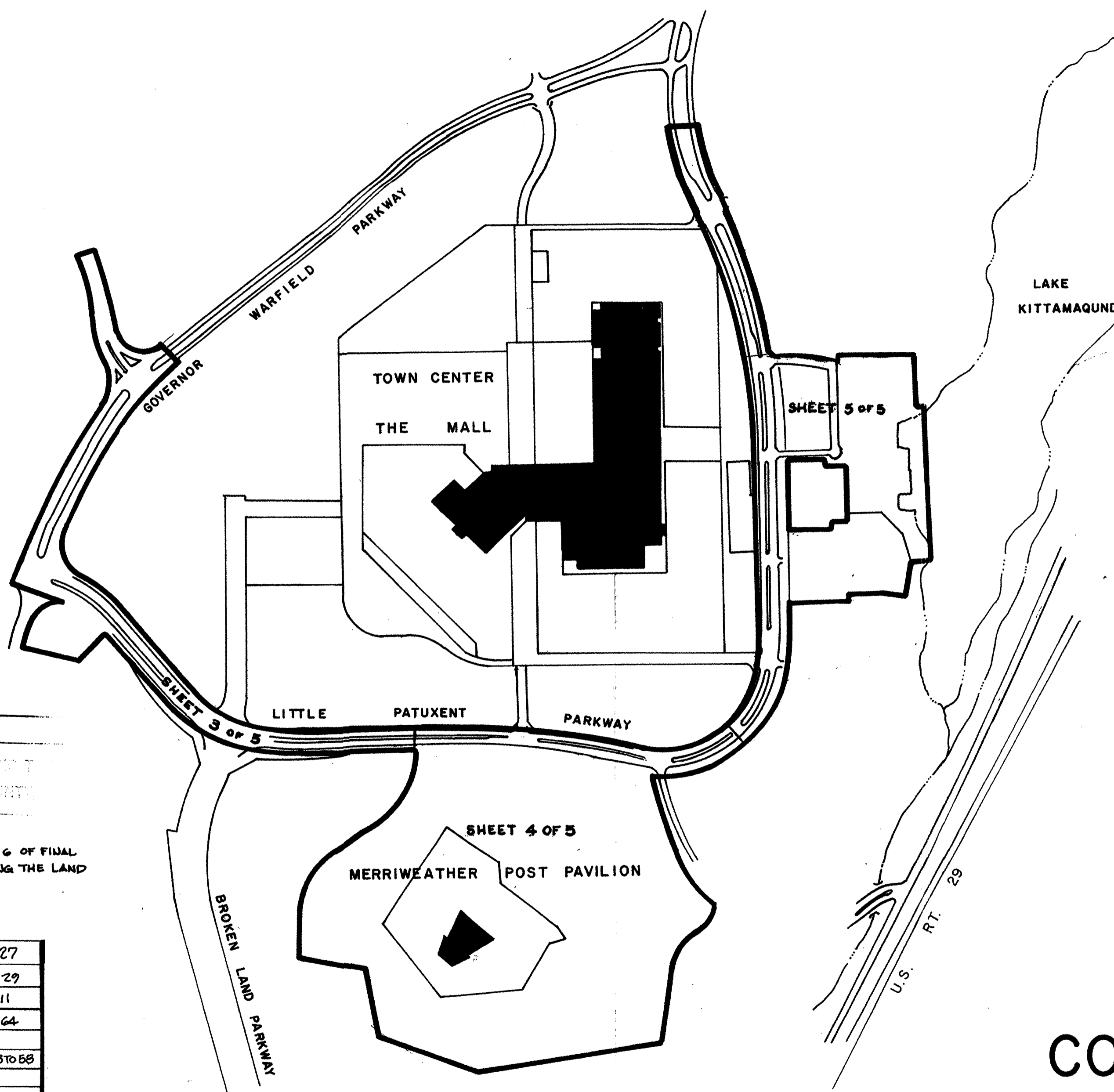


VICINITY MAP  
SCALE: 1" = 2000'



**SUMMARY OF AMENDMENTS**

PHASE 4-A: AMENDS SHEETS 2, 3 AND OF G. PURPOSE IS TO CHANGE THE OUTLINE OF OPEN SPACE LOT 11 TO REFLECT THE ALIGNMENT OF SYMPHONY WOODS ROAD.

