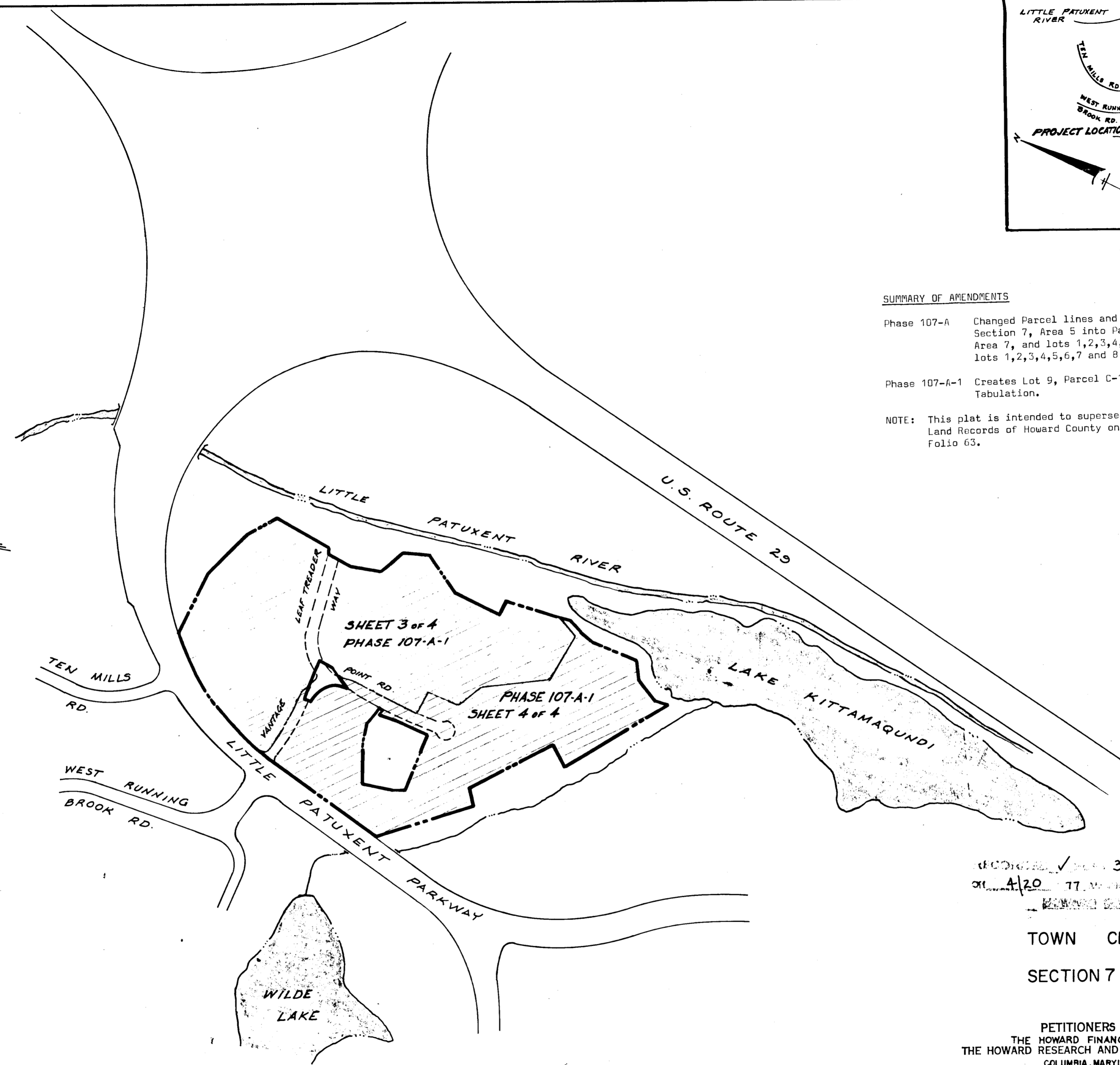


SUMMARY OF AMENDMENTS

Phase 107-A Changed Parcel lines and lot lines dividing Parcel A and B of Section 7, Area 5 into Parcels A,B,C,D,F,G and H of Section 7, Area 7, and lots 1,2,3,4,5 and 6 of Section 7, Area 5 to lots 1,2,3,4,5,6,7 and 8 of Section 7, Area 7.

