

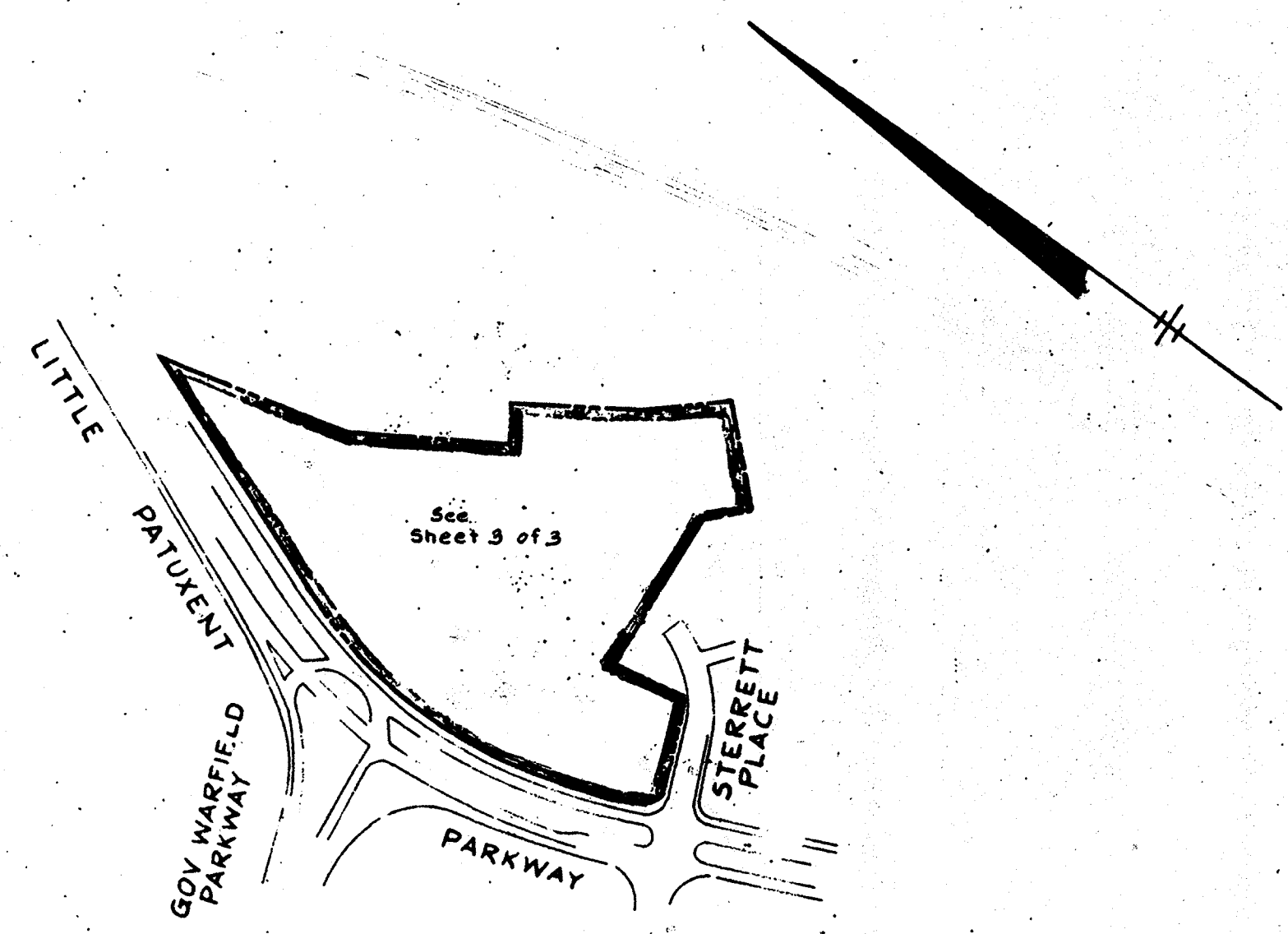
VICINITY MAP

SCALE 1" = 2000'

SUMMARY OF AMENDMENTS

Phase 140-A: Revised Sheets 1, 2, 3.
 Purpose is to CONFORM THE CRITERIA TO THE PRESENT ZONING REGULATIONS AND TO REFLECT THE DELETION OF EMPLOYMENT CENTER COMMERCIAL 1.094 ACRES ADDED TO PHASE III-A, AND ADD 0.044 ACRES TO COMMERCIAL DELETED FROM OPEN SPACE CREDITED PHASE 140.

PHASE 140-A-I: REVISED SHEETS 1, 2, 3.
 PURPOSE IS TO REVISE LAND USES FOR NEW LOTS 3 & 4 FROM EMPLOYMENT CENTER COMMERCIAL TO CREDITED OPEN SPACE. TABULATIONS REVISED ACCORDINGLY AND CRITERIA UPDATED TO CURRENT ZONING REFERENCES.



KEY MAP

SCALE: 1" = 600'

THIS PLAT SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 140-A PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 3054A 217 THRU 219

RECORDED ON 4/9/01 14737 LAND RECORDS

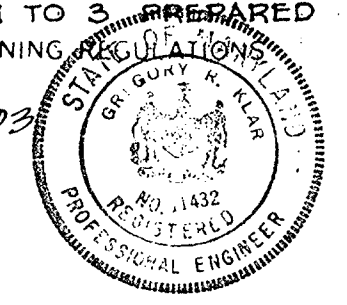
TOWN CENTER SECTION 7 AREA 8 PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED FORTY-A-I 5th ELECTION DISTRICT HOWARD COUNTY, MD. SCALE 1" = 400' SHEET 1 OF 3

- BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 16, 1965
- AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
- AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 23, 1972
- AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
- AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
- AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
- AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
- AMENDED Z.B. CASE 990 RESOLUTION APPROVED NOVEMBER 19, 1992
- AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

AMENDMENTS TO SHEETS 1 TO 3 PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993



12-20-00 Gregory R. Khan #1432

HOWARD COUNTY PLANNING BOARD
 Joseph R. ... #15/01 H.C.P.D. EXEC. SECRETARY DATE
 Joan C. Jones #45-01 H.C.P.D. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
140-A	JUNE 11, 1979	3054A	217 thru 219
140	FEB. 25, 1974	20	246 thru 249
RECORDED			

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 140-A-1 is applicable to Section 7, Area 8, of the Town Center.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office 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 Office of Planning and Zoning.
2B 1) Vehicular Ingress and Egress Restricted along the Little Patuxent Parkway; 2) Vehicular ingress and egress along Sterrett Place shall only be allowed at points approved by the Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office 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 Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY 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	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings,
trellises	dwelling or accessory building

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 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.

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. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

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

7C-3 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. Amusement and recreation uses, including swimming pools, roller skating rinks, dance halls, bowling alleys, pool rooms, theatres, and motion picture theatres.
- c. Public buildings, hotels or motels and taverns.

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.

7E-1 OPEN SPACE LAND USE AREAS

Lot 2 is 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.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lot 2 is to be used for open space purposes. Any portion of lot 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 125-C-3-d(3):

8C-3 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.

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

9C-2 COMMERCIAL LAND USE AREAS - TOWN CENTER 125-C-3-d(3):

- 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. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan Phase so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.

- f. Perpendicular parking bays may be established at or below grade, or in elevated levels or decks in ten (10) 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 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):

10B ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

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):

12C 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.

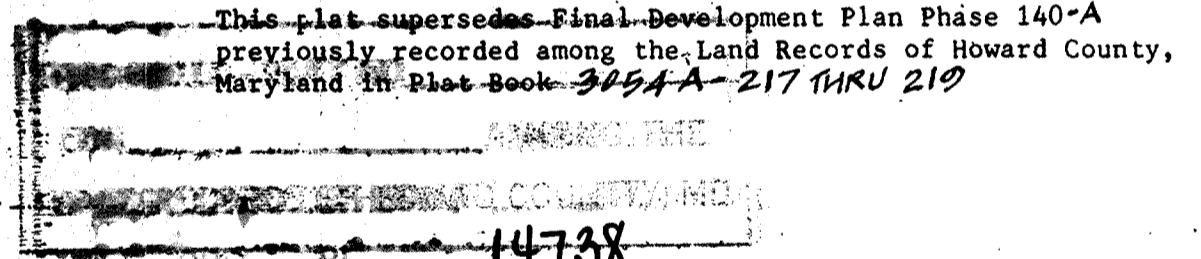
12E OPEN SPACE LAND USES

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 USES IN ACRES

LAND USE	ACRES
Employment Center Commercial Parcels	6.248
Open Space Credited	8.040
Non-Credited	1.911
Total	16.205

This plat supersedes Final Development Plan Phase 140-A previously recorded among the Land Records of Howard County, Maryland in Plat Book 345A-217 MKU 219



