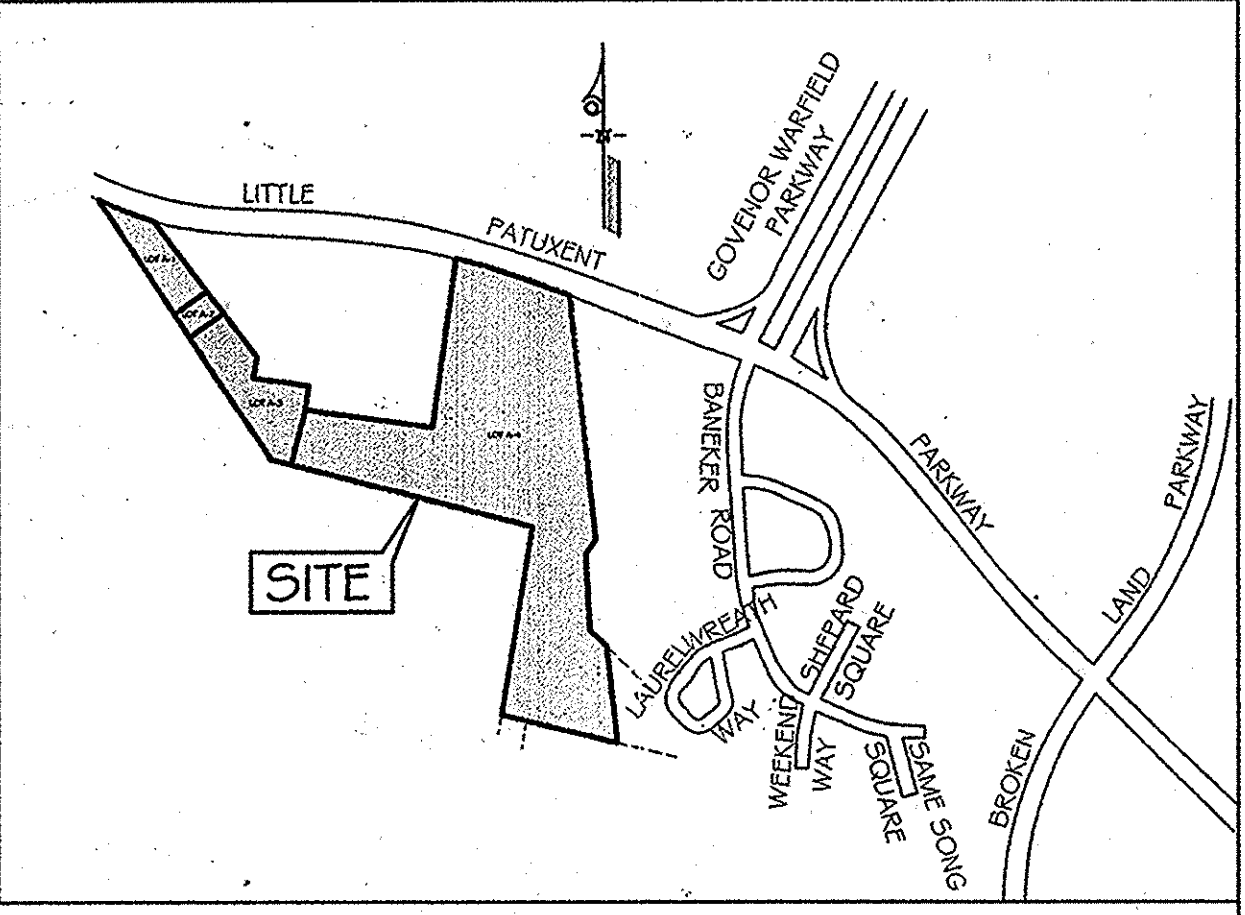
