

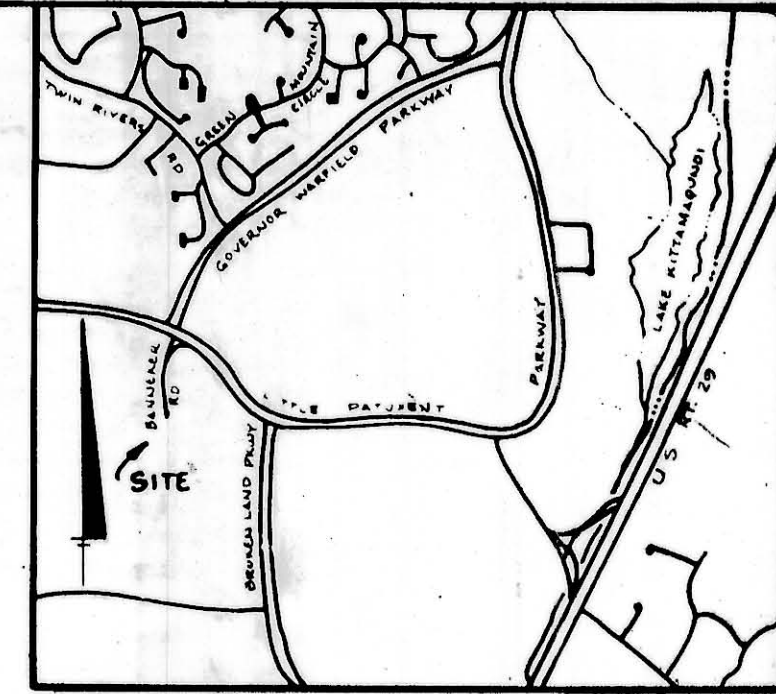
**SUMMARY OF AMENDMENTS**

PHASE 61-A: AMENDS SHEETS 1, 2, 3 AND 4 OF 4. PURPOSE IS TO CHANGE 7.887 ACRES OF COMMERCIAL LAND USE TO SINGLE FAMILY ATTACHED, CHANGE 4.335 ACRES OF COMMERCIAL LAND USE TO OPEN SPACE CREDITED; ADD 0.265 ACRES TO THIS PHASE AS SINGLE FAMILY ATTACHED, AND UPDATE CRITERIA.

