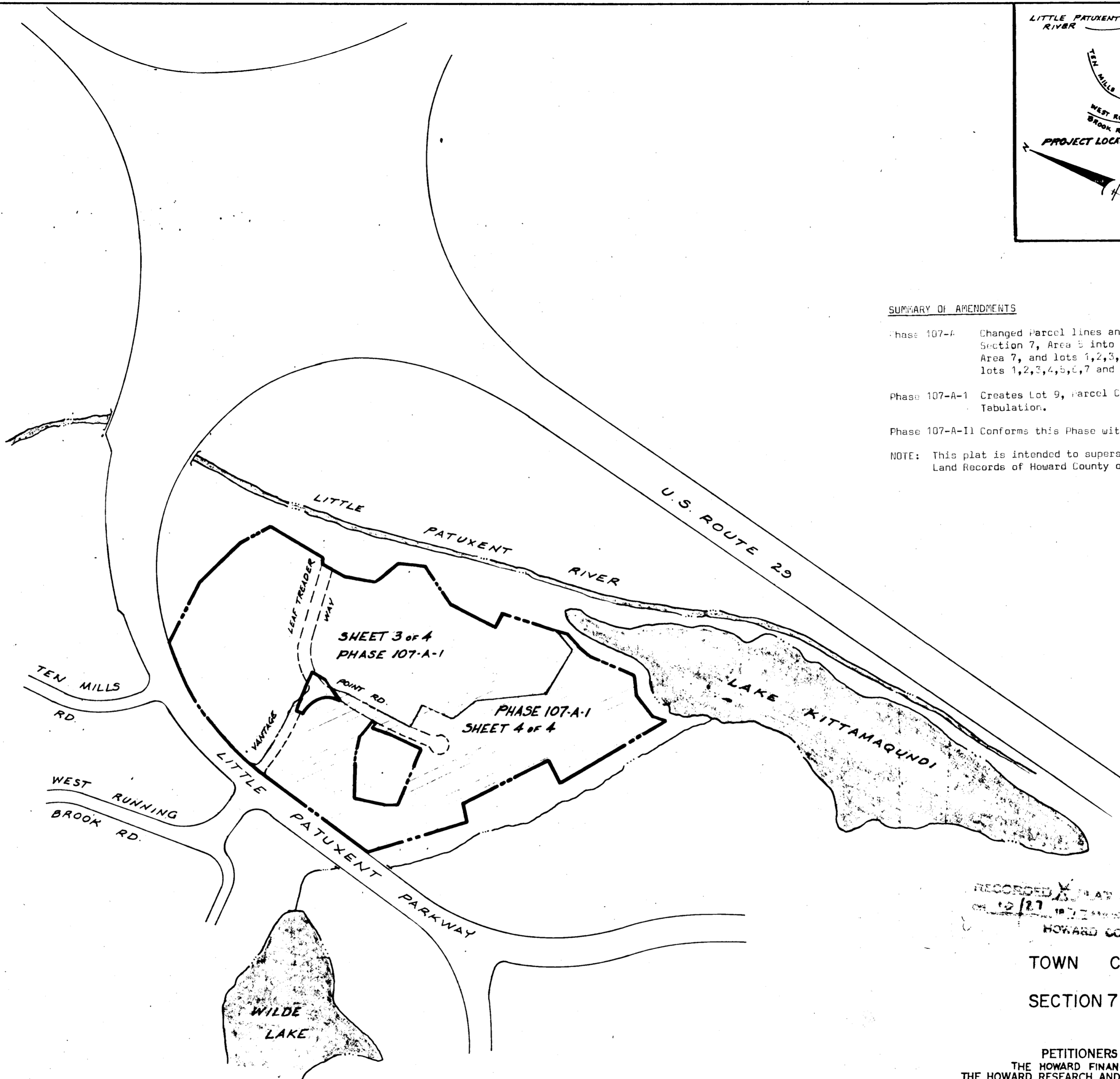


VICINITY MAP
SCALE: 1"=2000'

SUMMARY OF AMENDMENTS

- Phase 107-A Changed parcel lines and lot lines dividing Parcel A and B of Section 7, Area 5 into Parcels A, B, C, D, F, G and H of Section 7, Area 7, and lots 1, 2, 3, 4, 5 and 6 of Section 7, Area 5 to lots 1, 2, 3, 4, 5, 6, 7 and 8 of Section 7, Area 7.
 - Phase 107-A-1 Creates Lot 9, Parcel C-1, Parcel F-1 and corrects Land Use Tabulation.
 - Phase 107-A-11 Conforms this Phase with Phase 163 by the modification of Parcel F-2.
- NOTE: This plat is intended to supersede sheet 1 of 4 recorded among the Land Records of Howard County on April 20, 1977 as Plat Number 3054 W.



RECORDED PLAT 3054 W 23
ON 12/27/77
HOWARD COUNTY, MD

RECEIVED

TOWN CENTER

NOV 22 1977

SECTION 7 AREA 7

BUREAU OF ENGINEERING

PETITIONERS & OWNERS
THE HOWARD FINANCING CORPORATION and
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Richard Wolfe
PROPERTY LINE SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-1974

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

107-A-I	April 20, 1977	Plat numbers: 3054 W, 3054 VV, 3054 WW, 3054 XX	
107-A	Dec 9, 1971	20	63 to 66
107	May 14, 1971	20	53 to 56
Phase or Amendment	Date	Plat Book	Folio
		Recorded	

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 107-A-II
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 4

DRWN. BY:
CHKD. BY:

#55

FINAL DEVELOPMENT PLAN CRITERIA
The Area included within this Final Development Plan Phase is
Applicable to Section 7, Area 7 of Town Center

- PUBLIC STREET AND ROADS - Section 17.031 A (1):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):**
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.
- MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- DRAINAGE FACILITIES - Section 17.031 A (4):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:**
To be shown on the final Development Plan, if required by the Howard County Planning Board.
- PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:**
The term "structure", as used in this final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. "The term 'structure' shall include all cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls, or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension, or construction of any type. Where the rear lot line of 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, 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. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Office of Planning and Zoning. Fences constructed on any lot within this final Development Plan, if located within setback areas adjacent to public streets, roads, or highways 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 in accordance with a site development plan approved by Howard County Planning Board. All structures and improvements shall be constructed and land uses developed in accordance with a site development plan approved by the Howard County Planning Board.

APARTMENT LAND USE AREAS

Buildings and other structures shall be located within Apartment Land Use Areas as specified herein, except that structures may be constructed at any location upon apartment land use areas provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

- No structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- No structure shall be located within 40' of any of the outside property lines of the project.
- A minimum of 90' is required between parallel buildings (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.
- No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location (upon apartment land use areas provided such construction is in accordance with a site development plan approved by the Howard County Planning Board).
- Apartment buildings including accessory buildings shall not be permitted to cover more than 30 percent of the lot or project areas.
- If under a single ownership, no setback requirement applied to the common lot line between parcels/lots.
- Sections 7.045, 7.06 and 7.07 of the Howard County Zoning Regulations shall also apply.

NOTE: This plat is intended to supersede sheet 2 of 4 recorded among the Land Records of Howard County on April 20, 1977, as Plat Number 3054 WU, and applies to Phases 107-A, 107-A-I and 107-A-II.
The purpose of this amended plat is to correct the Land Use Tabulation; as the result of the deletion from Parcel F-1 of 0.324 acres from this Phase, which is now included in Phase 163.

MINIMUM FLOOR SPACE REQUIREMENTS

Efficiency apartments consisting of kitchen, bathroom and combination living room, dining space and bedroom.....400 Square Feet
One bedroom apartments.....530 Square Feet
Two bedroom apartments.....660 Square Feet
Three bedroom apartments.....800 Square Feet
Each additional bedroom shall increase the minimum floor space by 120 Square Feet. Provided, however, that not more than 30% of the total dwelling units within the project may be efficiency apartments.

OTHER REQUIRED FACILITIES

Every apartment project shall provide adequate laundry facilities, proper maintenance of halls and other public areas. All open spaces in the project areas, except driveway and parking compounds, shall be adequately planted and landscaped as approved by the Howard County Planning Board at the time a Site Development Plan is submitted for approval.

