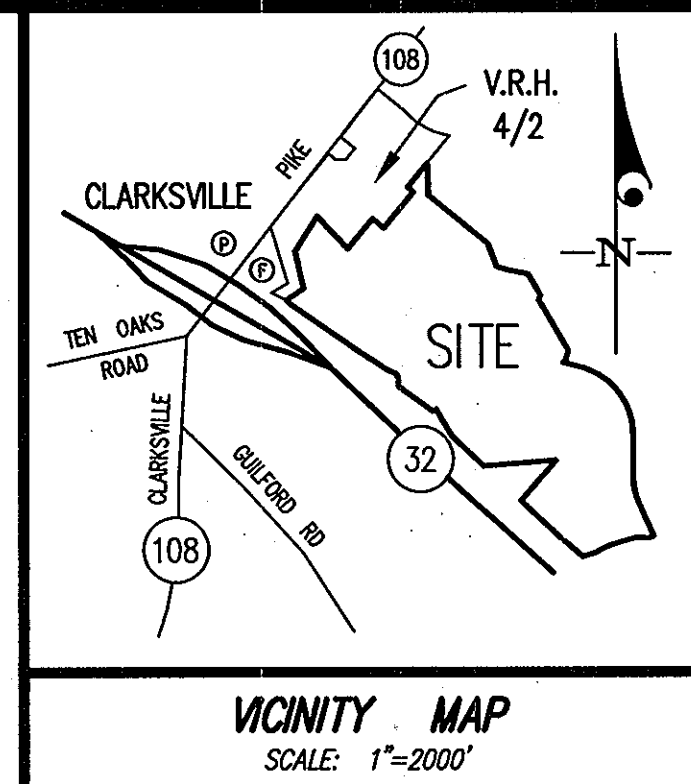
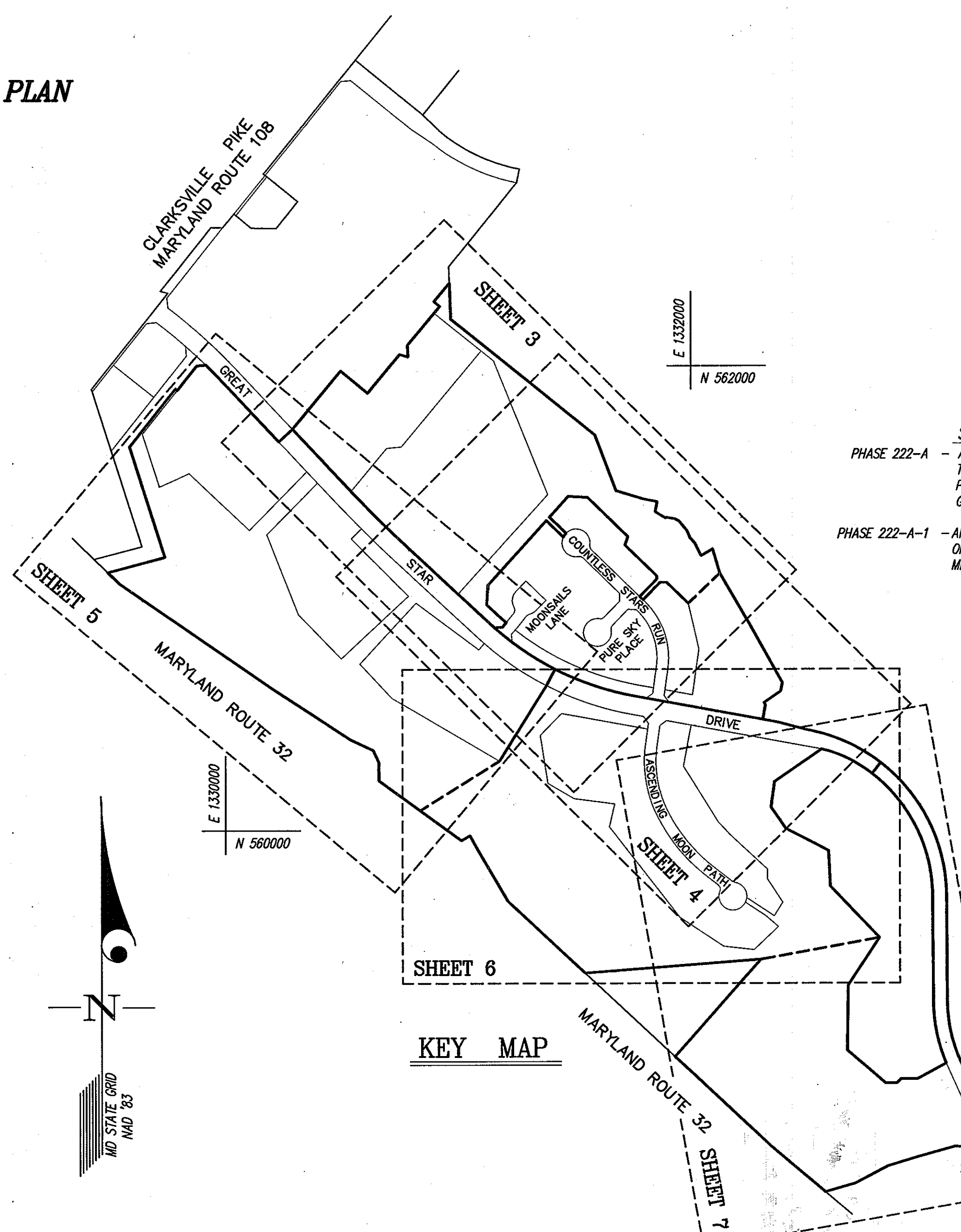


**AMENDED FINAL DEVELOPMENT PLAN  
PHASE 222-A-1 ~ PART I  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 1**



COORDINATE TABLE					
PT No.	NORTH	EAST	PT No.	NORTH	EAST
1016	559442.35	1332299.00	1333	560291.86	1332703.90
1017	559384.48	1331544.71	1334	560351.34	1332543.05
1018	559695.46	1331212.30	1338	560459.44	1331817.07
1019	559921.03	1331090.98	1359	560488.72	1331795.99
1020	559978.31	1331049.03	1360	560497.98	1331745.60
1021	559957.87	1331012.30	1361	560532.05	1331682.78
1022	560294.66	1330658.18	1362	561189.02	1330701.02
1023	560346.63	1330634.07	1363	561392.61	1330496.99
1024	560391.57	1330537.96	1364	561947.08	1329976.27
1025	560617.87	1330193.87	2500	560613.01	1331838.86
1026	561065.28	1329547.83	2553	561335.61	1331379.27
1040	558442.54	1332576.00	2554	561264.07	1331452.51
1041	560215.74	1330659.41	2555	561280.77	1331464.03
1042	561293.12	1331996.91	2556	561350.49	1331392.66
1051	562203.84	1330969.64	2563	561439.68	1331472.95
1052	561704.12	1331587.95	2564	561435.60	1331555.87
1057	558630.67	1333261.16	2568	561265.86	1331729.61
1058	558635.13	1333132.01	2569	561228.93	1331717.44
1059	558592.14	1332977.97	2579	561096.15	1331853.34
1060	558551.34	1332843.68	2580	561082.01	1331853.34
1061	558478.37	1332704.93	2581	561006.90	1331780.13
1062	558441.50	1332577.04	2582	560992.93	1331794.44
1063	561238.75	1332016.05	2583	561068.03	1331867.81
1064	558636.05	1332346.26	2584	561068.36	1331896.10
1065	559024.39	1331929.39	2589	560977.52	1331989.09
1081	561463.81	1331678.67	2596	560780.35	1332034.32
1082	561428.05	1331796.25	2603	560603.96	1331888.08
1083	561416.95	1331855.21	2604	560582.24	1332006.20
1084	560464.16	1332371.87	2605	560895.45	1331206.69
1085	560430.58	1332499.21	2606	560927.01	1331171.57
1089	561183.18	1332044.46	2607	560972.08	1331123.36
1090	561211.86	1332093.84	2608	561056.67	1331128.17
1093	561372.73	1331846.89	2630	560863.58	1331245.22
1094	561346.31	1331890.78	2631	560447.47	1332020.27
1095	561348.02	1331895.91	2635	560285.54	1331984.81
1096	561343.05	1331930.82	2643	560038.74	1332100.01
1097	561333.03	1331949.32	2650	559843.89	1332327.84
1098	561291.81	1331983.69	2651	559790.11	1332326.64
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1108	560635.45	1332392.64	2654	559629.44	1332357.03
1109	560597.22	1332385.60	2655	559687.66	1332393.60
1110	560548.85	1332314.68	2656	559583.67	1332374.30
1111	560537.78	1332319.85	2657	559629.26	1332321.18
1112	560475.82	1332308.46	2658	559688.11	1332232.65
1113	561107.59	1332124.56	2660	559484.46	1332269.83
1207	561447.37	1330555.31	2671	559644.06	1331982.43
1208	561247.46	1330755.66	2679	559884.06	1331706.99
1209	560890.49	1331137.42	2687	560289.41	1331587.25
1210	560873.39	1331156.08	2688	560265.22	1331468.28
1211	560876.18	1331190.75	2692	560359.54	1331360.07
1222	560844.31	1331229.28	2693	560438.57	1331347.64
1223	560809.70	1331233.08	2694	560532.52	1331414.77
1224	560576.66	1331760.07	2695	560465.55	1331545.98
1225	560567.99	1331807.24	2700	560416.81	1331811.02
1226	560588.22	1331835.34	2701	560623.19	1331379.01
1246	560579.17	1331884.56	2702	560296.25	1331175.70
1247	560549.90	1331905.64	2703	560621.56	1330609.49
1276	559717.14	1333097.17	2704	560711.08	1330572.53
1291	559001.96	1333156.31	2705	560979.93	1330819.71
1292	558650.27	1333314.48	2706	560778.37	1331088.95
1293	558630.80	1333257.45	2707	560805.11	1331112.48
1294	558977.35	1333101.59	2708	561301.13	1330585.40
1305	559716.77	1333037.17	2709	561257.41	1330541.44



