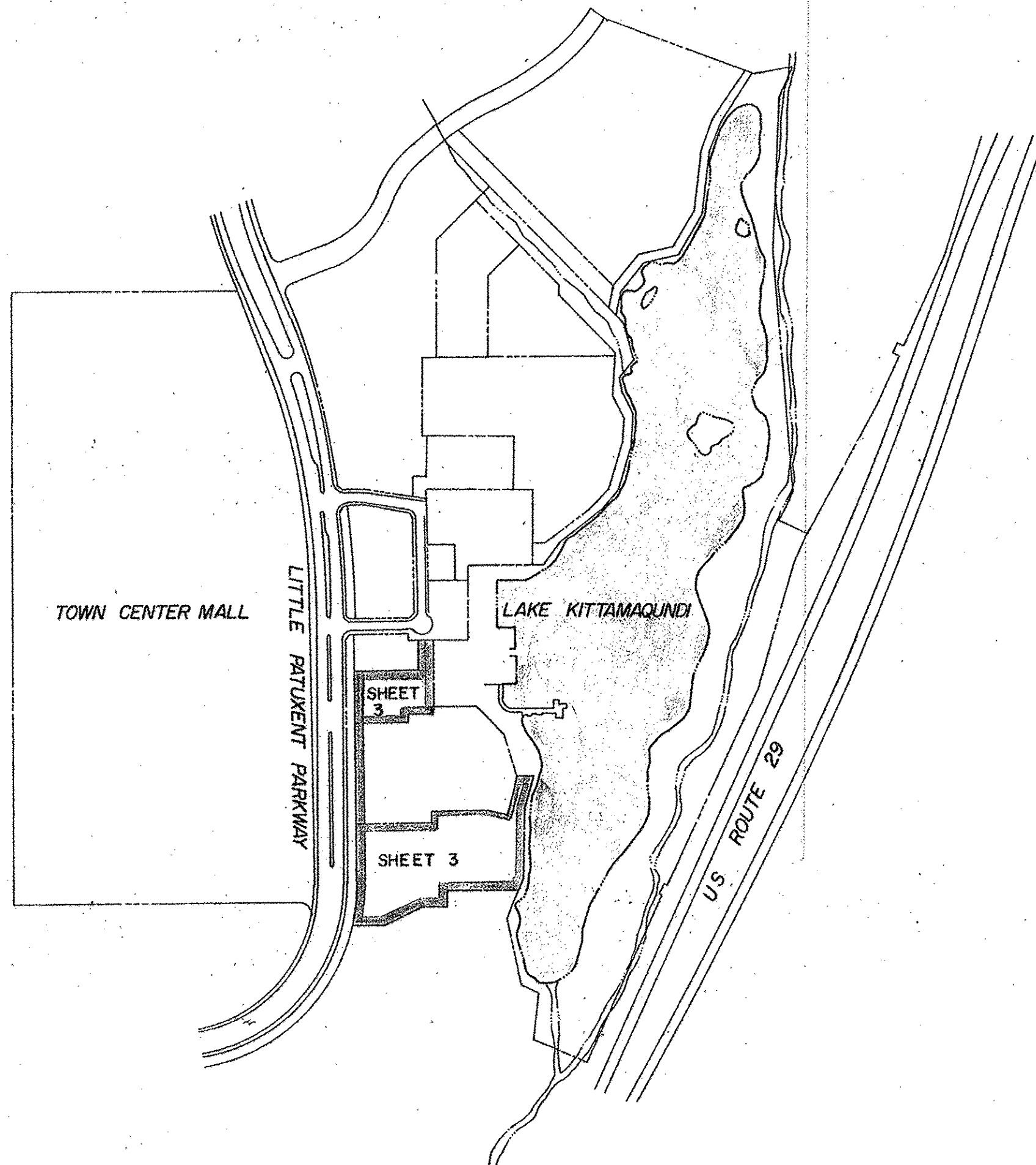


VICINITY MAP
SCALE: 3/4" = 1 MILE

SUMMARY OF AMENDMENTS

- 95-A-II - REVISED SHEET 2 OF 3 (CRITERIA) ADJUST SECTION 9 TO INCLUDE PARAGRAPHS D. AND E.
- 95-A-III - REVISED SHEETS 1, 2, 3. PURPOSE IS TO REVISE LAND USE FOR NEW LOT 25 FROM COMMERCIAL TO CREDITED OPEN SPACE. TABULATIONS AND CRITERIA REVISED ACCORDINGLY.