PHASE 4-A-I: AMENDS SHEET 6 OF G. PURPOSE IS TO ADD ADDITIONAL CRITERIA UNDER THE COMMERCIAL USE FOR LOT 6 THEREBY ADDING SHEET 3A OF G TO THIS PHASE.

PHASE 4-A-III: SUPPLEMENTS SHEET 3A OF G. PURPOSE IS TO IDENTIFY LOTS 11-D, 11-E, 11-F, AND 11-G AS ACCESS TO SYMPHONY WOODS ROAD UNDER SECTION 7 OF THE CRITERIA AND CHANGE PARKING FOR SMALL CARS TO 8 BY 17 FEET

PHASE 4-A-II: AMENDS SHEET 3A OF G. AND 3A-1 OF G. PURPOSE IS TO ADD ACCESS TO PARCEL A NOTE UNDER SECTION 2 OF THE CRITERIA.

PHASE 4-A-IV: AMENDS SHEETS 1 THRU 6 OF G. PURPOSE IS TO :  
ON SHEET 1 - REPRANT COVER SHEET TO CURRENT FORMAT AND SHEET SIZE.  
ON SHEET 2 - REPLACES CURRENT SHEETS 3A AND 3A-2 AND REVISES CRITERIA AS FOLLOWS: IN SECTION 3d CHANGE PARKING TO 9'x 60' CLEAR SPAN MODULES; REMOVE CRITERIA FOR ALL OTHER LOT EXCEPT LOT 6 SO THAT THIS CRITERIA SHEET COVERS LOT 6 ONLY AND UPDATE CRITERIA TO CURRENT ZONING REGULATIONS.  
ON SHEET 3 - RETYPED BECAUSE CURRENT SHEETS 2 AND 3 ARE UNREADABLE; ADJUSTED SETBACK (SECTION 6) CRITERIA FOR LOTS 1 THROUGH 5 AND UPDATED CRITERIA TO CURRENT ZONING REGULATIONS; ADDED SECTIONS 7B, LOT 11, 6 THROUGH 9 THAT WAS REMOVED FROM THE LOT 6 CRITERIA SHEET; ADDED ACCESS NOTE TO SECTION 3 THAT WAS REMOVED FROM LOT 6 CRITERIA SHEET; ADDED ACCESS NOTE TO SECTION 7B FOR LOTS 8 AND 9.  
ON SHEET 4 NO CHANGE  
ON SHEET 5 LABELED LOTS 11-C THRU 11-G. PREVIOUSLY NOT LABELED AND REDUCED TITLE BLOCK IN SIZE TO FIT ON NEW SHEET FORMAT AND SIZE.  
ON SHEET 6 LABELED LOTS 8 AND 9 NON-CREDITED.

PHASE 4-A-V: PURPOSE IS TO TRANSFER 0.236 AC. OF COMMERCIAL LAND USE TO PHASE III-A-I AND MODIFY TABULATION OF LAND USE (SHEET 2) AND MAP (SHEET 6) ACCORDINGLY.

RECORDED - PLAT NO. 15235  
2/11/02 AMENDED  
LAND RECORDS OF HOWARD COUNTY

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE SHEET 1 OF 6 OF FINAL DEVELOPMENT PLAN PHASE 4A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON IN PLAT BOOK 3054A FOLIO 1627.

4-A-IV	MAY 28, 1997	B.3054A F.1627
4-A-III	MAY 20, 1974	BOOK 28 FOLIOS 29
4-A-II	NOVEMBER 26, 1974	BOOK 28 FOLIOS 111
4-A-I	JANUARY 8, 1974	BOOK 20 FOLIOS 264
4-A	AUGUST 28, 1968	BOOK 16 FOLIOS 33
4	MAY 29, 1967	BOOK 11 FOLIOS 53 TO 58
PHASE	DATE	PLAT
	RECORDED	

PREPARED AS TO SHEETS 1 TO 6  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED OCTOBER 18, 1993

*Michael A. Amey* 11-6-01



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 42 RESOLUTION APPROVED 8-10-65  
AMENDED B.C.C. CASE 307 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

*James C. Laro* 2/7/02 *James C. Laro* 2-7-02  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

**COLUMBIA**  
TOWN CENTER  
SECTION I  
PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.

AMENDED FINAL DEVELOPMENT PLAN PHASE 4 A V  
5th ELECTION DISTRICT OF HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA  
PHASE 4-A-IV

The following Final Development Plan Criteria are intended to apply to Lot 6 only:

1. PUBLIC STREETS AND ROADS - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Dept. 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 Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 125-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Dept. 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 building
trellises	dwelling, or accessory buildings

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 nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with B-1, S-C, or M-1 use type 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	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 Dept. 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 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, 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.

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):

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: Uses permitted in B-1 districts.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(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.

9. PARKING REQUIREMENTS - Section 125-C-3-d(3):

COMMERCIAL LAND USE AREAS - TOWN CENTER

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. 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.
- e. Parking areas specifically designed for small cars (8 feet by 17 feet) may be permitted only if the parking they provide is in excess of those spaces required in Paragraphs a, b, and c of this section on a site development plan approved by the Howard County Planning Board.

10. SETBACK PROVISIONS 125-C-3-d(3):

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 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 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.

TABULATION OF LAND USE IN ACRES

Land Use	* Lot 11B Total	TOTAL
Employment Center Commercial	0.904 Ac.	36.131
Employment Center Commercial / Roadway	1.908 Ac.	
Open Space Credited	37.333 Ac.	50.858
Non-Credited		3.923
Total	40.145 Ac.	90.912

\* LOT 11B CRITERIA SHOWN ON SHEET 3

RECORDED - PLAT NO. 15236

2/11/02 AMENDED

LAND RECORDS OF HOWARD COUNTY

COLUMBIA

TOWN CENTER  
SECTION I

PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE SHEET  
2 OF 6 OF FINAL DEVELOPMENT PLAN PHASE 4A-IV  
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON MAY 28, 1997 IN PLAT BOOK 3054A FOLIO 162B.

AMENDED FINAL DEVELOPMENT PLAN PHASE 4 A V  
5th ELECTION DISTRICT OF HOWARD COUNTY, MD.

**FINAL DEVELOPMENT PLAN CRITERIA - PHASE 4A-IV**

The Final Development Plan Phase is applicable to Section 1, Town Center Subdivision. This criteria sheet applies to Lots 1-5 and 7-12 only. See separate criteria sheet for Lot 6.

**1. PUBLIC STREETS AND ROADS - Section 125C-3-b:**

As shown on subdivision plat.

**2. PUBLIC RIGHTS-OF-WAY - Section 125C-3-b:**

As shown on subdivision plat.

**3. 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, and that vehicular ingress and egress to Parcel A of Final Development Plan Phase 139 will be granted across Lot Number 3 to Parcel 11-G of Final Development Plan Phase 4A-IV.**

**4. DRAINAGE FACILITIES - Section 125C-3-b:**

As shown on subdivision plat.

**5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125C-3-b:**

Lots 7, 8, 9A, 9B, 10, 11B and 12 shall be used for open space uses as set forth in Section 7 herein.

**6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125C-3-b:**

No structure may be located within 25 feet of the right-of-way of any public street, road or highway except, however, that this requirement shall not apply to lots 4 & 5 and lots 1, 2 and 3.

Parking structures may be located within 5 feet of the right-of-way of Wincopin Circle. Except, however, structures may be located 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", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, signs, awnings, canopies or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" will be made by the Howard County Planning Board. Walls or fences constructed on any lot within this Final Development Plan Phase, if located within setback areas adjacent to public streets, roads or highways upon which construction of structures is prohibited, shall not exceed three feet in height if solid or closed, nor five feet in height if open.

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

**A. Commercial Land Use Areas:**

All uses permitted in commercial districts or commercial use zones are permitted upon lots 1, 2, 3, 4 and 5 including, but not limited to, all of the following:

1. Uses permitted in B-1 districts.
2. Uses permitted in B-2 districts.
3. Uses permitted in S-C districts.

**B. Open Space Land Use Areas:**

Lot 7 shall be used for all open space purposes including, but not limited to, all of the following:

1. Operation of a Town Plaza.
2. Operation and maintenance of a public or private lake.
3. Operation of a public or private boating facility, including boathouse, dock facilities and related appurtenances.
4. Operation and maintenance of such commercial facilities as are consistent with the primary use of lot 7 for Town Plaza and recreational uses as approved by the Howard County Planning Board.
5. Fishing, swimming, boating and all other aquatic activities consistent with operation of a public lake and park.
6. 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, dances and similar activities.

Lots 8, 9A and 9B shall be used for open space uses. Any portion of lots 8, 9A and 9B may be used as a vehicular right-of-way for a publicly or privately owned 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 not, in such event, be considered in computing the minimum amount of land devoted to open space uses as required by the Howard County Zoning Regulations. Any portion of lots 8, 9A and 9B may also be used for driveway access to parking areas on adjacent lots provided however that such access ways are in accordance with a site development plan approved by the Howard County Planning Board.

Lot 10 shall be used for all open space uses including, but not limited to, use as a public or private pavilion. Pavilion uses may include, but are not limited to, all of the following:

1. Symphony concerts.
2. Operatic and chamber music performances.
3. Musical performances of all kinds.
4. Motion picture presentations.
5. Theatrical performances.
6. Dance concerts.
7. Lectures.
8. Public gatherings, meetings and rallies.
9. Carnivals and white elephant sales.
10. Conferences.
11. Operation of such commercial activities as are consistent with primary use of lot 10 as a pavilion such as food and beverage concessions, snack bars, or similar facilities.

Lot 11-B thru 11-G shall be used for all open space uses including, but not limited to, all of the following:

1. Operation of a community park.
2. Operation of a public or private swimming pool.
3. Operation of a teen center building, including sales on the premises of food, beverages and similar items.
4. Automobile parking in conjunction with use of lot 10 as a pavilion.
5. Operation of such commercial activities as are consistent with primary use of lot 11-B as a community park, such as food and beverage concessions, snack bars or similar facilities.
6. Lot 11-D is to be used to provide access to Parcel A, Town Center, Section 5, Area 2, Platbook 21, Folio 54, for access to Symphony Woods Road.
7. Lot 11-E is to be used to provide access to Lot 1, Town Center, Section 5, Area 1, Platbook 15, Folio 48, for access to Symphony Woods Road.
8. Lot 11-F is to be used to provide access to Lot 1, Town Center, Section 5, Area 1, Platbook 15, Folio 48, for access to Symphony Woods Road.
9. Lot 11-G is to be used to provide access to Parcel A, Town Center, Section 1, Area 3, Phase 139, for access to Symphony Woods Road.

Lot 12 shall be used for all open space uses including, but not limited to, use as a public service building and a community fire station.

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

No height limitation is imposed upon structures constructed within the Final Development Plan Phase provided improvements thereon are constructed in accordance with a site plan approved by the Howard County Planning Board.

**9. PARKING REQUIREMENTS - Section 125C-3-d(3):**

**A. Commercial Land Use Areas:**

1. One (1) parking space shall be provided for each 400 square feet of net leasable area contained within any buildings constructed upon the land encompassed by this Final Development Plan Phase which are used as commercial office buildings; no additional requirement is imposed upon any restaurant, coffee shop or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
2. 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 employees of any such facility.
3. 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.

**B. 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 Lot 10 is used for pavilion purposes, open areas in the vicinity of such pavilion shall be provided which are sufficient to permit automobile parking equivalent to one space for each three seats within the pavilion; such parking areas may be on turfed areas upon park or other open space land use areas.

**10. SETBACK PROVISIONS - Section 125C-3-d(3):**

- 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 125C-3-d(3):**

As shown on subdivision plat.

**12. COVERAGE REQUIREMENTS - Section 125C-3-d(3):**

No coverage requirement is imposed upon land within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site plan approved by the Howard County Planning Board.

RECORDED - PLAT NO. 15237

2/11/02 AMENDED

LAND RECORDS OF HOWARD COUNTY

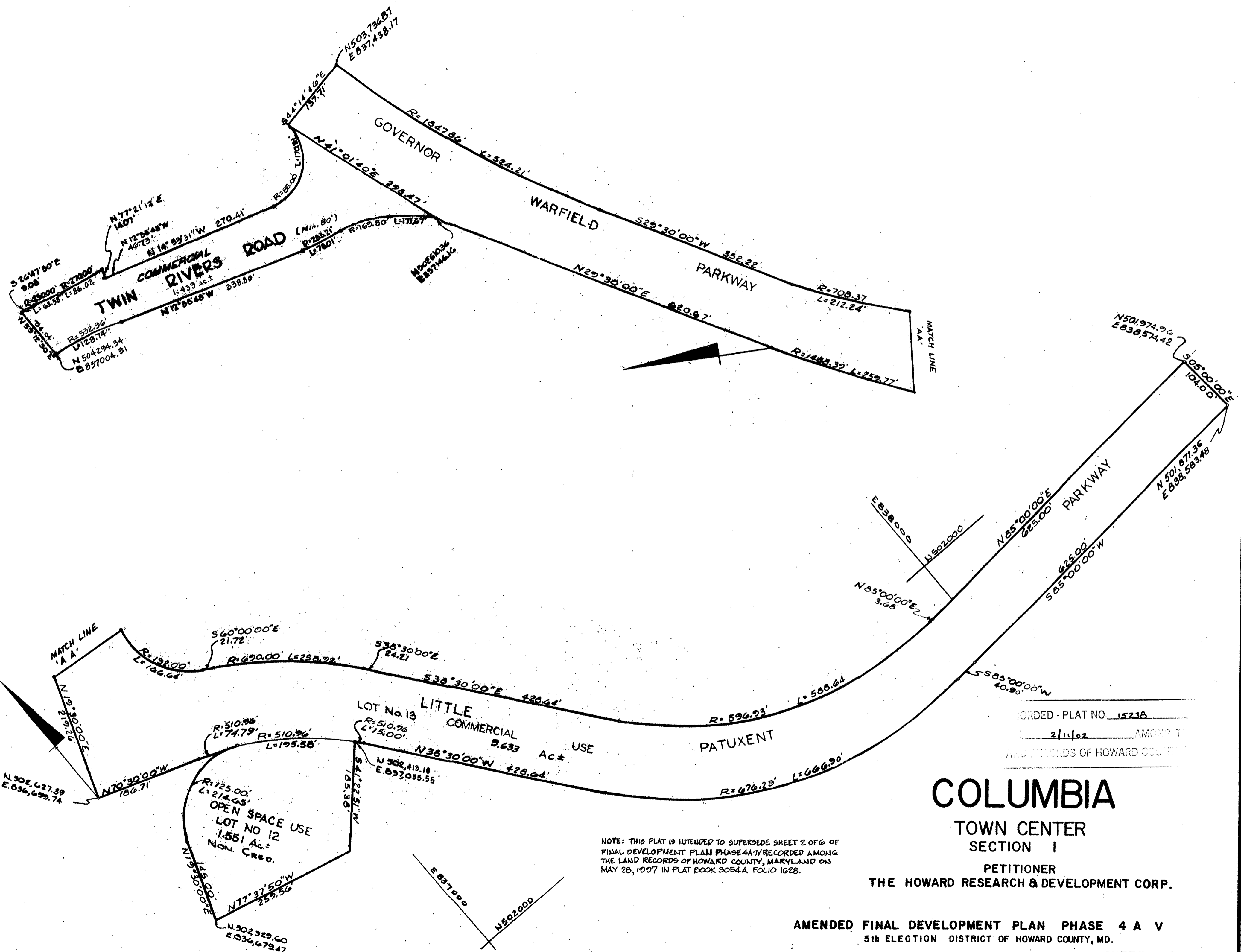
This amended plat is intended to supersede Sheets 2 of 6 Final Development Plan Phase 4A-IV recorded among the Land Records of Howard County, Maryland on May 28, 1997 in plat book 3054A folio 102B.

**COLUMBIA**

**TOWN CENTER  
SECTION 1**

**PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.**

**AMENDED FINAL DEVELOPMENT PLAN PHASE 4 A V  
5th ELECTION DISTRICT OF HOWARD COUNTY, MD.**



RECORDED - PLAT NO. 15238  
 2/11/02 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY

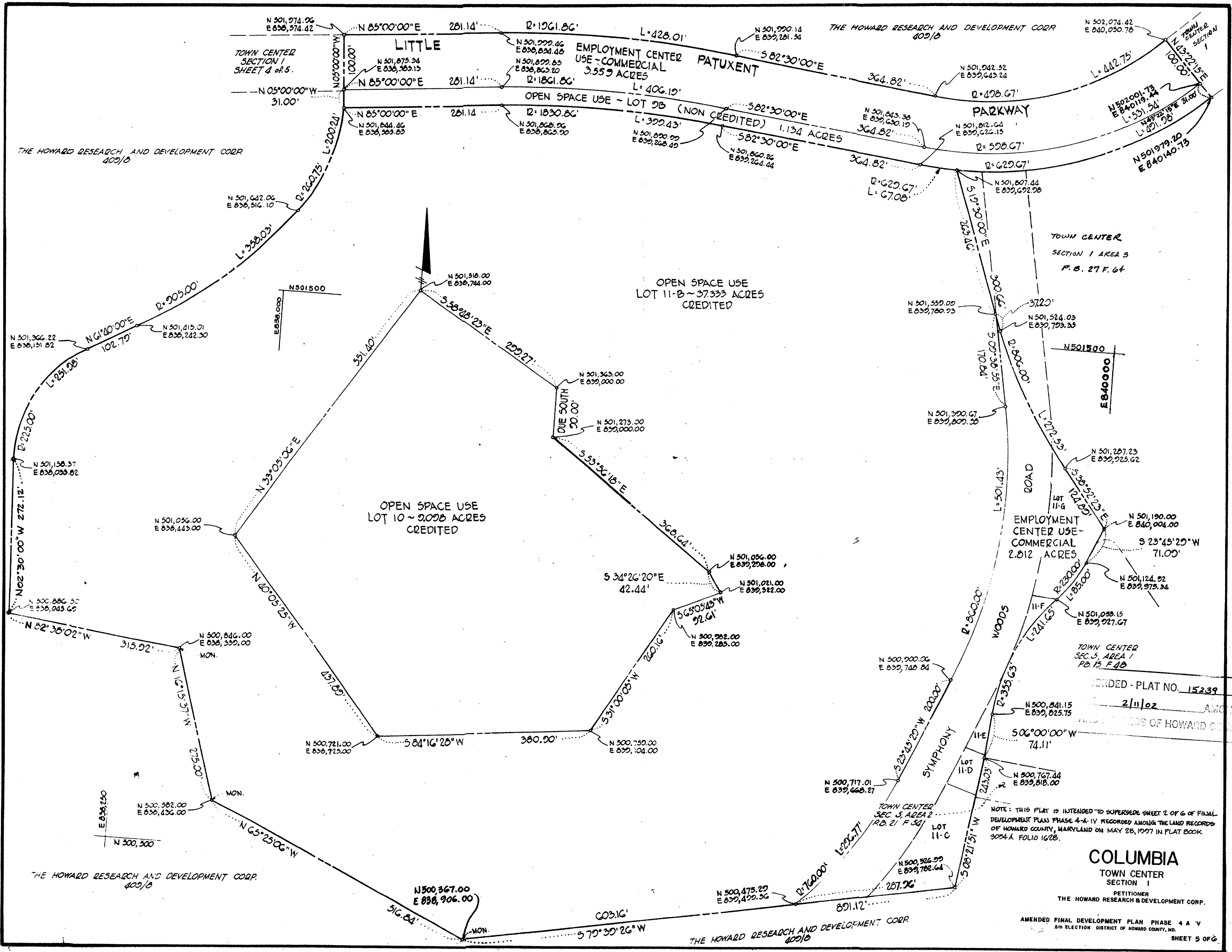
**COLUMBIA**  
 TOWN CENTER  
 SECTION I

PETITIONER  
 THE HOWARD RESEARCH & DEVELOPMENT CORP.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 6 OF  
 FINAL DEVELOPMENT PLAN PHASE 4A IV RECORDED AMONG  
 THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON  
 MAY 28, 1997 IN PLAT BOOK 3054A, FOLIO 1628.

AMENDED FINAL DEVELOPMENT PLAN PHASE 4 A V  
 5th ELECTION DISTRICT OF HOWARD COUNTY, MD.





THE HOWARD RESEARCH AND DEVELOPMENT CORP  
409/B

THE HOWARD RESEARCH AND DEVELOPMENT CORP  
409/B

THE HOWARD RESEARCH AND DEVELOPMENT CORP  
409/B

**COLUMBIA**  
TOWN CENTER  
SECTION 1

PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.

AMENDED FINAL DEVELOPMENT PLAN PHASE 4-A-V  
5th ELECTION DISTRICT OF HOWARD COUNTY, MD.

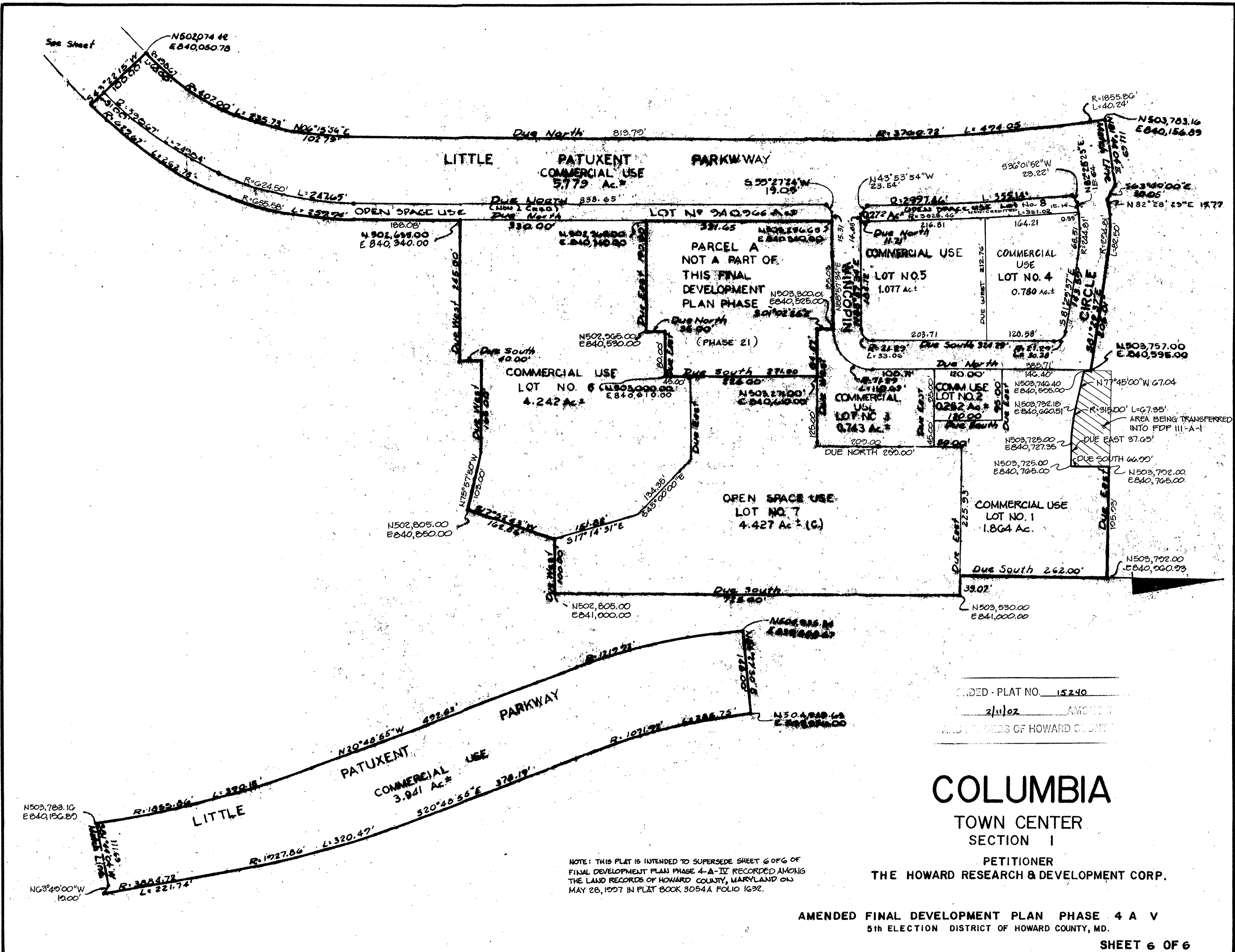
SHEET 5 OF 6

RECORDED - PLAT NO. 15239

2/11/02

AMENDED FINAL DEVELOPMENT PLAN PHASE 4-A-V

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 6 OF FINAL DEVELOPMENT PLAN PHASE 4-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 28, 1997 IN PLAT BOOK 3054-A FOLIO 1628.



RECORDED - PLAT NO. 15240  
 2/11/02 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY

# COLUMBIA

## TOWN CENTER

### SECTION I

PETITIONER  
 THE HOWARD RESEARCH & DEVELOPMENT CORP.

AMENDED FINAL DEVELOPMENT PLAN PHASE 4 A V  
 5th ELECTION DISTRICT OF HOWARD COUNTY, MD.