TOWN CENTER
SECTION 7 AREA 8

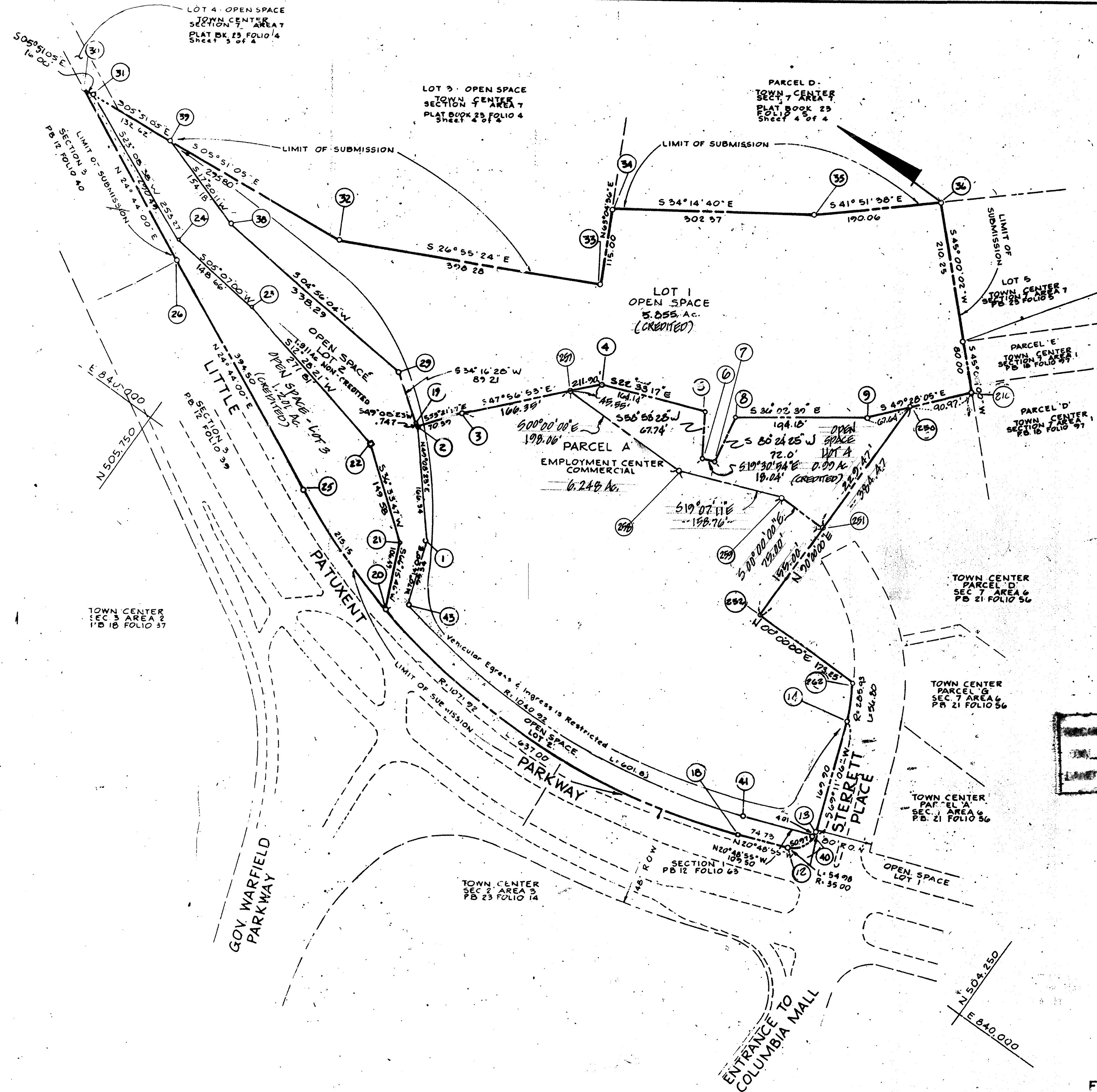
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 140-A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.



COORDINATE SCHEDULE			COORDINATE SCHEDULE		
NO.	NORTH	EAST	NO.	NORTH	EAST
291	504841.03	840497.23	1	505308.70	840999.41
297	505264.09	840405.23	2	505417.53	840225.22
298	505066.03	840408.23	3	505375.52	840281.70
299	504916.03	840497.23	4	505233.59	840439.04
			5	505081.10	840502.01
			6	505046.10	840484.012
			7	505029.10	840450.04
			8	505041.10	840521.03
			9	504884.99	840685.29
210	504781.91	840755.81			
11	504652.00	840625.93			
250	504841.03	840686.70			
252	504841.03	840302.83			
262	504667.78	840302.83			
14	504642.48	840251.48			
13	504582.10	840092.67			
12	504602.38	840047.51			
18	504672.24	840020.95			
19	505418.01	840225.78			
20	505298.54	839797.46			
21	505341.40	840076.94			
22	505461.54	840166.04			
23	505726.93	840224.74			
24	505875.00	840238.00			
25	505501.64	840049.52			
26	505859.97	840214.37			
27	504746.00	840455.52			
28	504803.32	840451.06			
29	505491.73	840276.02			
30	506123.80	840335.91			
31	506107.88	840337.54			
32	505681.69	840381.22			
33	505326.58	840561.56			
34	505378.65	840664.10			
35	505128.70	840634.25			
36	504987.15	840961.08			
37	504838.98	840812.41			
38	505828.77	840305.12			
39	505975.95	840351.06			
40	504580.90	840088.84			
41	504683.25	840049.93			
43	505275.11	840005.93			
44	505315.79	840107.61			
45	505080.00	840390.00			
46	504826.43	840378.92			
47	504791.93	840344.73			
48	504824.32	840427.44			

RECORDED PLAT NO. 14739
 419101
 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 140-A PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT 3054 A - 217 THRU 219

TOWN CENTER
 SECTION 7 AREA 8
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED FORTY-A-I
 5th ELECTION, DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' SHEET 3 OF 3