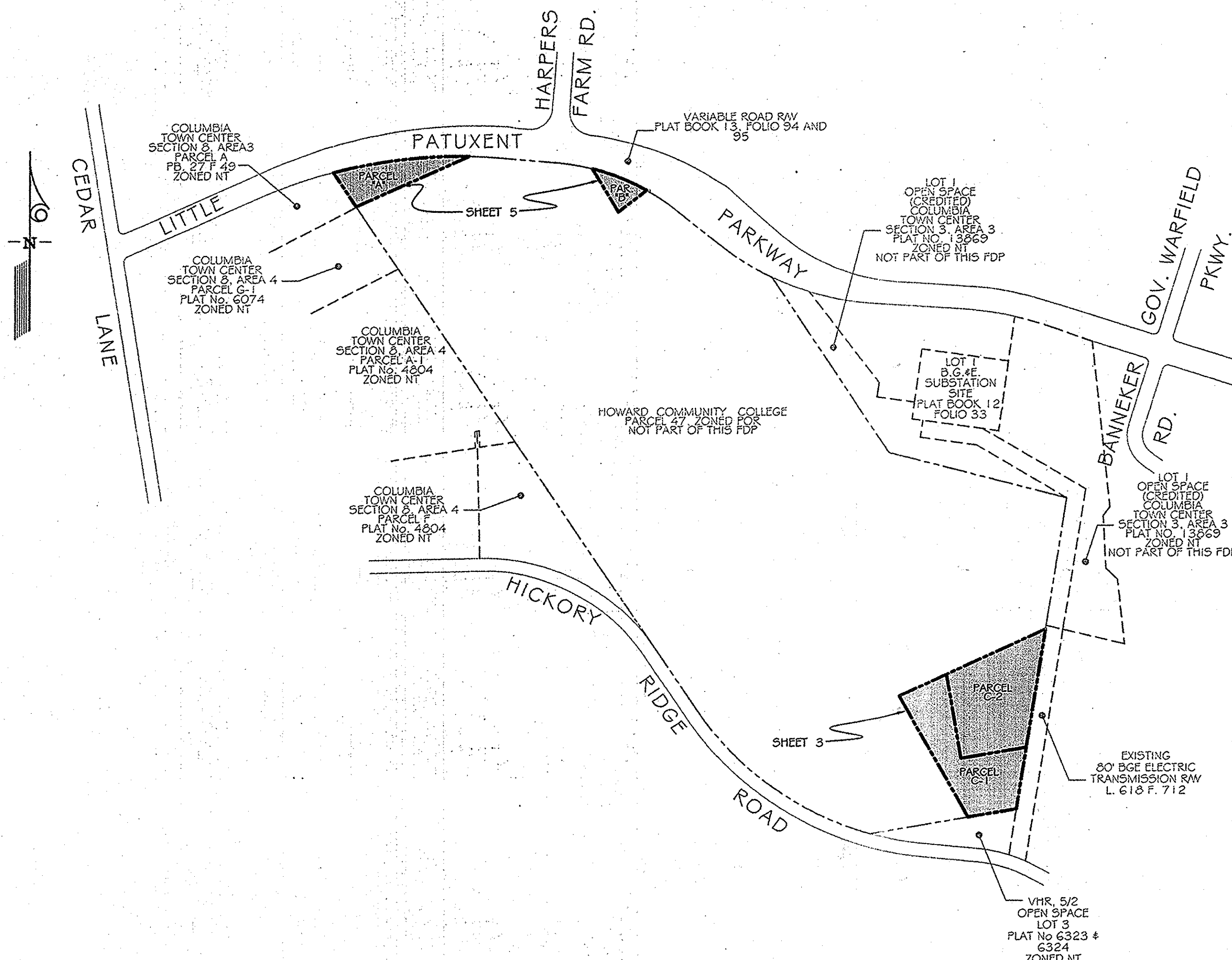


VICINITY MAP
SCALE 1" = 1000'



SUMMARY OF AMENDMENTS

PHASE 72-A-1: THE PURPOSE OF THIS AMENDMENT IS TO PLACE PARCEL C-2 INTO THE OPEN SPACE CREDITED LAND USE CATEGORY, TO UPDATE CITED ZONING REGULATION SECTIONS PER THE 2013 ADOPTION OF THE COMPREHENSIVE ZONING REGULATIONS, AND TO AMEND THE PERMITTED USES PARAGRAPH 7E.1. TO REFERENCE PARCELS A, B, AND C-1 AS SINGLE FAMILY LOW DENSITY COMMON OPEN AREA AND OPEN SPACE LOT C-2 AS OPEN SPACE CREDITED AND TO UPDATE THE LAND USE TABULATION CHART.

NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSEDE SHEET 1 OF 5 OF FINAL DEVELOPMENT PLAN PHASE 72-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 15441 TO 15445.

FDP-72, T.C., 8/1, PARCELS A TO C; PLAT BOOK 16, FOLIO 110
 FDP-72-A, T.C., 8/1, PARCELS A TO C; RECORDED AS PLAT 15441 TO 15445
 RECORDED AS PLAT NO. 23156 ON 12/19/14 (ALL SHEETS).

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HOWARD COUNTY PLANNING BOARD

 H.C.P.B. CHAIRMAN

 H.C.P.B. EXEC. SEC
 12/11/14 Date
 12/10/14 Date

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 1, 2013

 RLB
 RICHARD L. BUTT
 PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION No. 31089
 12-5-2014 Date

Project Name:
COLUMBIA TOWN CENTER
 SECTION 8, AREA 1
 PARCELS A, B, C-1, & C-2
 OWNER & PETITIONER
 BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE
 COLUMBIA, MARYLAND 21044
 FINAL DEVELOPMENT PLAN PHASE 72-A-1
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Date: 06-30-2014	Scale: 1" = 400'
Drawn By: C.T.B	Designed By: R.L.B
Plat No: 15441	Project No: 27122959
Sheet Number: 1 OF 5	

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 72 - A - 1

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN
PHASE IS APPLICABLE TO SECTION 8, AREA 1, OF THE TOWN CENTER.

1. PUBLIC STREETS AND ROADS - SECTION 125.O.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.O.C.3.B
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY COUNTY DEPARTMENT OF PLANNING AND ZONING.
3. MAJOR UTILITY RIGHTS-OF-WAY- SECTION 125.O.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.O.C.3.B
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
5. RECREATIONAL, SCHOOL, PARKS, AND OTHER COMMUNITY USES SECTION 125.O.C.3.C:
TO BE SHOWN ON THE SITE DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

6. PERMITTED GENERAL LOCATIONS OF BUILDING AND STRUCTURES-SECTION 125.O.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 CLOSED
BAY WINDOWS, ORIEL, VESTIBULE, BALCONY
PRIVACY WALLS OR SCREENS
ALL PARTS OF ANY BUILDINGS DWELLING, 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 FREEWAY OR PRIMARY ROAD, NO STRUCTURE SHALL BE LOCATED WITHIN 100' FEET 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 THE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE TERM "STRUCTURE" DOES NOT INCLUDE THE FOLLOWING UPON WHICH NO RESTRICTION AS TO THE 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 THERE TO 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 NOR 5' IN HEIGHT IF OPEN, EXCEPT IN ACCORDANCE WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA OR OPEN SPACE

NO STRUCTURE WITHIN SINGLE FAMILY LOW DENSITY COMMON OPEN AREA OR 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 SINGLE FAMILY LOW DENSITY COMMON AREA LAND USE PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

7E-1 PERMITTED USES - SECTION 125.O.C.3.D.(2):

OPEN SPACE LAND USE AREAS
PARCELS A, B, AND C-1 ARE TO BE USED FOR ALL SINGLE FAMILY LOW DENSITY - COMMON OPEN AREA 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 DEPARTMENT OF PLANNING AND ZONING.

PARCEL C-2 IS TO BE USED FOR CREDITED OPEN SPACE LAND USES INCLUDING BUT NOT LIMITED TO PEDESTRIAN AND BICYCLE PATHWAYS, SPORTS FIELDS, SYNTHETIC TURF, SOLAR PANELS, DUGOUTS, STORMWATER MANAGEMENT FACILITIES, ETC. PROVIDED THAT SUCH STRUCTURES ARE IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. 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 DEPARTMENT OF PLANNING AND ZONING.

8. HEIGHT LIMITATIONS - SECTION 125.O.C.3.D.(3):

OPEN SPACE LAND USE AREAS
NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN SINGLE FAMILY LOW DENSITY - COMMON OPEN AREA OR 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.O.C.3.D.(3):

OPEN SPACE LAND USE AREAS
NO PARKING REQUIREMENTS ARE IMPOSED UPON ANY OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO SINGLE FAMILY LOW DENSITY - COMMON OPEN AREA OR 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 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.O.A.8 OF THE HOWARD COUNTY ZONING REGULATIONS.

10. SETBACK PROVISIONS-SECTION 125.O.C.3.D.(3):

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.O.C.3.D.(2):

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.O.C.3.D.(3):

OPEN SPACE LAND USES
NO MORE THAN TEN PERCENT (10%) OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO SINGLE FAMILY LOW DENSITY - COMMON OPEN AREA LAND USES OR 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
SINGLE FAMILY LOW DENSITY- COMMON OPEN AREA (PARCELS A, B, & C-1)	5.372
CREDITED OPEN SPACE (PARCEL C-2)	4.020
TOTAL	9.392

NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSEDE SHEET 2 OF 5 FINAL DEVELOPMENT PLAN PHASE 72-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 16, FOLIO 114.

FDP-72, T.C., 8/1, PARCELS A TO C; PLAT BOOK 16, FOLIO 110
FDP-72-A, T.C., 8/1, PARCELS A TO C; RECORDED AS PLAT 15441 TO 15445
RECORDED AS PLAT NO. 23157 ON 12/19/14 (ALL SHEETS).



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HOWARD COUNTY PLANNING BOARD


H.C.P.B. CHAIRMAN _____ Date _____

H.C.P.B. EXEC. SEC Harold K. Laugel 12/19/14 Date _____

PREPARED AS TO SHEETS 1 TO 5, IN ACCORDANCE WITH
THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 1, 2008

Richard L. Butt 12-5-2014 Date _____

RICHARD L. BUTT
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION No. 31089

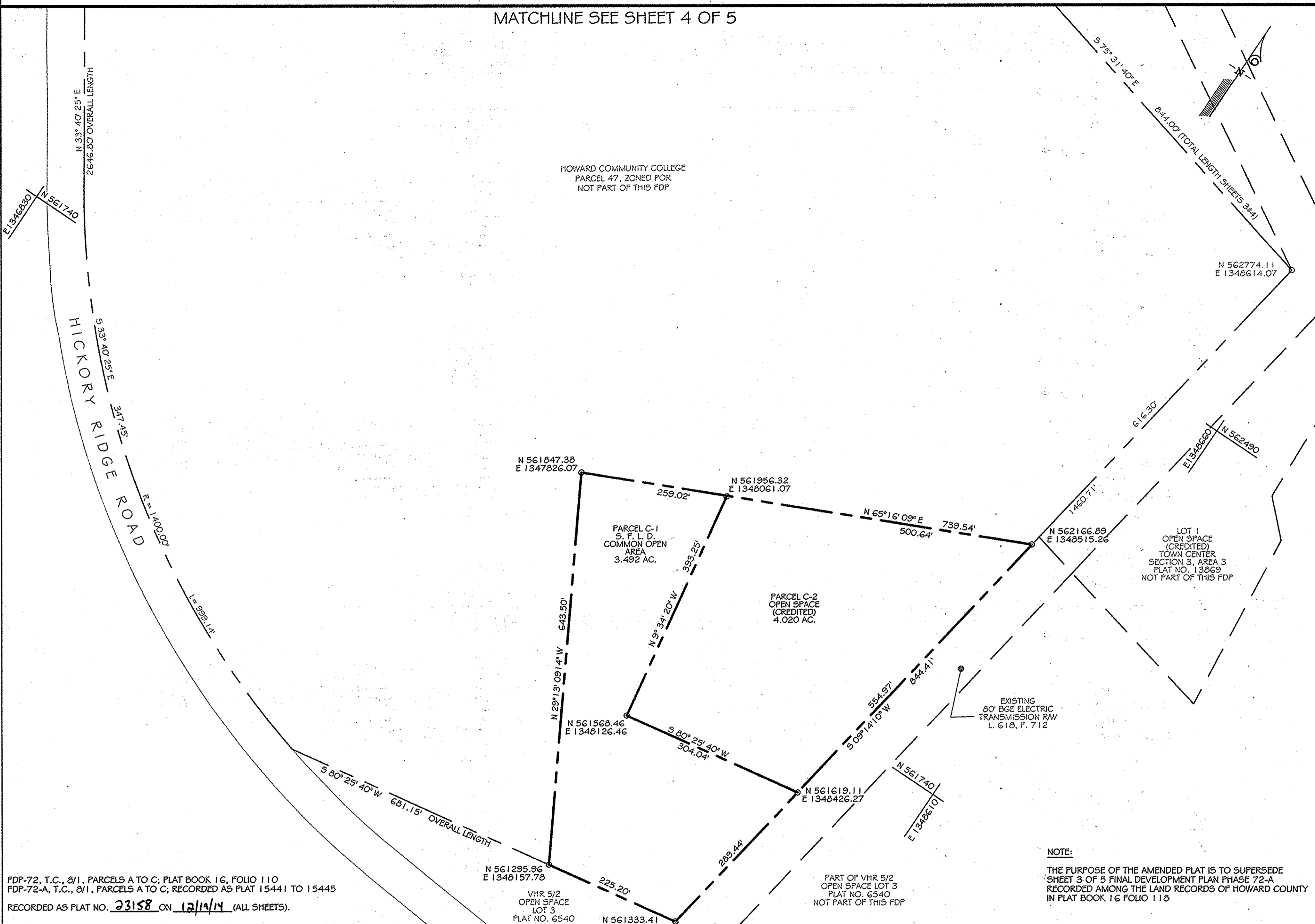


Project Name: **COLUMBIA TOWN CENTER**
SECTION 8, AREA 1
PARCELS A, B, C-1, & C-2
OWNER & PETITIONER
BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE
COLUMBIA, MARYLAND 21044
FINAL DEVELOPMENT PLAN PHASE 72-A-1

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Date: 06-30-2014	Scale: N.T.S.
Drawn By: C.T.B	Designed By: R.L.B
Plat No: 15442	Project No: 27122959
Sheet Number: 2 OF 5	

MATCHLINE SEE SHEET 4 OF 5



FDP-72, T.C., 8/1, PARCELS A TO C; PLAT BOOK 16, FOLIO 110
FDP-72-A, T.C., 8/1, PARCELS A TO C; RECORDED AS PLAT 15441 TO 15445
RECORDED AS PLAT NO. 23158 ON 12/14/14 (ALL SHEETS).

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HOWARD COUNTY PLANNING BOARD

H.C.P.B. CHAIRMAN
Mark ...
Date: 12/14/14

H.C.P.B. EXEC. SEC
...
Date: ...

PREPARED AS TO SHEETS 1 TO 5 OF AMENDANCE WITH
THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 1, 2010

Richard L. Butt
Date: 12-5-2014

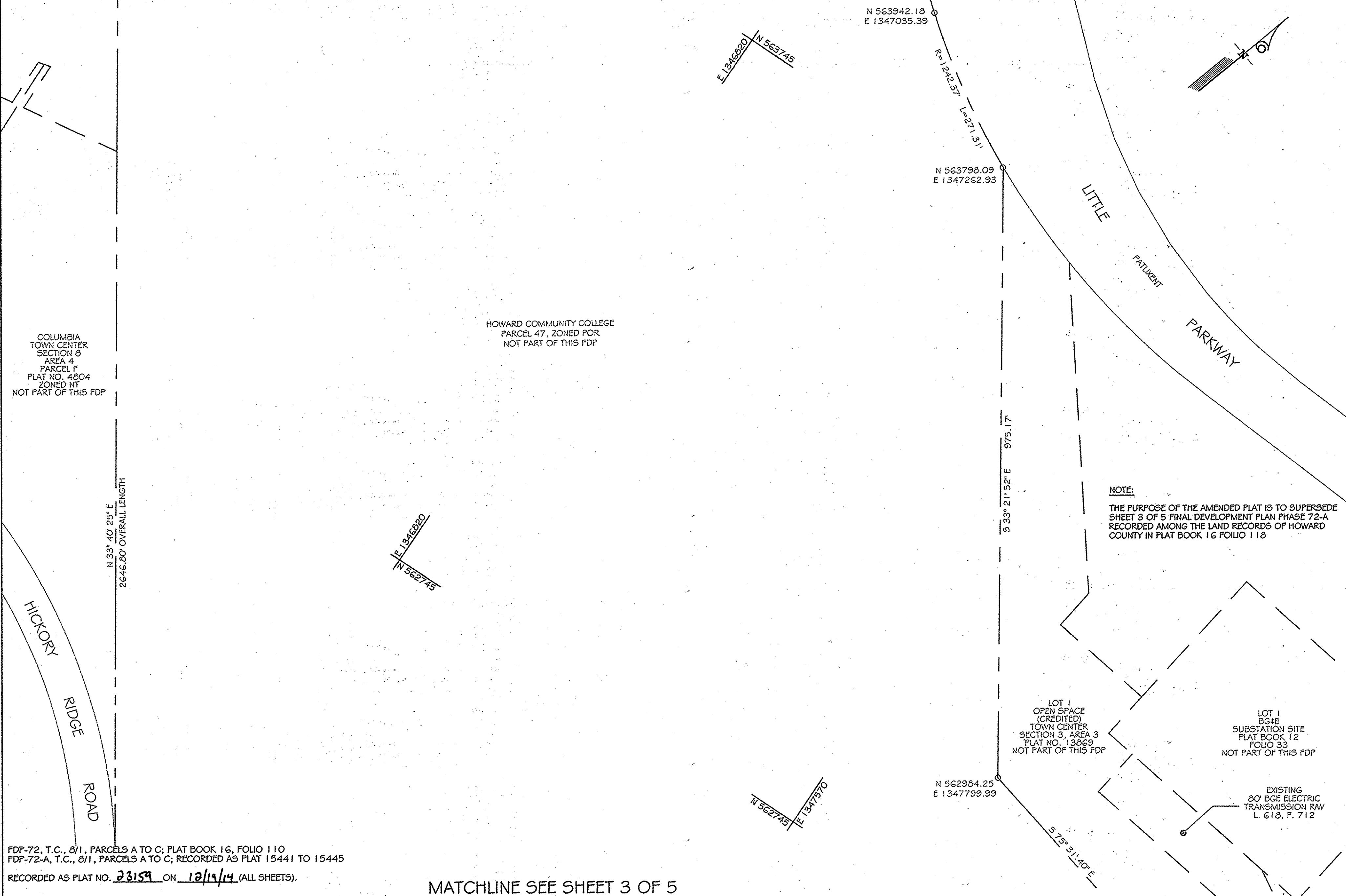
RICHARD L. BUTT
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION No. 31089

Project Name:
COLUMBIA TOWN CENTER
SECTION 3, AREA 1
PARCELS A, B, C-1, & C-2
OWNER & PETITIONER
BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE
COLUMBIA, MARYLAND 21044
FINAL DEVELOPMENT PLAN PHASE 72-A-1

5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Date: 06-30-2014	Scale: 1" = 100'
Drawn By: C.T.B.	Designed By: R.L.B.
Plat No: 15443	Project No: 27122959
Sheet Number: 3 OF 5	

MATCHLINE SEE SHEET 5 OF 5



COLUMBIA TOWN CENTER SECTION 8 AREA 4 PARCEL F PLAT NO. 4804 ZONED NT NOT PART OF THIS FDP

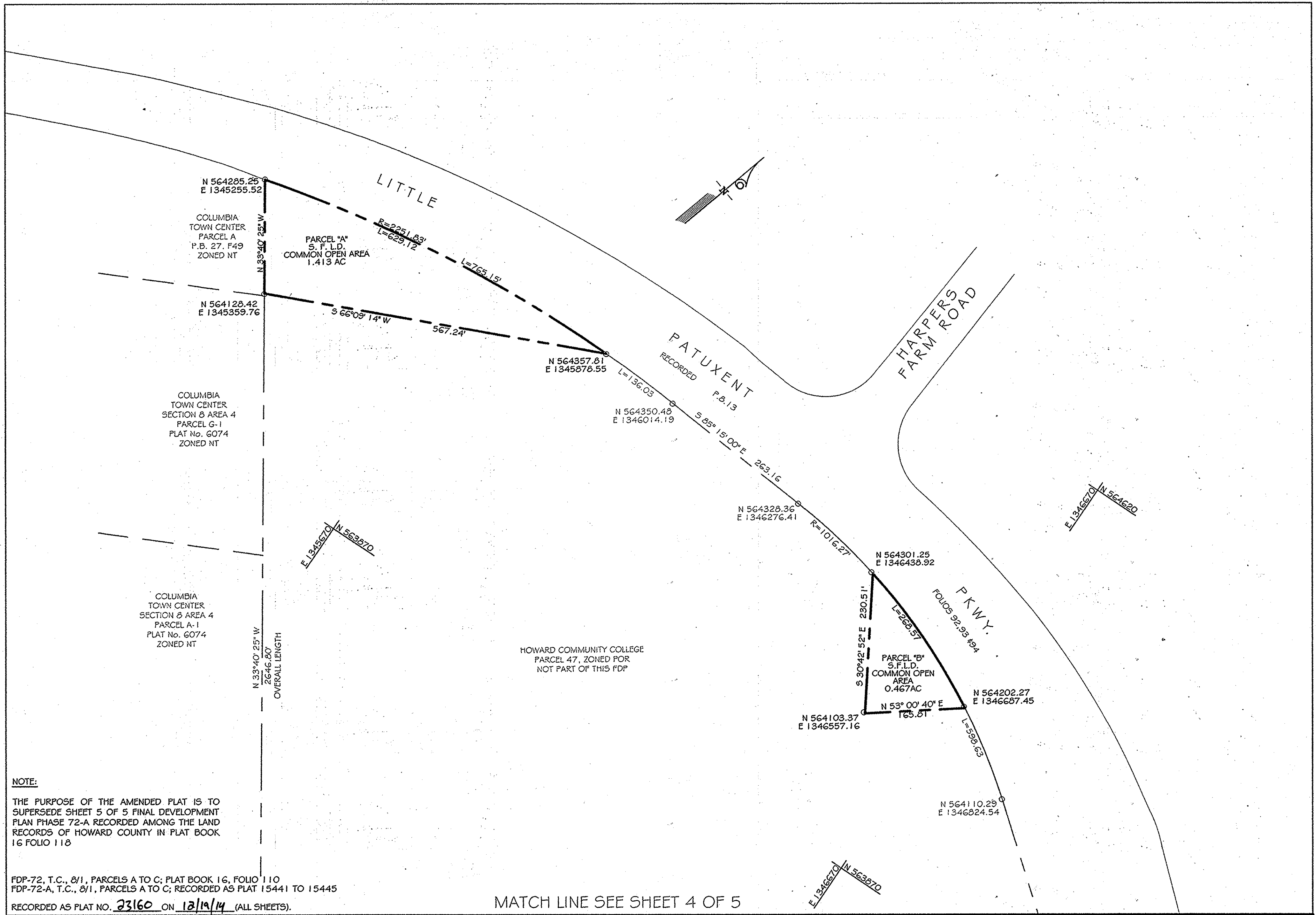
HOWARD COMMUNITY COLLEGE PARCEL 47, ZONED FOR NOT PART OF THIS FDP

NOTE: THE PURPOSE OF THE AMENDED PLAT IS TO SUPERSEDE SHEET 3 OF 5 FINAL DEVELOPMENT PLAN PHASE 72-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 16 FOLIO 118

FDP-72, T.C., 8/1, PARCELS A TO C; PLAT BOOK 16, FOLIO 110
FDP-72-A, T.C., 8/1, PARCELS A TO C; RECORDED AS PLAT 15441 TO 15445
RECORDED AS PLAT NO. 23159 ON 12/19/14 (ALL SHEETS).

MATCHLINE SEE SHEET 3 OF 5

<p>ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS</p> <p>936 Ridgebrook Road Sparks, MD 21152 Phone (410) 316-7800 Fax (410) 316-7853 www.kci.com</p>	<p>HOWARD COUNTY PLANNING BOARD</p> <p>H.C.P.B. CHAIRMAN</p> <p><i>Handwritten Signature</i></p> <p>H.C.P.B. EXEC. SEC</p>	<p>PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 1995</p> <p><i>Richard L. Butt</i></p> <p>RICHARD L. BUTT PROFESSIONAL ENGINEER MARYLAND REGISTRATION No. 31089</p>	<p>Project Name:</p> <p>COLUMBIA TOWN CENTER. SECTION 8, AREA 1 PARCELS A, B, C-1, & C-2 OWNER & PETITIONER BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE COLUMBIA, MARYLAND 21044 FINAL DEVELOPMENT PLAN PHASE 72-A-1</p>	<p>Date: 06-30-2014 Scale: 1" = 100'</p> <p>Drawn By: C.T.B. Designed By: R.L.B.</p> <p>Plat No: 15444 Project No: 27122959</p> <p>Sheet Number: 4 OF 5</p>
	<p>Date: 12/19/14</p>	<p>Date: 12-5-2014</p>	<p>5TH ELECTION DISTRICT</p>	<p>HOWARD COUNTY, MARYLAND</p>



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HOWARD COUNTY PLANNING BOARD

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

Date
 12/19/14
 Date

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 1988

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

STATE OF MARYLAND
 RICHARD L. BUTT
 No. 031089
 PROFESSIONAL ENGINEER

Date
 12-5-2014
 Date

Project Name:
COLUMBIA TOWN CENTER
 SECTION 8, AREA 1
 PARCELS A, B, C-1, & C-2
 OWNER & PETITIONER
 BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE
 COLUMBIA, MARYLAND 21044
 FINAL DEVELOPMENT PLAN PHASE 72-A-1

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Date: 06-30-2014	Scale: 1" = 100'
Drawn By: C.T.B	Designed By: R.L.B
Plat No: 15445	Project No: 27122959
Sheet Number: 5 OF 5	