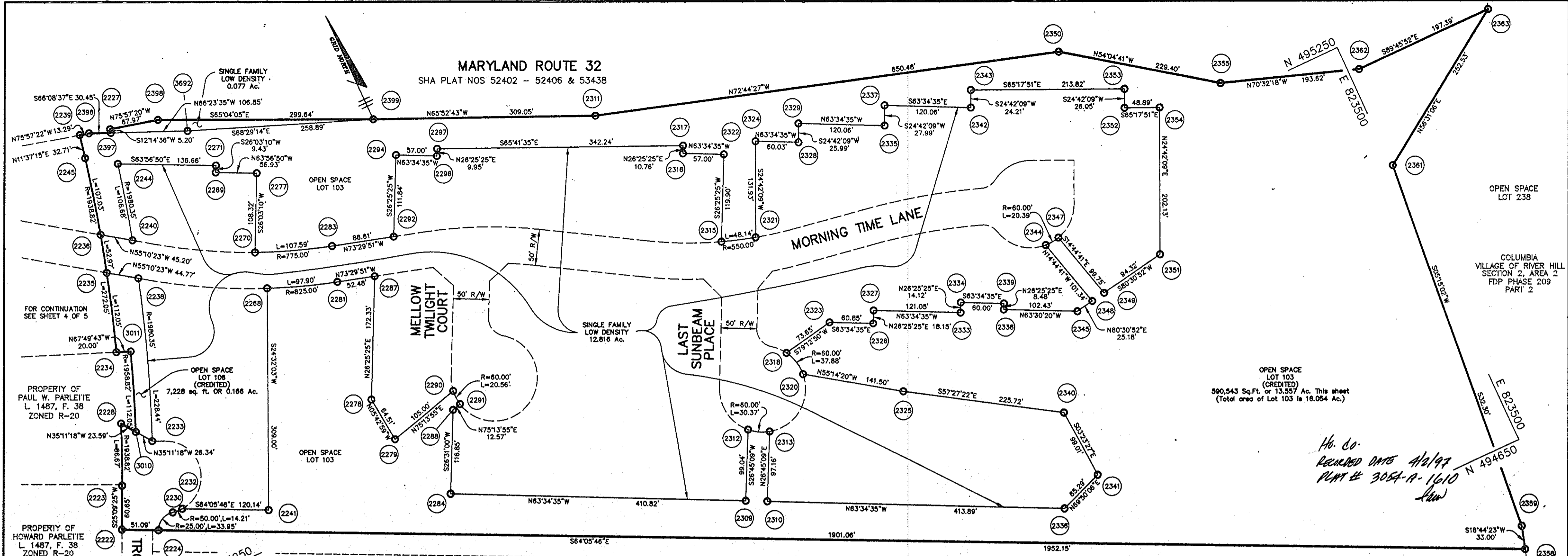
*Ho. Co  
RECORDED THIS 4/2/94  
PLAT # 3054-A-1609*

THIS AMENDMENT PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 209-A-2 SHEET 4 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3054-A-1542

**COLUMBIA**  
**VILLAGE OF RIVER HILL**  
**SECTION 2 AREA 3**  
**PHASES 1 THRU 3**  
 AMENDED  
**FINAL DEVELOPMENT PLAN PHASE 209-A-3**  
**PART III**  
 PETITIONER  
**THE HOWARD RESEARCH AND DEVELOPMENT CORP.**  
 COLUMBIA, MARYLAND 21044  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: MARCH 11, 1996 SHEET 4 OF 5