Phase 107-A-1 Creates Lot 9, Parcel C-1, Parcel F-1 and corrects Land Use Tabulation.

NOTE: This plat is intended to supersede sheet 1 of 4 recorded among the Land Records of Howard County on December 9, 1971 in Plat Book 20, Folio 63.



**RECEIVED**  
JUL 28 1977  
BUREAU OF ENGINEERING

**RECEIVED**  
JUN 8 1977  
BUREAU OF ENGINEERING

RECORDED ✓ 3054 uu  
on 4/20 77  
TOWN CENTER  
SECTION 7 AREA 7

PETITIONERS & OWNERS  
THE HOWARD FINANCING CORPORATION and  
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

*[Signature]*  
PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-1974

HOWARD COUNTY PLANNING BOARD

*[Signature]* 4/20/77  
H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

107-A-I			
107-A	Dec. 9, 1971	20	63 to 66
107	May 14, 1971	20	53 to 56
Phase or Amendment	Date	Plat Book	Folio
		Recorded	

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 107-A-1  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=400' SHEET 1 OF 4

DRWN. BY:  
CHKD. BY:

#55

**FINAL DEVELOPMENT PLAN CRITERIA**  
The Area included within this Final Development Plan Phase is  
Applicable to Section 7, Area 7 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):**  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
  
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.
3. **MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):**  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. **DRAINAGE FACILITIES - Section 17.031 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 LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:**  
The term "structure", as used in this Final Development Plan Phase 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 restriction 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. Where the rear lot line of any land use is adjacent to a freeway or primary road, 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. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Office of Planning & 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 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.

**APARTMENT LAND USE AREAS**

Buildings and other structures shall be located within Apartment Land Use Areas as specified herein, except that 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. All structures must be constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

- a. No structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. 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 structure shall be located within 40' of any of the outside property lines of the project.
- c. A minimum of 90' is required between parallel buildings (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.
- d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- e. Notwithstanding the provisions of paragraphs a thru d, 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).
- f. Apartment buildings including accessory buildings shall not be permitted to cover more than 30 percent of the lot or project areas.
- g. If under a single ownership, no setback requirement applied to the common lot line between parcels/lots.
- h. Sections 7.048, 7.06 and 7.07 of the Howard County Zoning Regulations shall also apply.

**NOTE:** This plat is intended to supersede sheet 2 of 4 recorded among the Land Records of Howard County on December 9, 1971, in Plat Book 20, Folio 64, and applies to Phases 107-A and 107-A-1. The purposes of this amended plat are 1) to modify Parcel C as shown on plat recorded in Plat Book 20, Folio 65 by the creation of Lot 9 for open space (non-credited) use, and by designating the remainder of Parcel C as Parcel C-1; 2) to correct the Land Use Tabulation; 3) the deletion from Parcel F of 0.204 acres from this Phase, the land thus deleted will be included as open space under Phase 163; and 4) the addition to Parcel F of 0.458 acres along Vantage Point Road which was previously R-20, but which was annexed into the New Town District and classified Apartment land use under Zoning Case 693.

**MINIMUM FLOOR SPACE REQUIREMENTS**

Efficiency apartments consisting of kitchen, bathroom and combination living room, dining space and bedroom.....400 Square Feet  
One bedroom apartments.....530 Square Feet  
Two bedroom apartments.....660 Square Feet  
Three bedroom apartments.....800 Square Feet  
Each additional bedroom shall increase the minimum floor space by 120 Square Feet. Provided, however, that not more than 30% of the total dwelling units within the project may be efficiency apartments.

**OTHER REQUIRED FACILITIES**

Every apartment project shall provide adequate laundry facilities, proper maintenance of halls and other public areas. All open spaces in the project areas, except driveway and parking compounds, shall be adequately planted and landscaped as approved by the Howard County Planning Board at the time a Site Development Plan is submitted for approval.

**SIGNS**

Notwithstanding other provisions of these regulations only such signs as approved by the Planning Board at the time the site development plan is approved shall be permitted. Provided, however, that the maximum aggregate area of such signs shall not exceed 100 square feet.

**OPEN SPACE LAND USE AREAS**

Division of Open Space 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.

**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 17.031 D:**

**APARTMENT LAND USE AREAS**

Parcels A,B,C-1,D,F,I,G shall be devoted to apartment uses provided, however, that no more than 986 Dwelling Units may be constructed on Parcels A,B,C-1,D,F,I,G

Employment Center land use as permitted in B-1 districts may be located in areas zoned for apartment land use in accordance with a site development plan approved by the Howard County Planning Board.

Only a maximum development in non-elevator buildings of 80% of the total number of units will be permitted on the site.

**OPEN SPACE LAND USE AREAS**

Lots 1,2,3,4,5,6,7,8 and 9 are 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 Office of Planning and Zoning.

Lots 6,7,8 and 9 are to be used for all open space land uses, including, but not limited to, the operation of religious facilities and all uses incidental thereto.

**LAKE AND PARK OPEN SPACE LAND USE AREAS**

Lot 5 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, deck facilities and related appurtenances.
- c. Operation and maintenance of such commercial facilities as are consistent with the primary use of Lot 5 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, rummage sales, white elephant sales, cake sales, dances, and similar activities.

**TRANSPORTATION OPEN SPACE LAND USE AREAS**

Lots 2 and 4 are to be used for open space purposes. Any portion of Lots 2 and 4 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 are 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 allocations under Section 17.018 of the Howard County Zoning Regulations.

8. **HEIGHT LIMITATIONS - Section 17.031 E:**  
**APARTMENT LAND USE AREAS**  
No structure shall be constructed more than 200 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcels A,B,C-1,D,F, and G 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 with 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 17.031 E:**

**APARTMENT LAND USE AREAS**

No less than 1-1/2 off-street parking spaces containing a minimum of two (2) hundred square feet for each parking space for each dwelling unit shall be provided within each lot devoted to apartment uses. Parking may be allowed on adjacent Parcel A as approved by the Howard County Planning Board.

**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 17.018 J (1) of the Howard County Zoning Regulations.

10. **SETBACK PROVISIONS - Section 17.031 E:**

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 17.031 E:**

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 17.031 E:**

**APARTMENT LAND USE AREAS**

In no event shall more than 30% 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 similar minor structures.

**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 IN ACRES**

LAND USE		ACRES
Apartments		39.746
Roadway	2.189	
Open Space		15.824
Credited		2.481
Non-Credited		
<b>TOTAL</b>		<b>58.051</b>

RECORDED ✓ PLAT 3054 VV  
4/20/77  
HOWARD COUNTY, M.D.

**TOWN CENTER**  
**SECTION 7 AREA 7**

**PETITIONERS & OWNERS**

THE HOWARD FINANCING CORPORATION and  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21044

**COLUMBIA**

**AMENDED**

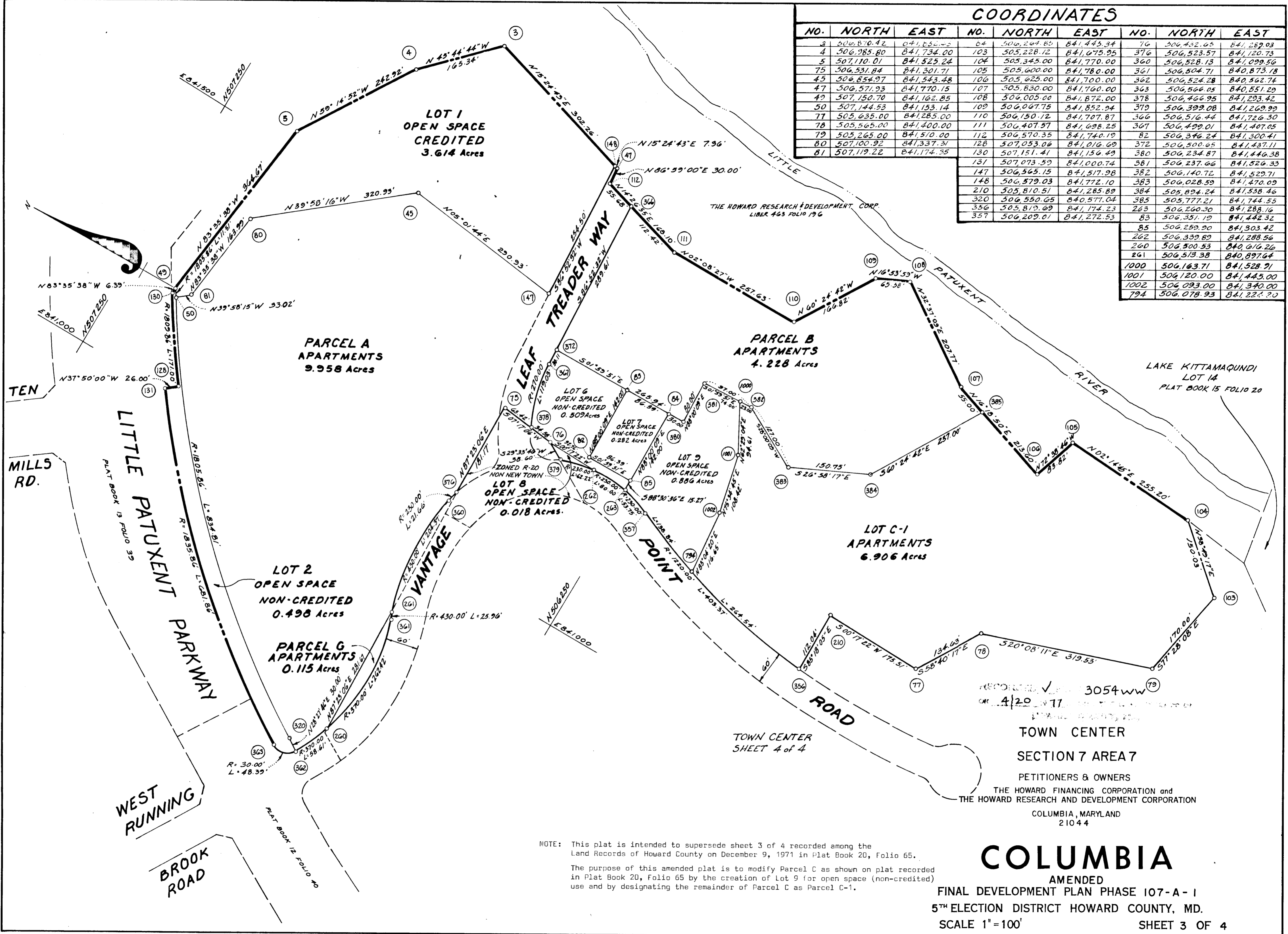
**FINAL DEVELOPMENT PLAN PHASE 107-A-1**  
**5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.**

**SCALE 1"=100'**

**SHEET 2 OF 4**

**COORDINATES**

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
3	506,870.42	841,155.22	64	506,267.85	841,445.34	76	506,432.65	841,289.03
4	506,985.80	841,734.00	103	505,228.12	841,675.95	376	506,523.57	841,120.73
5	507,110.01	841,523.24	104	505,345.00	841,770.00	360	506,528.13	841,099.56
75	506,531.84	841,301.71	105	505,600.00	841,780.00	361	506,504.71	840,873.18
45	506,854.97	841,543.48	106	505,625.00	841,700.00	362	506,524.28	840,562.74
47	506,571.93	841,770.15	107	505,830.00	841,760.00	363	506,566.05	840,551.29
49	507,150.70	841,162.85	108	504,005.00	841,872.00	378	506,466.95	841,293.42
50	507,144.53	841,153.14	109	504,067.75	841,852.94	379	506,399.08	841,269.99
77	505,635.00	841,285.00	110	506,150.12	841,707.87	366	506,516.44	841,726.30
78	505,565.00	841,400.00	111	506,407.57	841,698.25	367	506,499.01	841,407.05
79	505,265.00	841,510.00	112	506,570.35	841,740.19	82	506,346.24	841,300.41
80	507,100.92	841,337.31	128	507,053.06	841,016.69	372	506,500.65	841,437.11
81	507,119.22	841,174.35	130	507,151.41	841,156.49	380	506,234.87	841,446.38
			131	507,073.59	841,000.74	381	506,237.66	841,526.33
			147	506,565.15	841,517.98	382	506,140.72	841,529.71
			148	506,579.03	841,772.10	383	506,028.59	841,470.09
			210	505,810.51	841,285.89	384	505,894.24	841,538.46
			320	506,550.65	840,577.04	385	505,777.21	841,744.55
			356	505,819.69	841,174.23	263	506,260.30	841,288.16
			357	506,209.01	841,272.53	83	506,351.19	841,442.32
			85	506,259.90	841,303.42			
			262	506,339.89	841,288.56			
			260	506,500.53	840,616.26			
			261	506,513.38	840,897.64			
			1000	506,163.71	841,528.91			
			1001	506,120.00	841,445.00			
			1002	506,093.00	841,340.00			
			794	506,078.93	841,224.20			



RECORDED ✓ 3054ww  
 ON 4/20/77

**TOWN CENTER  
 SECTION 7 AREA 7**

PETITIONERS & OWNERS  
 THE HOWARD FINANCING CORPORATION and  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND  
 21044

**COLUMBIA**

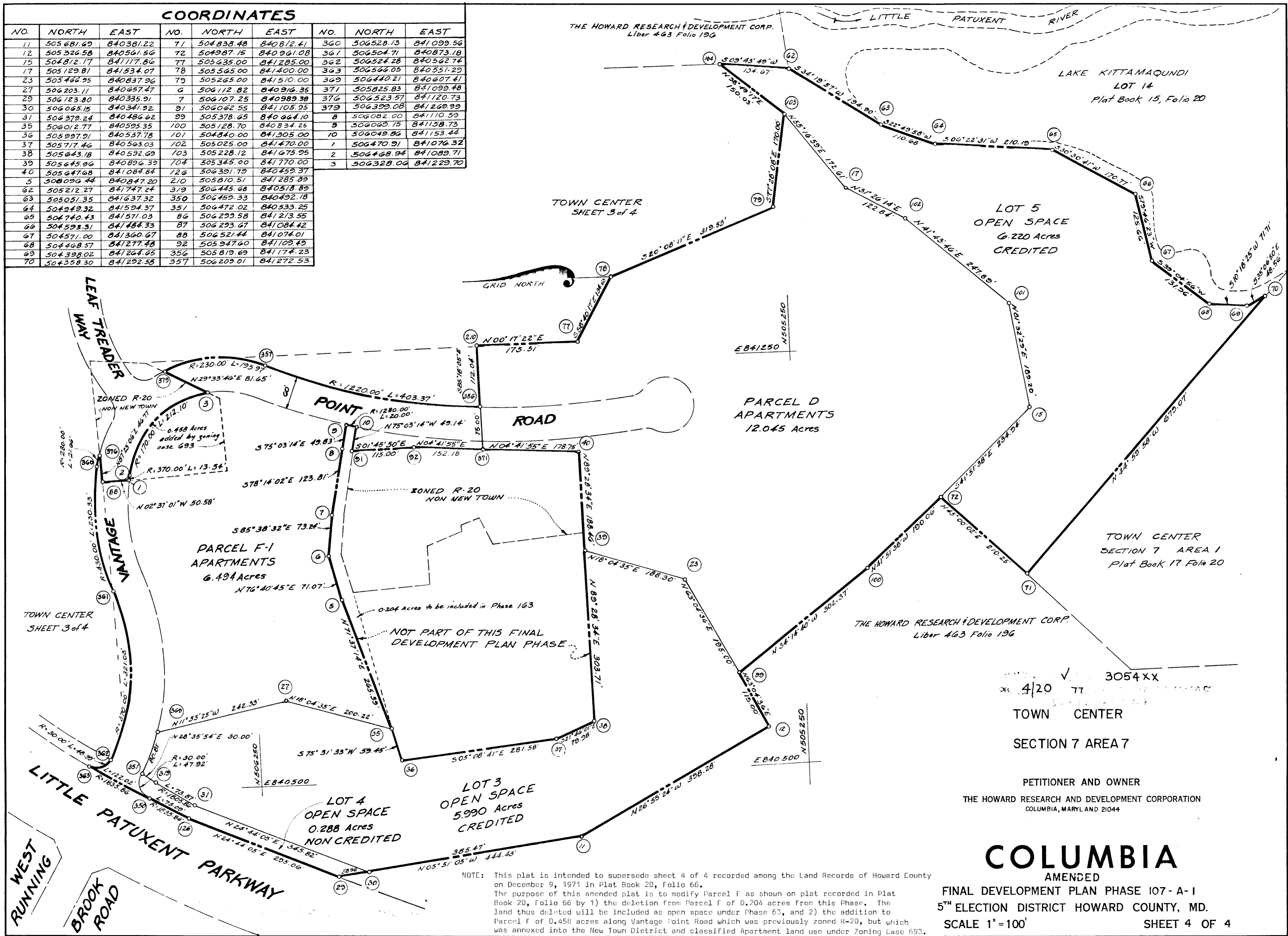
AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 107-A-1  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100' SHEET 3 OF 4

NOTE: This plat is intended to supersede sheet 3 of 4 recorded among the Land Records of Howard County on December 9, 1971 in Plat Book 20, Folio 65. The purpose of this amended plat is to modify Parcel C as shown on plat recorded in Plat Book 20, Folio 65 by the creation of Lot 9 for open space (non-credited) use and by designating the remainder of Parcel C as Parcel C-1.



**COORDINATES**

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
11	505 681.69	840381.22	71	504 838.48	840 812.41	360	506528.13	841099.56
12	505 326.58	840561.56	72	504 987.15	840 961.08	361	506504.71	840873.18
15	504 812.17	841177.86	77	505 635.00	841 285.00	362	506524.28	840562.74
17	505 129.81	841 534.07	78	505 565.00	841 400.00	363	506564.05	840551.29
23	505 464.95	840837.96	79	505 265.00	841 510.00	369	506440.21	840607.41
27	506 203.11	840657.47	8	506 112.82	840 916.35	371	505825.83	841099.48
29	506 123.80	840335.91	7	506 107.25	840 989.38	376	506523.57	841120.73
30	506 065.15	840341.92	91	506 062.55	841 105.95	379	506399.08	841269.99
31	506 379.24	840486.62	99	505378.65	840 664.10	8	506082.00	841110.59
35	506 012.77	840595.35	100	505 128.70	840 834.25	9	506063.15	841158.73
36	505 997.91	840537.78	101	504 840.00	841 305.00	10	506049.86	841153.44
37	505 717.46	840563.03	102	505 025.00	841 470.00	1	506470.91	841076.32
38	505 643.18	840592.69	103	505 228.12	841 675.95	2	506468.94	841089.71
39	505 645.96	840 896.39	104	505 345.00	841 770.00	3	506328.06	841229.70
40	505 647.68	841 084.84	126	506 391.79	840 459.37			
5	506 096.44	840 847.20	210	505 810.51	841 285.89			
62	505 212.27	841 747.24	319	506 445.68	840 518.89			
63	505 051.35	841 637.32	350	506 459.33	840 492.18			
64	504 249.32	841 594.37	351	506 472.02	840 533.25			
65	504 740.43	841 571.03	86	506 299.58	841 213.55			
66	504 593.31	841 484.33	87	506 293.67	841 084.42			
67	504 571.00	841 360.67	88	506 521.44	841 074.01			
68	504 468.57	841 277.48	92	505 947.60	841 109.49			
69	504 399.02	841 264.65	356	505 819.69	841 174.23			
70	504 358.30	841 292.58	357	506 209.01	841 272.53			



3054XX  
 4/20  
 TOWN CENTER  
 SECTION 7 AREA 7  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 107-A-1  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100'  
 SHEET 4 OF 4