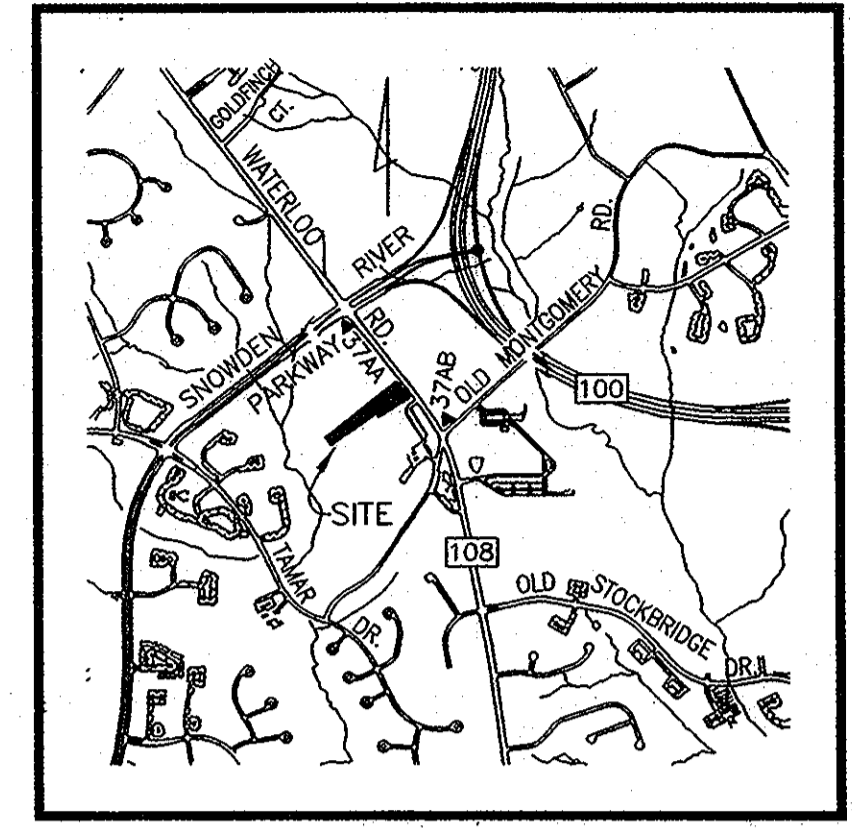
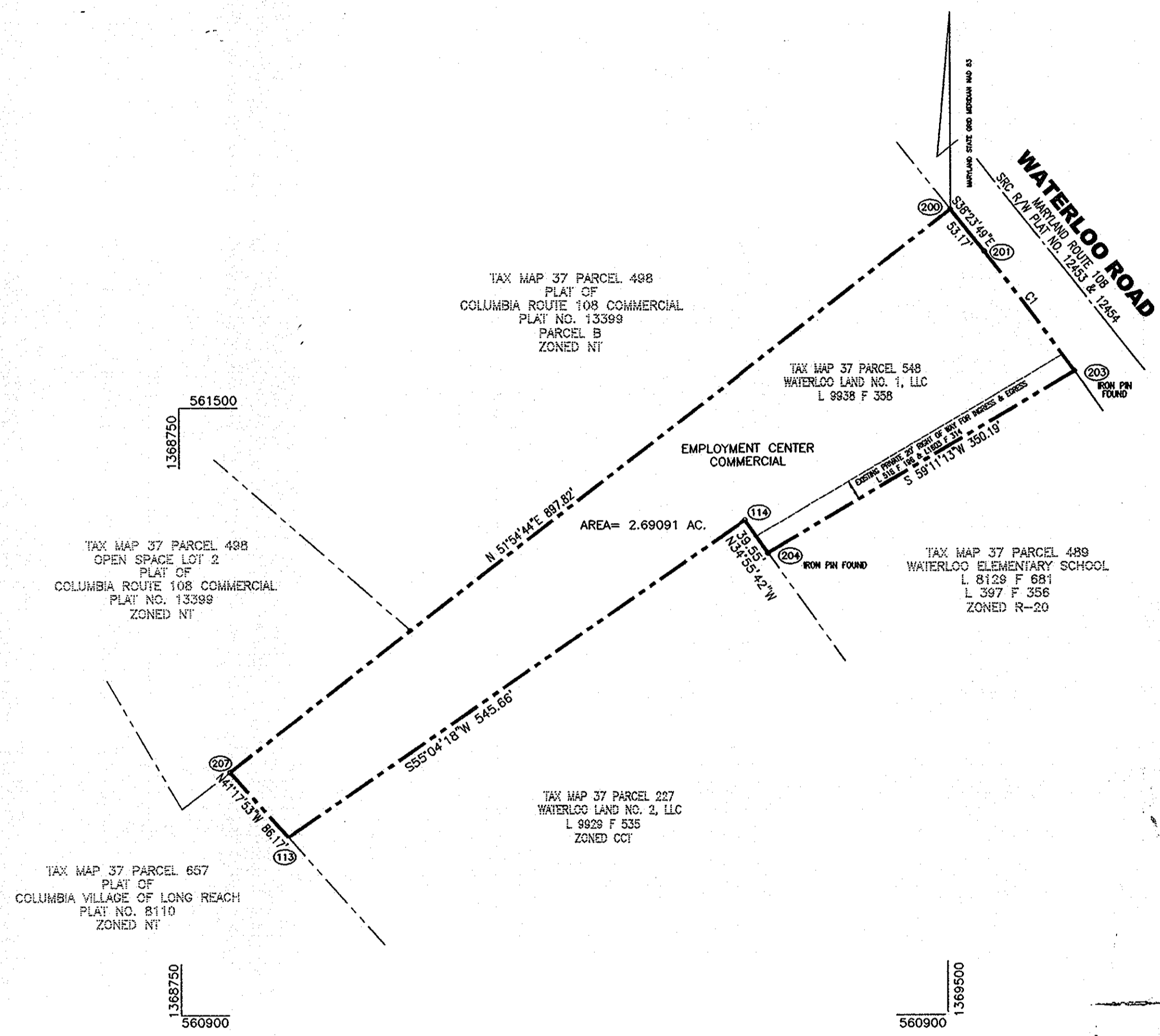


CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	146.82'	3304.79'	73.42'	02°32'44"	S36°48'53"E 146.81'

COORDINATE LIST		
POINT	NORTH	EAST
113	561075.90482	1368855.71605
114	561388.32361	1369303.08540
200	561694.48232	1369505.49077
201	561652.81160	1369538.51502
203	561535.27891	1369626.48798
204	561355.89782	1369325.72984
207	561140.64313	1368798.84584



VICINITY MAP
SCALE 1" = 2000'
ADC 16F6



- SUMMARY OF AMENDMENTS, PHASE 64-B:**
- A. Revised the first sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial".
 - B. Revised the second sheet to change the permitted land use from "S.F.L.D." (Single Family Low Density) to "Employment Center Commercial", to add "CCT (Community Center Transition Zoning District)" land uses to Criteria Section 7, Permitted Uses, and to revise the other related Criteria Sections and the Tabulation of Land Use in accordance with the new permitted land uses.

RECORDED - PLAT NO. 20015
ON 6/27/08 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE SIXTY-FOUR-5, SHEET 1 OF 1, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 9, 1969 AS PLAT BOOK 16, FOLIO 125.

(POTEET) PARCEL #5

OWNER/DEVELOPER
WATERLOO LAND NO. 1, LLC WATERLOO LAND NO. 2, LLC
301 TRANSYLVANIA AVE 301 TRANSYLVANIA AVE
RALEIGH, NC 27609 RALEIGH, NC 27609
(919) 789-9289 (919) 789-9289

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SIXTY-FOUR-B
6TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1" = 100' MAY, 2008 SHEET 1 OF 2

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PREPARED AS TO SHEET I
IN ACCORDANCE WITH THE ZONING REGULATIONS
AND HOWARD COUNTY
ADOPTED FEBRUARY 2, 2004.



BOARD OF COUNTY COMMISSIONER CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1965.
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 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 939 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1993
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004.

HOWARD COUNTY PLANNING BOARD

Masha A. Loyalko 4/27/08 *James G. ...* 6/15/08
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

William D. Barber
LAND SURVEYOR'S SIGNATURE
C-2-08

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 64-B

The Area included within the Final Development Plan Phase is applicable to Parcel 5, Phase 64-B.

- PUBLIC STREETS AND ROADS - Section 125-C-3-B:**
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- PUBLIC 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.
- 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 the Department of Public Works.
- 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 the Department of Public Works.
- RECREATIONAL, SCHOOL AND PARK USES - Section 125-C-3-C:**
To be shown on Final Development Plan, if required by the Howard County Planning Board.
- PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-D1:**
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, oriels, vestibules, balconies;
Privacy walls or screens; and
All parts of any building's dwelling, or accessory building

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 land use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within fifty (50) feet of the right-of-way thereof, except, however that structures may be constructed within such setback areas if such construction is in accordance with a site development plan approval by the Howard County Planning Board.

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

Signage	Trellises
Shrubbery	Excavations or fill
Trees	Fencing under 6 feet in height
Ornamental landscaping	Retaining Walls under 3 feet in height
Awnings, exterior lighting fixtures, fire hydrants, gardens, mail boxes and survey monuments	Driveways, walks, patios and parking surfaces
Similar minor structures	Required noise barriers or noise walls

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 the setback area adjacent to a public street, road, or highway 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, however, 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 thirty (30) feet of the right-of-way of any public street road or highway; except, however, that the structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan as 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 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 the site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

- PERMITTED USES - Section 125-C-3-D-2:
7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL.**
All uses permitted in the CCT (Community Center Transition) District are permitted including, but not limited to, all of the following:
1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business, medical and dental offices, and conference centers.
5. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer
7. Museum, art galleries and libraries.
8. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
9. Self service laundry and laundry and/or dry cleaning pickup stations.
10. Non-profit clubs, lodges, community halls.
11. Antique shops, art galleries and craft shops.
12. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

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, mortgages 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.

- HEIGHT LIMITATIONS - Section 125-C-3-D-3:
8C-3 COMMERCIAL LAND USE.**
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:
9C-2 COMMERCIAL LAND USE AREAS.**

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales use.
- 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 which are devoted to office uses.
- No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily service tenants and employees of such buildings.
- 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.
- 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 (5) employees of such facility.
- Hospitals, clinics and accessory buildings. One (1) parking space shall be provided for each two (2) beds. One (1) parking space shall be provided for each employee on a major shift. Eight (8) parking spaces shall be provided for each doctor treating outpatients on the major shift.
- Perpendicular parking 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 by 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.
- The Parking Regulations of the Howard County Zoning Regulations, Section 133 shall govern the parking requirements of those land use areas thereunder which are utilized for uses permitted within the CCT (Community Center Transition) District, except, however, that additional or supplemental parking requirements for those land use areas thereunder which are utilized for uses permitted within the CCT (Community Center Transition) District may be established in accordance with a site development plan as approved by the Howard County Planning Board.

10. **SETBACK PROVISIONS - Section 125-C-3-D-3:
10A GENERALLY.**

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. **MINIMUM LOT SIZES - Section 125-C-3-D-3:
11A 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.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 64 A, SHEET 1 OF 1, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON DECEMBER 20, 1972 AS PLAT BOOK 20, FOLIO 171.

FINAL DEVELOPMENT PLAN CRITERIA FOR
EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

(POTEET), PARCEL #5

OWNER/DEVELOPER

WATERLOO LAND NO. 1, LLC 301 TRANSYLVANIA AVE RALEIGH, NC 27609 (919) 789-9289	WATERLOO LAND NO. 2, LLC 301 TRANSYLVANIA AVE RALEIGH, NC 27609 (919) 789-9289
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PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SIXTY-FOUR-B
6TH ELECTION DISTRICT HOWARD COUNTY, MD
MAY, 2008 SHEET 2 OF 2

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL	2.69

RECORDED - PLAT NO. 20010
ON 6/27/08 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

BOARD OF COUNTY COMMISSIONER CASE B.C.C. 412 RESOLUTION APPROVED AUG. 10, 1965.
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
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AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004.

HOWARD COUNTY PLANNING BOARD

Mark H. Leavelle 4/22/08 *James G. ...* 6/19/08
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PREPARED AS TO SHEET I
IN ACCORDANCE WITH THE ZONING REGULATIONS
AND HOWARD COUNTY
ADOPTED FEBRUARY 2, 2004.



William D. Barker
LAND SURVEYOR'S SIGNATURE