
Vicinal Properties:

This FDP Phase 184-A-5 is located in the Rivers Corporate Park and is surrounded by the following land use areas:

- To the south of the property are single family residential detached and townhome units, Zoned: R-SC - Residential- Single Cluster District and R-12 - Residential Single District.
- Immediately to the west is the exit ramp off of Md. Route 32 for Shaker Drive and Eden Brook Drive.
- To the north is Md. Route 32 directly across the roadway is open space containing an existing stream and forest, Zoned: New Town – Open Space.
- To the east of the parcel is a parking lot for the adjacent office space and an office building, Zoned New Town – Employment Center Industrial.



Site History:

FDP-184: recorded on November 6, 1981 as Plat Book 3054-A, Folio 409.

FDP-184-A: recorded on December 17, 1981 as Plat 3054-A Folio 431, purpose was to reflect the changes to the alignment of Old Columbia Road.

FDP-184-A-1: recorded on November 23, 1988 as Plat 3054-A Folio 431, purpose was to reflect the changes to Riverwood Drive and add special gas station criteria for Parcel F-2 and incorporate Parcel G into Lot 3.

FDP-184-A-2: recorded on August 1, 1986 as Plat 3054-A Folio 839, purpose was to reflect the changes of 3.163 acres of open space to non-credited open space, and to correct errors in the bearings and distances.

FDP-184-A-3: recorded on September 20, 1990 as Plat 3054-A Folio 1149, purpose was to add 2.5 acres of industrial land use to this phase of the FDP.

FDP-184-A-4: recorded on October 20, 2006 as Plat 18590, purpose was to add religious activities under the permitted use and parking requirements criteria.

F-13-087: recorded on September 27, 2013 as Plat 22534, purpose was to consolidate Parcel F-2 and Liber 14758 Folio 184 into Parcel F-3 and to create a 20' public water and utility easement.

SDP-85-010: received signature approval on October 17, 1984, the SDP illustrated a proposed gas station, associated pump stations, and parking facilities.

SDP-86-010: received signature approval on October 21, 1985, the SDP illustrates a redesign of the proposed gas station, carwash building, pump stations, and parking facilities.

SDP-08-008: received signature approval on October 30, 2008, the SDP shows a redesign of the gas station site. The new site design includes a four (4) story office building and its surrounding parking lot.

SDP-13-032: received signature approval on October 2, 2013, the SDP shows a redesign of the site. The new site design includes a single office/restaurant/retail building and its surrounding parking lot.

Purpose:

The proposed amendment to this FDP is to clarify that an animal hospital is permitted as one of the uses allowed within Parcel F-3 for the Employment Center Industrial Land Use area. Please see Item 7.D.1 on sheet 2 of 11 of the FDP for the following added land use areas text, "Permitted uses on Parcel F-3 to include animal hospitals". The clarification of this permitted use is necessary for the approval of an SDP for a proposed animal care facility within this parcel.

SRC Action:

By letter dated September 17, 2015, the Department of Planning and Zoning determined that this FDP is technically complete. The DPZ comments were limited to some minor drafting comments to revise the parcel designation on the FDP and to revise the permitted use to state "Permitted uses to Parcel F-3 to include animal hospitals, completely enclosed". All other SRC agencies had no comments concerning the amendment to FDP-184-A-4.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this FDP amendment subject to compliance with any comments from the Planning Board and the attached comments from DPZ.


Valdis Lazdins, Director
Department of Planning and Zoning

9/25/15
Date

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.



RELOCATED MARYLAND
ROUTE# 32
INTERMEDIATE ARTERIAL
(240' RW)

SRC PLATS
#46022 & #46023



LANDSCAPE PLAN
SCALE: 1"=20'

BRIT CRYSTAL HEIGHTS, LLC.
TMA#2 P-322
PARCEL F-1
PLAT# 5696
RIVERS CORPORATE PARK
SEC 1 / AREA 1
ZONED: NT
USE: COMMERCIAL

OWNER
TAYLOR FAMILY LP A
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21041
(410) 465-3500

DEVELOPER
LAND DESIGN AND DEVELOPMENT
MR. DONALD REUWER
5300 DORSEY HALL DR.
ELLCOTT CITY, MD 21042
(443) 367-0422

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN
PLANNING BOARD EXHIBIT**

RIVERS OVERLOOK
RIVERS CORPORATE PARK
10000 OLD COLUMBIA RD
OFFICE BUILDING
PLAT # _____

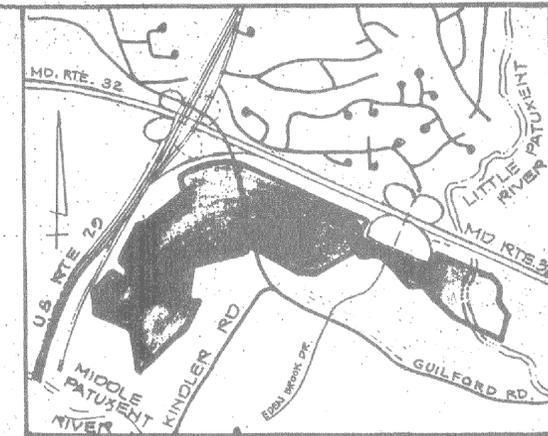
TAX MAP 42 BLOCK 8 6TH ELECTION DISTRICT LOT F-3/PARCEL 322 HOWARD COUNTY, MARYLAND ZONED: NT

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLCOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