RECORDED - PLAT NO. 24610
ON 4/12/18 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

TOWN CENTER
SECTION 1 ADDITION

THIS PLAT SUPERCEDES FINAL DEVELOPMENT PLAN PHASE 95 PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 19 FOLIO 85

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: CHKD. BY: G.L.W. FILE NO. 11068

PREPARED AS TO SHEETS 1 THRU 3 OF 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 6, 2013

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSED NO. 12975, EXPIRATION DATE: MAY 26, 2018.

Carlton K. Gutschick
CARLTON K. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION No. 12975

3/26/18
DATE

- BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 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, 1995

HOWARD COUNTY PLANNING BOARD CHAIRMAN

Valerie J. ... 4-5-18
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MD 21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 95-A-III
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=400' MARCH 2018 SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 95-A-III

The Area included within this Final Development Plan Phase is applicable to Section 1, Area 2 of the Town Center

1. PUBLIC STREETS AND ROADS - Section 125.0.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 125.0.C.3.b
To be shown on Subdivision plats, if required by the Howard County Office of Planning and Zoning.

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.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125.0.C.3.b
To be shown on subdivision plats, if required by the Howard County Office 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 Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125.0.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 125.0.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 T-1, B-1, S-C, M-R; 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 after a public hearing in accordance with Section 125.0.6.4 of the Howard County Zoning Regulations.

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

walks	excavations or fill
shrubby 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.

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.

- 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; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road, or highway a public hearing must be held in accordance with Section 125.0.6.4 of the Howard County Zoning Regulations before a site development plan will be 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 - SEE THIS SHEET

7. PERMITTED USES - Section 125.0.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.

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 - OPEN SPACE LAND USE AREAS - SEE THIS SHEET

8. HEIGHT LIMITATIONS - Section 125.0.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.

8E - OPEN SPACE LAND USE AREAS - SEE THIS SHEET

9. PARKING REQUIREMENTS - Section 125.0.C.3.d.(3)
COMMERCIAL LAND USE AREAS - TOWN CENTER

- 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. 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 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 Paragraph a, b, and c of this section on a site development plan approved by the Howard County Planning Board.

9E - OPEN SPACE LAND USE AREAS - SEE THIS SHEET

10. SETBACK PROVISIONS - Section 125.0.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 125.0.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)
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 USE AREAS - SEE THIS SHEET

TABULATION OF LAND USE

LAND USE	ACRES
Employment Center Commercial	5.265
OPEN SPACE (CREDITED)	0.312

6D - OPEN SPACE LAND USE AREAS

No structures located 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 considered 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. Structures existing at the time of this FDP amendment approval are not subject to setback requirements.

7E-1 OPEN SPACE LAND USE AREAS

Lot 25 to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This 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.

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.

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(e)(1) of the Howard County Zoning Regulations.

12E - OPEN SPACE LAND USE AREAS

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.

RECORDED - PLAT NO. 24611
ON 4/12/18 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT SUPERCEDES FINAL DEVELOPMENT PLAN PHASE 95-A-II PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 20 FOLIO 280

THE PURPOSE OF THIS REVISED FINAL DEVELOPMENT PLAN CRITERIA IS TO ADJUST SECTIONS 6, 7, 8, 9, & 12 TO ADD OPEN SPACE CRITERIA

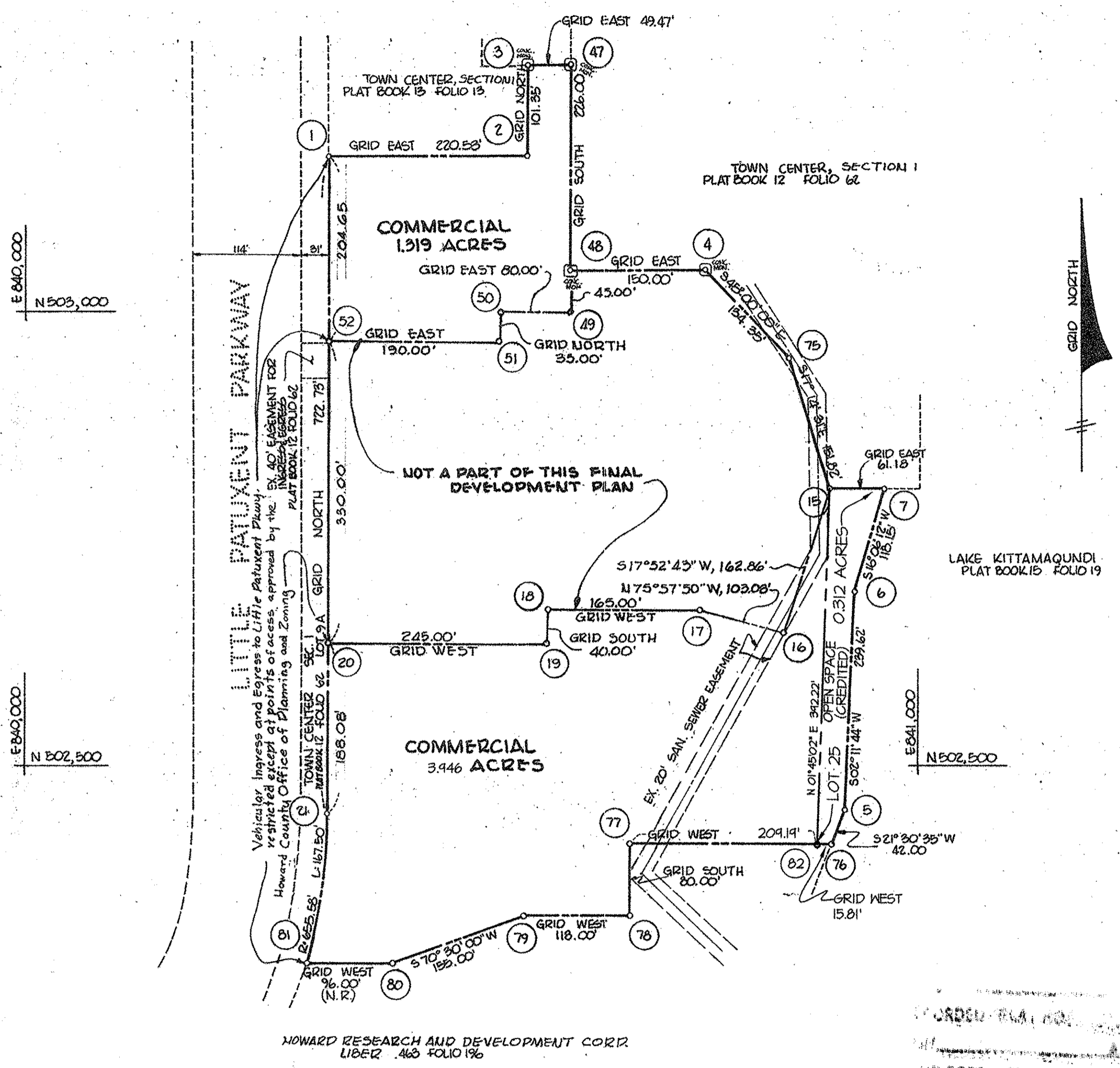
TOWN CENTER
SECTION 1 AREA 2

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MD 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 95-A-III
5th ELECTION DISTRICT HOWARD COUNTY, MD.

COORDINATES		
NO.	NORTH	EAST
01	503,169.65	840,340.00
02	503,169.65	840,560.53
03	503,271.00	840,560.53
04	503,045.00	840,760.00
05	502,482.05	840,919.23
06	502,691.49	840,928.41
07	502,805.00	840,961.18
15	502,805.00	840,900.00
16	502,650.00	840,850.00
17	502,675.00	840,750.00
18	502,675.00	840,585.00
19	502,635.00	840,585.00
21	502,446.92	840,340.00
47	502,271.00	840,610.00
48	503,045.00	840,610.00
49	503,000.00	840,610.00
50	503,000.00	840,550.00
51	502,965.00	840,530.00
75	502,950.00	840,850.00
20	502,635.00	840,340.00
52	502,965.00	840,340.00
76	502,412.97	840,903.83
77	502,412.97	840,678.83
78	502,332.97	840,678.83
79	502,332.97	840,560.83
80	502,281.23	840,414.72
81	502,281.23	840,318.72
82	502,412.97	840,880.02



RECORDED - PLAT NO. 24612
 ON 4/12/18 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT SUPERCEDES FINAL DEVELOPMENT PLAN PHASE 95 PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 19 FOLIO 87

THE PURPOSE OF THIS REVISED FINAL DEVELOPMENT PLAN IS REVISE LAND USE FOR NEW LOT 25 FROM COMMERCIAL TO CREDITED OPEN SPACE.

TOWN CENTER
 SECTION I ADDITION

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MD 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 95-A-III
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' MARCH, 2018 SHEET 3 OF 3