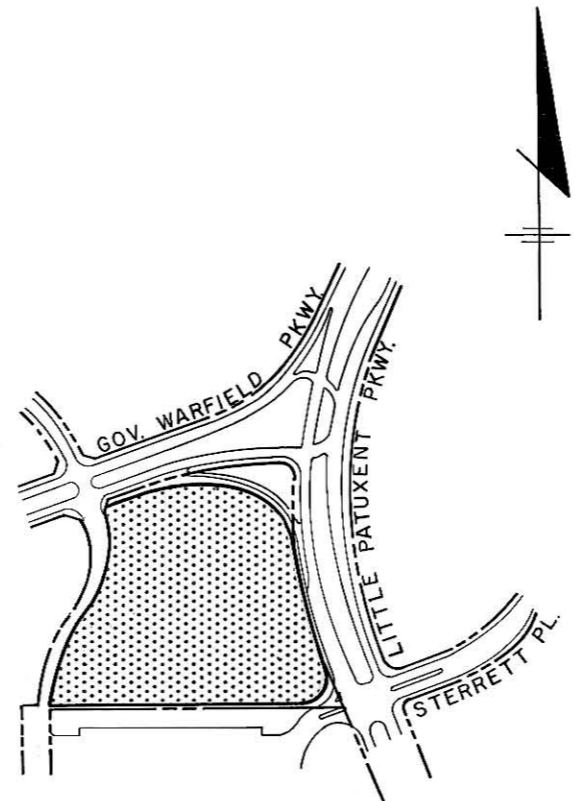


VICINITY MAP  
SCALE 3/4" = 1 MILE



TOWN CENTER

TOWN CENTER  
SECTION 2 AREA 3

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MD., 21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 121  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' FEBRUARY, 1972 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS  
AMENDED MAY 27, 1965



*George Chagas No. 29*  
PROPERTY LINE SURVEYOR

BOARD OF COUNTY COMM. B. C. C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

*Thomas J. Hamlet 5-18-72*     *E. ... 5-23-72*  
H.C.P.B EXEC. SEC.     DATE     H.C.P.B CHAIRMAN     DATE

RECORDED PLAT BOOK 20 FOLIO 122  
ON *May 25 1972* AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

*5-23-72*

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is  
Applicable to Section 2 Area 3, of Town Center.

1. 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.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
  - 2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
  - 2B. 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 17.031 (3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
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 17.031 B:  
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 17.031D.  
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 buildings
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; 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
shrubby	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 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. 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 areas are in proximity to a residential land use area.

7. PERMITTED USES - Section 17.031 D:

7C-3 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:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

8C-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 17.031 E:

9C-2 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. 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 any such facility.
- e. 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.
- f. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.
- g. 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.

10. SETBACK PROVISIONS - Section 17.031 E:

10A. 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 17.031 E:

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 17.031 E:

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.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Commercial	7.974
Total	7.974

TOWN CENTER  
SECTION 2 AREA 3

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD, 21043

**COLUMBIA**

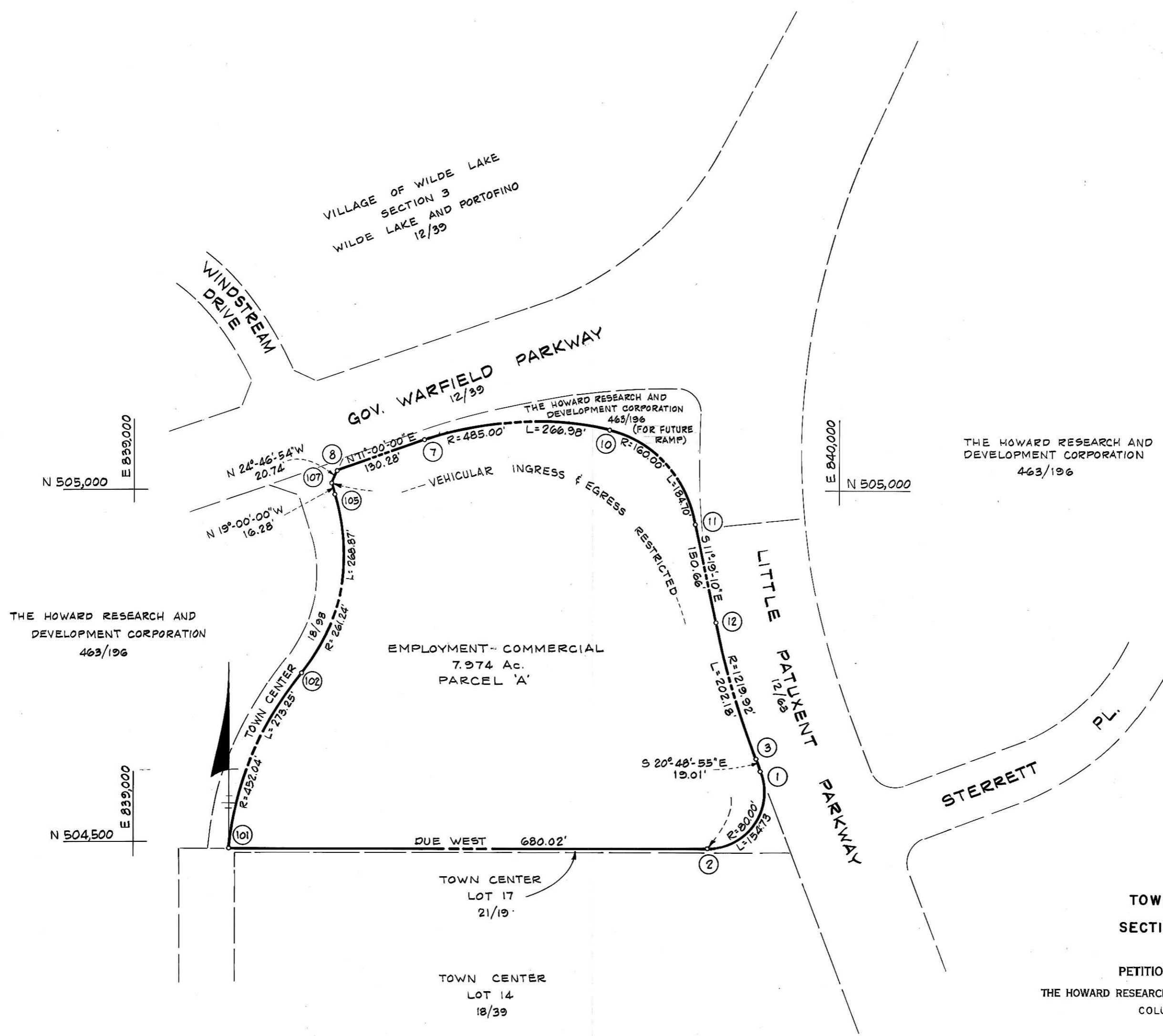
RECORDED PLAT BOOK 20 FOLIO 123  
ON Mar 25 1972 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE 121  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
FEBRUARY, 1972 SHEET 2 OF 3

FDP-121

DRWN. BY:  
CHKD. BY:

COORDINATES		
NO.	NORTH	EAST
1	504,601.87	839,889.37
2	504,493.44	839,814.59
3	504,619.64	839,882.61
7	505,071.35	839,411.81
8	505,028.94	839,288.62
10	505,086.21	839,675.01
11	504,961.43	839,797.16
12	504,813.70	839,826.73
101	504,493.44	839,134.57
102	504,741.74	839,238.35
105	504,994.71	839,285.23
107	505,010.11	839,279.93



TOWN CENTER  
SECTION 2 AREA 3  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MD., 21043

# COLUMBIA

RECORDED PLAT BOOK 20 FOLIO 124  
ON May 25 1972 AMONG THE LAND RECORDS OF 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
HOWARD COUNTY, MD.  
FINAL DEVELOPMENT PLAN PHASE 121  
SCALE 1"=100' FEBRUARY 1972 SHEET 3 OF 3

FDP-121  
DRWN. BY: E.L.B.  
CHKD. BY: J.T.U.  
#0372