**SUMMARY OF AMENDMENTS**  
 PHASE 222-A - AMENDMENT TO REVISE THE STRUCTURE SETBACK WITHIN THE SINGLE FAMILY-ATTACHED LAND USE AREAS, AS IT PERTAINS TO TOWNHOUSE DEVELOPMENTS WITH INTEGRAL GARAGES (SECTION 6B-2).  
 PHASE 222-A-1 - AMENDMENT TO REVISE 0.0972 AC. OF NON-CREDITED OPEN SPACE TO BE INCLUDED WITHIN THE SINGLE FAMILY - MEDIUM DENSITY LAND USE AREA.

RECORDED - PLAT NO. 3054-A-1687  
 ON 6/5/98 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 222-A, SHEET 1 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON AUGUST 14, 1997 AS PLAT No. 3054-A-1641.

PREPARED AS TO SHEETS 1 TO 7 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993

*David S. Weber*  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 10852

5/19/98  
 DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965  
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
 AMENDED Z.B. CASE 606 RESOLUTION 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, 1995.

HOWARD COUNTY PLANNING BOARD

*Robert Mergin* 6/1/98  
 H.C.P.B. EXECUTIVE SECRETARY DATE

*Robert Mergin* 6/1/98  
 H.C.P.B. CHAIRMAN DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

**VILLAGE OF RIVER HILL**  
 SECTION 4 AREA 1

PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21029

**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN PHASE 222-A-1 ~ PART I  
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=400' MARCH 1998

SHEET 1 OF 7

# FINAL DEVELOPMENT PLAN CRITERIA

## Amended Phase 222-A-1 ~ Part I

The Area included within this Amended Final Development Plan Phase 222-A-1, Part I, is Applicable to Section 4, Area 1, 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.

2B Vehicular ingress and egress to Maryland Route 32 is restricted.

### 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 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, oriel, 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 height
- ornamental landscaping
- retaining walls under 3' in height
- loading and stacking aisles
- driveways
- 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.

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.

### 6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a principal arterial or intermediate divided arterial highway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No building or structure shall be located within 40' of any of the property lines of the project.
- c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.
- d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.
- g. If adjacent parcels are under a single ownership and have identical land use, no setback requirement will apply to the common lot line between parcels.
- h. Section 3.5 of the Howard County Code shall apply to all apartment land use areas.
- i. All open spaces in the project areas, except driveways and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

### 6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within 30 feet of the right-of-way of any public street, road, or highway, except that for attached structures with integral garages, a minimum setback of 20 feet from all internal project public road rights-of-way shall be required, provided that these units do not have head in parking areas along their lot frontage which normally project approximately 10 feet beyond the road right-of-way line into the lots. Therefore, a minimum front yard depth of 20 feet will be assured for these units. The existing criteria for a 30 foot setback shall remain for all other units without integral garages because head in parking areas are likely to be located along the frontage of these lots. 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. Except as restricted by this Paragraph 6B-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Department of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

### 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.

TABULATION OF LAND USE	
LAND USE	ACRES
SINGLE FAMILY - LOW DENSITY ROADWAY 9.0373 Ac.±	18.3248 Ac.
SINGLE FAMILY - MEDIUM DENSITY ROADWAY 2.0314 Ac.±	10.6549 Ac.
APARTMENTS	11.4841 Ac.
SINGLE FAMILY - ATTACHED	21.4951 Ac.
OPEN SPACE - CREDITED	68.2938 Ac.
<b>TOTAL</b>	<b>130.2527 Ac.</b>

### 7B-1 APARTMENT LAND USE AREAS

Parcels A-1 & B-1, within this phase, shall be devoted to apartment use provided, however, that no more than 215 dwelling units may be constructed on Parcels A-1 & B-1 (VORH 4/1) and Parcel F (VORH 4/2) combined.

### 7B-2 ATTACHED LAND USE AREAS

Parcels A-2, B-2 & B-3 shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 125-A-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion, of such lots may be under one or several ownerships and may be operated as rental units. No more than 245 dwelling units may be constructed on Parcels A-2, B-2 & B-3 combined.

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

Lots 82, 83 and 85 (credited) and Lot 84 (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.

### 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.

#### 8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcels A-1 & B-1, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

#### 8B-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures 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):

#### 9A SINGLE FAMILY LOW AND/OR MEDIUM 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.

#### 9B-1 APARTMENT LAND USE AREAS

No less than two off-street parking spaces containing a minimum area of one-hundred sixty-two (162) square feet for each parking space for each dwelling unit with two (2) bedrooms or less, and two (2) off street parking spaces for each dwelling unit with more than two (2) bedrooms other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of same area shall be provided.

No less than two (2) off-street parking spaces, containing a minimum area of 162 sq. ft. for each parking space, shall be provided for each condominium-apartment.

In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly and handicapped, the parking requirements may be modified to provide four (4) parking spaces per every ten (10) dwelling units qualified by such an assistance program.

In the event the units qualified under a housing assistance program are withdrawn from such a program, the owner of the apartment facility shall immediately notify the Department of Planning and Zoning and the Department of Public Works, Bureau of Inspections and Permits, and the owner will be required to construct, prior to further occupancy of the vacated units, such additional parking spaces as are necessary to provide 2 parking spaces per dwelling unit.

#### 9B-2 ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred sixty-two (162) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the travelled portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way will be owned by the County but privately maintained. The right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

### 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.

#### 10B ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by 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.

#### 12B-1 APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

#### 12B-2 ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

#### 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.

### 13. RIGHT-OF-WAY AREAS

Part of the land within this Final Development Plan Phase shall be used as the Right-of-Way for portions of Great Star Drive, Moonfalls Lane, Countless Stars Run, Pure Sky Place and Ascending Moon Path and may be used for road and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, this land shall be classified as single family medium density and single family low density land uses, as indicated on the maps contained in this Final Development Plan Phase.

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 222-A, SHEET 2 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON AUGUST 14, 1997 AS PLAT NO. 3054-A-1642.

## VILLAGE OF RIVER HILL SECTION 4 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21029

## COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 222-A-1 ~ PART I  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE MARCH 1998