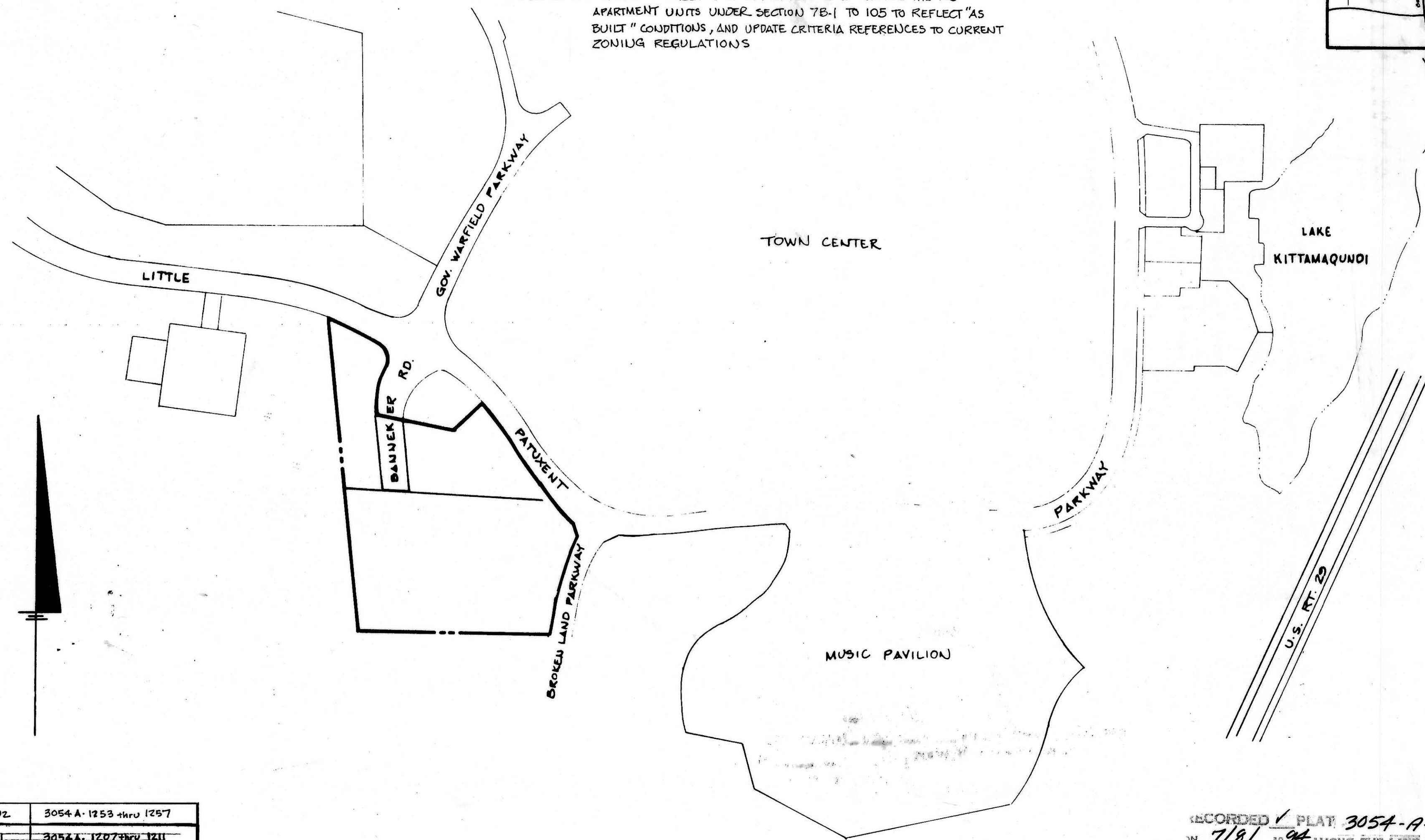
PHASE 61-A-I: AMENDS SHEETS 2, 3, AND 5 OF 5. PURPOSE IS TO CHANGE THE LAND USE OF PARCEL A FROM SINGLE FAMILY ATTACHED TO APARTMENTS, AND REDUCE THE NUMBER OF UNITS TO 100 IN THE CRITERIA.

PHASE 61-A-II: AMENDS SHEETS 2, 3, AND 4 OF 5. PURPOSE IS TO ADD 1.618 ACRES OF OPEN SPACE TO THIS PHASE, CHANGE 5.570 ACRES OF COMMERCIAL TO APARTMENTS, 0.131 ACRES TO NON-CREDITED OPEN SPACE, 1.546 ACRES TO OPEN SPACE CREDITED, AND ADJUST THE CRITERIA AND TABULATION OF LAND USE ACCORDINGLY.

PHASE 61-A-III: AMENDS SHEET 2 OF 5. PURPOSE IS TO REDUCE THE 106 APARTMENT UNITS UNDER SECTION 7B-1 TO 105 TO REFLECT "AS BUILT" CONDITIONS, AND UPDATE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS



VICINITY MAP  
SCALE: 1"=2000'

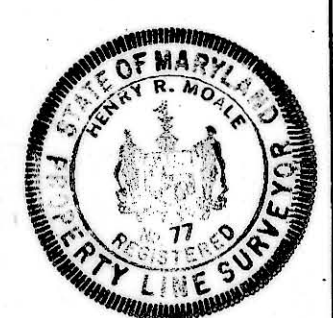


61-A-II	11-25-92	3054 A-1253 thru 1257
61-A-I	12-4-91	3054 A-1207 thru 1211
61-A	12-7-90	3054 A-1163 thru 1167
61	12-18-68	16 FOLIO 67 thru 70
PHASE OR AMENDMENT	DATE	PLAT BOOK AND FOLIO
	RECORDED	

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 5 OF FINAL DEVELOPMENT PLAN PHASE 61A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON NOVEMBER 25, 1992 AS PLAT # 3054 A 1253

RECORDED ✓ PLAT 3054-A-1387  
ON 7/8/94 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993