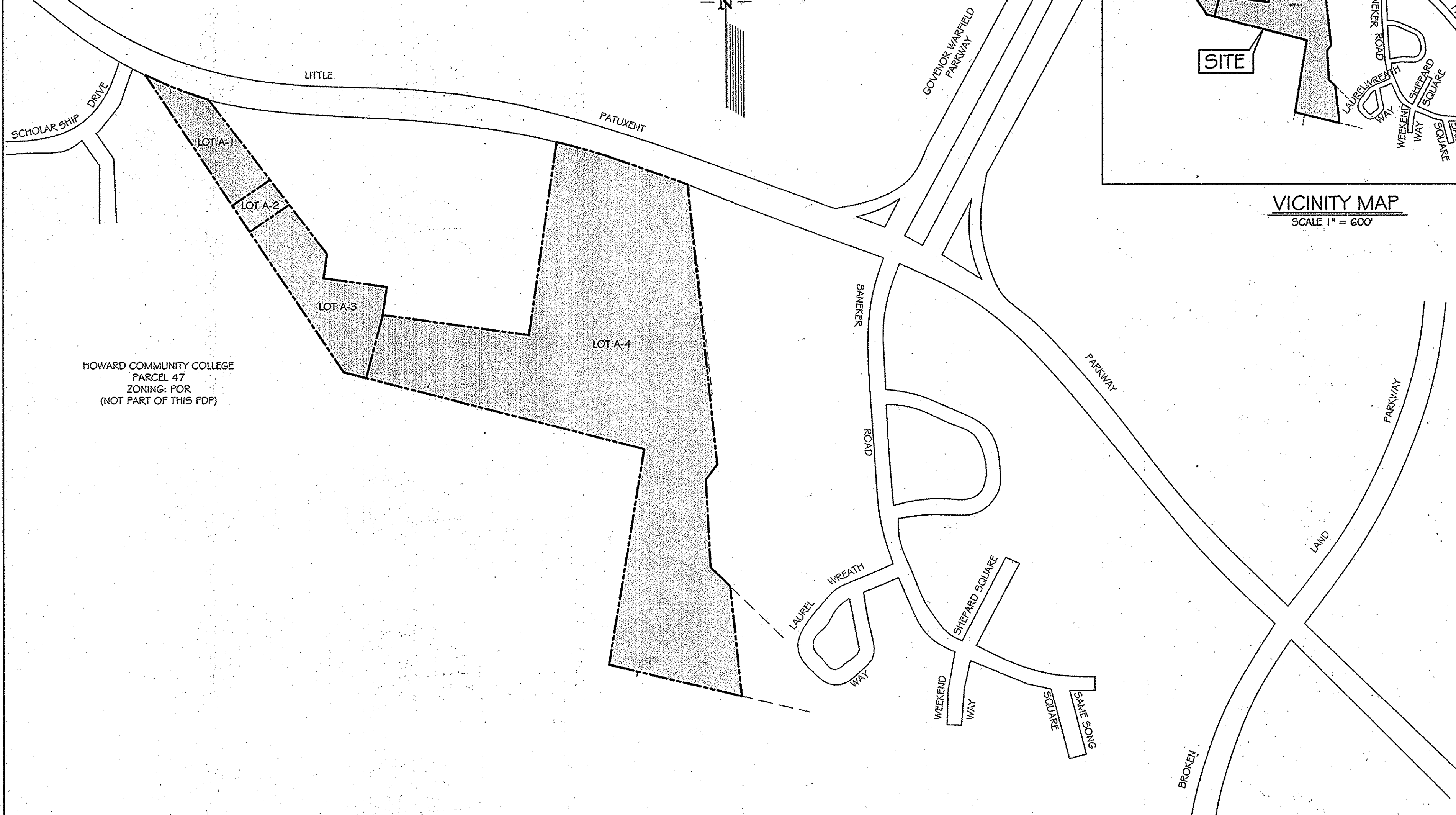


