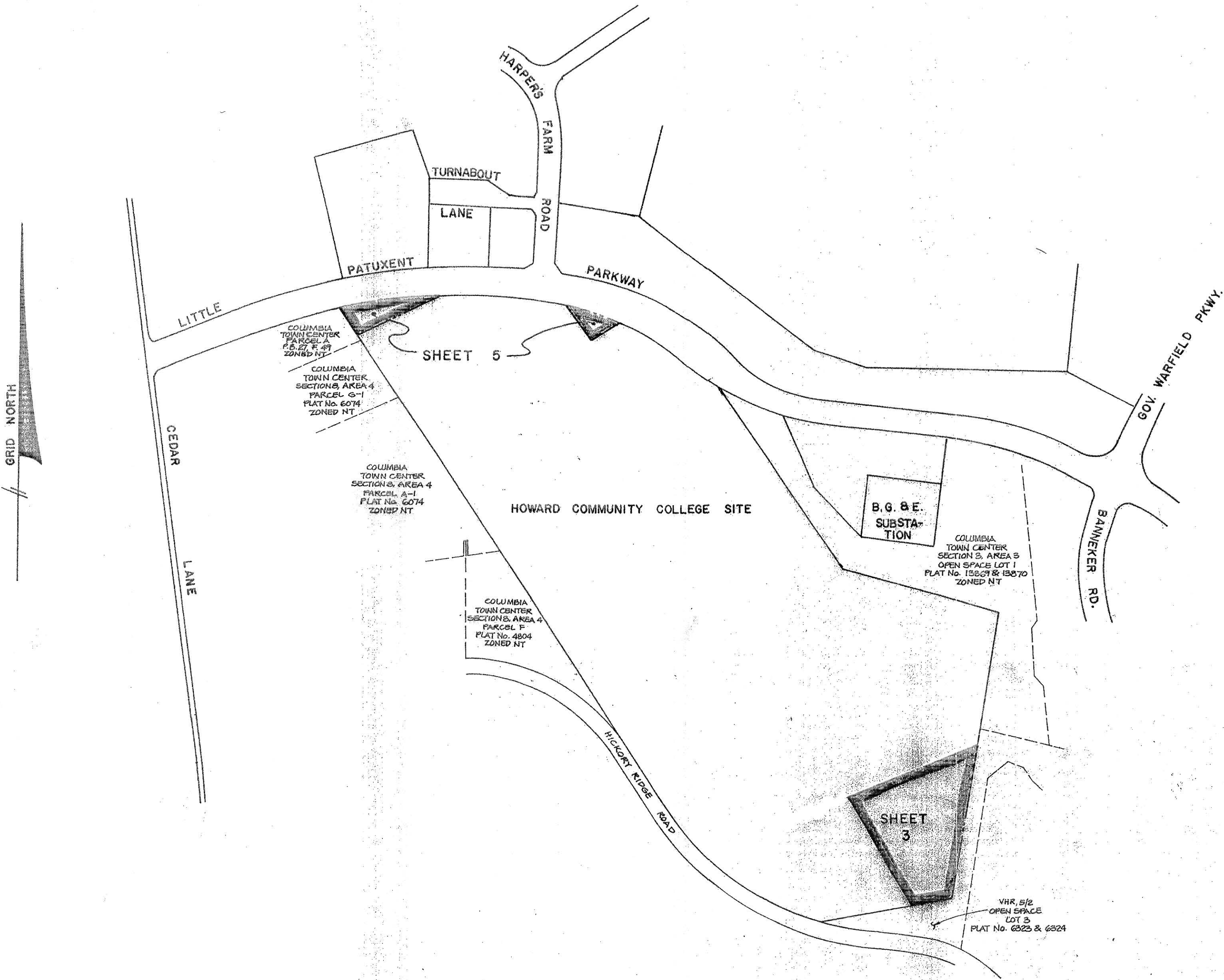


VICINITY MAP
1" = 2000'



SUMMARY OF AMENDMENTS

PHASE 72-A: THE PURPOSE IS TO MODIFY THE CRITERIA, TABULATION AND MAP TO AMEND THE SFLD LAND USE TO SFLD-COMMON OPEN AREA LAND USE, TO ADD "ATHLETIC FIELDS" TO THE PERMITTED USES IN SECTION 7 AND TO UPDATE THE SECTIONS PER THE CURRENT ZONING REGULATIONS.

NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSEDE SHEET 1 OF 5 FINAL DEVELOPMENT PLAN PHASE 72 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 16, FOLIO 110.