*Henry R. Moore*  
PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-04-68  
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72  
AMENDED B.C.C. CASE 664 RESOLUTION APPROVED 01-07-74  
AMENDED B.C.C. CASE 693 RESOLUTION APPROVED 12-20-76  
AMENDED B.C.C. CASE 817 RESOLUTION APPROVED 09-09-86  
AMENDED B.C.C. CASE 918 RESOLUTION APPROVED 03-17-92  
AMENDED B.C.C. CASE 939 RESOLUTION APPROVED 11-19-92

HOWARD COUNTY PLANNING BOARD  
*James S. Smith* 6/29/94 *John P. Jones* 6-23-94  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

**TOWN CENTER**  
SECTION 3 AREA 2  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 61-A-III  
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SHEET 1 OF 5



**FINAL DEVELOPMENT PLAN CRITERIA**

The Area included within this Final Development Plan Phase is Applicable to Section 3, Area 2, 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.  
2B Vehicular ingress and egress to Broken Land Parkway and Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and Department of Public Works.
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 the Howard County Department of Planning and Zoning.
5. RECREATIONAL, 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 Department of Planning and Zoning.
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 feet (3') into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten feet (10') in width may project not more than four feet (4') into the setback area, and porches, decks, open or enclosed may project not more than three feet (3') 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 fifty feet (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; 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 three feet (3') in height if solid or closed nor five feet (5') in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

**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 thirty feet (30') of the public right-of-way of any public road, street, or highway, nor within fifty feet (50') of any road designated by the Howard County Planning Board as a principal 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 forty feet (40') of any of the property lines of the project except where adjacent to open space, the setback shall be twenty feet (20').
- c. A minimum of forty feet (40') is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of twenty five (25') between buildings.
- d. Notwithstanding the provisions of paragraphs a thru c, 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.
- e. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 40% of the lot or project area.
- f. Sections 110-D-2-c of the Howard County Zoning Regulations and subtitle 5 of the Howard County code shall apply to all Apartment Land Use Areas.
- g. All open spaces in the project areas, except driveways and off-street 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

**6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL**

No structure shall be located within 30 feet (30') of the right-of-way of any public street, road or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking area shall be located within ten feet (10') of any lot line except as may be shown on a site development 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.

Adequate planting and landscaping must be provided as required by the Howard County Planning Board at the time a site development plan is submitted for approval whenever Employment Center Commercial Areas are in proximity to a Residential Land Use Area

**6D OPEN SPACE LAND USE AREAS**

No structure within Open Space Land Use Areas shall be located within thirty feet (30') of the right-of-way of any public street, road or highway; or within twenty-five feet (25') 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)**

**7C-3 EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL**

All uses permitted in Commercial Districts or Commercial Land Use Zones are permitted including but not limited to all of the following:

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

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged 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 others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

**7B-1 APARTMENT LAND USE AREAS**

Parcels A+B shall be devoted to Apartment Uses provided, however, that no more than 105 dwelling units may be constructed on said parcel, respectively.

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

Lots 1 & 2 (credited) to be used for all Open Space Land Uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary provided that such easements are shown on the subdivision plat if required by the Howard County Department of Planning and Zoning. 7E-2 continues below -

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

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

No structure shall be constructed more than 100 feet (100') in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcels A and B provided improvements thereon are constructed in accordance by the Howard County Planning Board.

**8C-3 TOWN CENTER - COMMERCIAL**

No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed 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.

**7E-2 OPEN SPACE LAND USE AREAS (CONTINUED)**

Lot 3 (non-credited) is to be used for a Howard County owned water maintenance station and associated parking area as now existing. Any additions or alterations shall require the approval of the Howard County Planning Board.

RECORDED PLAT 3054-A-1388  
ON 7/31/94 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD. *slaw*

**TOWN CENTER**

**SECTION 3 AREA 2**

**PETITIONER**

**THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION**

COLUMBIA, MARYLAND 21044

**COLUMBIA**

**AMENDED FINAL DEVELOPMENT PLAN PHASE 6I-A-III  
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND**



9 PARKING REQUIREMENTS - Section 125-C-3-d(3)

9B-1 APARTMENT LAND USE AREAS

No less than 1-1/2 off street parking spaces including garages and carports containing a minimum area of one-hundred sixty-two (162) square feet for each parking space for each dwelling unit 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 (2) off-street parking spaces of same area shall be provided.

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 1-1/2 parking spaces per dwelling unit.

9C-2 COMMERCIAL LAND USE AREAS - TOWN CENTER

- 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 this Final Development Plan Phase which are devoted to office uses.
- c. No parking requirements are imposed upon any restaurant, coffee shop or similar facility constructed within such buildings which primarily service 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 this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of 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 employees of any such facility.
- f. Hospitals, clinics and accessory building - one (1) parking space shall be provided for each two (2) beds. One (1) parking space for each employee on a major shift, Eight (8) parking spaces for each doctor treating outpatients on the major shift.
- g. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) 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.

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)

12B-1 APARTMENT LAND USE AREAS

In no event shall more than forty percent (40%) 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 minor structures.

12C COMMERCIAL LAND USE AREAS

No coverage requirements is imposed upon land within this Final Development Plan Phase devoted to Commercial 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.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Commercial	4.953
Roadway 0.826	
Apartments	13.722
Open Space	
Credited	7.500
Non-Credited	0.131
Total	26.306

RECORDED IN PLAT 3054-A-1389  
ON 7/18/94 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD. *Law*

TOWN CENTER  
SECTION 3 AREA 2

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

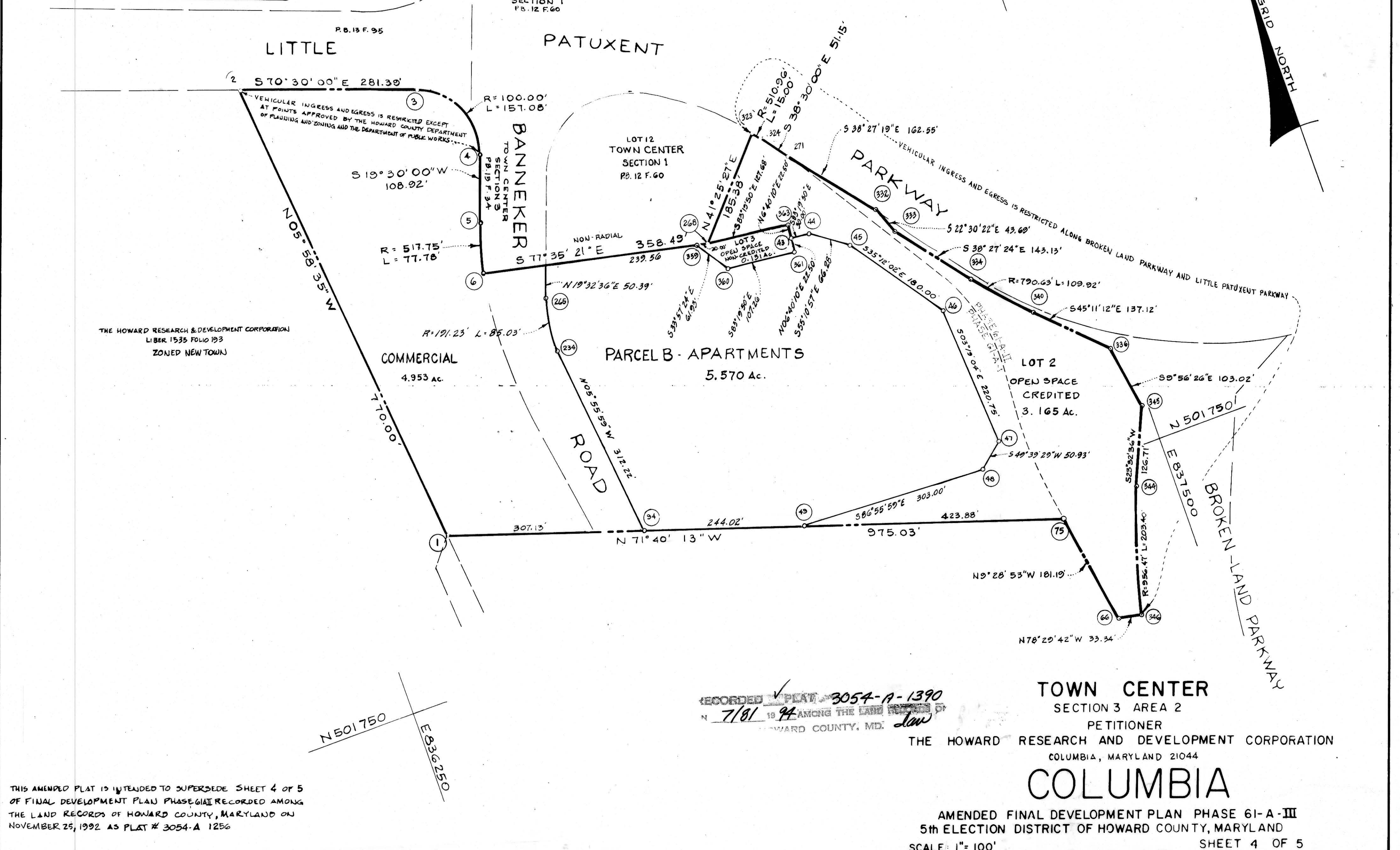
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 6I-A-III  
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SHEET 3 OF 5

