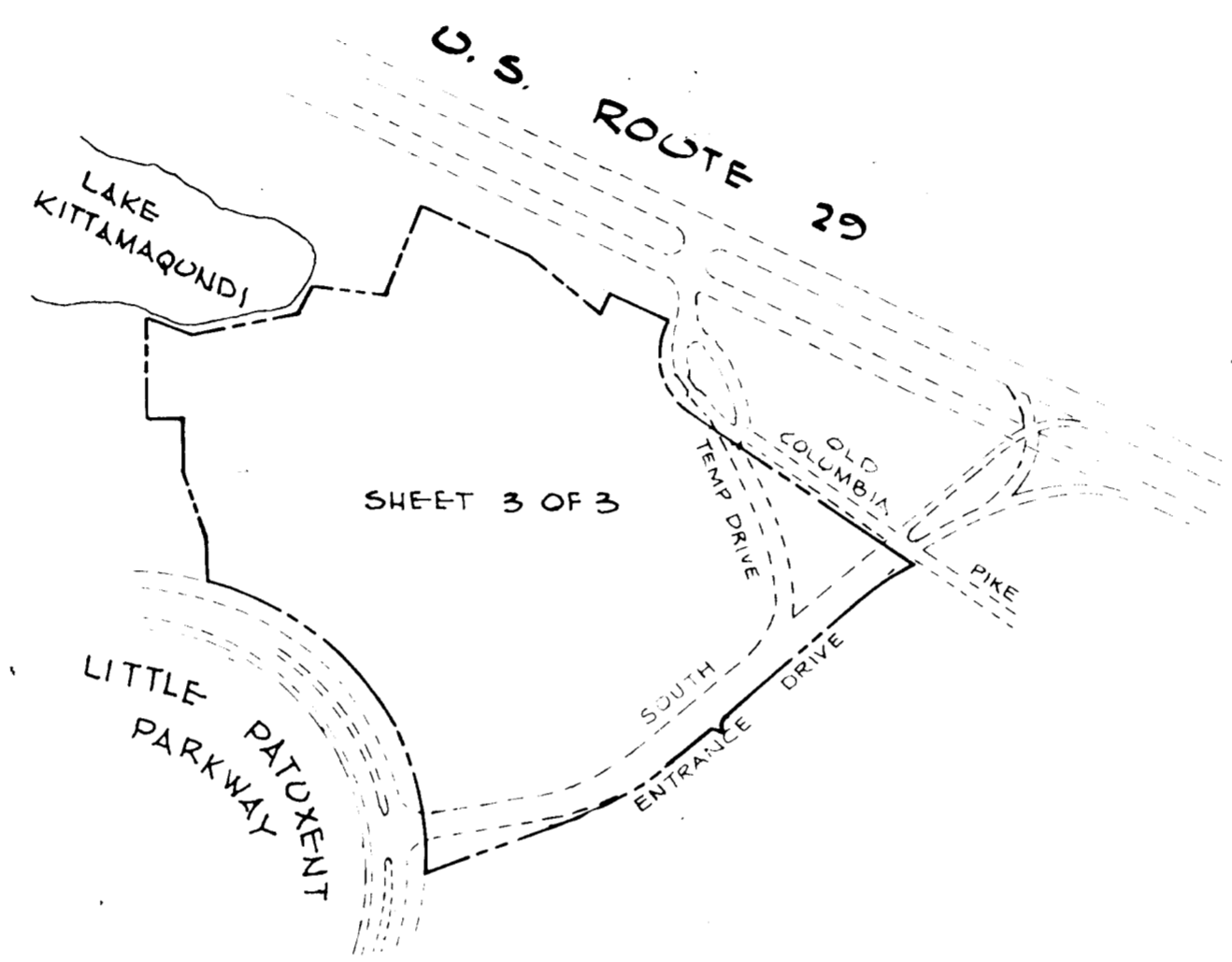


VICINITY MAP
SCALE 1" = 2000'



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NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 139 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIOS 19 THRU 21. THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY SECTION 2B OF THE FINAL DEVELOPMENT PLAN CRITERIA ON SHEET 2 AND TO CORRECT THE ACREAGES SHOWN IN THE TABULATION BLOCK ON SHEETS 3 AND 4

TOWN CENTER
SECTION 1 AREA 3
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Board of County Commissioners B.C.C. Case 412
Resolution Approved August 10, 1965
Amended B.C.C. Case 507 Resolution Approved 11/4/68
Amended B.C.C. Case 606 Resolution Approved 11/22/72
Amended B.C.C. Case 644 Resolution Approved 1/7/74

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SEC. DATE

H.C.P.B. CHAIRMAN DATE

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 139-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 4

Richard B. Browne #5238
LAND SURVEYOR'S SIGNATURE

#55

DRAWN BY
CHECKED BY

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 139 is Applicable to Section 1, Area 3 of Town Center.

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2B. Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Office of Planning and Zoning, and that vehicular ingress and egress to Parcel A of Final Development Plan Phase 139 will be granted across lot Number 3 to Parcel 11-G of Final Development Plan Phase 4A III.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.032 A (4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 17.031 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 17.031 D

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 |
| trellises | dwelling, or accessory buildings |

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 10' of the right-of-way line thereof nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, 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 after a public hearing in accordance with Section 17.037 E (2) of the Howard County Zoning Regulations.

The term "structure" does not include the following upon which no restriction as to location is imposed:

- | | |
|------------------------|------------------------------------|
| walks | excavations or fill |
| shrubby | 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 Office 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 4' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL/ APARTMENT LAND USE AREAS

No building shall be located within 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, however, whenever a structure is located within 10 feet of the right-of-way of any public street, road, or highway, a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board.

No other setback shall be imposed upon the location of any structure, structures, or cluster of structures within this parcel except, however, that structures must be located in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within fifty (50) 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 approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:

EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL/ APARTMENT LAND USE AREAS

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 except 12.014, 12.015, 12.019, 12.112, 12.113, 12.114 and 12.115.
- c. Uses permitted in S-C districts except 13.017, 13.018.

Apartment uses provided that no more than 110 dwelling units may be constructed on Parcel A.

Division of Commercial/Apartment Land Use Areas into individual lots, lots, lots, leased, mortgaged or otherwise conveyed individually, without lease, shall be permitted if 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 space held in common.

LAKE AND PARK OPEN SPACE LAND USE AREAS

The open space is to be used for all open space purposes, including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private lake and park.
- b. Operation of a public or private boating facility, including boathouse, dock facilities and related appurtenances.
- c. Operation and maintenance of such commercial facilities as are consistent with the primary use of the open space for park and recreational uses as approved by the Howard County Planning Board.
- d. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
- e. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, carnivals, running races, youth equipment sales, book sales, dances, and similar activities.

TRANSPORTATION CORRIDOR SPACE LAND USE AREAS

Lot 2 is to be used for open space purposes, except that lot may be used as a vehicular right-of-way for a public or private highway or transportation system. In the event that a public or private highway or transportation system for such a transportation system, the travel area generally used as a right-of-way or in any event a right-of-way strip, less than 100 feet in width shall be classified as non-creditable open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.

Vehicular ingress and egress over lot 2 is expressly permitted to provide access from Parcel A to Phase 4-A-III, Parcel 11-G.

8. HEIGHT LIMITATIONS - Section 17.031 E:

EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL/ APARTMENT LAND USE AREAS

No structure shall exceed a height of 100 feet within this Final Development Plan Phase except as otherwise allowed on 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 the provisions herein are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 17.031 E:

EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL/ APARTMENT LAND USE AREAS

- a. Five (5) parking spaces shall be provided for each 1,000 sq. ft. of net leasable area devoted to commercial retail sales uses.
- b. Two (2) parking spaces shall be provided for each 1,000 sq. ft. of net leasable area contained within any building or buildings constructed upon land on or parcel A of this Final Development Plan Phase 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 serve tenants and employees of such buildings.
- d. One (1) parking space shall be provided for each 1,000 sq. ft. of net leasable area contained within any building or buildings constructed upon land on or parcel A of this Final Development Plan Phase which are devoted to providing for more than five (5) employees of any such building.
- e. One (1) parking space shall be provided for each 1,000 sq. ft. of net leasable area, coffee shop or similar facility constructed within a hotel, inn or similar facility, one (1) parking space shall be provided for each five employees on any such facility.
- f. No less than 1.5 nor more than two (2) of street parking spaces containing a minimum area of two (2) and 200 sq. ft. 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.

RECORDED
DEC 12 1974
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TOWN CENTER SECTION 1 AREA 3

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21046

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 139-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 139 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIOS 19 THRU 22. THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY SECTION 2B OF THE FINAL DEVELOPMENT PLAN CRITERIA ON SHEET 2 AND TO CORRECT THE ACRES SHOWN IN THE TABULATION BLOCK ON SHEETS 3 AND 4.

1. The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.

2. The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.

OPEN SPACE AND USE AREAS

The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.

DEFERRED PROVISIONS - Section 17.011 E:

- I. INTERESTS
 - 1. The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.
 - 2. The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.
 - 3. The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.

MINIMUM LOT SIZES - Section 17.011 E:

The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.

COVERAGE REQUIREMENTS - Section 17.031 E:

COMMERCIAL APARTMENT LAND USE AREAS

The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.

OPEN SPACE LAND USES

The site plan shall be prepared in accordance with the provisions of the Final Development Plan or to comply with the provisions of Section 17.010 of the Howard County Code, as amended.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	2.200
Commercial	.741
Roadway	9.653
Apartment	12.456
Open Space	3.916
TOTAL	28.966

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 139 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIOS 19 THRU 22. THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY SECTION 2B OF THE FINAL DEVELOPMENT PLAN CRITERIA ON SHEET 2 AND TO CORRECT THE ACREAGES SHOWN IN THE TABULATION BLOCK ON SHEETS 3 AND 4.

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TOWN CENTER
PETERSON AND PARTNER
100 HOWARD RESEARCH AND DEVELOPMENT CENTER
COLUMBIA, MD. 21044

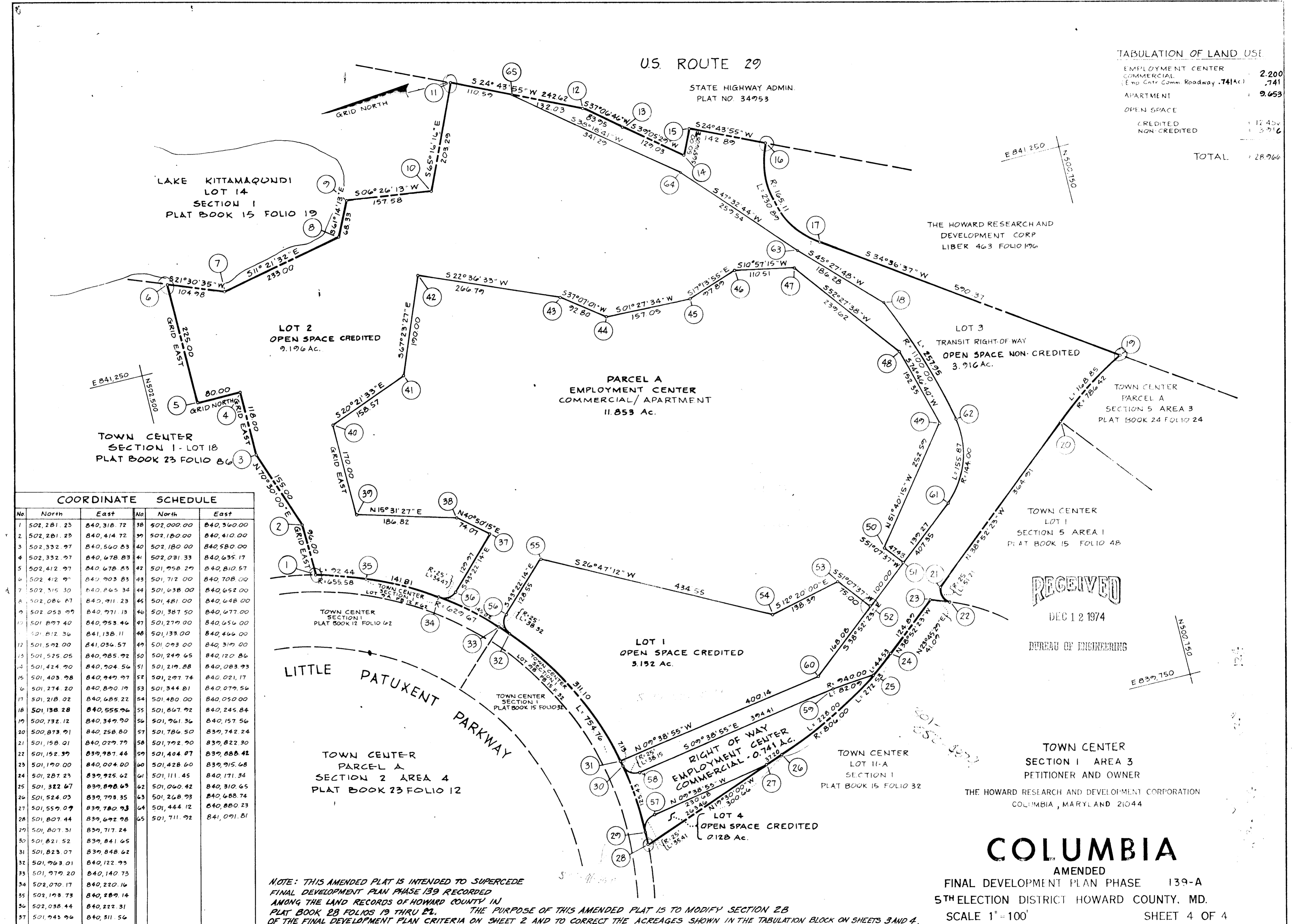
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 139-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 5 OF 4

TABULATION OF LAND USE

EMPLOYMENT CENTER	2.200
COMMERCIAL	.741
(Emp Cntr Comm Roadway .741 Ac)	
APARTMENT	9.653
OPEN SPACE	
CREDITED	12.456
NON-CREDITED	3.916
TOTAL	28.966

U.S. ROUTE 29

STATE HIGHWAY ADMIN.
PLAT NO. 34953



COORDINATE SCHEDULE

No	North	East	No	North	East
1	502,281.23	840,318.72	38	502,000.00	840,360.00
2	502,281.23	840,414.72	39	502,180.00	840,410.00
3	502,332.97	840,560.83	40	502,180.00	840,580.00
4	502,332.97	840,678.83	41	502,031.33	840,635.17
5	502,412.97	840,678.83	42	501,758.27	840,810.57
6	502,412.97	840,903.83	43	501,712.00	840,708.00
7	502,715.30	840,865.34	44	501,638.00	840,652.00
8	502,086.87	840,911.23	45	501,481.00	840,648.00
9	502,053.97	840,971.13	46	501,387.50	840,677.00
10	501,897.40	840,953.46	47	501,279.00	840,656.00
11	501,812.36	841,138.11	48	501,133.00	840,466.00
12	501,592.00	841,034.57	49	501,093.00	840,319.00
13	501,525.05	840,985.92	50	501,249.65	840,120.86
14	501,424.70	840,904.56	51	501,219.88	840,083.93
15	501,403.98	840,949.97	52	501,297.74	840,021.17
16	501,274.20	840,890.19	53	501,344.81	840,079.56
17	501,218.02	840,685.22	54	501,480.00	840,050.00
18	501,138.28	840,555.96	55	501,867.92	840,245.84
19	500,732.12	840,349.90	56	501,961.36	840,157.56
20	500,873.91	840,258.80	57	501,786.50	839,742.24
21	501,158.01	840,029.79	58	501,792.90	839,822.30
22	501,152.39	839,987.44	59	501,404.07	839,888.42
23	501,190.00	840,004.00	60	501,428.60	839,915.68
24	501,287.23	839,925.62	61	501,111.45	840,171.34
25	501,312.67	839,898.63	62	501,060.42	840,310.65
26	501,524.03	839,793.35	63	501,268.93	840,688.74
27	501,559.07	839,780.93	64	501,444.12	840,880.23
28	501,807.44	839,692.98	65	501,711.92	841,091.81
29	501,807.31	839,717.24			
30	501,821.52	839,841.65			
31	501,823.07	839,848.62			
32	501,963.01	840,122.93			
33	501,979.20	840,140.73			
34	502,070.17	840,220.16			
35	502,193.73	840,289.14			
36	502,038.44	840,222.31			
37	501,943.96	840,311.56			

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BUREAU OF ENGINEERING

TOWN CENTER SECTION I AREA 3 PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 139-A

5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100'

SHEET 4 OF 4