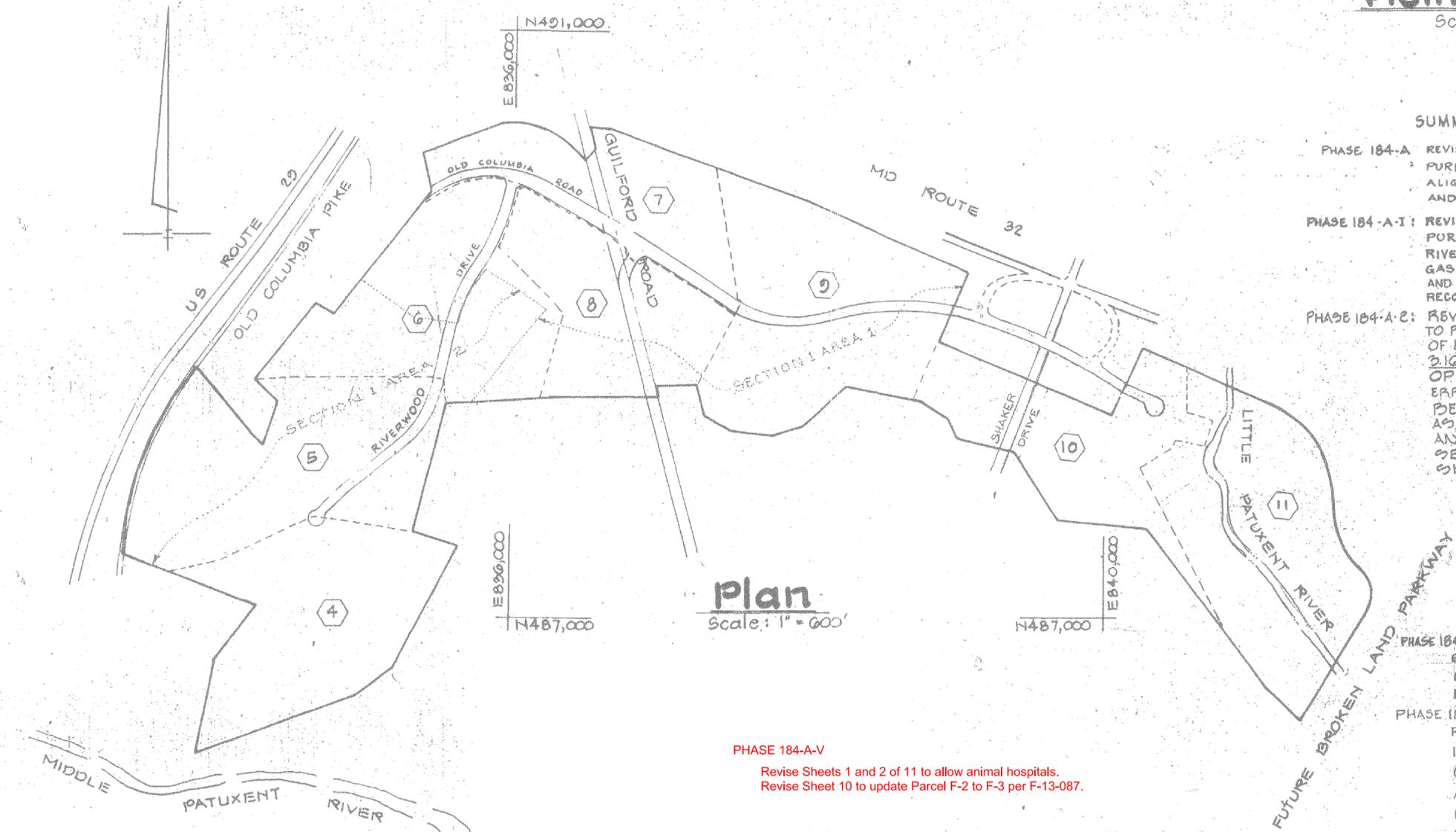
DESIGN BY: RHV/DZ
DRAWN BY: JMR
CHECKED BY: RHV
DATE: MAY 2013
SCALE: AS SHOWN
W.O. NO.: 06-58

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16993 EXPIRATION DATE: 09-27-2014

1 SHEET OF 1



- Vicinity Map -
Scale: 1" = 200'



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 5054-A-441 IN LOT 3.
- PHASE 184-A-2: REVISES SHEETS 2, 3, 9, AND 10 OF 11 TO REFLECT CHANGES OF 2163 ACRES OF LAND FROM OPEN SPACE TO 2163 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, 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.

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-13-087.

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 11 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 10-26-06 AS PLAT 18590-18600

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

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1965	184-A-IV	10-26-06	N/A	18590-18600
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968	184-A-3	9-24-93	3054-A	1149-1152
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972	184-A-2	8-1-82	3054-A	839-
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974	184-A-1	11-23-83	3054-A	610-621
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1978	184-A	12-17-81	3054-A	431-441
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986	184	11-6-81	3054-A	409-419
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992	PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992				
AMENDED Z.B. CASE 959 RESOLUTION APPROVED OCTOBER 23, 1993				
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004				

HOWARD COUNTY PLANNING BOARD
H. C. P. B. EXEL. SECRETARY DATE H. C. P. B. CHAIRMAN DATE

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-V
6th ELECTION DISTRICT HOWARD COUNTY, MD
SHEET 1 OF 11

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 184-A-III

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 (Gullford 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 Principle 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.

6. C-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 areas 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 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 commercially operated schools.
 - 25. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, day care centers.
 - 26. Religious activities, structures used primarily for:

7. PERMITTED USES - Section 125-C-3d(2):
 - 7E OPEN SPACE LAND USE AREAS
 - Lots 1, 7 and 8 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 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):
 - 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 sales 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 (10.0) parking spaces per 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. Applies to Religious facilities uses or structures primarily used for Religious activities.

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-V
6TH 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 10-26-06 AS PLAT 18590-18600

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)

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 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.

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 size 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 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 of off-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.

- 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. Storage of all automotive supplies shall be within the approved buildings.
- 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	
INDUSTRIAL	149.9106
ROADWAY 4.6389	
OPEN SPACE CREDITED	100.9986
OPEN SPACE NON-CREDITED	3.1630
TOTAL:	254.0722

RIVERS CORPORATE PARK
SECTION 1 AREAS 1 & 2

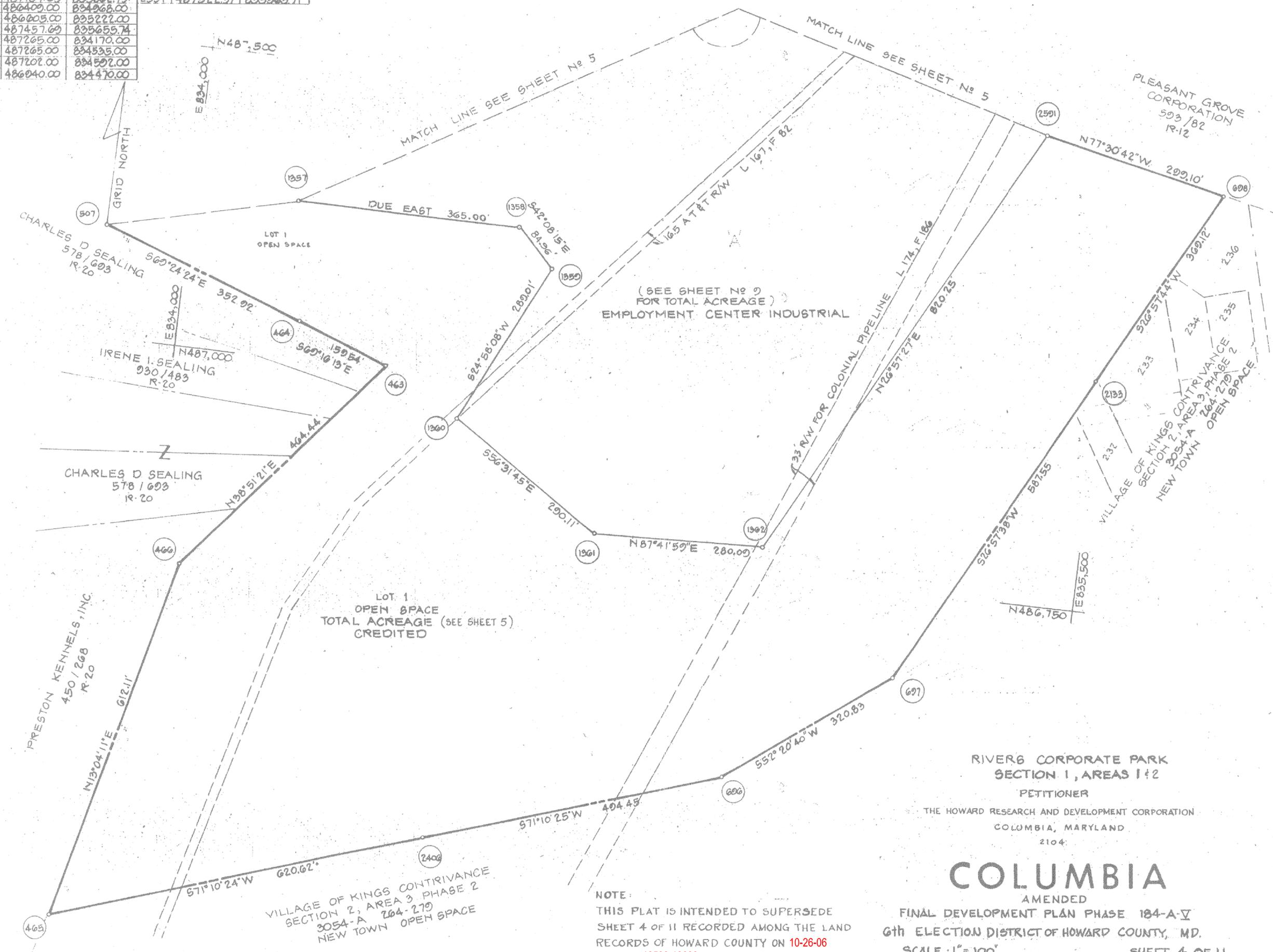
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 184 A-V
6th ELECTION DISTRICT OF HOWARD COUNTY, MD. SHEET 30F 11

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 11
RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON 10-26-06 AS PLAT 18590-18600

COORDINATES					
N°	NORTH	EAST	N°	NORTH	EAST
463	487007.08	834342.37	1361	486780.00	834712.00
464	487063.56	834122.16	1362	486721.24	834921.87
465	486049.16	833912.58	2132	487128.62	835488.28
466	486645.41	834051.00	2406	486849.44	834500.00
507	487187.60	833862.79	2501	487522.37	835363.71
696	486409.00	834968.00			
697	486605.00	835222.00			
698	487457.69	835655.74			
1357	487265.00	834170.00			
1358	487265.00	834525.00			
1359	487202.00	834592.00			
1360	486840.00	834470.00			



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

**RIVER6 CORPORATE PARK
SECTION 1, AREAS 1 & 2**

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
2104

COLUMBIA

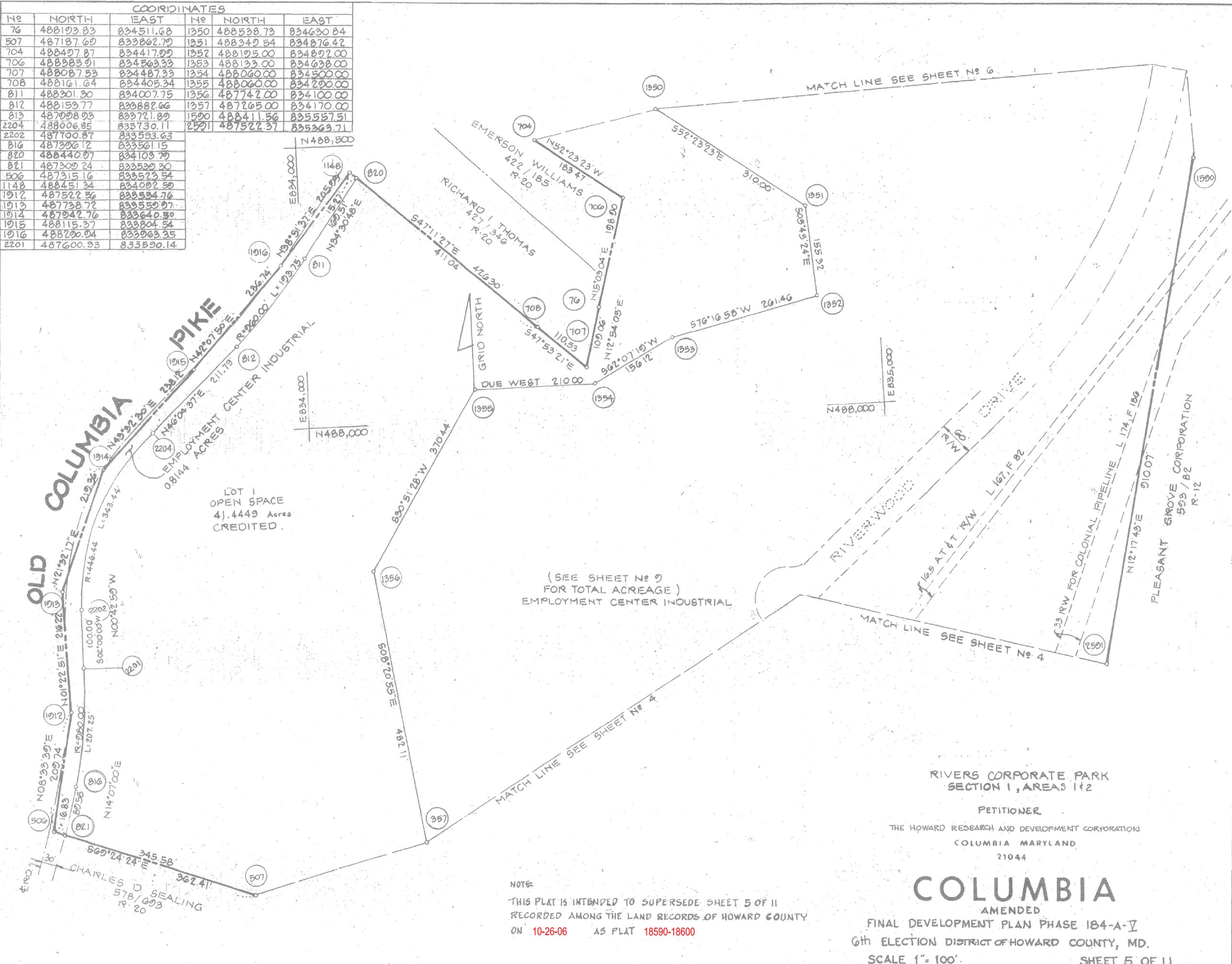
AMENDED
FINAL DEVELOPMENT PLAN PHASE 184-A-V
6th ELECTION DISTRICT OF HOWARD COUNTY, MD.

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 10-26-06 AS PLAT 18590-18600

COORDINATES					
No	NORTH	EAST	No	NORTH	EAST
76	488193.83	834511.68	1350	488538.73	834630.84
507	487187.69	833862.79	1351	488349.54	834876.42
704	488427.87	834417.99	1352	488125.00	834822.00
706	488385.91	834563.33	1353	488133.00	834638.00
707	488087.53	834487.33	1354	488060.00	834500.00
708	488161.64	834405.34	1355	488060.00	834290.00
811	488301.30	834007.75	1356	487742.00	834100.00
812	488153.77	833882.66	1357	487265.00	834170.00
813	487998.93	833721.89	1590	488411.56	835537.51
2204	488006.85	833730.11	2591	487522.37	835263.71
2202	487700.87	833593.63			
816	487326.12	833561.15			
820	488440.07	834103.79			
821	487309.24	833532.30			
506	487315.16	833523.54			
1148	488451.34	834092.59			
1912	487522.56	833534.76			
1913	487738.72	833550.97			
1914	487942.76	833640.50			
1915	488115.37	833804.54			
1916	488290.94	833963.35			
2201	487600.93	833590.14			



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

RIVERS CORPORATE PARK SECTION 1, AREAS 1 & 2

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA MARYLAND
 21044

COLUMBIA
 AMENDED

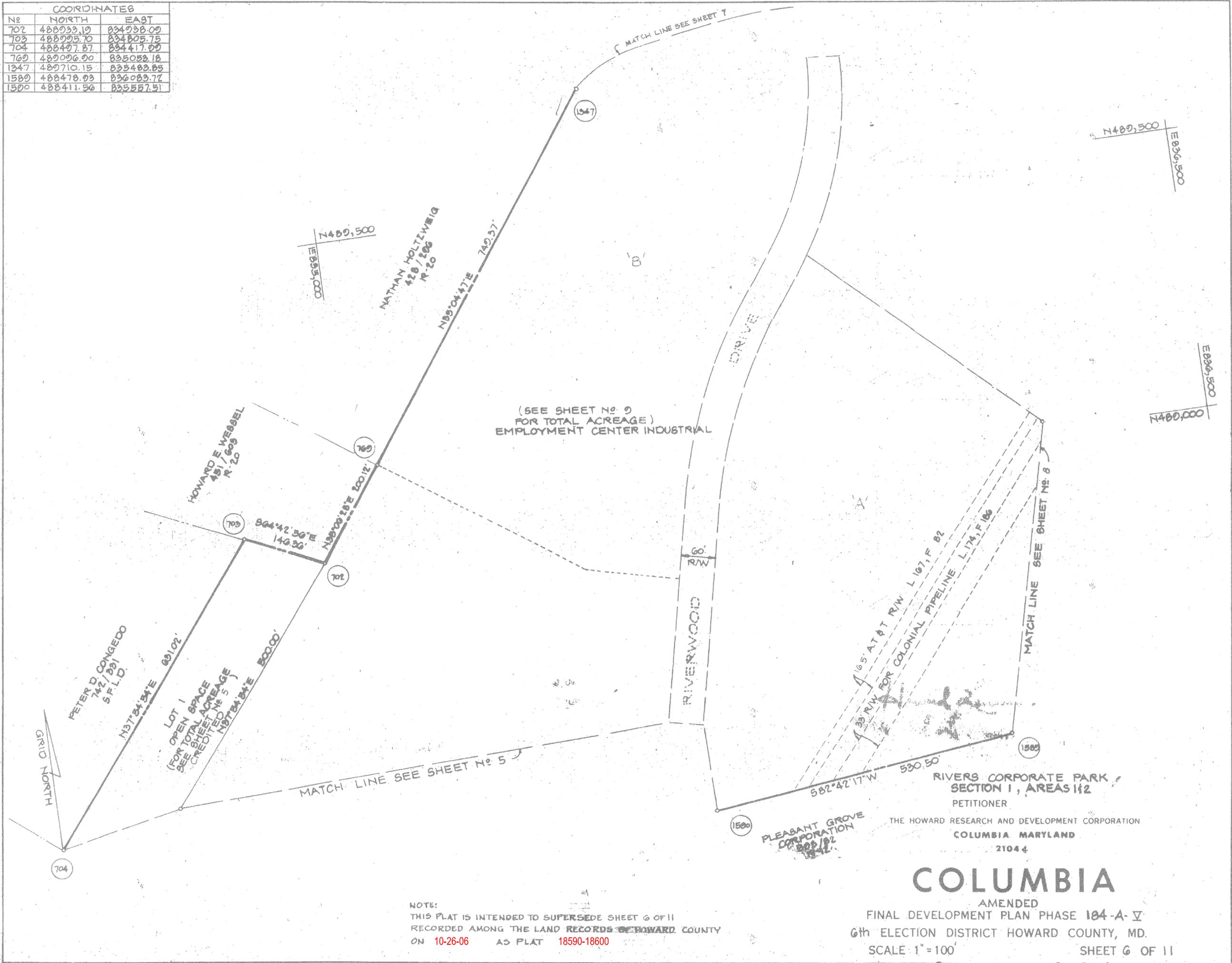
FINAL DEVELOPMENT PLAN PHASE 184-A-VI
 6th ELECTION DISTRICT OF HOWARD COUNTY, MD.

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 10-26-06 AS PLAT 18590-18600

COORDINATES		
No	NORTH	EAST
702	488033.12	834038.02
703	488025.70	834005.75
704	488427.87	834417.22
709	489006.00	835033.18
1247	489710.15	835483.83
1589	488478.03	836083.72
1590	488411.56	835857.51

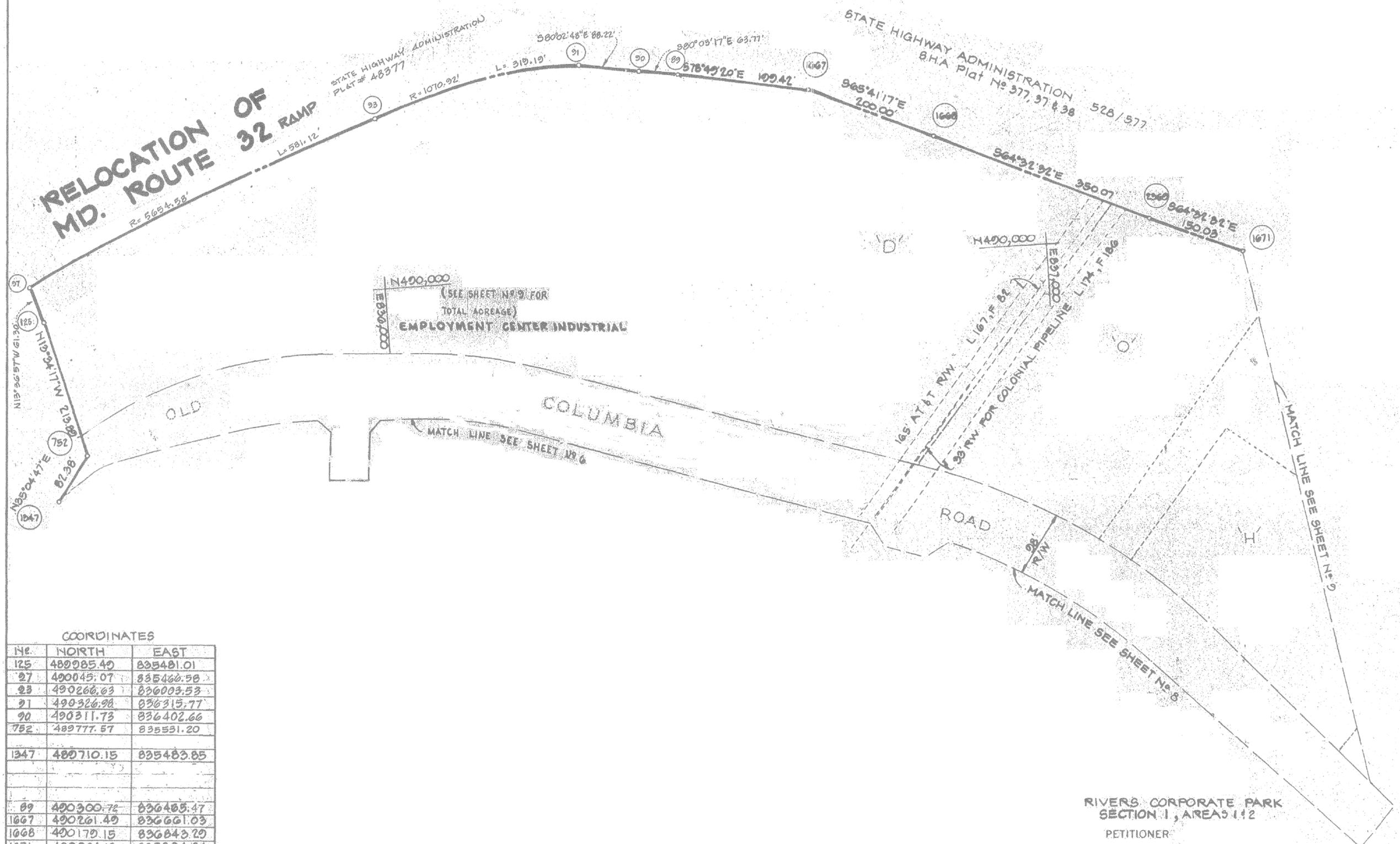


NOTE:
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET G OF 11
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
 ON 10-26-06 AS PLAT 18590-18600

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

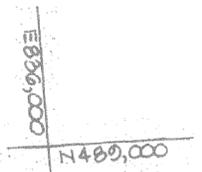
COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 184-A-V
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100'
 SHEET 6 OF 11

RELOCATION OF MD. ROUTE 32 RAMP



COORDINATES

No.	NORTH	EAST
125	480285.40	835481.01
27	490045.07	835466.58
23	490266.63	836003.53
21	490326.98	836315.77
20	490311.73	836402.66
752	489777.57	835531.20
1347	480710.15	835483.85
89	490300.72	836485.47
1667	490261.49	836661.03
1668	490170.15	836843.20
1671	489964.16	837204.84
1362	490028.67	837150.37

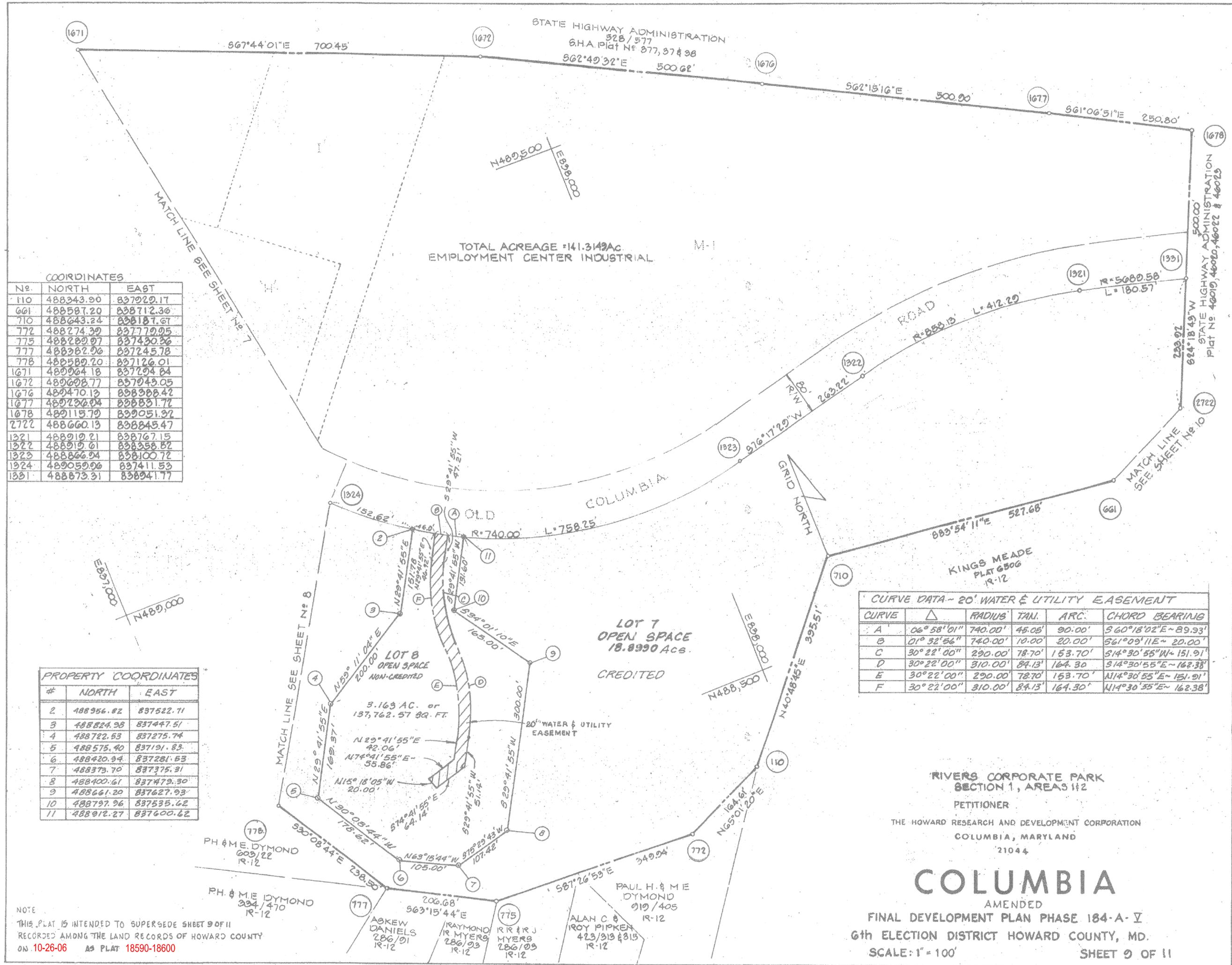


NOTE:
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET 7 OF 11 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 10-26-06 AS PLAT 18590-18600

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

SCALE: 1" = 100'

SHEET 7 OF 11



COORDINATES

№.	NORTH	EAST
110	488243.90	837929.17
661	488591.20	838712.36
710	488643.24	838187.67
772	488274.39	837779.95
775	488289.97	837430.36
777	488282.06	837245.78
778	488589.20	837126.01
1671	488064.18	837294.84
1672	488698.77	837943.05
1676	488470.13	838388.42
1677	488236.04	838831.72
1678	488115.79	839051.32
2722	488660.13	838845.47
1321	488919.21	838767.15
1322	488919.01	838358.82
1323	488866.94	838100.72
1324	489059.96	837411.53
1331	488873.31	838941.77

PROPERTY COORDINATES

#	NORTH	EAST
2	488956.82	837522.71
3	488824.38	837447.51
4	488722.53	837275.74
5	488575.40	837191.83
6	488420.94	837281.53
7	488373.70	837375.31
8	488400.61	837479.30
9	488661.20	837627.93
10	488797.26	837535.62
11	488912.27	837600.62

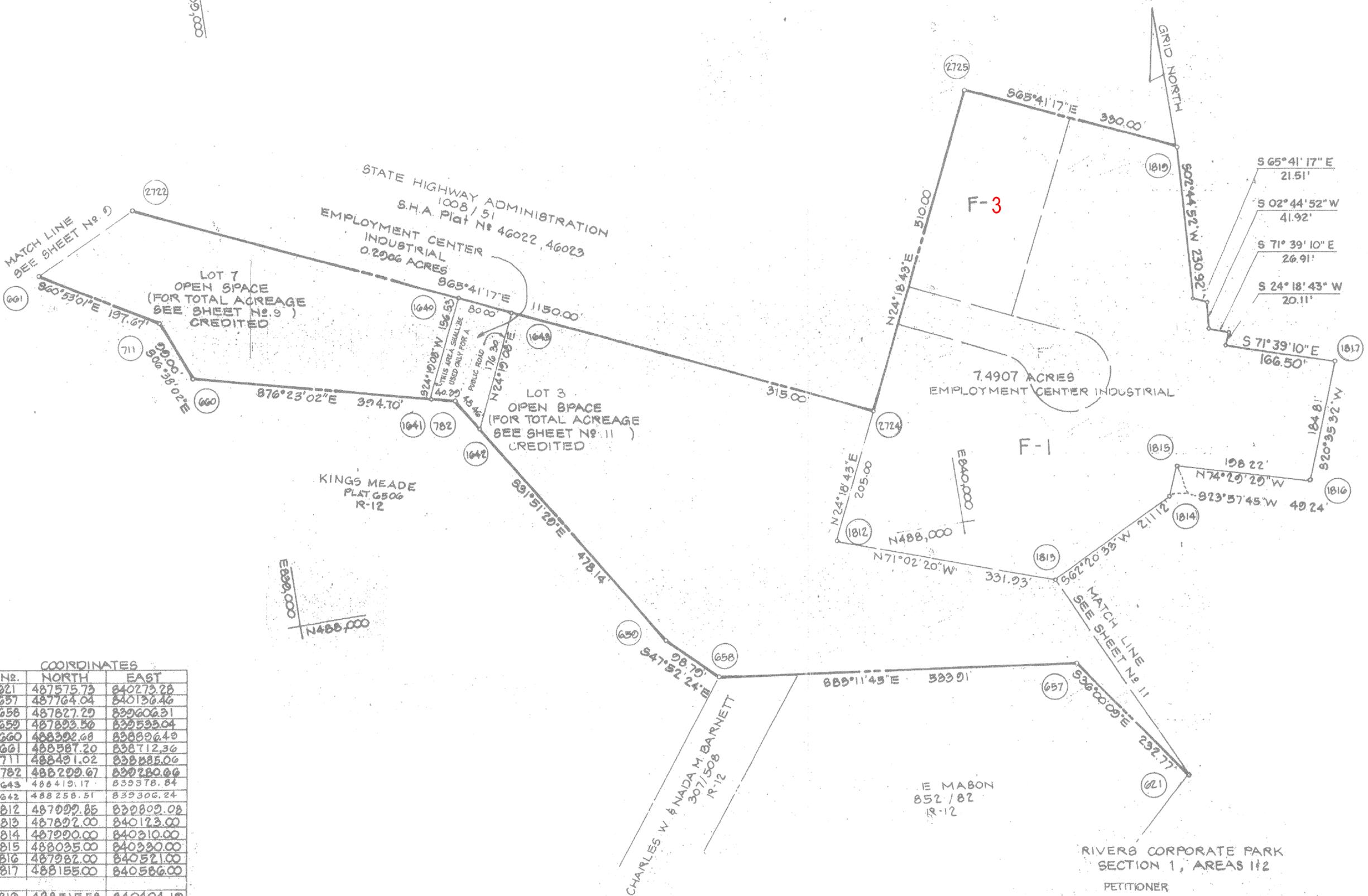
CURVE DATA - 20' WATER & UTILITY EASEMENT

CURVE	Δ	RADIUS	TAN.	ARC	CHORD BEARING
A	06° 58' 01"	740.00'	45.05'	90.00'	S60°18'02"E ~ 89.33'
B	01° 32' 56"	740.00'	10.00'	20.00'	S61°09'11"E ~ 20.00'
C	30° 22' 00"	290.00'	78.70'	153.70'	S14°30'55"W ~ 151.91'
D	30° 22' 00"	310.00'	84.13'	164.30'	S14°30'55"E ~ 162.38'
E	30° 22' 00"	290.00'	78.70'	153.70'	N14°30'55"E ~ 151.91'
F	30° 22' 00"	310.00'	84.13'	164.30'	N14°30'55"E ~ 162.38'

NOTE
 THIS PLAT IS INTENDED TO SUPERSEDE SHEET 9 OF 11
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
 ON 10-26-06 AS PLAT 18590-18600

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-V
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100'
 SHEET 9 OF 11

N488,000
E639,000



COORDINATES

No.	NORTH	EAST
621	487575.73	840273.28
657	487764.04	840136.46
658	487827.29	839606.31
659	487893.50	839533.04
660	488002.68	838896.49
661	488587.20	838712.36
711	488491.02	838485.06
782	488209.67	839280.66
1643	488419.17	839378.84
1642	488258.51	839306.24
1812	487999.85	839809.08
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
2722	488660.13	838843.47
2724	488186.67	839893.48
2725	488631.44	840103.45

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 10 OF 11 RECORDED
AMONG THE LAND RECORDS OF HOWARD COUNTY ON 10-26-06
AS PLAT 18590-18600

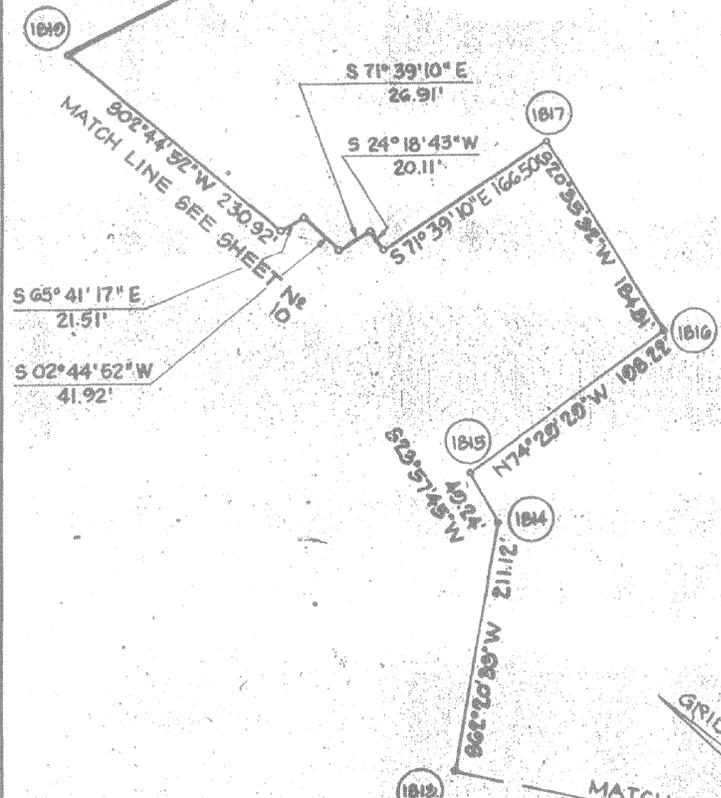
RIVERS CORPORATE PARK
SECTION 1, AREAS 1 & 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA MARYLAND
21044
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 184-A-V
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100'
SHEET 10 OF 11

RELOCATION OF MD. ROUTE 32

STATE HIGHWAY ADMINISTRATION
1008 / 51
Plat 46622, 46623

BROKEN LAND PARKWAY

STATE HIGHWAY ADMINISTRATION
Plats No. 46470, 46620, 46625
552, 1841 W. 731.02'



LOT 3
OPEN SPACE
TOTAL ACREAGE = 40.6547 ACRES
CREDITED

LOT 1 OPEN SPACE
VILLAGE OF KINGS CONTRIVANCE
SECTION 2, AREA 3, PHASE I
Plats 4669, 70, 71, 72, 73

PARCEL A MULTI-FAMILY
VILLAGE OF KINGS CONTRIVANCE
SECTION 2, AREA 3, PHASE I
Plats 4669, 70, 71, 72, 73

RIVERS CORPORATE PARK
SECTION 1, AREA 11 & 12

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

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

COORDINATES

No.	NORTH	EAST	No.	NORTH	EAST
484	486457.42	841028.81	2294	487901.18	841349.72
017	487029.90	840855.90	2295	487790.80	841355.05
010	487258.29	840491.77	2296	487497.47	841481.70
021	487575.78	840278.25	2297	487280.97	841576.12
1171	486927.00	840755.00	2298	487245.70	841500.24
1173	486700.00	841100.00	2300	487075.25	841480.56
1174	486610.00	841100.00			
1179	486908.07	840795.80			
1180	486810.65	841046.74			
1216	486750.84	841061.12			
1700	488194.10	841115.78			
1813	487802.00	840123.00			
1814	487900.00	840310.00			
1815	488025.00	840330.00			
1816	487982.00	840521.00			
1817	488135.00	840586.00			
1819	488515.58	840404.19			
2295	488133.33	841201.03			

NOTE:
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 11 OF 11
RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON 10-26-06 AS PLAT 18590-18600