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 5 OF  
FINAL DEVELOPMENT PLAN PHASE 6I-A-III RECORDED AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND ON  
NOVEMBER 25, 1992 AS PLAT # 3054A-1255



COORDINATES			COORDINATES			COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
1	501984.20	836393.61	271	502361.66	837097.13	334	502198.88	836652.82
2	502750.02	836313.44	332	502234.37	837198.22	265	502282.62	836662.81
3	502650.09	836578.69	333	502194.01	837214.94	363	502259.49	837059.98
4	502528.45	836639.57	334	502081.92	837303.96			
5	502425.78	836603.21	340	502000.87	837378.06			
6	502350.80	836582.84	75	501673.29	837319.10			
268	502274.32	836933.16	336	501904.23	837475.34			
323	502413.32	837055.81	345	501802.75	837493.12			
364	502401.72	837065.31	344	501686.59	837442.51			
43	502237.14	837057.36	346	501492.92	837381.63			
44	502233.66	837087.16	49	501811.59	836916.73			
45	502195.81	837141.98	66	501499.57	837348.95			
46	502048.73	837245.34	359	502278.62	836913.63			
47	501828.35	837258.11	360	502227.25	836948.22			
48	501795.38	837219.29	361	502214.79	837054.75			

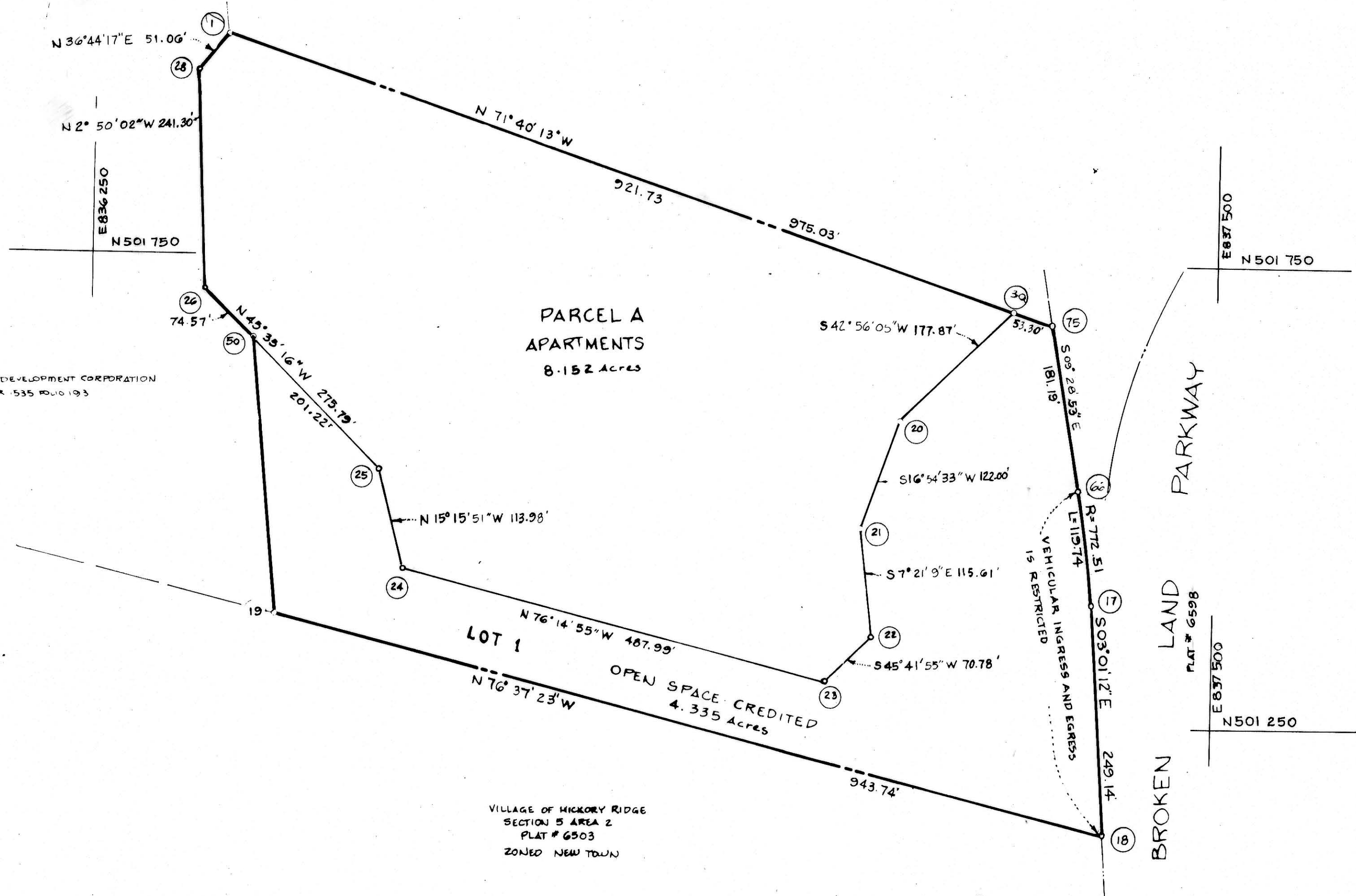
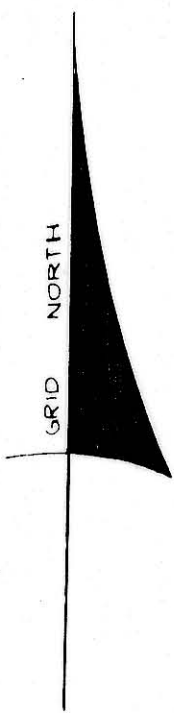


THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 5 OF FINAL DEVELOPMENT PLAN PHASE 61A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON NOVEMBER 25, 1992 AS PLAT # 3054-A 1256

**TOWN CENTER**  
 SECTION 3 AREA 2  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN PHASE 61-A-III  
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100'  
 SHEET 4 OF 5

**COORDINATES**

No.	NORTH	EAST
1	501984.20	836393.54
75	501678.29	837319.10
66	501493.57	837348.95
17	501380.96	837364.48
18	501132.17	837377.61
19	501350.51	836459.47
20	501564.82	837147.35
21	501448.10	837111.86
22	501333.44	837126.66
23	501284.00	837076.00
24	501400.04	836602.01
25	501510.00	836572.00
26	501703.00	836375.00
28	501944.00	836363.00
30	501650.55	837268.51
42	501915.39	836601.91
50	501650.55	836428.26



HOWARD COMMUNITY COLLEGE  
LIBER 486 FOLIO 224  
ZONED FOR

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
LIBER 535 FOLIO 193

VILLAGE OF HICKORY RIDGE  
SECTION 5 AREA 2  
PLAT # 6503  
ZONED NEW TOWN

RECORDED PLAT 3054-A-1391 TOWN CENTER  
IN 7181 1994 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD.

SECTION 3 AREA 2

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 61-A-III  
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
SHEET 5 OF 5

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 5 OF  
FINAL DEVELOPMENT PLAN PHASE 61AII RECORDED AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND ON NOVEMBER 25, 1992  
AS PLAT # 3054A-1257.