TOWN CENTER
SECTION 8, AREA 1
PARCELS A, B & C
OWNER & PETITIONER
BOARD OF TRUSTEES OF
HOWARD COMMUNITY COLLEGE

RECORDED - PLAT NO. 15441
ON 6-17-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

COLUMBIA

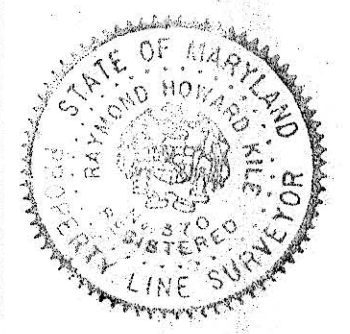
FINAL DEVELOPMENT PLAN PHASE SEVENTY TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 5

FDP-72A

DRAWN BY: J.V.A.
CHECKED BY: C.J.R.

Patton Harris Rust & Associates, pc
8818 CENTRE PARK DRIVE, COLUMBIA, MD 21045
tel 410-997-8900 fax 410-997-9282

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



Raymond H. Kile
LAND SURVEYOR'S SIGNATURE

HOWARD COUNTY PLANNING BOARD
APPROVED AS TO LEGAL SUFFICIENCY

James S. Rose 6/12/02 *Joseph Kaufman* 6/12/02
H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

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

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 72 - A

The area included within this Final Development Plan Phase is Applicable to Section 8, Area 1, of the Town Center.

1. PUBLIC STREETS 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:
To be shown on subdivision plats, if required by 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. 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 Planning Board.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125-C-3-d(1):
The term structure, as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavation or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed.
Determination of the specific character of similar minor structures and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas and adjacent to public streets, roads, or 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.

SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA

No structure within Single Family Low Density Common Open Area 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 Single Family Low Density Common Area Land Use provided such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board.

NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSIEDE SHEET 2 OF 5 FINAL DEVELOPMENT PLAN PHASE 72 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 16, FOLIO 111.

7. PERMITTED USES - Section 125-C-3-d(2):
SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA

Parcels A, B and C are to be used for all Single Family Low Density-Common Open Area land uses including, but not limited to, pedestrian and bicycle pathways, and athletic fields. These parcels 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):
SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA

No height limitation is imposed upon structures constructed within Single Family Low Density Common Open Area 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)

SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to Single Family Low Density Common Open Area 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.

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

10A. GENERALLY:

1. Setbacks shall conform to the requirements of Section 6 above.
2. 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)

SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Single Family Low Density Common Open Area 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
Single Family Low Density-Common Open Area	4.342
TOTAL	4.342

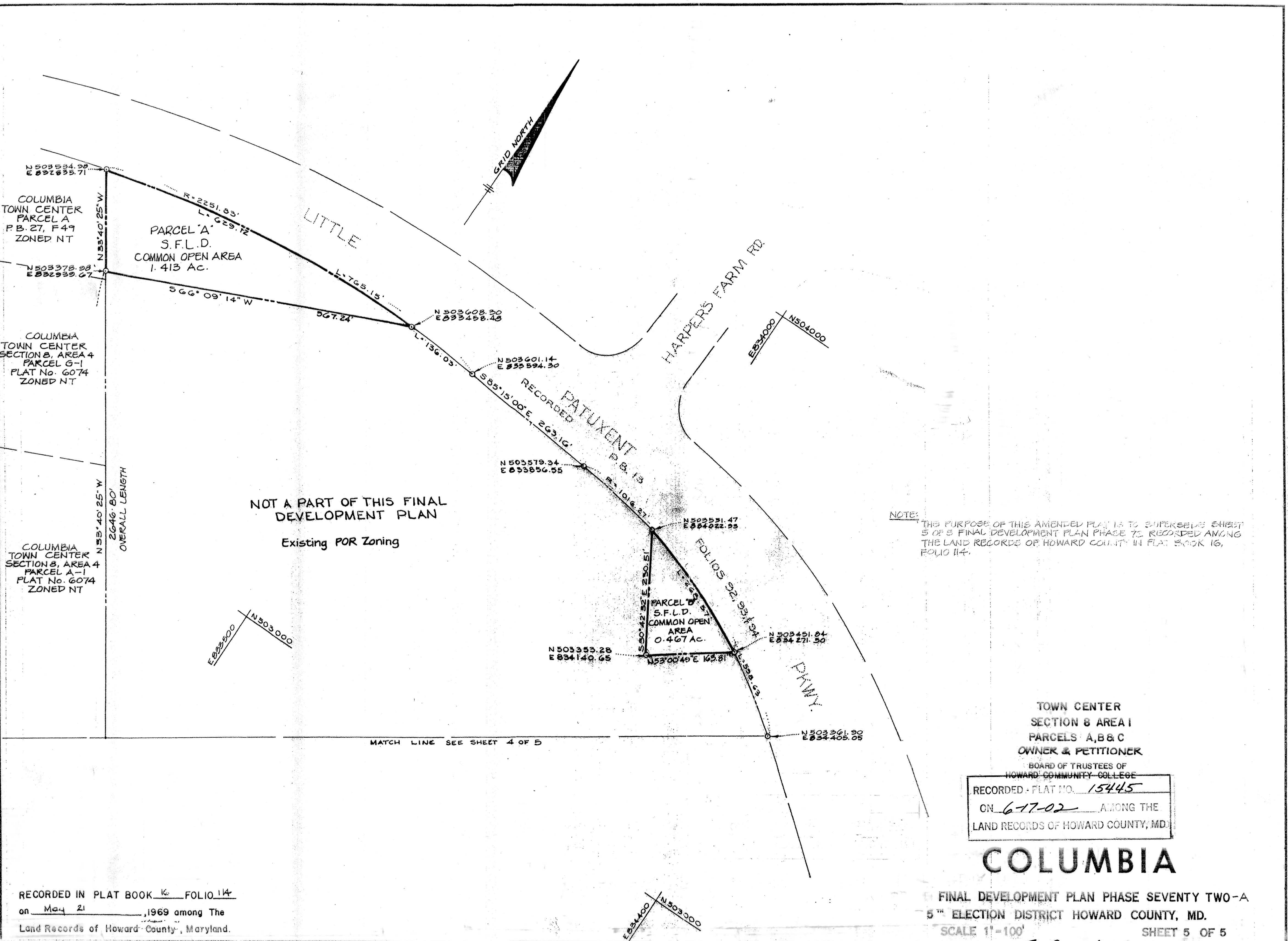
TOWN CENTER
SECTION 8 AREA 1
PARCELS A, B & C
OWNER & PETITIONER
BOARD OF TRUSTEES OF
HOWARD COMMUNITY COLLEGE

RECORDED - PLAT NO. 15442
ON 6-17-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY TWO- A
5TH ELECTION DISTRICT HOWARD COUNTY, MD
SHEET 2 OF 5

FDP-72A



COLUMBIA TOWN CENTER PARCEL A P.B. 27, F 49 ZONED NT

COLUMBIA TOWN CENTER SECTION 8, AREA 4 PARCEL G-1 PLAT No. 6074 ZONED NT

COLUMBIA TOWN CENTER SECTION 8, AREA 4 PARCEL A-1 PLAT No. 6074 ZONED NT

PARCEL A S.F.L.D. COMMON OPEN AREA 1.413 AC.

PARCEL B S.F.L.D. COMMON OPEN AREA 0.467 AC.

NOT A PART OF THIS FINAL DEVELOPMENT PLAN Existing POR Zoning

NOTE: THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSEDE SHEET 5 OF 5 FINAL DEVELOPMENT PLAN PHASE 72 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 16, FOLIO 114.

TOWN CENTER SECTION 8 AREA 1 PARCELS A, B & C OWNER & PETITIONER

BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE
 RECORDED - PLAT NO. 15445
 ON 6-17-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY TWO-A 5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 5 OF 5

FDP-72A

DRWN. BY: J.V.A.

RECORDED IN PLAT BOOK 16 FOLIO 114
 on May 21, 1969 among The
 Land Records of Howard County, Maryland.

COLUMBIA
TOWN CENTER
SECTION 8, AREA 4
PARCEL F
PLAT No. 4804
ZONED NT

N 35° 40' 25" W
2646.80'
OVERALL LENGTH

HICKORY RIDGE RD.

NOT A PART OF THIS FINAL
DEVELOPMENT PLAN

Existing POR Zoning

E894400 N502000

E894400 N503000

S 51° 30' 00" E 268.18'

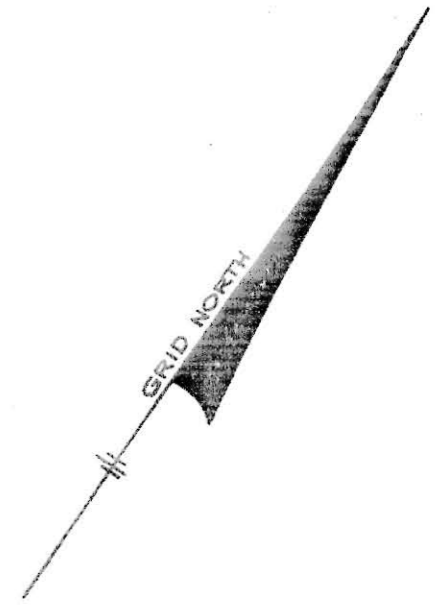
LITTLE
RECORDED
PATENT

R-1242.57 L-271.51'

E 88° 00' 00" W 40.50'

S 35° 21' 52" E 975.17'

N 50° 23' 36" E
E 89° 25' 38" W



NOTE:
THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSEDE
SHEET 4 OF 5 FINAL DEVELOPMENT PLAN PHASE 72
RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY IN PLAT BOOK 16, FOLIO 112.

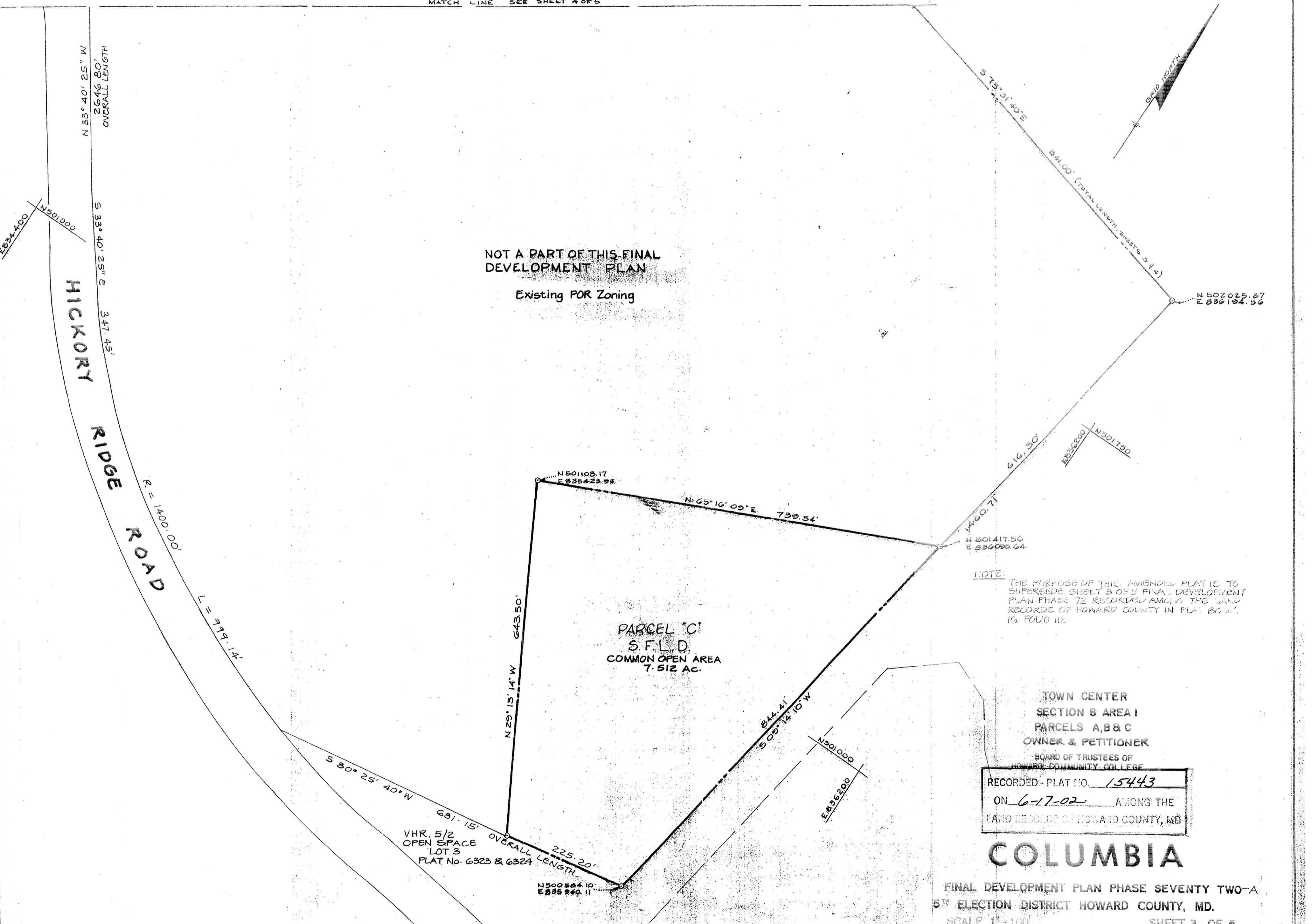
TOWN CENTER
SECTION 8 AREA I
PARCELS A, B & C
OWNER & PETITIONER

BOARD OF TRUSTEES OF
HOWARD COMMUNITY COLLEGE
RECORDED - PLAT NO. 15444
ON 6-17-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' SHEET 4 OF 5

FDP-72A



NOTE: THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSEDE SHEET 3 OF 3 FINAL DEVELOPMENT PLAN PHASE 72 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 16, FOLIO 112.

TOWN CENTER
SECTION 8 AREA I
PARCELS A, B & C
OWNER & PETITIONER
BOARD OF TRUSTEES OF
HOWARD COMMUNITY COLLEGE

RECORDED - PLAT NO.	15443
ON	6-17-02
AMONG THE	
LAND RECORDS OF HOWARD COUNTY, MD	

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SEVENTY TWO-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' SHEET 3 OF 5

FDP-72A