FINAL DEVELOPMENT PLAN  
 PHASE 233-A  
 TOWN CENTER  
 SECTION 3 AREA 3



VICINITY MAP  
 SCALE 1" = 600'

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965  
 AMMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
 AMMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972  
 AMMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
 AMMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976  
 AMMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986  
 AMMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
 AMMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992  
 AMMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

NOTE: THE PURPOSE OF THIS AMENDED FDP IS TO SUBDIVIDE OPEN SPACE LOT 1 OF COLUMBIA TOWN CENTER, SECTION 3, AREA 3 INTO FOUR (4) NEW LOTS; A-1, A-2, A-3, & A-4. A-1, A-3, AND A-4 WILL REMAIN CREDITED OPEN SPACE. LOT A-2 WILL BE CREATED AS NON-CREDITED OPEN SPACE FOR A FUTURE ENTRANCE ROAD TO HOWARD COMMUNITY COLLEGE. SHEETS 1 OF 3, 2 OF 3, & 3 OF 3 OF FDP 233-A WILL SUPERCEDE SHEETS SHEETS 1 OF 3, 2 OF 3, & 3 OF 3 OF FDP-233 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 13869.

RECORDED AS PLAT NO(S) 23153 ON 12/19/14

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HOWARD COUNTY PLANNING BOARD  
  
 H.C.P.B. CHAIRMAN  
  
 H.C.P.B. EXEC. SEC  
 Date: 12/11/14  
 Date: 12/11/14

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 1995  
  
 R.L. Butt  
 RICHARD L. BUTT  
 PROFESSIONAL ENGINEER  
 MARYLAND REGISTRATION No. 31089  
 Date: 12-5-2014

Project Name: COLUMBIA TOWN CENTER SECTION 3 AREA 3  
 LOTS A-1, A-2, A-3, & A-4  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044  
 FINAL DEVELOPMENT PLAN PHASE 233-A  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Date: 10-1-2014	Scale: 1"=200'
Drawn By: C.T.B.	Designed By: R.L.B.
Plat No: 3054A-1746	Project No: 27122959
Sheet Number: 1 OF 3	

# FINAL DEVELOPMENT PLAN CRITERIA

PHASE 233-A

THE AREA WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 233-A IS APPLICABLE TO SECTION 3, AREA 3 OF TOWN CENTER

1. PUBLIC STREET AND ROADS - SECTION 125.0.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 -125.0.C.3.B:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
3. MAJOR UTILITY RIGHTS-OF-WAY-SECTION 125.0.C.3.B:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
4. DRAINAGE FACILITIES -SECTION 125.0.C.3.B:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES -SECTION 125.0.C.3.C:  
TO BE SHOWN ON THE SITE DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES- SECTION 125.0.C.3.D.(1):

THE TERM "STRUCTURE" , AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE, SHALL INCLUDE, BUT NOT LIMITED TO:

- CORNICES AND EAVES
- ROOF OR BUILDING OVERHANGS
- CHIMNEYS
- PORCHES, DECKS, OPEN OR ENCLOSED,
- BAY WINDOWS, ORIELS, VESTIBULE, BALCONY
- 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, 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 THREE (3) FEET INTO THE FRONT OR REAR SETBACK AREA, AND WHERE ANY LAND USE IS ADJACENT TO A PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY, NO STRUCTURE SHALL BE LOCATED WITHIN 100' 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                  | TRELLISES                          |
| SHRUBBERY              | EXCAVATIONS OR FILL                |
| TREES                  | FENCING UNDER 6' IN HEIGHT         |
| ORNAMENTAL LANDSCAPING | RETAINING WALLS UNDER 3' IN HEIGHT |
|                        | 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.

**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 125.0.C.3.D.(2):**

**7E-1 OPEN SPACE LAND USE AREAS**

LOT A-1 (CREDITED) IS TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHS. THIS LOT 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 DEPARTMENT OF PLANNING AND ZONING.

LOT A-2 (NON-CREDITED) IS TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, ROADWAYS, PEDESTRIAN AND BICYCLE PATHS. THIS LOT 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 DEPARTMENT OF PLANNING AND ZONING.

LOT A-3 (CREDITED) IS TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHS. THIS LOT 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 DEPARTMENT OF PLANNING AND ZONING.

LOT A-4 (CREDITED) IS TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHS. THIS LOT 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 DEPARTMENT OF PLANNING AND ZONING.

**8. HEIGHT LIMITATIONS-SECTION 125.0.C.3.D.(3):**

**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 125.0.C.3.D.(3):**

**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 125.0.A.8 OF THE HOWARD COUNTY ZONING REGULATIONS.

**10. SETBACK PROVISIONS -SECTION 125.0.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

**11. MINIMUM LOT SIZES -SECTION 125.0.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 125.0.C.3.D.(3):**

**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		
LOT NO.	LAND USE	ACRES
A-1	OPEN SPACE-CREDITED	0.9003 A.C.
A-2	OPEN SPACE-NON CREDITED	0.2508 A.C.
A-3	OPEN SPACE CREDITED	1.6299 A.C.
A-4	OPEN SPACE CREDITED	13.4960 A.C.
	TOTAL	16.2770 A.C.

NOTE: THE PURPOSE OF THIS AMENDED FDP IS TO SUBDIVIDE OPEN SPACE LOT 1 OF COLUMBIA TOWN CENTER, SECTION 3, AREA 3 INTO FOUR (4) NEW LOTS: A-1, A-2, A-3, & A-4. A-1, A-3, AND A-4 WILL REMAIN CREDITED OPEN SPACE. LOT A-2 WILL BE CREATED AS NON-CREDITED OPEN SPACE FOR A FUTURE ENTRANCE ROAD TO HOWARD COMMUNITY COLLEGE. SHEETS 1 OF 3, 2 OF 3, & 3 OF 3 OF FDP 233-A WILL SUPERCEDE SHEETS SHEETS 1 OF 3, 2 OF 3, & 3 OF 3 OF FDP-233 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 13869.

RECORDED AS PLAT NO(S). 23154 ON 12/19/14



**ENGINEERS  
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HOWARD COUNTY PLANNING BOARD

*[Signature]*  
H.C.P.B. CHAIRMAN


*[Signature]*  
H.C.P.B. EXEC. SEC

Date: 12/19/14

PREPARED AS TO SHEETS 1 TO 3, IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 1, 2005

*[Signature]*  
RICHARD L. BUTT  
PROFESSIONAL ENGINEER  
MARYLAND REGISTRATION No. 31089

Date: 12-15-2014



Project Name: **COLUMBIA TOWN CENTER  
SECTION 3 AREA 3  
LOTS A-1, A-2, A-3, & A-4**

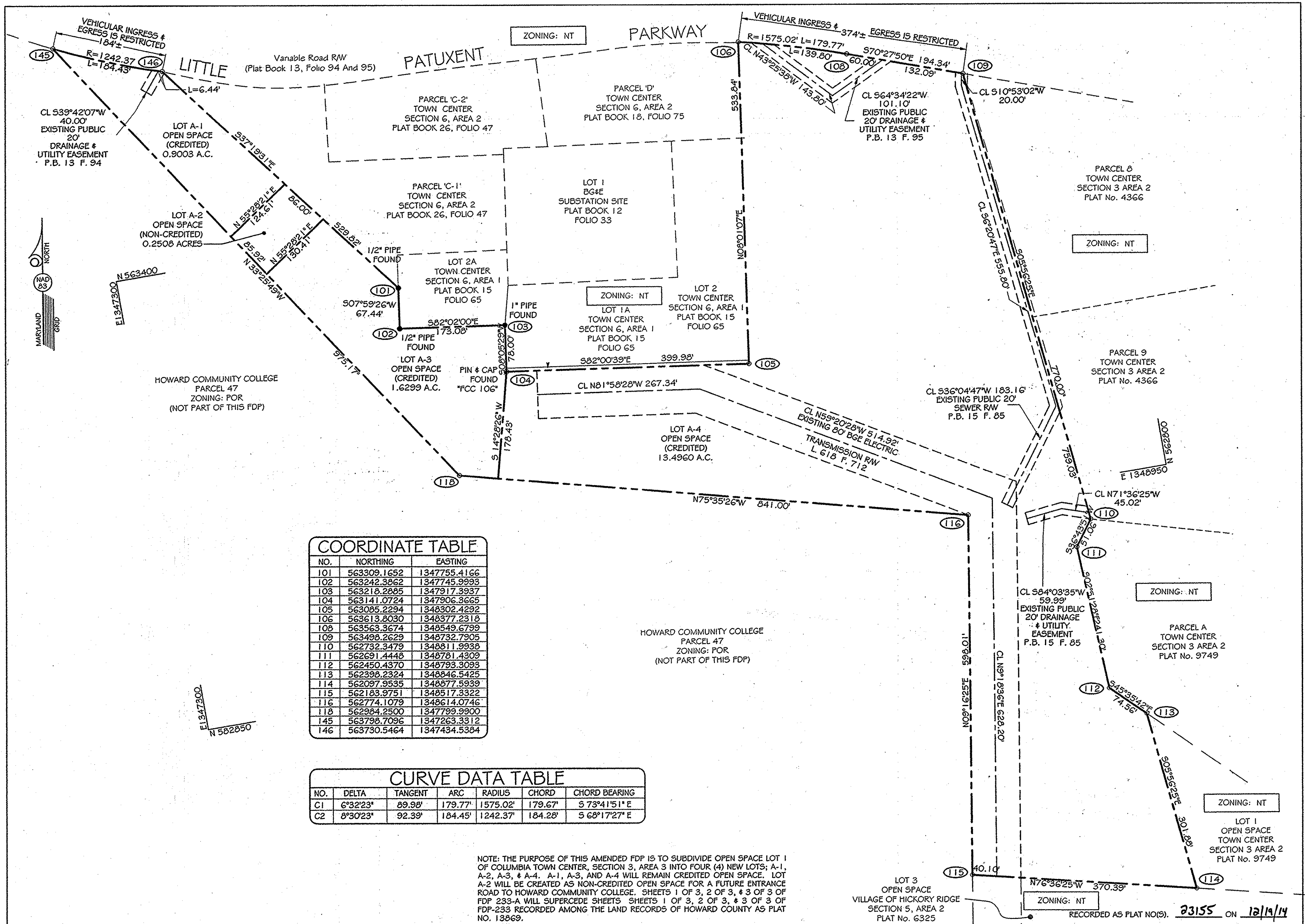
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
FINAL DEVELOPMENT PLAN PHASE 233-A  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Date: 08-21-2014  
Scale: N.T.S.

Drawn By: C.T.B.  
Designed By: R.L.B.

Plat No. 3054A-1747  
Project No. 27122959

Sheet Number: **2 OF 3**



NO.	NORTHING	EASTING
101	563309.1652	1347755.4166
102	563242.3862	1347745.9993
103	563218.2885	1347917.3937
104	563141.0724	1347906.3665
105	563085.2294	1348302.4292
106	563613.8030	1348377.2318
108	563563.3674	1348549.6799
109	563496.2629	1348732.7905
110	562732.3479	1348811.9938
111	562691.4448	1348781.4309
112	562450.4370	1348793.3093
113	562398.2324	1348846.5425
114	562097.9535	1348877.5939
115	562183.9751	1348517.3322
116	562774.1079	1348614.0746
118	562984.2500	1347799.9900
145	563798.7096	1347263.3312
146	563730.5464	1347434.5384

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	6°32'23"	89.98'	179.77'	1575.02'	179.67'	S 73°41'51" E
C2	8°30'23"	92.39'	184.45'	1242.37'	184.28'	S 68°17'27" E

NOTE: THE PURPOSE OF THIS AMENDED FDP IS TO SUBDIVIDE OPEN SPACE LOT 1 OF COLUMBIA TOWN CENTER, SECTION 3, AREA 3 INTO FOUR (4) NEW LOTS; A-1, A-2, A-3, & A-4. A-1, A-3, AND A-4 WILL REMAIN CREDITED OPEN SPACE. LOT A-2 WILL BE CREATED AS NON-CREDITED OPEN SPACE FOR A FUTURE ENTRANCE ROAD TO HOWARD COMMUNITY COLLEGE. SHEETS 1 OF 3, 2 OF 3, & 3 OF 3 OF FDP 233-A WILL SUPERCEDE SHEETS SHEETS 1 OF 3, 2 OF 3, & 3 OF 3 OF FDP-233 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 13869.

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HOWARD COUNTY PLANNING BOARD  
 H.C.P.B. CHAIRMAN  
 H.C.P.B. EXEC. SEC  
 Date: 12/19/14

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 1997  
 RICHARD L. BUTT  
 PROFESSIONAL ENGINEER  
 MARYLAND REGISTRATION No. 31089  
 Date: 12/19/14

Project Name: COLUMBIA TOWN CENTER SECTION 3 AREA 3 LOTS A-1, A-2, A-3, & A-4  
 PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION COLUMBIA, MARYLAND 21044 FINAL DEVELOPMENT PLAN PHASE 233-A  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Date: 10-1-2014  
 Drawn By: C.T.B.  
 Plat No. 3054A-1746  
 Sheet Number: 3 OF 3  
 Scale: 1"=100'  
 Designed By: R.L.B.  
 Project No: 27122959