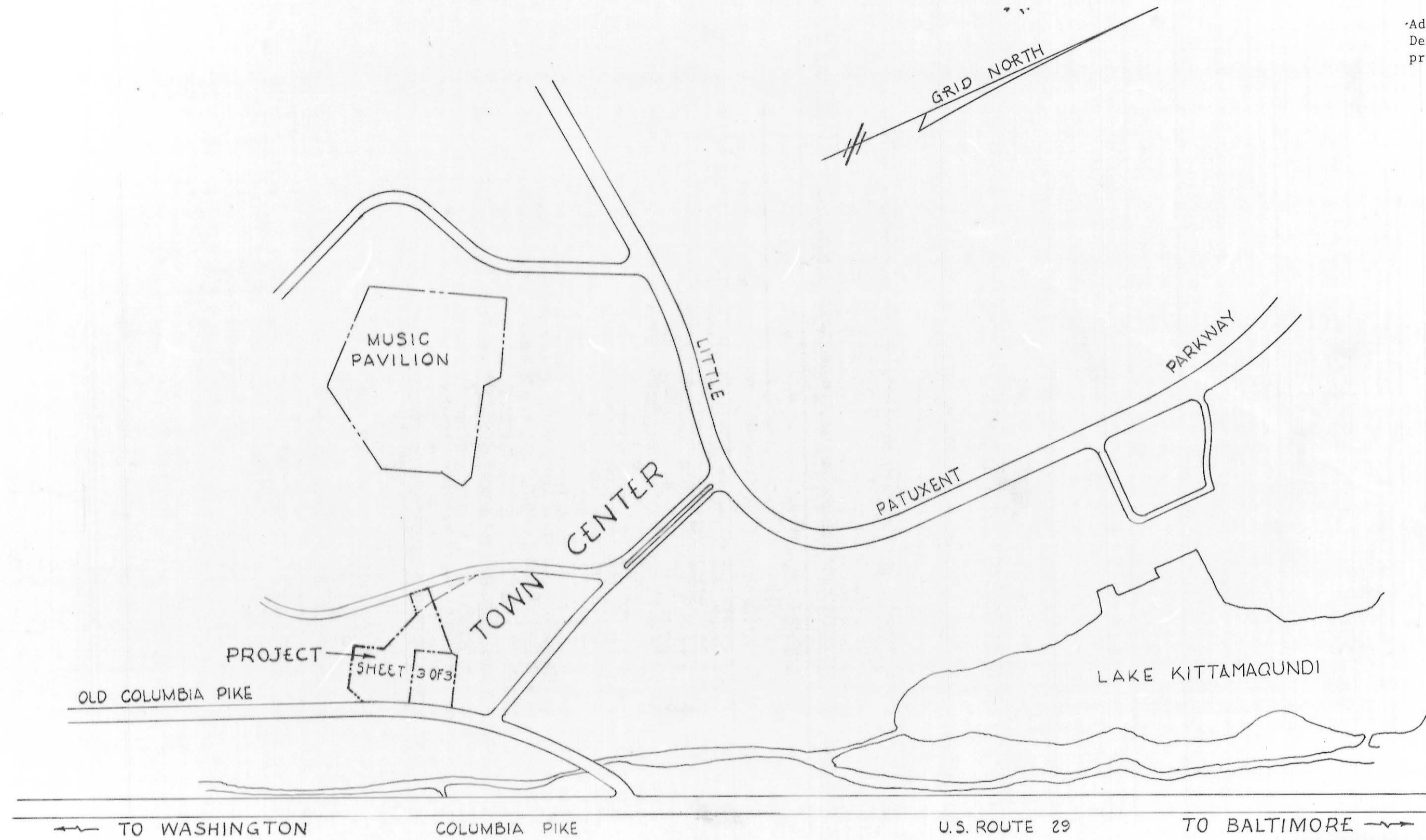


AMENDMENTS TO PHASE 105-A

Sheet #2 was revised to amend Paragraph 9 - Parking Requirements - to allow parking bays to be nine (9) feet by sixty (60) feet clear span modules.

Additional revisions were made to bring this Final Development Plan in conformance with standard procedures.



RECORDED PLAT
 3054A-748
 7-11-85
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

RECORDED PLAT 3054A-748
 7-11-85
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

TOWN CENTER
 SECTION 5 AREA 2

PETITIONER AND OWNER

ROUSE & ASSOCIATES
 6000 OLD COLUMBIA LIMITED PARTNERSHIP
 SUITE 110
 9145 GUILFORD ROAD
 COLUMBIA, MD. 21046

COLUMBIA

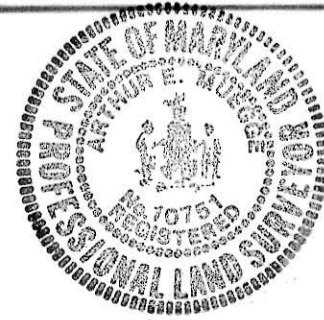
AMENDED
 FINAL DEVELOPMENT PLAN PHASE 105-A
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 3

NOTE: This plat is intended to supersede Sheet 1 of 3 recorded among the Land Records of Howard County on April 1, 1971 in Plat Book 20, Folio 36.

105-A		
105	APR. 1, 1971	BOOK 20 FOLIOS 36, 37, 38
PHASE OR AMENDMENT	DATE	PLAT
PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 3, 1977.		
<i>Arthur E. Muegg</i>	6-13-85	DATE
ARTHUR E. MUEGG		



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

Ronald L. Hamid 6-26-85
 H.C.P.B. EXEC. SECRETARY DATE
Harold R. ...
 H.C.P.B. CHAIRMAN DATE

THE RIEMER GROUP, INC.

A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
 2135 HEALTH PARK DRIVE, ELLESMERE, MD. 21043 301 461-2690

FINAL DEVELOPMENT PLAN CRITERIA PHASE 105A

The Area included within this Final Development Plan Phase is Applicable to the Town Center, Section 5, Area 2.

1. PUBLIC STREETS AND ROADS - Section 110-C-1-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 110-C-1-A(2):
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 110-C-1-A(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 110-C-1-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 110-C-1-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 119-C-1-d: The term 'structures', as used in this Final Development Plan Phase, shall include but not be limited to:

roof or building overhangs	porches, decks, open or enclosed
bay windows	privacy walls or screens
balcony	cornices and eaves
all parts of any buildings,	chimneys
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 (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 |
| shrubbery | 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 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.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet 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 (10) feet 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.

7. PERMITTED USES - Section 110-C-1-D
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.

8. HEIGHT LIMITATIONS - Section 110-C-1-E
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.

9. PARKING REQUIREMENTS - Section 110-C-1-E
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 requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves 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 any 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 parking space for each two (2) beds. One parking space for each employee on a major shift. Eight parking spaces for each doctor treating outpatients on the major shift.
- g. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.
- h. Perpendicular parking bays may be established at or below, grade or in elevated levels or decks in ~~one~~ (2) foot 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.

10. SETBACK PROVISIONS - Section 110-C-1-E
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 110-C-1-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 110-C-1-E
COMMERCIAL LAND USE AREAS
No coverage requirement 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.

NOTE: This plat is intended to supersede Sheet 2 of 3 recorded among the Land Records of Howard County on April 1, 1971 in Plat Book 20, Folio 37.

RECORDED - PLAT 3054A-749
7-11-85 AMONG THE LAND RECORDS OF
HOWARD COUNTY MD

TABULATION OF LAND

LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL	2.740
TOTAL	2.740

TOWN CENTER
SECTION 5, AREA 2
PETITIONER AND OWNER
ROUSE ASSOCIATES
6000 OLD COLUMBIA ROAD LIMITED PARTNERSHIP
SUITE 110
2145 GUILFORD ROAD
COLUMBIA, MD. 21046

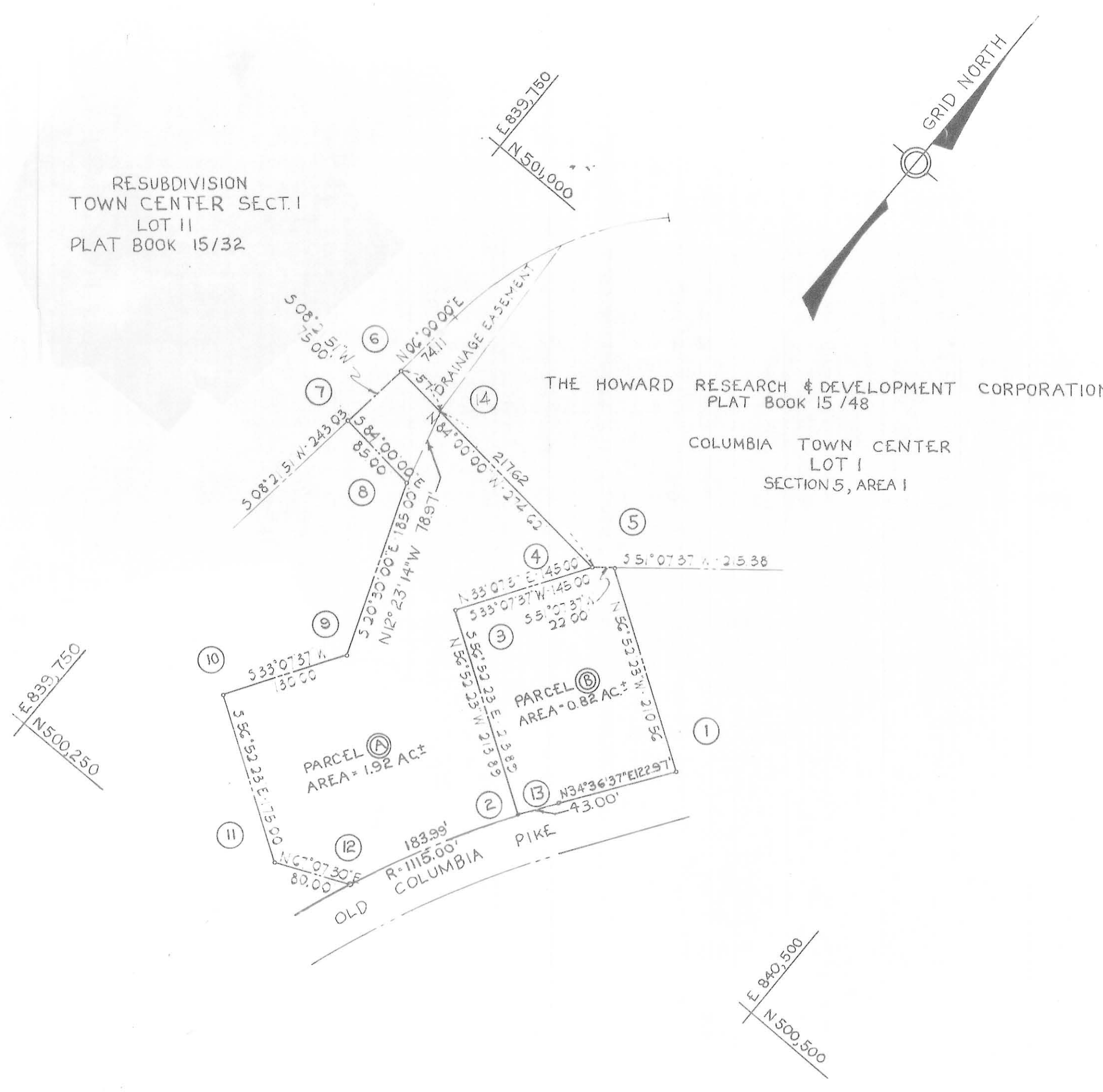
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 105-A
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
SHEET 2 OF 3

CURVE		TABLE					
FROM	TO	Δ	RADIUS	LENGTH	TANGENT	CHORD	
						BEARING	DIST.
12	2	05°27'16"	1115.00'	183.99'	92.20'	N21°40'35"E	183.78'
2	13	02°12'35"	1115.00'	43.00'	21.50'	N33°30'46"E	43.00'

COORDINATE				TABLE				
#	NORTH	EAST	#	NORTH	EAST	#	NORTH	EAST
1	500,637.47	840,284.58	5	500,752.54	840,108.25	9	500,511.06	839,856.42
2	500,500.41	840,191.00	6	500,767.44	839,818.00	10	500,402.19	839,885.37
3	500,617.30	840,011.88	7	500,693.23	839,807.09	11	500,306.56	840,031.93
4	500,738.73	840,091.12	8	500,684.35	839,891.63	12	500,337.66	840,105.64
						13	500,536.26	840,214.74
						14	500,761.48	839,874.65



RECORDED PLAT
7-11-85

RECORDED PLAT 3054A-750
7-11-85

TOWN CENTER
SECTION 5 AREA 2
PETITIONER AND OWNER

ROUSE & ASSOCIATES
6000 OLD COLUMBIA LIMITED PARTNERSHIP
SUITE 110
2145 GUILFORD ROAD
COLUMBIA, MD. 21046

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 105-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 3 OF 3

NOTE: This plat is intended to supersede Sheet 3 of 3 recorded among the Land Records of Howard County on April 1, 1971 in Plat Book 20, Folio 38.