ENGINEER  
**THE RBA GROUP**  
 7164 COLUMBIA GATEWAY DR.  
 COLUMBIA, MARYLAND  
 (410) 312-0966

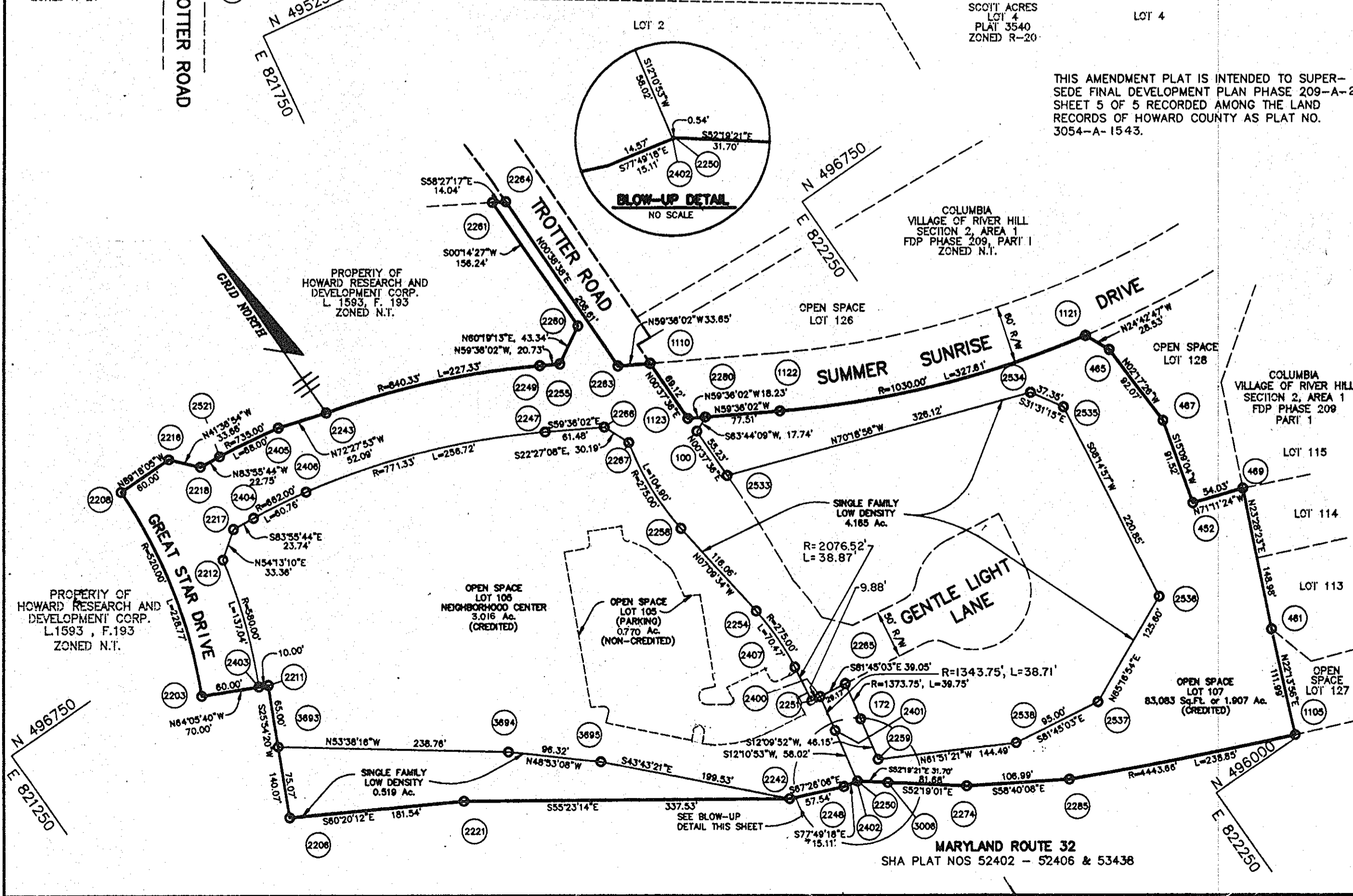
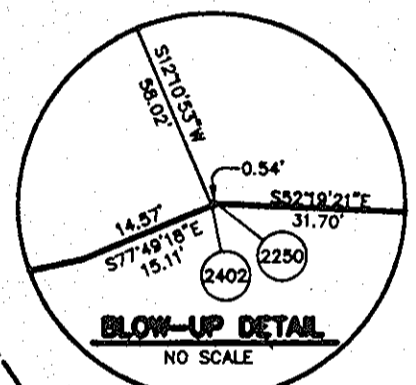
MARYLAND ROUTE 32  
SHA PLAT NOS 52402 - 52406 & 53438



NO. CO.  
RECORDED DATE 4/2/97  
PLAT # 3054-A-1610  
LHW

SCOTT ACRES  
LOT 4  
PLAT 3540  
ZONED R-20

THIS AMENDMENT PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 209-A-2 SHEET 5 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3054-A-1543.



COORDINATE LIST

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
100	496616.873	822024.556	2279	495313.708	822084.335	2343	495413.520	823013.988
172	496275.770	821993.065	2280	496624.724	822040.467	2344	495175.583	823018.665
452	496260.812	822402.974	2281	495547.134	822104.286	2345	495073.430	823019.624
461	496108.739	822394.774	2283	495595.074	822118.489	2347	495177.355	823038.880
465	496441.148	822423.214	2284	495212.276	822122.469	2348	495077.579	823044.458
467	496349.150	822426.894	2285	496099.222	822133.788	2349	495080.889	823064.268
469	496243.392	822454.116	2287	495532.228	822154.600	2350	495409.384	823146.837
1105	496003.072	822352.400	2288	495316.830	822174.636	2351	495096.433	823157.301
1110	496703.070	822025.498	2290	495340.474	822185.867	2352	495300.497	823197.358
1121	496467.068	822411.285	2291	495320.033	822186.788	2353	495324.162	823208.244
1122	496585.504	822107.317	2292	495570.471	822201.537	2354	495280.066	823241.772
1123	496633.950	822024.742	2294	495670.625	822251.306	2355	495274.799	823332.611
2203	496687.571	821447.449	2296	495645.260	822302.351	2358	494508.497	823443.710
2206	496530.997	821449.221	2297	495654.176	822308.781	2359	494540.096	823453.214
2208	496908.413	821499.683	2309	495029.461	822490.366	2361	495070.162	823501.926
2211	496658.988	821510.415	2310	495016.110	822517.233	2362	495210.289	823515.158
2212	496790.526	821546.241	2311	495602.379	822525.646	2363	495209.478	823712.556
2216	496907.681	821559.658	2312	495117.901	822534.948	2366	495878.717	821878.976
2217	496810.031	821573.305	2313	495102.868	822560.987	2367	495866.405	821904.818
2218	496882.516	821582.012	2315	495370.934	822611.580	2368	495854.989	821971.865
2221	496441.152	821606.971	2316	495503.669	822613.889	2369	495728.878	821943.581
2222	496361.320	821687.694	2317	495513.304	822618.677	2400	496318.939	821972.012
2223	495416.220	821713.478	2318	495191.681	822628.389	2401	496280.985	821964.389
2224	495339.001	821733.850	2320	495155.381	822638.783	2402	496224.270	821952.148
2227	495871.484	821905.927	2321	495358.178	822657.391	2403	496681.357	821501.420
2228	495495.472	821748.558	2322	495478.304	822664.934	2404	496807.520	821598.910
2230	495352.925	821761.798	2323	495205.465	822700.740	2405	496869.803	821671.821
2232	495351.827	821775.912	2324	495476.032	822712.525	2406	496798.333	821658.947
2233	495454.662	821777.333	2325	495074.702	822753.034	2407	496358.939	821987.681
2234	495588.109	821784.356	2326	495178.366	822755.233	2521	496880.111	821804.631
2235	495694.659	821818.985	2327	495194.638	822763.309	2533	496681.644	822023.952
2236	495745.681	821833.199	2328	495449.320	822766.281	2534	496451.793	822331.016
2238	495669.093	821855.734	2329	495472.938	822777.145	2535	496419.955	822350.541
2239	495881.906	821864.229	2333	495140.772	822871.710	2536	496201.388	822318.654
2240	495719.867	821870.307	2334	495153.417	822877.993	2537	496148.869	822204.764
2241	495299.342	821883.981	2335	495419.513	822884.657	2538	496182.499	822110.748
2242	496249.426	821884.762	2336	494831.929	822887.878	3008	496204.781	821977.763
2243	496854.110	821721.487	2337	495444.946	822898.357	3010	495476.189	821762.155
2244	495823.445	821895.565	2338	495119.125	822927.952	3011	495580.562	821802.877
2245	495849.867	821857.640	2339	495126.716	822931.725	3692	495823.618	822002.726
2247	496707.320	821895.731	2340	494953.277	822943.311	3693	496598.520	821482.016
2248	496227.345	821937.901	2341	494854.437	822949.168	3694	496456.962	821674.286
2249	496768.834	821930.647	2342	495391.521	823003.868	3695	496393.626	821746.853
2250	496224.156	821952.674						
2251	496320.356	821962.233						
2254	496429.112	821967.903						
2255	496756.342	821948.529						
2258	496544.262	821953.439						
2259	496230.655	821983.340						
2260	496777.800	821986.180						
2261	496934.039	821986.837						
2263	496720.097	821996.476						
2264	496926.696	821998.798						
2265	496314.753	822000.880						
2266	496676.208	821948.760						
2267	496648.303	821960.292						
2268	495580.441	822012.288						
2269	495755.005	822014.213						
2270	495632.686	822017.781						
2271	495763.427	822018.331						
2274	496154.853	822042.403						
2277	495730.002	822065.356						
2278	495377.898	822077.910						

**COLUMBIA VILLAGE OF RIVER HILL SECTION 2 AREA 3 PHASES 1 THRU 3**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE 209-A-3 PART III  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORP.  
COLUMBIA, MARYLAND 21044  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' DATE: JAN 23, 1997 SHEET 5 OF 5