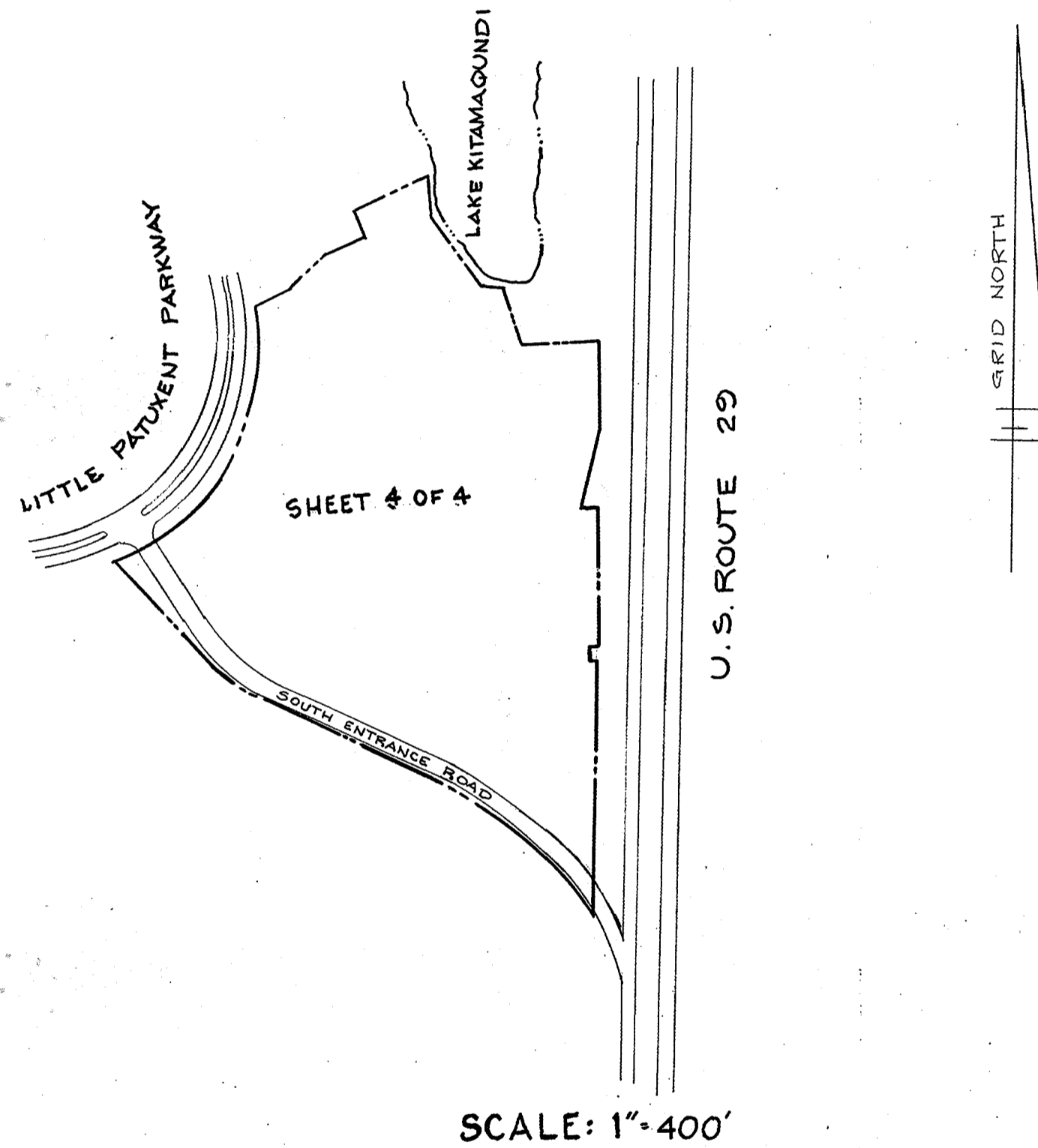


VICINITY MAP
SCALE: 1" = 2000'



NOTE: THIS PLAN IS INTENDED TO SUPERSEDE SHEET 1 OF 4 OF FINAL DEVELOPMENT PLAN PHASE 139A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 28, 1988 AS PLAT 3054A-984.

SUMMARY OF AMENDMENTS

- PHASE 139-A: REVISED SHEETS 2 AND 3. PURPOSE WAS TO MODIFY SECTION 2 B OF THE CRITERIA ON SHEET 2 AND TO CORRECT THE ACRES SHOWN IN THE TABULATION BLOCK ON SHEET 3.
- PHASE 139-A-I: REVISES SHEETS 2, 3, AND 4. PURPOSE IS TO INCLUDE PUBLIC LIBRARY AS AN ALLOWABLE OPEN SPACE USE.
- PHASE 139-A-II: REVISES SHEETS 2, 3, AND 4. PURPOSE IS TO DECREASE ACREAGE OF PARCELA AND INCREASE ACREAGE OF LOT 1 BY 0.0846 AC., RESPECTIVELY, DUE TO THEIR RESUBDIVISION AND TO BRING THE CRITERIA IN CONFORMANCE WITH THE 1985 ZONING REGULATIONS.
- PHASE 139-A-III: REVISES SHEETS 2, 3, AND 4. PURPOSE IS TO ADD 3.1134 ACRES OF CREDITED AND 0.7000 ACRES OF NON-CREDITED OPEN SPACE TO THIS PHASE, AND TO ADJUST LOT 3 OPEN SPACE BY CHANGING 2.5178 ACRES OF NON-CREDITED OPEN SPACE TO CREDITED AND ADDING 0.0218 ACRES TO THIS LOT BECAUSE OF NEW COMPUTATIONS AND TO BRING THE CRITERIA IN CONFORMANCE WITH THE 1993 ZONING REGULATIONS.

139-A-II	7-28-88	3054A-984 THRU 987
139-A-I	7-28-78	3054A-90 THRU 93
139-A	11-26-74	BOOK 28 FOLIOS 121-124
139	5-28-74	BOOK 28 FOLIOS 19-22
PHASE	DATE	PLAT
	RECORDED	

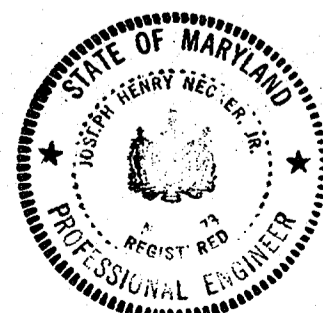
RECORD DATE 2/17/97 *Law*
PLAT #: 3054-A-1591

COLUMBIA

TOWN CENTER
SECTION 1 AREA 3

PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-04-68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED Z.B. CASE 664 RESOLUTION APPROVED 01-07-74
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 09-09-86
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 03-17-92
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD
[Signature] 29 JAN 1997
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

AMENDED FINAL DEVELOPMENT PLAN PHASE 139 A III
5th ELECTION DISTRICT OF HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

Phase 139A-III

The Area included within this Final Development Plan Phase 139A-III is Applicable to Section 1, Area 3 of TOWN CENTER

1. PUBLIC STREET 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: 2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning. 2B Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.

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 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 LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-d-(1): The term "structure", as used in this Final Development Plan Phase, shall include, but not be limited to:

- cornices and eaves
roof or building overhangs
chimneys
porches, decks, open or enclosed
bay windows
privacy walls or screens
all parts of any buildings, dwellings, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, and where 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 nor within fifty (50') feet of a public road owned and/or maintained by the County or State for any building permitted with POR, B-1, B-2, S-C or M-1 use types 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.

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

- walks
shrubby
trees
ornamental landscaping
similar minor structures
trellises
excavations or fill
fencing under 6' in height
retaining walls under 3' in height

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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 5' 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.

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.

6D 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.

7. PERMITTED USES -Section 125-C-3-d (2):

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

- All uses permitted in commercial districts or commercial land uses 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 department stores, home improvement stores, lumber yards, and building supply sales, motor vehicle, construction equipment and farm equipment sales and service, motor vehicle parts and tires store, including installing equipment.
c. Uses permitted in S-C districts except department stores, home improvement stores, lumber yards, and building supply sales, motor vehicle, construction equipment and farm equipment sales and service, motor vehicle parts and tires store, including installing equipment.
Apartment uses provided that no more than 550 dwelling units may be constructed on Parcel A.

Division of Commercial/Apartment 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 space held in common.

7E-5 LAKE AND PARK OPEN SPACE LAND USE AREAS

Lot 2 is to be used for all open space purposes including, but not limited to, all of the following:

- 1. Operation and maintenance of a public or private lake and park.
2. Operation of a public or private boating facility, including bathhouse, dock facilities and related appurtenances.
3. Operation and maintenance of such commercial facilities as are consistent with the primary use of lot 2 for park and recreational uses as approved by the Howard County Planning Board.
4. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
5. 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.
6. Lot 1 may be used for a County Library and ancillary facilities.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lot 3 are to be used for open space purposes. Any portion of lot 3 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, not less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 125-A-8 of the Howard County Zoning Regulations.

8 HEIGHT LIMITATIONS - Section 125-C-3-d(3):

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.

8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within 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 125-C-3-d(3):

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

- 1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
2. 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.
3. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily services tenants and employees of such buildings.
4. 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 such facility.
5. One (1) parking space shall be provided for each three (3) 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 (5) employees of any such facility.
6. No less than 1 1/2 off-street parking spaces containing a minimum area of one-hundred sixty two (162) square feet 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.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 139A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT 3054A-985

RECORDED DATE 2/7/97 PLAT # 3054-A-1592

COLUMBIA TOWN CENTER SECTION 1 AREA 3

PETITIONER THE HOWARD RESEARCH & DEVELOPMENT CORP. COLUMBIA, MARYLAND 21044

AMENDED FINAL DEVELOPMENT PLAN PHASE 139A-III 5th ELECTION DISTRICT OF HOWARD COUNTY, MD.

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 indicated set forth in this Section 9.

Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) 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.

9E 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 125-A-8 of the Howard County Zoning Regulations.

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.
3. Extension of a lake within Open Space Land Use Areas shall not encroach within thirty (30) feet of Parcel A.

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):

COMMERCIAL/APARTMENT LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial/Apartment Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

12E 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

Land Use	Acres
Employment Center	2.184
Commercial	.741
Roadway	
Apartment	9.5844
Open Space	
Credited	16.9552
Non-Credited	3.3366
TOTAL	32.8012

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 139-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT 3054-A-986

RECORDED DATE 2/7/97
 PLAT # 3054-A-1593 ^{Law}

COLUMBIA

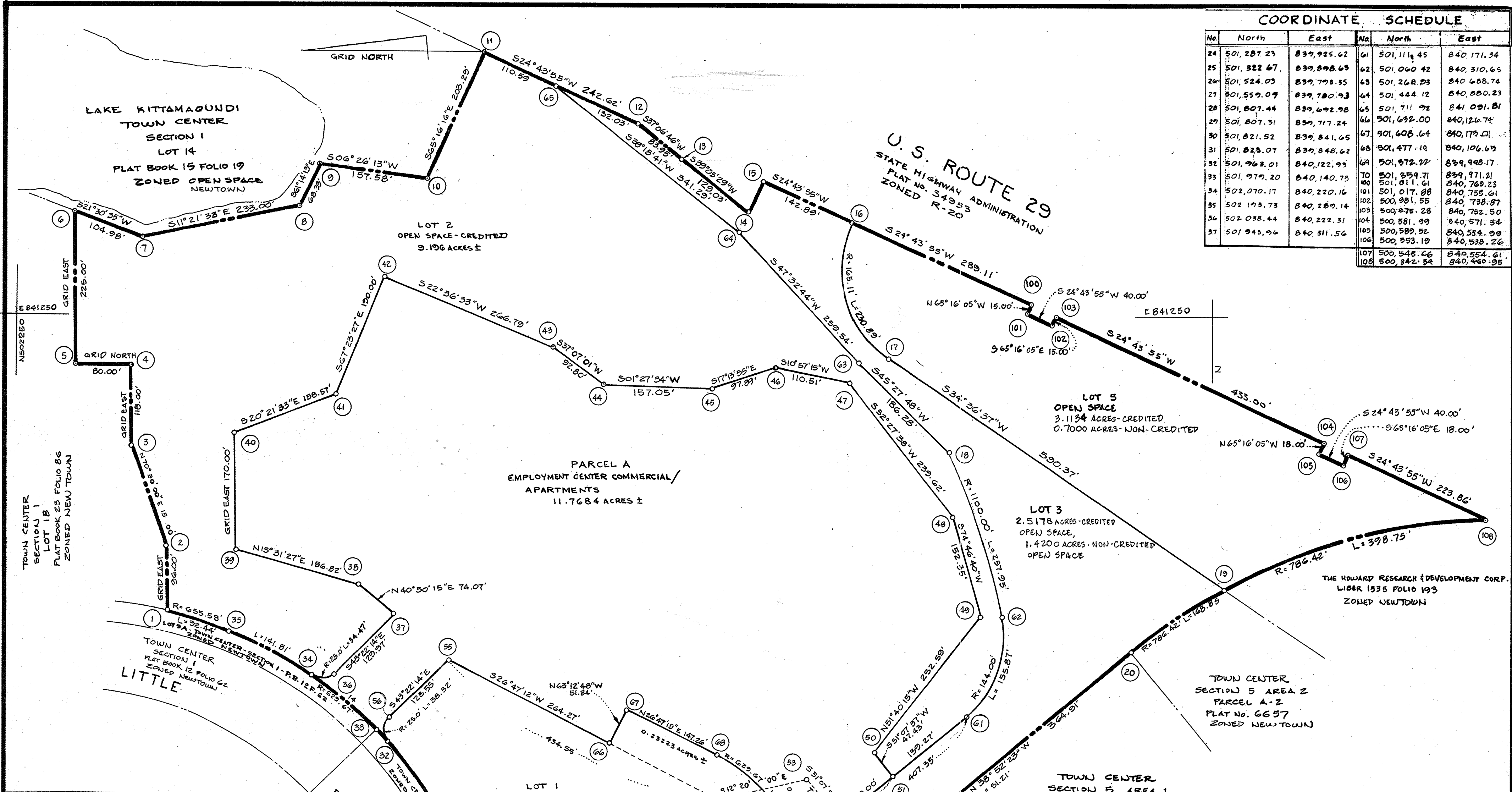
TOWN CENTER
 SECTION I AREA 3

PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 COLUMBIA, MARYLAND 21044

AMENDED FINAL DEVELOPMENT PLAN PHASE 139 A-III
 5th ELECTION DISTRICT OF HOWARD COUNTY, MD.

COORDINATE SCHEDULE

No.	North	East	No.	North	East
24	501,287.23	839,925.62	61	501,111.45	840,171.34
25	501,322.67	839,898.63	62	501,060.42	840,310.65
26	501,524.03	839,793.35	63	501,268.03	840,688.74
27	501,559.09	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	66	501,692.00	840,126.74
30	501,821.52	839,841.65	67	501,608.64	840,179.01
31	501,823.07	839,848.62	68	501,477.19	840,106.63
32	501,963.01	840,122.93	69	501,972.22	839,948.17
33	501,979.20	840,140.73	70	501,359.71	839,971.21
34	502,070.17	840,220.16	101	501,017.88	840,755.61
35	502,173.73	840,289.14	102	500,881.55	840,738.87
36	502,038.44	840,222.31	103	500,875.28	840,752.50
37	501,943.96	840,311.56	104	500,581.99	840,571.34
			105	500,589.32	840,554.99
			106	500,593.19	840,538.26
			107	500,548.66	840,554.61
			108	500,342.34	840,440.35



No.	North	East	No.	North	East
1	502,281.23	840,318.72	38	502,000.00	840,960.00
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	502,081.33	840,635.17
5	502,412.97	840,678.83	42	501,958.29	840,310.57
6	502,412.97	840,903.83	43	501,712.00	840,708.00
7	502,315.30	840,845.34	44	501,638.00	840,652.00
8	502,086.67	840,911.23	45	501,481.00	840,648.00
9	502,053.99	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	501,591.00	841,036.57	49	501,093.00	840,319.00
13	501,525.05	840,985.92	50	501,249.65	840,120.86
14	501,424.90	840,904.56	51	501,219.88	840,083.93
15	501,403.98	840,947.97	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	840,347.90	56	501,761.36	840,157.56
20	500,873.91	840,258.80	57	501,784.50	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

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 139 A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, AS PLAT #3054A-087.

RECORDED DATE 2/7/97
PLAT # 3054-A-1594

COLUMBIA
TOWN CENTER
SECTION I AREA 3

PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

AMENDED FINAL DEVELOPMENT PLAN PHASE 139 A:III
5th ELECTION DISTRICT OF HOWARD COUNTY, MD.