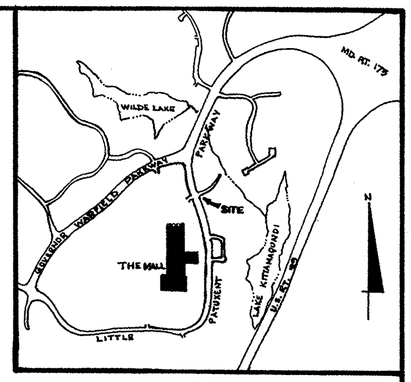
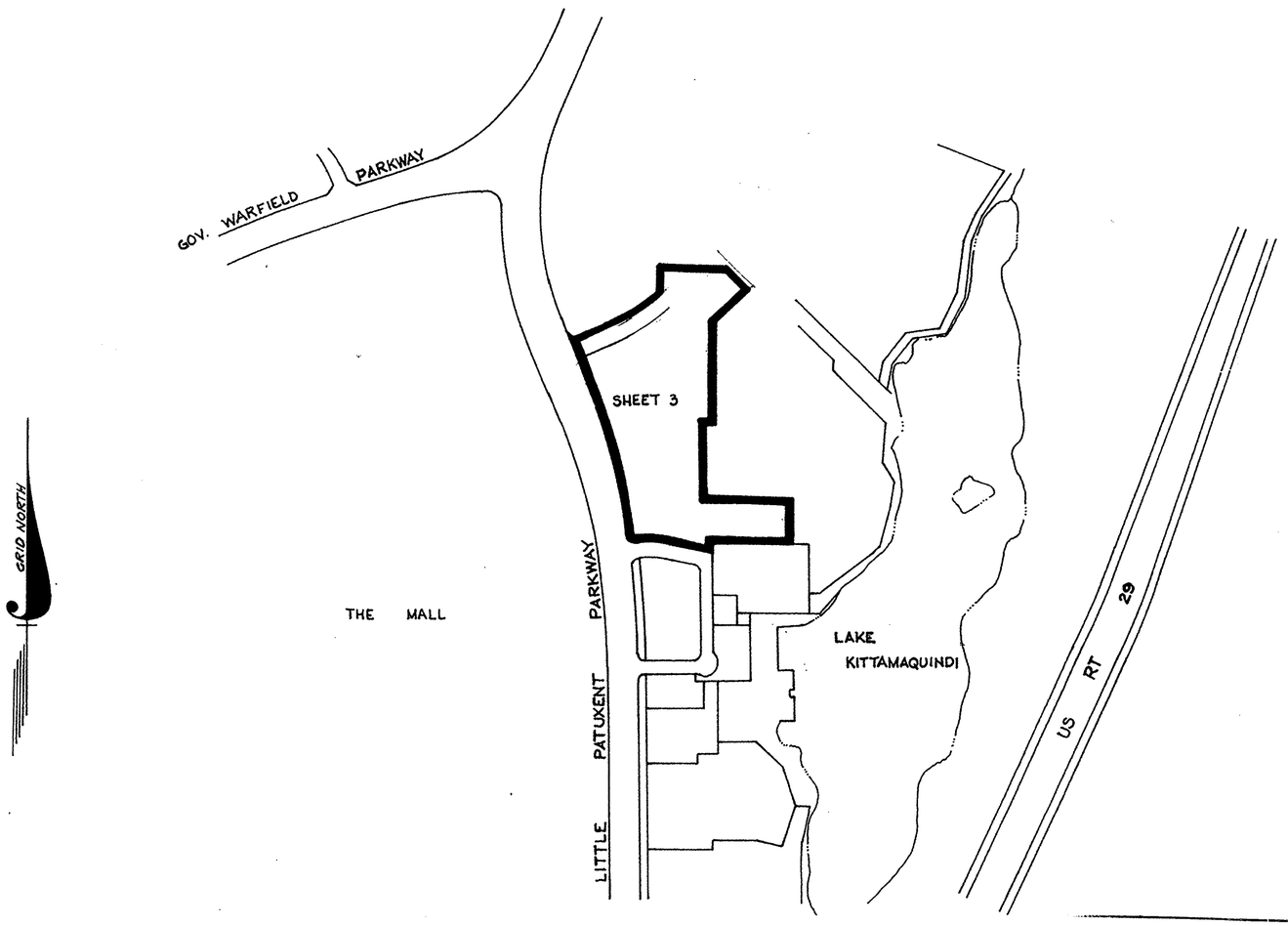


VICINITY MAP
SCALE: 1" = 2000'



SUMMARY OF AMENDMENTS

PHASE III-A: Purpose is to add 1.094 Acres of Commercial Land Use previously a part of Phase 140-A.

PHASE III-A-I: The purpose of this amended Final Development Plan Phase is to conform the criteria to the present zoning regulations and to revise Paragraph GC-1 to include criteria for Apartment/Apartment Land Uses and to revise uses permitted in Paragraph 7 to allow Apartments and to modify the criteria and maps to reflect this use. In addition 0.236 acres of Commercial Land use previously a part of Phase 4-A-IV is to be added to this FDP Phase.

Note:
The purpose of this amended plat is to supersede Sheet 1 of 3 Final Development Plan Phase III-A recorded among the land records of Howard County in Plat 3054-A-214.

RECORDED - PLAT NO. 15232
ON 2/11/02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

HOWARD COUNTY PLANNING BOARD
H.C.P.B. Executive Secretary — Date 2/7/02
H.C.P.B. Chairperson — Date 2-7-02

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 18, 1993.

11-2-01
LAND SURVEYOR'S SIGNATURE

STATE OF MARYLAND — ARTHUR E. NUEGEBE — No. 10761 — REGISTERED PROFESSIONAL LAND SURVEYOR

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-86
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3-17-92
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10-23-95

PHASE No.	Date	Plat Book	Folio
III-A	6-11-79	3054A	214 thru 216
III	4-2-71	20	39 thru 41

RECORDED

TOWN CENTER
SECTION 7 AREA 6

PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE III-A-I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400'
SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

The area included within these Final Development Plan Phases are applicable to Town Center, Section 7, Area 6.

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 and the Department of Public Works.

2B. Vehicular ingress and egress to Little Patuxent Parkway 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.

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.

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 LOCATION OF ALL BUILDINGS AND STRUCTURES – Section 125–C–3–d(1):
The term "structure", as used in these Final Development Plan Phases does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restrictions as to location is imposed. The term structure shall include all cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type: except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, 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 is adjacent to a principal arterial or intermediate arterial highway. Where the rear lot line of any land use is adjacent to a principal arterial or intermediate arterial highway, no structure shall be located within 100' of the right of way line thereof, except, however, that structure 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. 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 constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed, nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board. All structures and improvements shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Planning Board.

6C–1 EMPLOYMENT CENTER LAND USE AREAS – COMMERCIAL
No structure setback is established for the Wincopin Circle right–of–way, however, Structures may be constructed at any location within such setback area if such construction is in accordance with a site develpment plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C–1 buildings and other structures may be located at any location within Commercial Land Use Areas. 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):

EMPLOYMENT CENTER LAND USE AREAS – COMMERCIAL
All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following except as excluded below.

a. Uses permitted in B–1 districts.
b. Uses permitted in B–2 districts.
c. Uses permitted in S–C districts.

The following uses under B–1, B–2 and S–C districts are specifically excluded and are prohibited :

Adult Book/Video Store
Funeral Homes
Mobile Home Sales/Rental
Motor Vehicle Parts/Tire Store
Bus Terminal
Car Wash Facility
Commercial Communication Towers with a height of less than 200 feet measured from ground
Livestock Sales/Auction
Motor Vehicle Inspection Station/Repair

Apartments may be located in Lot 2 area designated for Commercial use in conjunction with the mix of uses allowed in the B–1, B–2 and S–C zoning districts (except as modified above) in accordance with a Site Development Plan approved by the Ho. Co. Planning Board.

Apartment uses provided the number of dwelling units does not exceed the overall density limits for the New Town Columbia District.

Division of Commercial Areas into individual lots to be owned, leased mortgages or otherwise conveyed individually, without immediate direct access to a public road 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 other having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

TRANSPORTATION OPEN SPACE LAND USE AREAS
Lots are to be used for open space purposes. Any portion of Lot 1 may be used as a vehicular right–of–way for a public or privately owned transportation system. In the event that a portion of such lots is used as a vehicular right–of–way for such a transportation system, the traveled area actually used as a right–of–way or in any event a right–of–way strip, no less than 30 feet in width shall be classified as non–credited open space for the purpose of land use allocation under Section 125–A–8 of the Howard County Zoning Regulations.

8. HEIGHT LIMITATIONS – Section 125–C–3–d(3):

COMMERCIAL AREAS
No height limitation is imposed upon structures constructed within these Final Development phases provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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):

1. EMPLOYMENT CENTER LAND USE AREAS – COMMERCIAL

a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.

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 these Final Development Plan Phases which are devoted to office uses.

c. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.

d. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by these final development Plan Phases; one (1) parking space shall be provided for each five (5) employees of any such facility.

e. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five (5) employees of any such facility.

f. One parking space shall be provided for each four (4) seats in a theater or cinema, except in cases where the Howard County Planning Board shall approve a reciprocal parking agreement.

g. Parking for all building lots recorded under this phase shall be provided within a 750' radius of the main entrance of buildings erected on such lots so as to comply with the terms of Section 7 above and the space indices set forth in this section 9. Parking is allowed in adjacent Final Development Plan Phases and/or other Land Uses as approved by the Howard County Planning Board.

h. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces, and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.

i. No less than 1.5 off street parking spaces containing a minimum area of one hundred sixty–two (162) square feet for each parking space for each dwelling unit shall be provided for apartment uses, all as approved on a site development plan by the Howard County Planning Board. Parking is allowed in adjacent Final Development Plan Phases and/or other Land Uses as approved by the Howard County Planning Board.

2. OPEN SPACE LAND USES AREAS

a. No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to Open Space Uses.

10. SETBACK PROVISIONS – Section 125–C–3–d(3):

10–A Generally:

a. Setbacks shall conform to the requirements of Section 6 above.

b. No other setback restrictions are imposed upon land within these Final Development Plan Phases.

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)

12c COMMERCIAL AREAS

No coverage requirement is imposed upon land within these Final Development Plan Phases devoted to Commercial/Apartment Land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

Land Use Acres		Acres
Employment Center Commercial		11.041
Roadway – Sterrett Place	0.824	
Open Space Non–Credited		0.521
		11.562

The purpose of this amended Final Development Plan Phase is to conform the criteria to the present zoning regulations and to revise Paragraph 6C–1 to include criteria for Apartment/Apartment Land Uses and to revise uses permitted in Paragraph 7 to allow Apartments and to modify the criteria and maps to reflect this use. In addition 0.236 acres of Commercial Land use previously a part of Phase 4–A–IV is to be added to this FDP Phase.

NOTE:
This amended plat is intended to supersede sheet 2 of 3 Final Development Plan Phase 111–A recorded among the land records of Howard County in Plat 3054A–215.

RECORDED - PLAT NO. 15233
ON 2/11/02 AMONG THE
LAND RECORDS OF HOWARD COUNTY

TOWN CENTER
SECTION 7 AREA 6

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 111–A–I
5th ELECTION DISTRICT HOWARD COUNTY, MD
SHEET 2 OF 3

COORDINATE TABLE		
NOS.	NORTH	EAST
1	503792.00	840765.00
2	503725.00	840765.00
100	503725.00	840727.35
101	503732.18	840660.52
5	503787.33	840392.24
6	503788.03	840310.01
7	503785.96	840294.38
8	503792.52	840281.05
9	504011.09	840243.86
10	504318.73	840155.34
11	504462.18	840100.81
12	504602.38	840047.51
13	504582.10	840092.67
14	504642.48	840251.48
262	504667.78	840302.23
252	504841.03	840302.23
250	504841.03	840686.70
18	504652.00	840625.93
19	504247.00	840625.93
20	504247.00	840575.93
21	503977.00	840575.93
25	503788.41	840312.91
26	504017.16	840274.26
27	504329.74	840184.32
28	504505.70	840117.43
102	503760.74	840570.00
103	503757.00	840595.00
104	503792.00	840895.93
105	503977.00	840895.93
106	503746.40	840595.00
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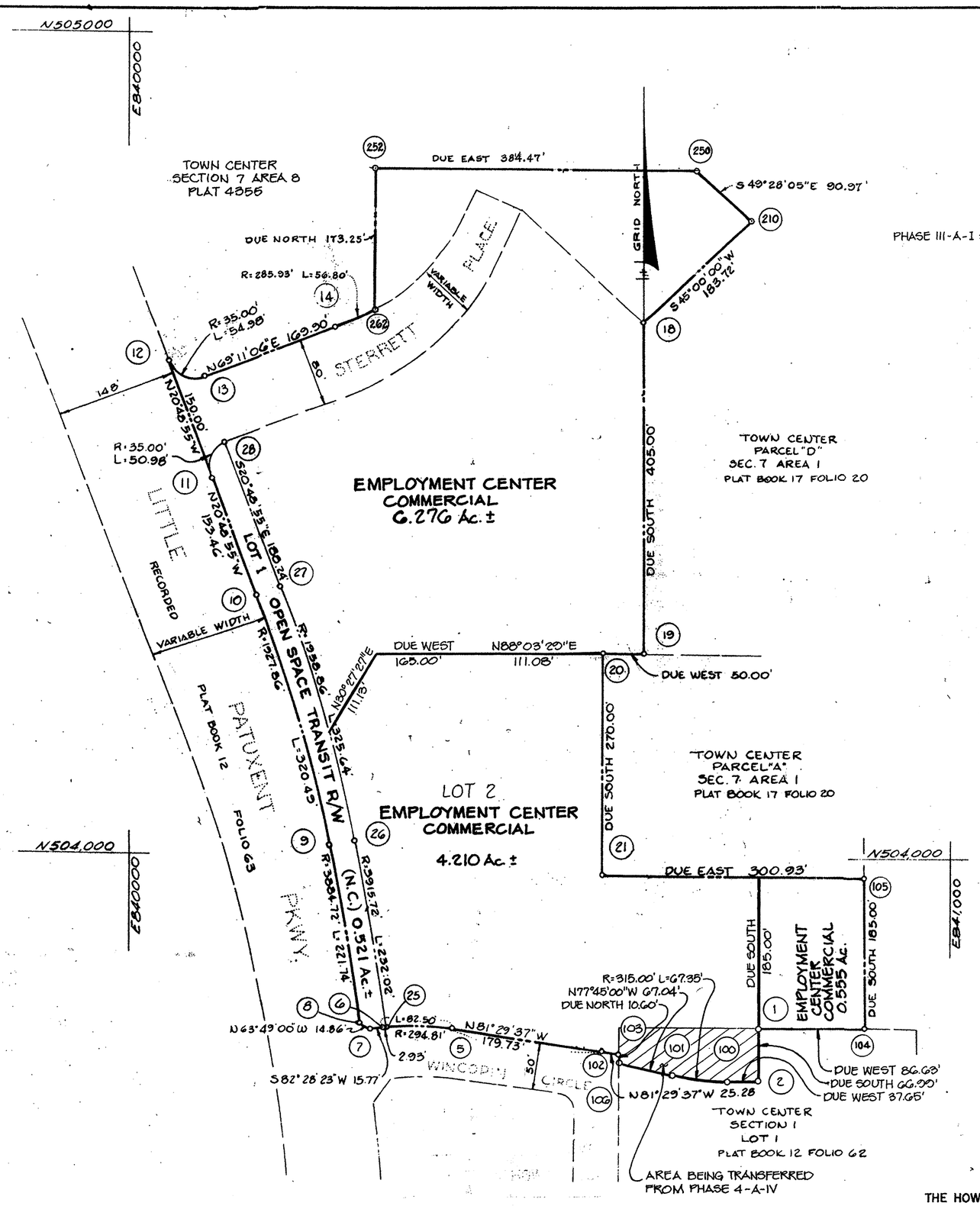

PHASE III-A-I: The purpose of this amended Final Development Plan Phase is to conform the criteria to the present zoning regulations and to revise Paragraph GC-1 to include criteria for Apartment/Apartment Land Uses and to revise uses permitted in Paragraph 7 to allow Apartments and to modify the criteria and maps to reflect this use. In addition 0.236 acres of Commercial Land use previously a part of Phase 4-A-IV is to be added to this FDP Phase.

RECORDED - PLAT NO. 15234
ON 2/11/02 AMONG THE
LAND RECORDS OF HOWARD COUNTY

TOWN CENTER
SECTION 7 AREA 6

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21043

NOTE:
This amended plat is intended to supersede Sheet 3 of 3 Final Development Plan Phase III-A recorded among the land records of Howard County in Plat 3054-A-216.

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 111-A-I

5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 100'

SHEET 3 OF 3

DRWN. BY:
CHKD. BY: