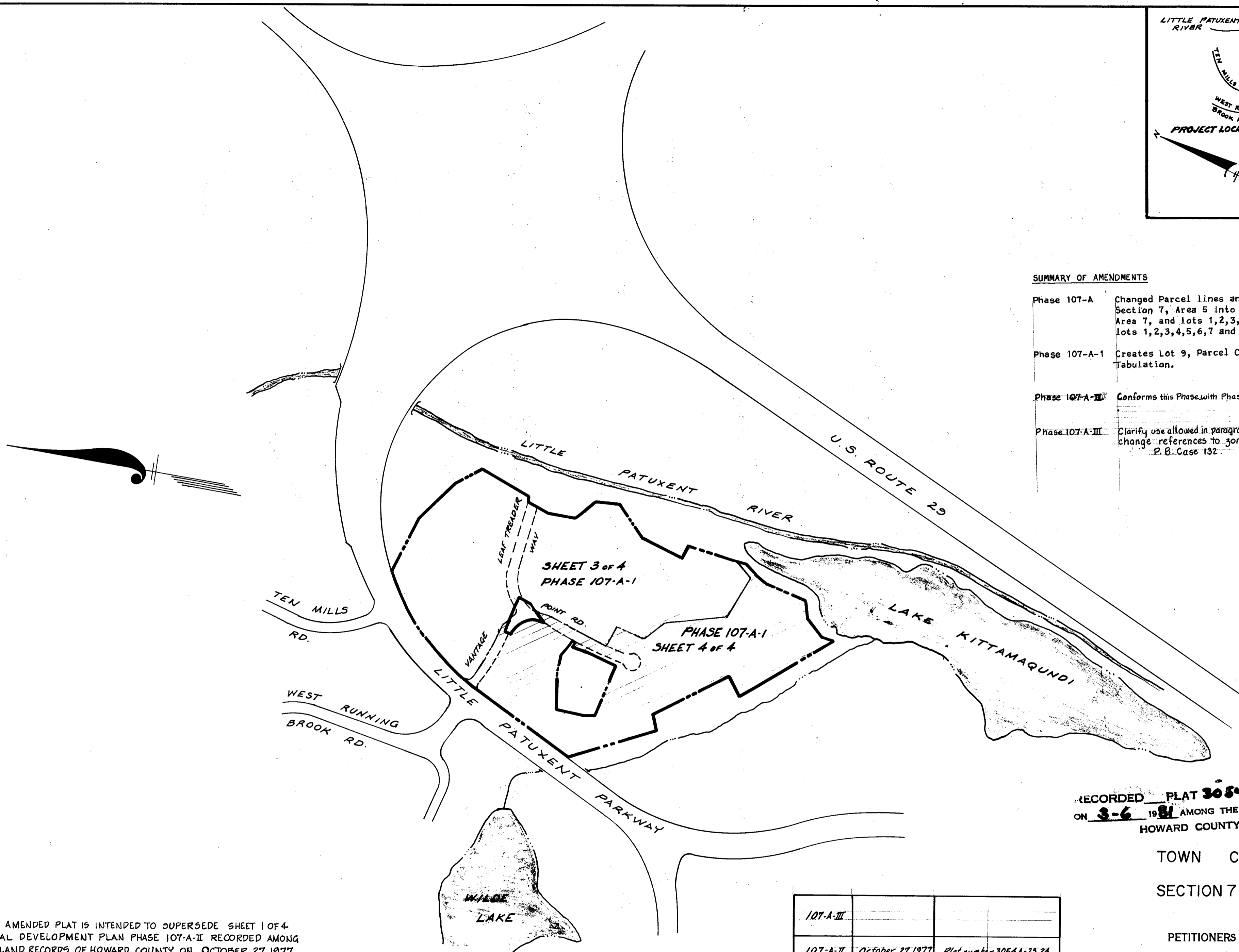


VICINITY MAP
SCALE: 1" = 2000'

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.
- Phase 107-A-II Confirms this Phase with Phase 163 by the Modification of Parcel F-2.
- Phase 107-A-III Clarify use allowed in paragraph 7, modify parking requirements, and to change references to zoning regulations adopted Oct. 3, 1977. P.B. Case 132.



RECORDED PLAT 3054A-311
ON 3-6 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
SECTION 7 AREA 7

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

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 107-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 4

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 4 FINAL DEVELOPMENT PLAN PHASE 107-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON OCTOBER 27, 1977 AS PLAT 3054-A-23.

PREPARED AS TO SHEETS 1 TO 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCT. 3, 1977



Richard W. Moore
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
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD
Thomas A. Harris 2-25/81
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE
Angela B. Beltram 2/25/81

107-A-III			
107-A-II	October 27, 1977	Plat number 3054A-23, 24, 25, 26.	
107-A-I	April 20, 1977	Plat number 3054A-4U, V, W, X, X	
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	

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 119-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 119-C-1-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 119-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 119-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 119-C-1-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 119-C-1-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 and 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 110-C-2-d and 110-D of the Howard County Zoning Regulations shall also apply.

MINIMUM FLOOR SPACE REQUIREMENTS

Efficiency apartments consisting of kitchen, bathroom and combination living room, dining space and bedroom.....400 square feet
 One bedroom apartment.....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 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 119-C-1-d:**

APARTMENT LAND USE AREAS

Parcels A, B, C-1, D, F-2 and G shall be devoted to apartment uses provided, however, that no more than 966 Dwelling Units may be constructed on Parcels A, B, C-1, D, F-2 and 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.

If Parcel F-2 is used as a life care residential facility for the elderly, a medical facility with beds for extended care, a chapel and a dining facility all for the sole use of the residents and their guests, are permitted in accordance with a site development plan approved by the Howard County Planning Board.

In the event the conversion of a life care residential facility for the elderly on Parcel F-2 shall occur, a new site development plan shall be submitted for approval 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 119-A-9 of the Howard County Zoning Regulations.

8. **HEIGHT LIMITATIONS - Section 119-C-1-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-2 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 as 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 119-C-1-e:**

APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces containing a minimum of 180 square feet for each parking space for each dwelling unit shall be provided within each lot devoted to apartment uses; provided, however, that if Parcel F-2 is used as a life care residential facility for the elderly, 0.7 off-street parking spaces of the aforementioned size for each dwelling unit, 0.5 off-street parking spaces of the aforementioned size for each personal care or nursing bed, and 1.0 off-street parking space of aforementioned size for each employee on the major shift on such parcel shall be required. A site development plan for a life care residential facility for the elderly shall show the location of such additional parking as would be required in the event that such life care facility would be converted to solely apartment uses.

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 119-A-9 of the Howard County Zoning Regulations.

10. **SETBACK PROVISIONS - Section 119-C-1-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 119-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 119-C-1-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	39.422
Roadway	2.189
Open Space	
Credited	15.824
Non-Credited	2.481
TOTAL	57.727

PURPOSE NOTE:

Clarify use allowed in Paragraph 7, modify parking requirement and change references to zoning regulation adopted October 3, 1977. P.B. Case 132

This amended plat is intended to supersede sheet 2 of 4 Final Development Plan Phase 107-A-II recorded among the land records of Howard County on October 27, 1977, as plat 3054-A-24.

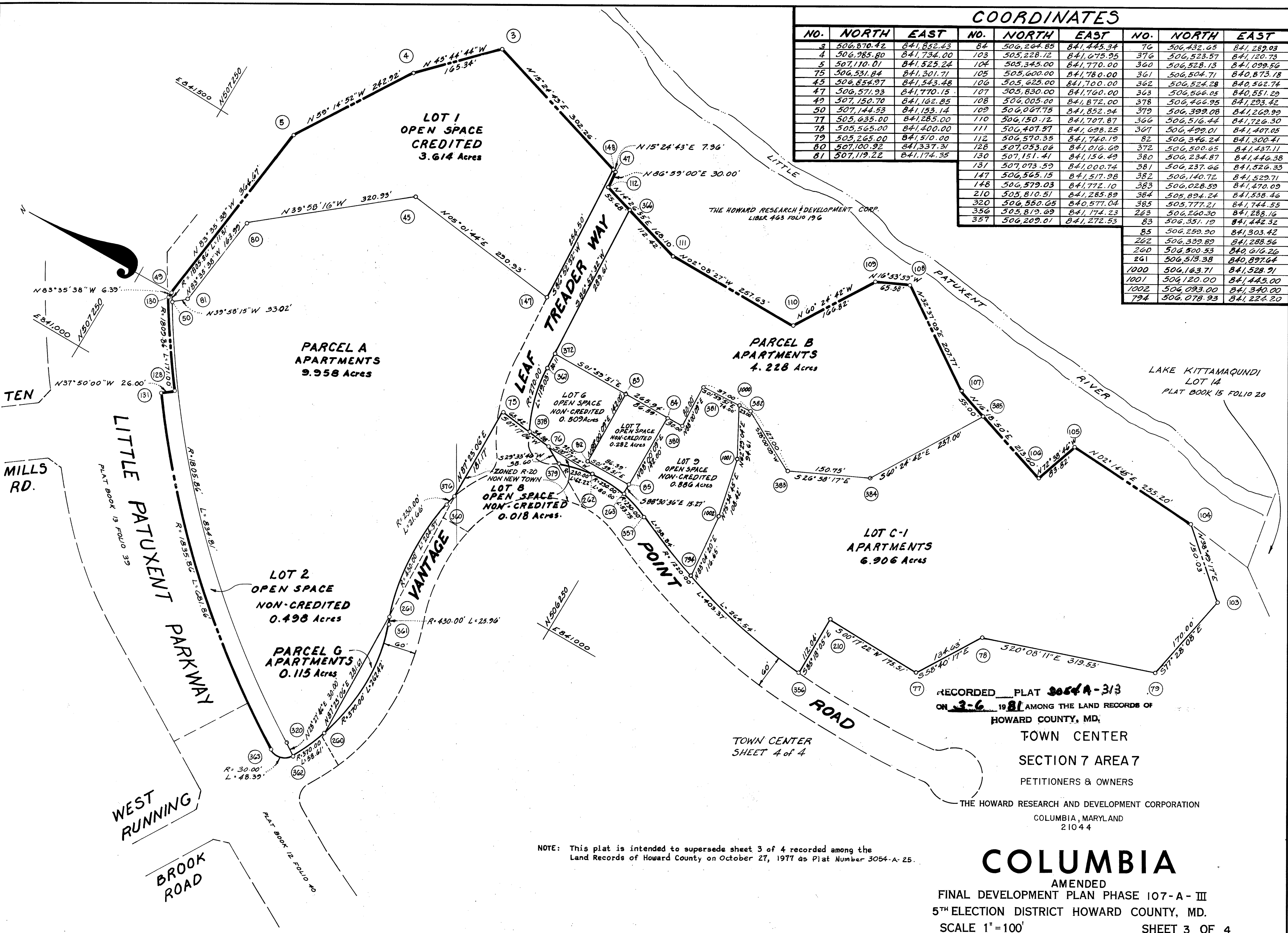
RECORDED PLAT 3054A-3/2
ON 3-6 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD
TOWN CENTER
SECTION 7 AREA 7

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 107-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
3	506,870.42	841,852.43	84	506,264.85	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	841,525.24	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
42	507,150.70	841,162.85	108	506,005.00	841,872.00	378	506,466.95	841,293.42
50	507,144.53	841,153.14	109	506,067.75	841,852.24	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	841,570.00	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	840,016.26
						261	506,513.38	840,897.64
						1000	506,163.71	841,528.71
						1001	506,120.00	841,445.00
						1002	506,093.00	841,340.00
						794	506,078.93	841,224.20



RECORDED PLAT 3054A-313
ON 3-6 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
SECTION 7 AREA 7
PETITIONERS & OWNERS

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

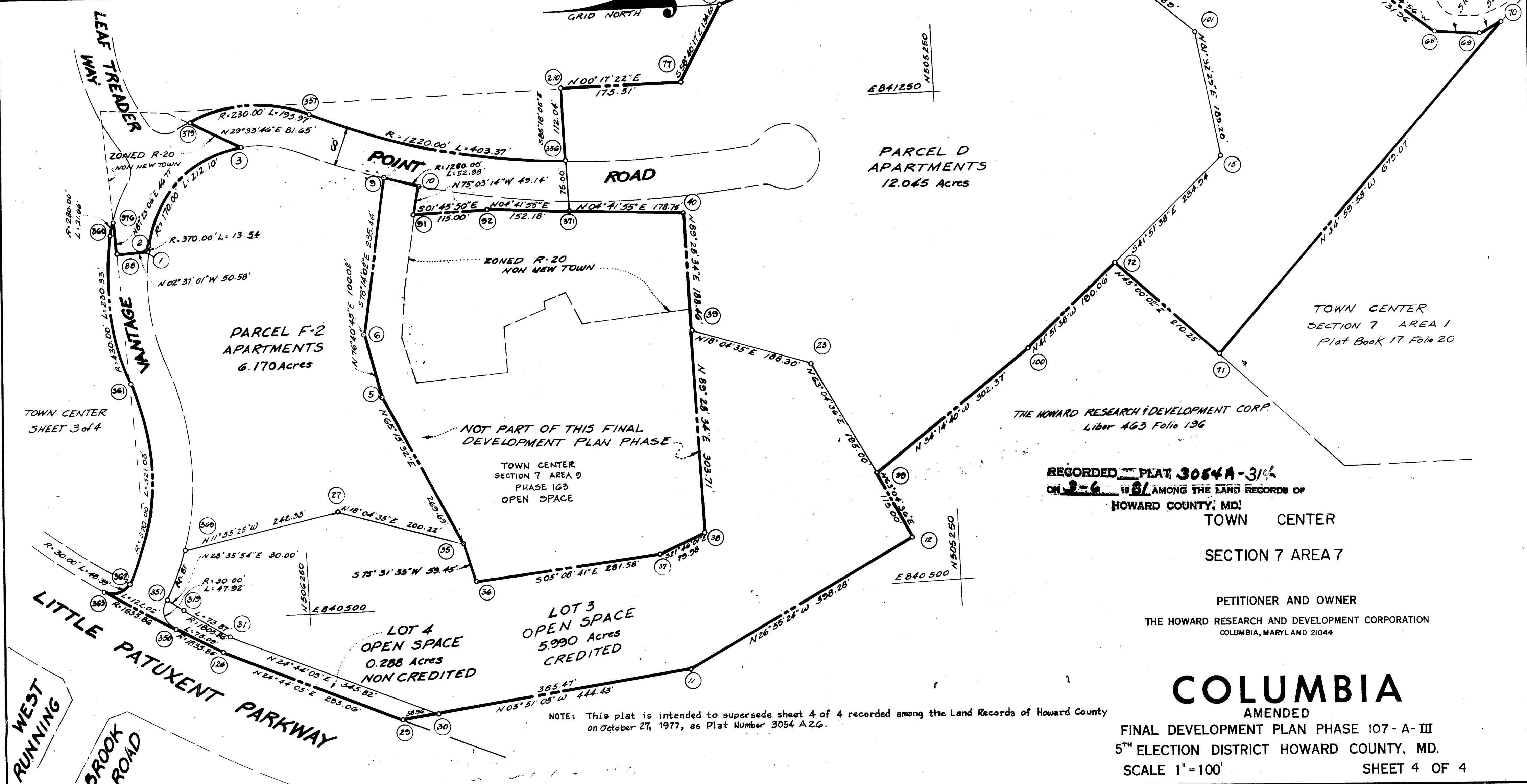
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 107-A-III
5TH 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 October 27, 1977 as Plat Number 3054-A-25.

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
11	505 681.69	840381.22	71	504838.48	840812.41	360	506528.13	841099.56
12	505326.58	840561.56	72	504987.15	840961.08	361	506504.71	840873.18
15	504812.17	841117.86	77	505635.00	841285.00	362	506524.28	840562.74
17	505129.81	841534.07	78	505565.00	841400.00	363	506566.05	840551.29
23	505466.95	840837.96	79	505265.00	841510.00	369	506440.21	840607.41
27	506203.11	840657.47	8	506148.68	840931.61	371	505825.83	841099.48
29	506123.80	840335.91				376	506523.57	841120.73
30	506065.15	840341.92	91	506062.55	841105.95	379	506399.08	841269.99
31	506379.24	840486.62	99	505378.65	840664.10			
35	506012.77	840595.35	100	505128.70	840834.25	9	506100.66	841168.12
36	505997.91	840537.78	101	504840.00	841305.00	10	506049.86	841753.44
37	505717.46	840563.03	102	505025.00	841470.00	1	506470.91	841076.32
38	505643.18	840592.69	103	505228.12	841675.95	2	506468.94	841089.71
39	505645.96	840896.39	104	505345.00	841770.00	3	506328.06	841229.70
40	505647.68	841084.84	126	506391.79	840459.37			
5	506125.64	840840.28	210	505810.51	841285.89			
62	505212.27	841747.24	319	506445.68	840318.89			
63	505051.35	841637.32	350	506459.33	840492.18			
64	504949.32	841594.37	351	506472.02	840533.25			
65	504740.43	841571.03	86	506299.58	841213.55			
66	504593.31	841484.33	87	506293.67	841084.42			
67	504571.07	841360.67	88	506521.44	841074.01			
68	504468.57	841277.48	92	505947.60	841109.49			
69	504398.02	841264.65	356	505819.69	841174.23			
70	504358.30	841292.58	357	506209.01	841272.53			



NOTE: This plat is intended to supersede sheet 4 of 4 recorded among the Land Records of Howard County on October 27, 1977, as Plat Number 3054 A2G.

COLUMBIA

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