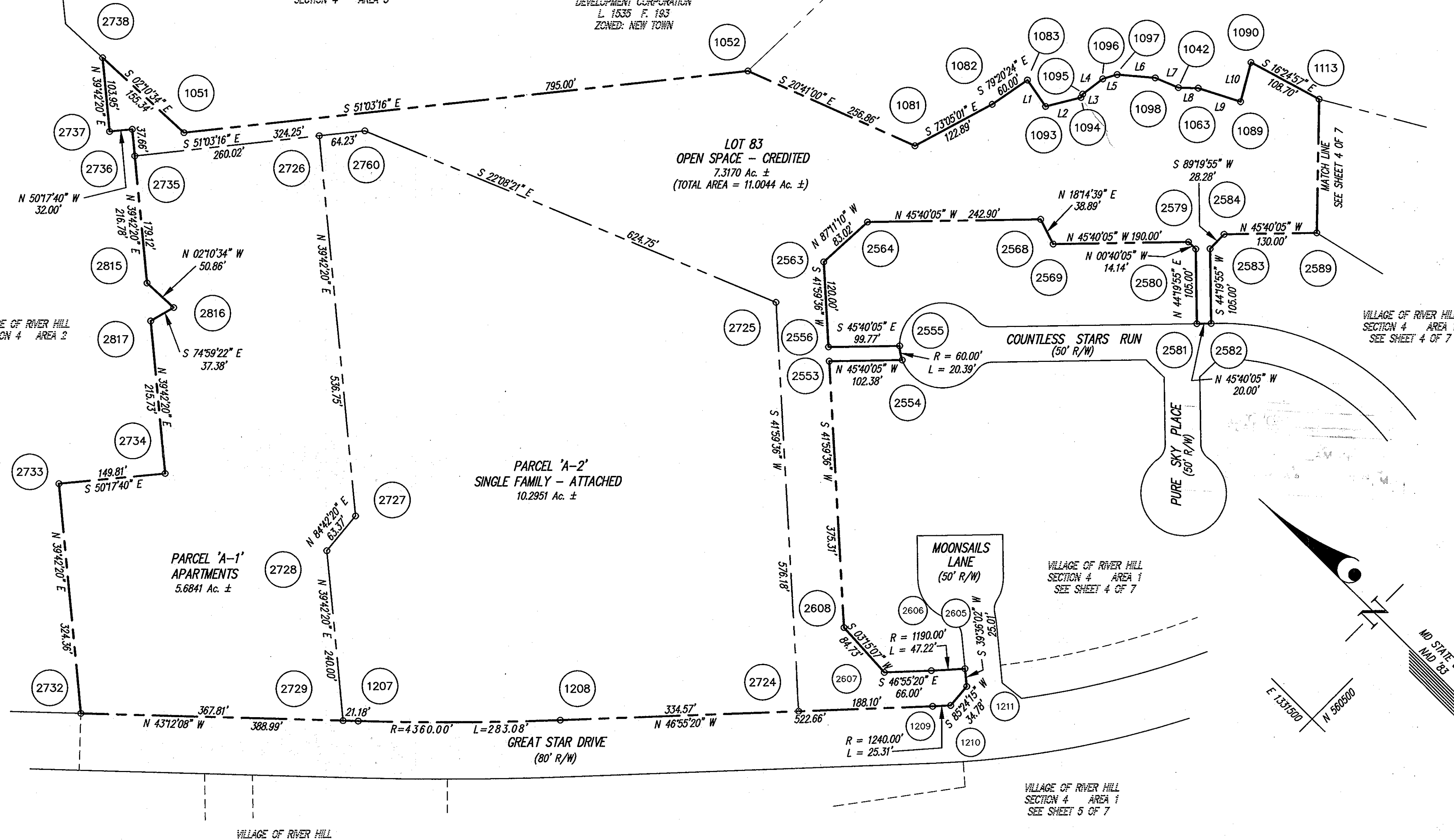
SHEET 2 OF 7

RECORDED PLAT NO. 3054-A-1642  
ON 0/5/98  
AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF RIVER HILL  
SECTION 4 AREA 4

VILLAGE OF RIVER HILL  
SECTION 4 AREA 5

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 193  
ZONED: NEW TOWN



VILLAGE OF RIVER HILL  
SECTION 4 AREA 2

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 4 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 4 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 5 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 5 OF 7

LOT 83  
OPEN SPACE - CREDITED  
7.3170 Ac. ±  
(TOTAL AREA = 11.0044 Ac. ±)

PARCEL 'A-2'  
SINGLE FAMILY - ATTACHED  
10.2951 Ac. ±

PARCEL 'A-1'  
APARTMENTS  
5.6841 Ac. ±

LINE	DIRECTION	DISTANCE
L1	S 10°39'36" W	45.00'
L2	S 58°57'22" E	51.24'
L3	N 71°34'35" E	5.40'
L4	S 81°54'00" E	35.26'
L5	S 61°33'32" E	21.04'
L6	S 39°49'32" E	53.68'
L7	S 22°00'18" E	35.26'
L8	S 43°13'38" E	27.95'
L9	S 27°04'39" E	62.40'
L10	N 59°51'33" E	57.10'

RECORDED - PLAT NO. 3054-A-1689  
ON 6/5/98 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 222-A,  
SHEET 3 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON AUGUST 14, 1997 AS PLAT No. 3054-A-1643.

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD 21029

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 222-A-1 ~ PART I  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' MARCH 1998

SHEET 3 OF 7

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

VILLAGE OF RIVER HILL  
SECTION 4 AREA 5

VILLAGE OF RIVER HILL  
SECTION 4 AREA 4

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 193  
ZONED: NEW TOWN

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 3 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 3 OF 7

E 1331000  
N 561500

RECORDED - PLAT NO. 3054-A-1690  
ON 6/5/99 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 6 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 5 OF 7

E 1332000  
N 560000

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 222-A,  
SHEET 4 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON AUGUST 14, 1997 AS PLAT No. 3054-A-1644.

### VILLAGE OF RIVER HILL SECTION 4 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21029

### COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 222-A-1 ~ PART I  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' MAY 1998

SHEET 4 OF 7

## GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

N 562000  
E 1330500

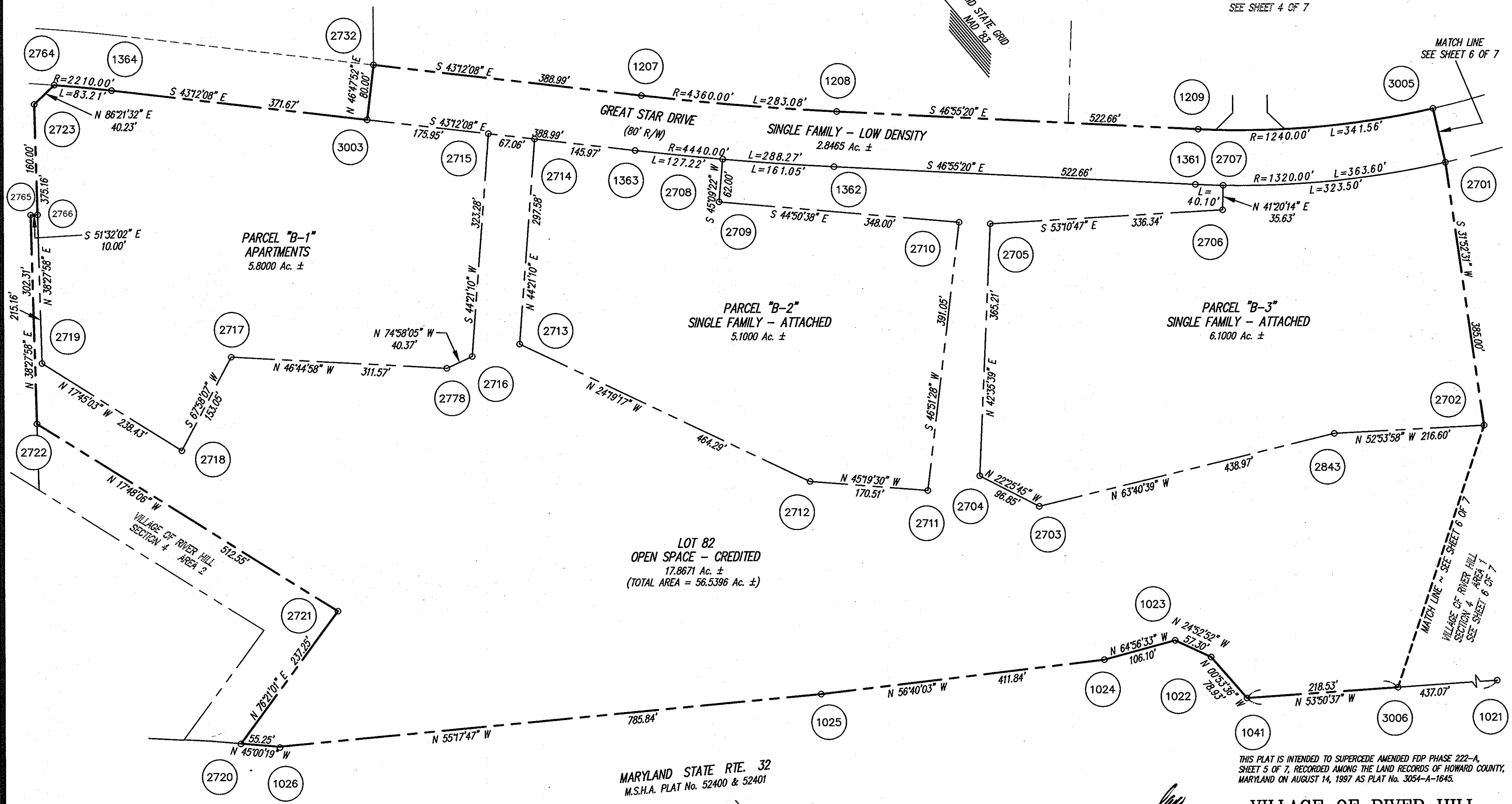
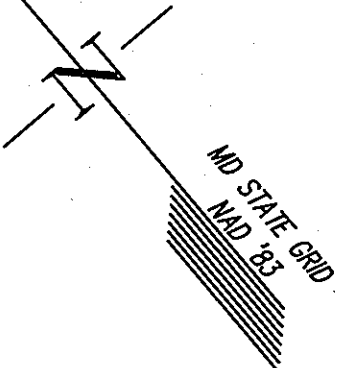
E 1337000  
N 561000

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 P. 183  
ZONED: NEW TOWN

VILLAGE OF RIVER HILL  
SECTION 4 AREA 2

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 3 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 4 OF 7



LOT 82  
OPEN SPACE - CREDITED  
17.8671 Ac. ±  
(TOTAL AREA = 56.5396 Ac. ±)

MARYLAND STATE RTE. 32  
M.S.H.A. PLAT No. 52400 & 52401

RECORDED - PLAT NO. 3054-A-1691  
ON 6/5/98 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 222-A,  
SHEET 5 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON AUGUST 14, 1997 AS PLAT No. 3054-A-1645.

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21029

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 222-A-1 ~ PART I  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100'

MARCH 1998  
SHEET 5 OF 7

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEETS 3 & 4 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 4

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 193  
ZONED: NEW TOWN

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 193  
ZONED: NEW TOWN

VILLAGE OF RIVER HILL  
SECTION 4 AREA 3

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 7 OF 7

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21029

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 222-A-1 ~ PART I  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' MARCH 1998

SHEET 6 OF 7

RECORDED - PLAT NO. 3054-A-11692  
ON 6/5/98 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

N/F PROPERTY OF  
WILBEN LIMITED PARTNERSHIP  
L 1927 F. 1  
ZONED: R-12

LOT 82  
OPEN SPACE - CREDITED  
22.3269 Ac. ±  
(TOTAL AREA = 56.5396 Ac. ±)

SINGLE FAMILY -  
LOW DENSITY  
13.0648 Ac. ±

ASCENDING  
MOON  
PATH

GREAT STAR DRIVE  
(VARIABLE WIDTH R/W)

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SEE SHEET 5 OF 7

MATCH LINE ~ SEE SHEET 5 OF 7

MATCH LINE  
SEE SHEET 7 OF 7

MATCH LINE ~ SEE SHEET 7 OF 7

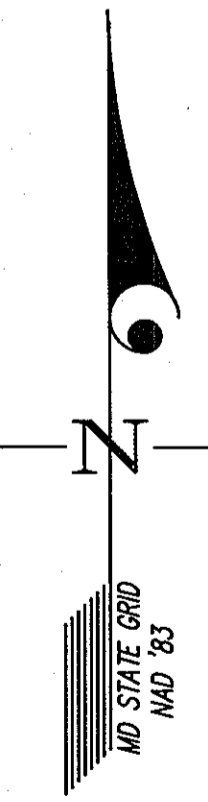
THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 222-A,  
SHEET 6 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON AUGUST 14, 1997 AS PLAT No. 3054-A-1646.

E 1331000  
N 560500

E 1332500  
N 560500

E 1331000  
N 559500

MARYLAND STATE RTE 32  
M.S.H.A. PLAT No. 52401 & 52402



GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866

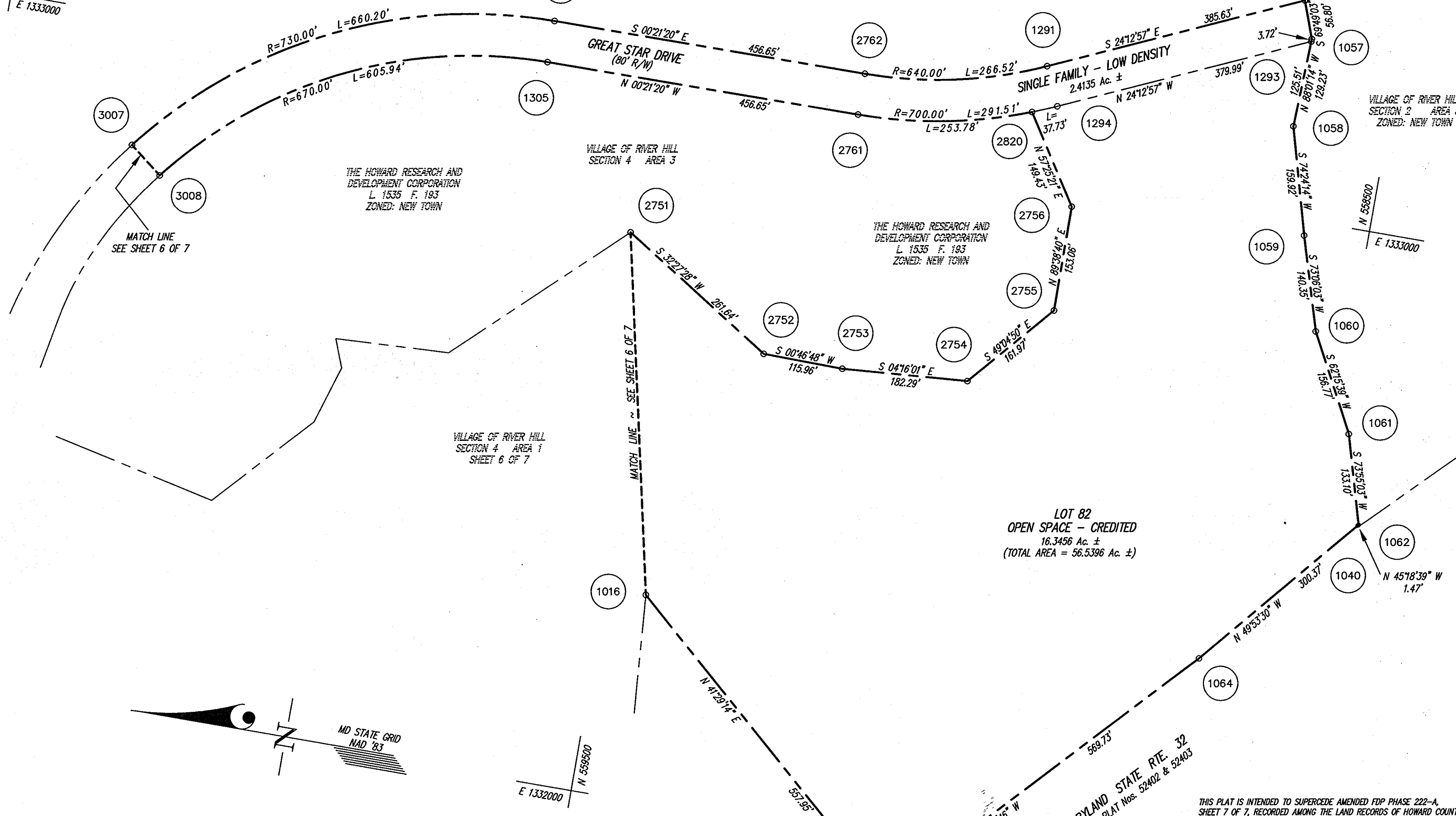
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

N 580500  
E 1333000

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 183  
ZONED: NEW TOWN

VILLAGE OF RIVER HILL  
SECTION 4 AREA 3

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 183  
ZONED: NEW TOWN



MATCH LINE  
SEE SHEET 6 OF 7

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 183  
ZONED: NEW TOWN

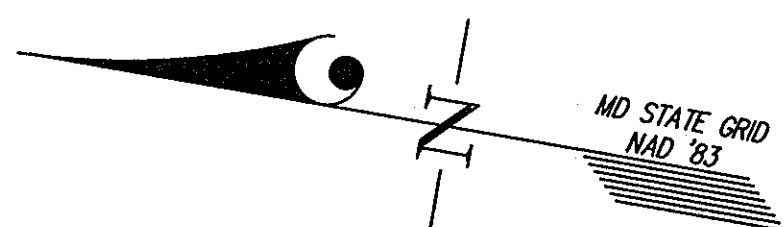
VILLAGE OF RIVER HILL  
SECTION 4 AREA 3

THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
L 1535 F. 183  
ZONED: NEW TOWN

VILLAGE OF RIVER HILL  
SECTION 2 AREA 5  
ZONED: NEW TOWN

VILLAGE OF RIVER HILL  
SECTION 4 AREA 1  
SHEET 6 OF 7

LOT 82  
OPEN SPACE - CREDITED  
16.3456 Ac. ±  
(TOTAL AREA = 56.5396 Ac. ±)



N 558500  
E 1332000

N/F PROPERTY OF  
WILBEN LIMITED PARTNERSHIP  
L 1927 F. 1  
ZONED: R-12

MARYLAND STATE RTE. 32  
M.S.H.A. PLAT Nos. 52402 & 52403

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 222-A,  
SHEET 7 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON AUGUST 14, 1997 AS PLAT No. 3054-A-1647.

### VILLAGE OF RIVER HILL SECTION 4 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21029

### COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 222-A-1 ~ PART I  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' MARCH 1998

SHEET 7 OF 7

**GLW** GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

RECORDED - PLAT NO. 3054-A-1683  
ON 6/5/98 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD