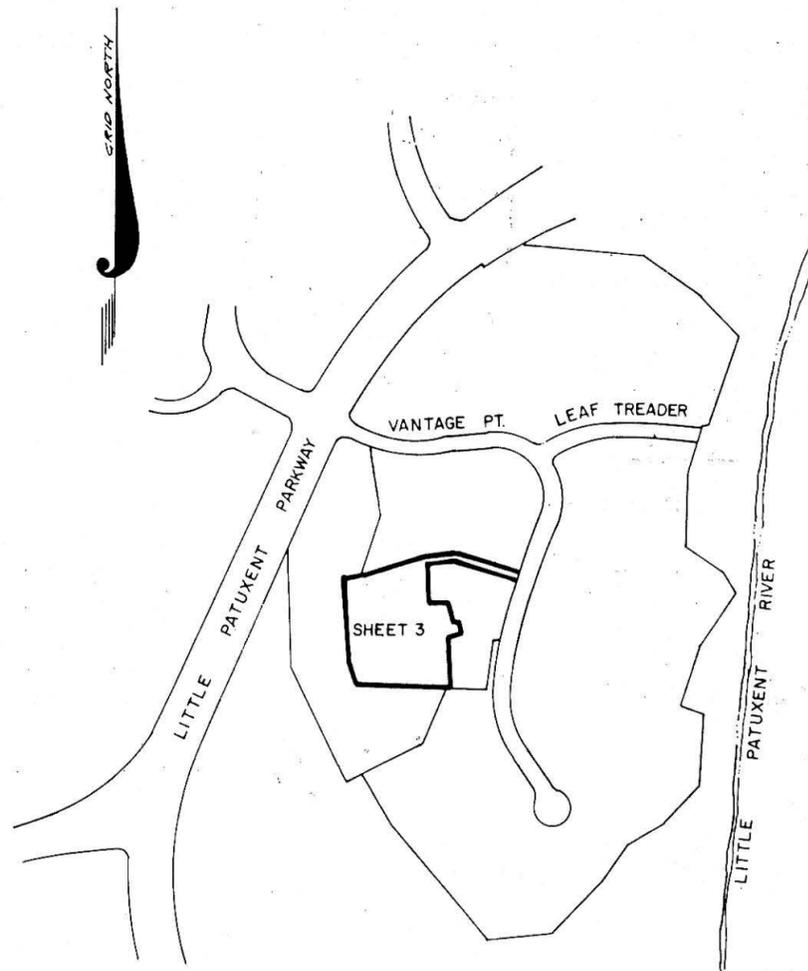


VICINITY MAP  
SCALE: 1"=2000'



SUMMARY OF AMENDMENTS

- PHASE 163-A: Amends sheets 2 and 3 of 3. Purpose is to change 0.397 acres of credited open space to non-credited creating Lot 3 and update criteria sections according to the current zoning regulations.
- PHASE 163-A-I: Amends sheets 2 and 3 of 3. Purpose is to change 0.295 acres of credited open space to non-credited and to update criteria sections according to current zoning regulations.

*Ho. Co. Govt MAY 13, 1997  
RECORDING DATE 3054-A-1619  
PLAT # 3054-A-1619*

TOWN CENTER  
SECTION 7 AREA 9

PETITIONER  
COLUMBIA PARKS AND RECREATION ASSOCIATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 163 - A - I  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' OCT. 25, 1996 SHEET 1 OF 3

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



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1985  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1988  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 4, 1988  
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

*[Signature]* 5/25/97 *[Signature]* 8/14/97  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

DATE	PLAT NO.
RECORDED	

DRWN. BY:  
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA  
Phase 163-A-1

The Area included within this Final Development Plan Phase is Applicable to Section 7, Area 9 of Town Center.

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.
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. RECREATION, SCHOOL, PARK AND OTHER COMMUNITY 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                   | porches  |
| eaves                      | bay windows  |
| roof or building overhangs | privacy walls or screens                                     |
| chimneys                   | all parts of any buildings, dwelling, or accessory buildings |
| trellises                  |  |

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 ten (10) feet into the front or rear setback area, and where any land use is adjacent to a principal and 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                  | excavations or fill                |
| shrubbyery             | fencing under 6' in height         |
| trees                  | retaining walls under 3' in height |
| ornamental landscaping | 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 public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed not 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

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):

7E-1 OPEN SPACE LAND USE AREAS

Lot 3, non-credited open space, is to be used for joint access by Parcel A, Section 7, Area 9, and Parcel F-2, Section 7, Area 7, to Vantage Point Road.

Lot 2, credited open space, is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation and maintenance of facilities for non-profit community service oriented organizations providing health, charitable, education or welfare services.
- b. Pedestrian and bicycle pathways, park or similar community recreation uses.
- c. Operation of a public or private child care center.
- d. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
- e. rummage sales, white elephant sales, cake sales, dances, and similar activities.
- f. Operation of a community hall including leasing of same for public and private non-profit uses.
- g. Community Library
- h. Art Studio
- i. Teen Center
- j. Operation of such commercial activities as are consistent with the above uses such as a snack bar.

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

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):

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.

TABULATION OF LAND USE

Land Use	Acres
Open Space Credited	3.122
Non-credited	0.692
Total	3.814

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

10A GENERALLY:

- a. Setbacks shall conform to the requirement 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):

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.

*Ho. Co. Gov't  
RECORDING DATE 5/13/99  
PLAT # 3054-A-1620*

TOWN CENTER  
SECTION 7 AREA 9

PETITIONER  
COLUMBIA PARKS AND RECREATION ASSOCIATION  
COLUMBIA, MARYLAND 21044

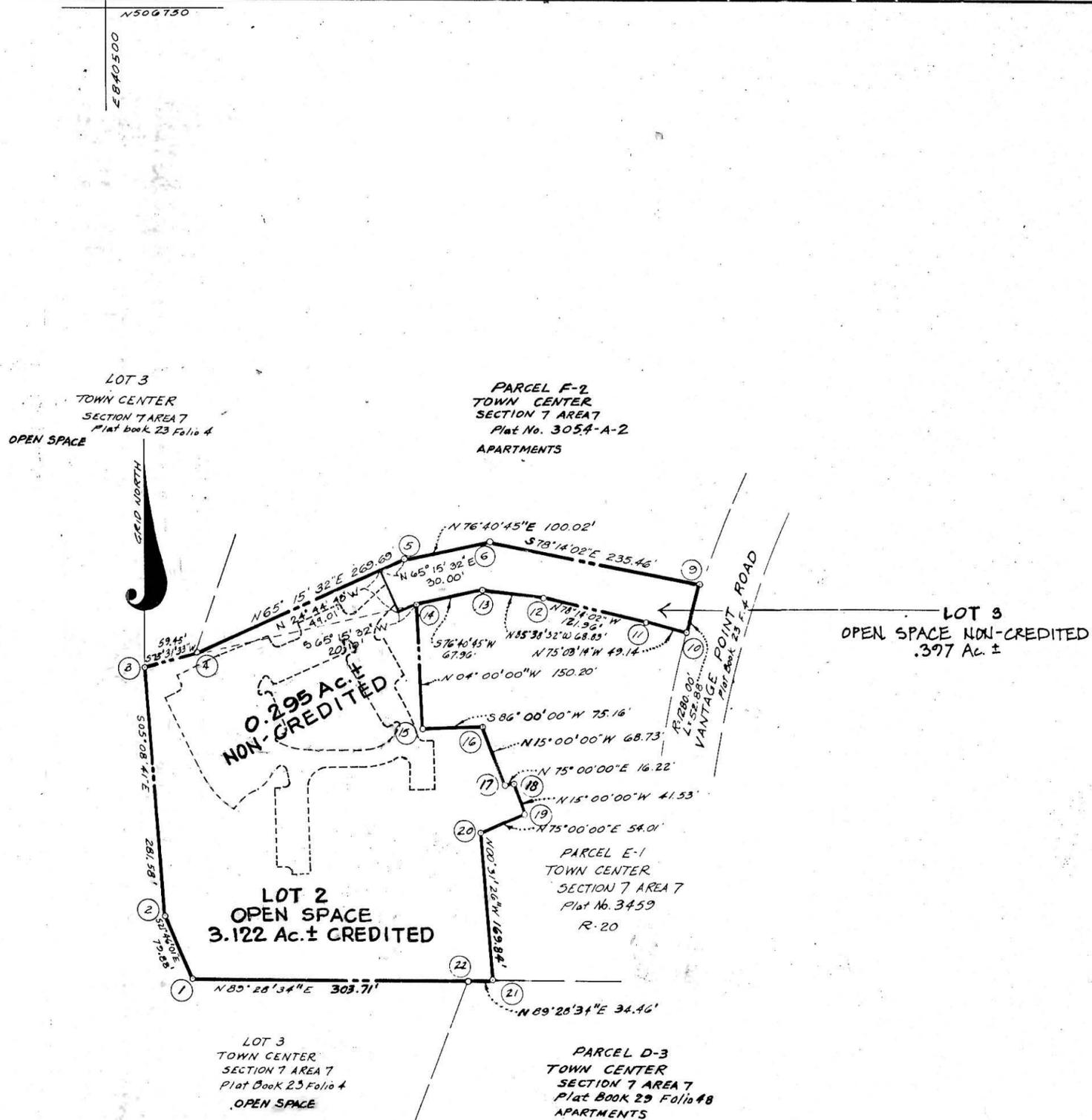
**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 163 - A - I  
5<sup>TH</sup> ELECTION, DISTRICT HOWARD COUNTY, MD.

OCT. 25, 1996 SHEET 2 OF 3

**COORDINATE TABLE**

No.	NORTH	EAST
1	505643.180	840592.691
2	505717.457	840563.032
3	505997.903	840537.782
4	506012.762	840595.345
5	506125.635	840840.284
6	506148.679	840937.609
9	506100.665	841168.122
10	506049.845	841153.441
11	506062.538	841105.964
12	506087.408	840986.566
13	506092.638	840917.936
14	506076.980	840851.804
15	505927.146	840862.282
16	505932.389	840937.259
17	505866.001	840955.047
18	505870.199	840970.715
19	505830.084	840981.463
20	505816.105	840929.294
21	505646.272	840930.847
22	505645.957	840896.388



Ho Co. Gov't  
RECORDING DATE MAY 15 1997  
PLAT # 3054-A-1621

TOWN CENTER  
SECTION 7 AREA 9

PETITIONER  
COLUMBIA PARKS AND RECREATION ASSOCIATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 163 - A-I  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100' OCT. 25, 1996 SHEET 3 OF 3