SIGNS

Notwithstanding other provisions of these regulations only such signs as approved by the Planning Board at the time the site development plan is approved shall be permitted. Provided, however, that the maximum aggregate area of such signs shall not exceed 100 square feet.

OPEN SPACE LAND USE AREAS

Division of Open Space and 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.

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.

PERMITTED USES - Section 17.031 D:

APARTMENT LAND USE AREAS
Parcels A,B,C-1,D,F,I,G shall be devoted to apartment uses provided, however, that no more than 986 Dwelling Units may be constructed on Parcels A,B,C-1,D,F,I,G

Employment Center land use as permitted in B-1 districts may be located in areas zoned for apartment land use in accordance with a site development plan approved by the Howard County Planning Board.

Only a maximum development in non-elevator buildings of 80% of the total number of units will be permitted on the site.

OPEN SPACE LAND USE AREAS

Lots 1,2,3,4,5,6,7,8 and 9 are to be used for all open space 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 Office of Planning and Zoning.

Lots 6,7,8 and 9 are to be used for all open space land uses, including, but not limited to, the operation of religious facilities and all uses incidental thereto.

LAKE AND PARK OPEN SPACE LAND USE AREAS

Lot 5 is to be used for all open space purposes, including, but not limited to all of the following:

- Operation and maintenance of a public or private lake and park.
- Operation of a public or private boating facility, including boat house, deck facilities and related appurtenances.
- Operation and maintenance of such commercial facilities as are consistent with the primary use of Lot 5 for park and recreational uses as approved by the Howard County Planning Board.
- Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
- 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, cake sales, dances, and similar activities.

TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 2 and 4 are to be used for open space purposes. Any portion of Lots 2 and 4 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a 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 be classified as non-credited open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.

- HEIGHT LIMITATIONS - Section 17.031 E:**
APARTMENT LAND USE AREAS
No structure shall be constructed more than 200 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcels A,B,C-1,D,F, and G provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed with Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.
- PARKING REQUIREMENTS - Section 17.031 E:**
APARTMENT LAND USE AREAS
No less than 1-1/2 off-street parking spaces containing a minimum of two (2) hundred square feet for each parking space for each dwelling unit shall be provided within each lot devoted to apartment uses. Parking may be allowed on adjacent Parcel A as approved by the Howard County Planning Board.

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 17.018 J (1) of the Howard County Zoning Regulations.
- SETBACK PROVISIONS - Section 17.031 E:**
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.
- MINIMUM LOT SIZES - Section 17.031 E:**
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
- COVERAGE REQUIREMENTS - Section 17.031 E:**
APARTMENT LAND USE AREAS
In no event shall more than 30% of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

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 IN ACRES

LAND USE	ACRES
Apartments	39.422
Roadway	2.189
Open Space Credited	15.824
Non-Credited	2.481
TOTAL	57.628

RECORDED PLAT 3054 WU
APR 20 1977
HOWARD COUNTY, MARYLAND

**TOWN CENTER
SECTION 7 AREA 7**

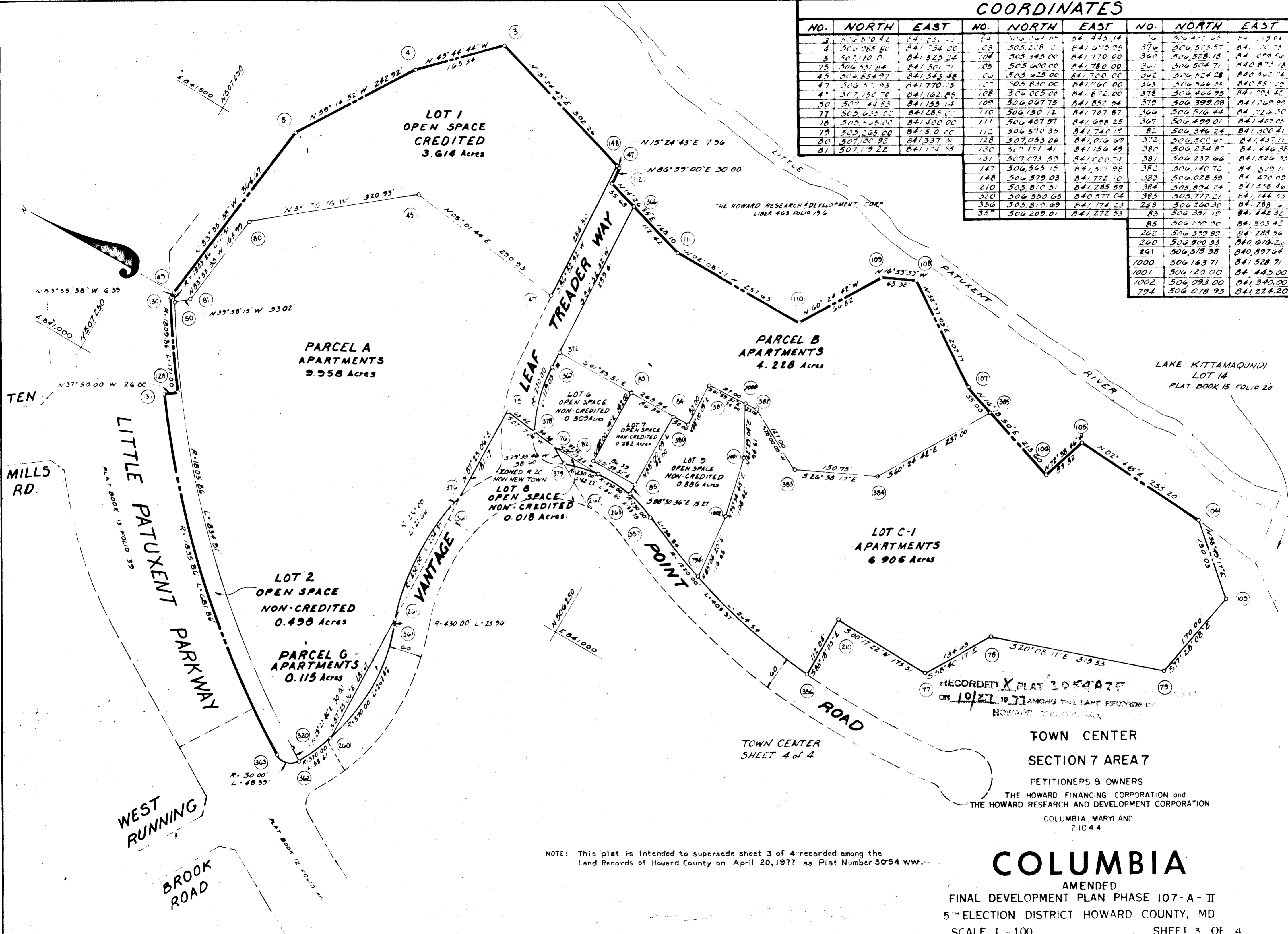
PETITIONERS & OWNERS
THE HOWARD FINANCING CORPORATION and
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 107-A-I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 2 OF 4

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
3	506 810 44	841 255 75	84	506 104 84	841 225 34	76	506 412 04	841 229 03
4	506 385 80	841 734 00	103	505 228 1	841 015 95	376	506 523 57	841 210 73
5	507 110 0	841 525 24	104	505 345 00	841 770 00	360	506 528 13	841 099 50
75	506 531 84	841 301 71	105	505 600 00	841 780 00	361	506 504 71	840 873 18
45	506 854 97	841 563 48	106	505 625 00	841 700 00	362	506 524 28	840 302 74
47	506 519 93	841 770 15	107	505 830 00	841 700 00	363	506 506 03	840 551 29
48	507 150 70	841 162 85	108	506 005 00	841 872 00	378	506 466 95	841 293 42
50	507 44 53	841 193 14	109	506 007 75	841 852 94	379	506 399 08	841 269 99
77	505 635 00	841 285 77	110	506 150 12	841 707 87	366	506 516 44	841 226 30
78	505 265 00	841 400 00	111	506 407 57	841 698 25	367	506 499 01	841 407 05
79	505 265 00	841 500 00	112	506 570 35	841 740 19	82	506 346 24	841 300 41
80	507 00 92	841 337 31	128	507 033 06	841 016 69	372	506 500 04	841 437 11
81	507 19 22	841 174 35	130	507 151 41	841 150 41	380	506 234 87	841 446 38
			131	507 073 59	841 000 74	381	506 237 66	841 526 33
			147	506 365 15	841 517 98	382	506 140 72	841 529 71
			148	506 579 03	841 772 10	383	506 028 59	841 470 09
			210	505 810 51	841 285 89	384	505 894 24	841 538 46
			320	506 550 65	840 577 04	385	505 777 21	841 744 55
			356	505 819 09	841 174 23	263	506 260 30	841 288 10
			357	506 209 01	841 272 53	83	506 351 10	841 442 32
						85	506 258 20	841 303 42
						262	506 339 89	841 288 56
						260	506 500 33	840 616 26
						261	506 518 38	840 897 64
						1000	506 163 71	841 528 71
						1001	506 120 00	841 445 00
						1002	506 093 00	841 340 00
						794	506 078 93	841 224 20



NOTE: This plat is intended to supersede sheet 3 of 4 recorded among the Land Records of Howard County on April 20, 1977 as Plat Number 3054 WW.

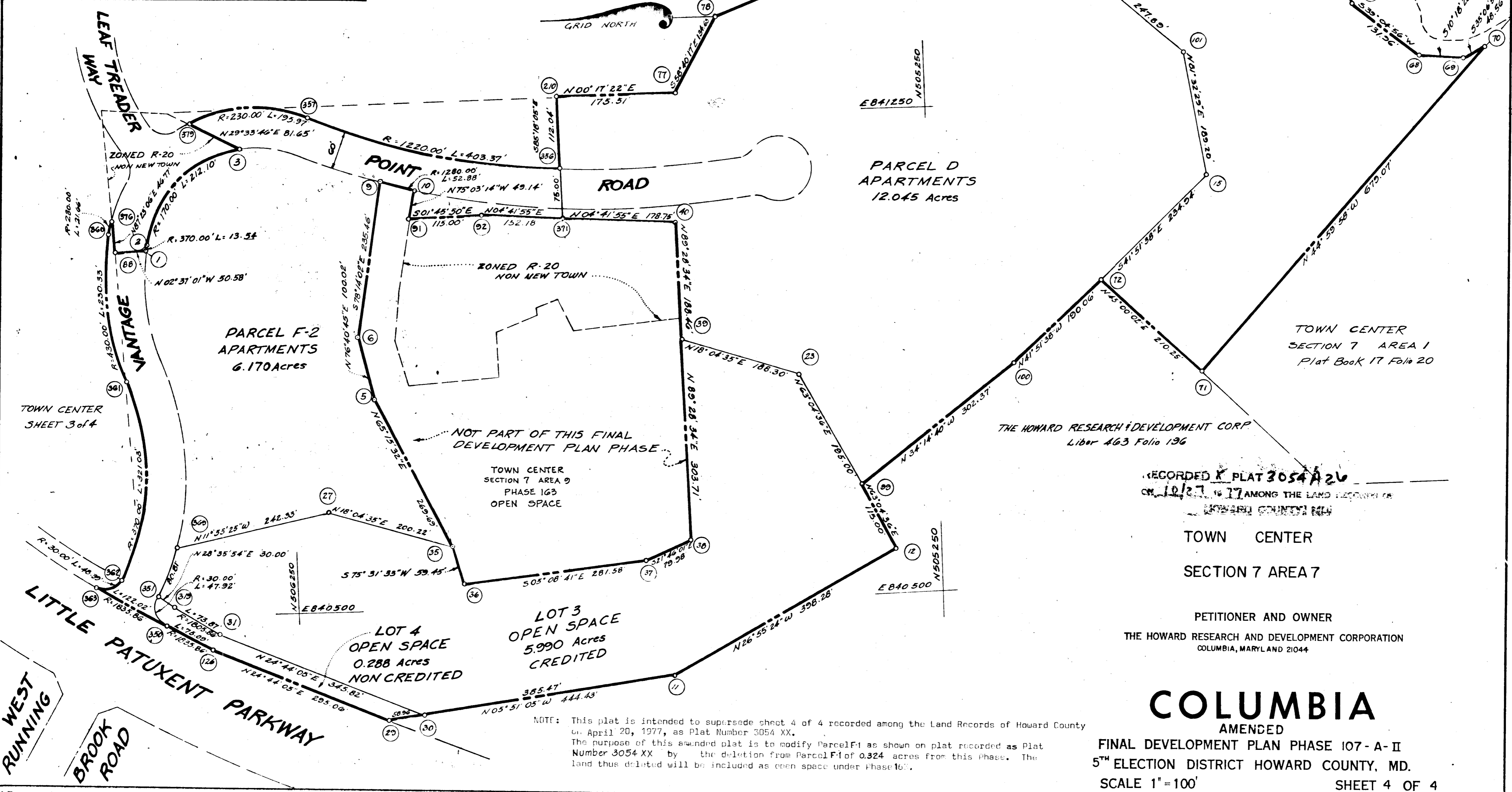
TOWN CENTER
SECTION 7 AREA 7
PETITIONERS & OWNERS
THE HOWARD FINANCING CORPORATION and
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 107-A-II
5TH ELECTION DISTRICT HOWARD COUNTY, MD
SCALE 1"=100
SHEET 3 OF 4

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
11	505 681.69	840 381.22	71	504 838.48	840 812.41	360	506 528.13	841 099.56
12	505 326.58	840 561.56	72	504 987.15	840 961.08	361	506 504.71	840 873.18
15	504 812.17	841 117.86	77	505 635.00	841 285.00	362	506 524.28	840 562.74
17	505 129.81	841 534.07	78	505 565.00	841 400.00	363	506 566.03	840 551.29
23	505 466.95	840 837.96	79	505 265.00	841 510.00	369	506 440.21	840 607.41
27	506 203.11	840 657.47	8	506 148.68	840 931.61	371	505 825.83	841 099.48
29	506 123.80	840 335.91				376	506 523.57	841 120.73
30	506 065.15	840 341.92	91	506 062.55	841 105.95	379	506 399.08	841 269.99
31	506 379.24	840 486.62	99	505 378.65	840 664.10			
35	506 012.77	840 595.35	100	505 128.70	840 834.25	9	506 100.66	841 188.12
36	505 997.91	840 537.78	101	504 840.00	841 305.00	10	506 049.86	841 153.44
37	505 717.46	840 563.03	102	505 025.00	841 470.00	1	506 470.91	841 076.32
38	505 643.18	840 592.69	103	505 228.12	841 675.95	2	506 468.94	841 089.71
39	505 645.96	840 896.39	104	505 345.00	841 770.00	3	506 328.06	841 229.70
40	505 647.68	841 084.84	126	506 391.79	840 459.37			
5	506 125.64	840 840.28	210	505 810.51	841 285.89			
62	505 212.27	841 747.24	319	506 445.68	840 578.89			
63	505 051.35	841 637.32	350	506 459.33	840 492.18			
64	504 249.32	841 594.37	351	506 472.02	840 533.25			
65	504 740.43	841 571.03	86	506 299.58	841 213.55			
66	504 593.31	841 484.33	87	506 293.67	841 084.42			
67	504 571.00	841 360.67	88	506 521.44	841 074.01			
68	504 468.57	841 277.48	92	505 947.60	841 109.49			
69	504 398.02	841 264.65	356	505 819.69	841 174.23			
70	504 358.30	841 292.58	357	506 209.01	841 272.53			



RECORDED PLAT 3054 A 20

ON 10/27/77 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TOWN CENTER SECTION 7 AREA 7

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 107-A-II
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 100'

SHEET 4 OF 4

NOTE: This plat is intended to supersede sheet 4 of 4 recorded among the Land Records of Howard County on April 20, 1977, as Plat Number 3054 XX. The purpose of this amended plat is to modify Parcel F-1 as shown on plat recorded as Plat Number 3054 XX by the deletion from Parcel F-1 of 0.324 acres from this Phase. The land thus deleted will be included as open space under Phase 107.

DRWN. BY:
CHKD. BY: