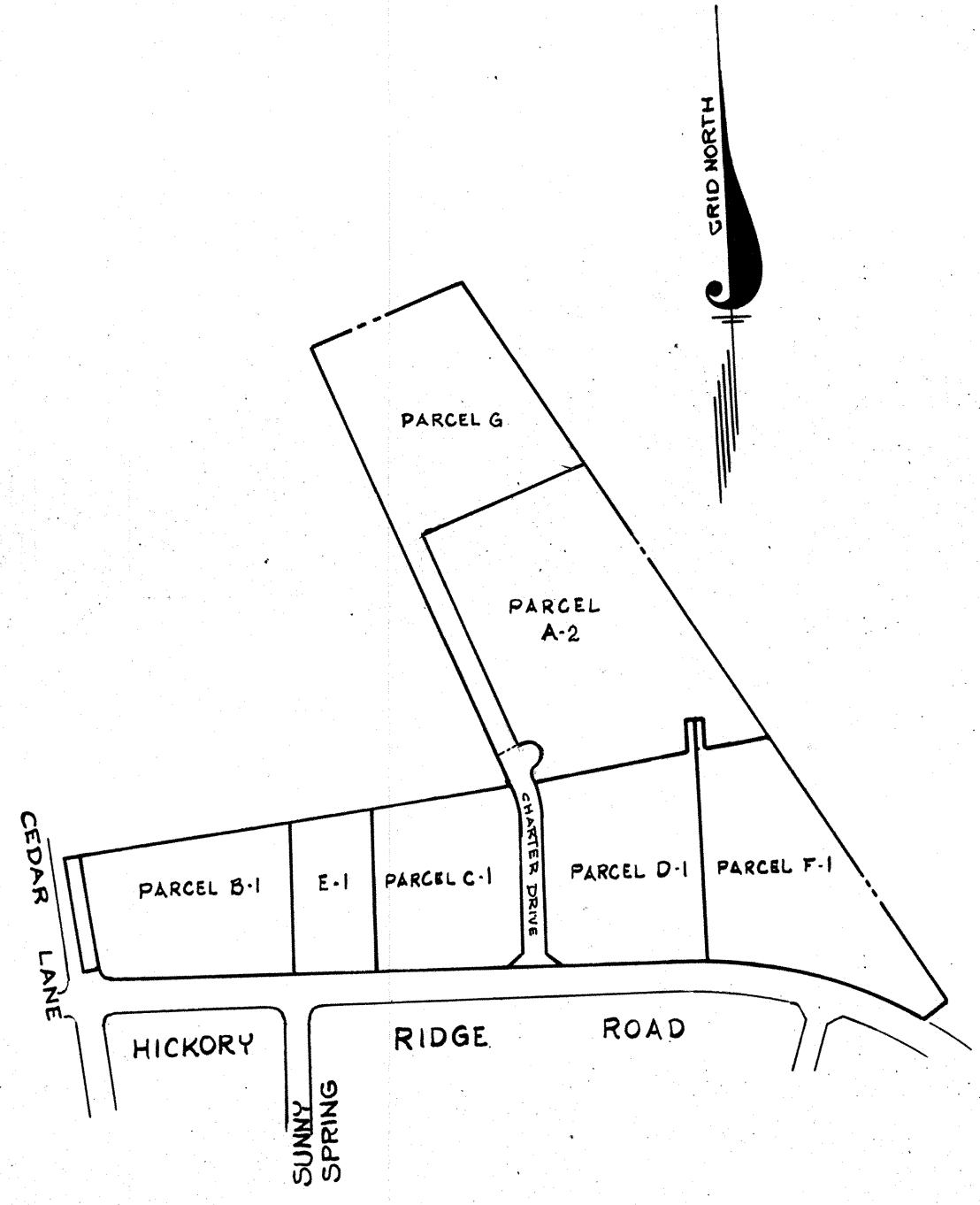


VICINITY MAP
SCALE: 1" = 2000'



PLAN
SCALE: 1" = 400'

SUMMARY OF AMENDMENTS

- 177-A MODIFIED CRITERIA TO ALLOW NINE (9) FOOT BY SIXTY (60) CLEAR SPAN MODULES UNDER SECTION 9-h. AND TO MODIFY PARCEL LINES TO CONFORM WITH RECORDED SUBDIVISION PLATS.
- 177-A-1 PROVIDE PUBLIC ROAD TO FORMER PARCEL A-1, NOW A-2 AND G. AND ELIMINATE ONE POTENTIAL GASOLINE STATION SITE.

NOTE:
THIS AMENDED FINAL DEVELOPMENT PLAN SUPERSEDES PHASE 177-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054-A-340

RECORDED
ON 10-15-82 3054A-466

TOWN CENTER

SECTION 8 AREA 4

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

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 177-A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 5

PREPARED AS TO SHEETS 1 TO 5
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY.
ADOPTED OCTOBER 3, 1977

H. Richard Moore
LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 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

HOWARD COUNTY PLANNING BOARD
Thomas G. Hanning 10-6-82
H.C.P.B. EXEC SEC DATE
Helen E. Rutter 10/6/82
H.C.P.D. CHAIRMAN DATE

177-A	5-8-81	3054A-340 THRU 344
177	12-6-79	3054A-234 THRU 238
	DATE	PLAT
PHASE	RECORDATION	

DRWN. BY:
CHKD. BY:

SPECIAL SITE CRITERIA FOR GASOLINE STATION

- A. Parcel Size - The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.
- B. Parcel Frontage - A minimum frontage of one hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.
- C. Access - Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.
- D. Setbacks - (1) A minimum fifty (50) feet shall be required between the public right-of-way and any building on the site.
(2) Adjacent to residential land uses the building setback line shall be one hundred (100) feet from the adjacent residential property line.
(3) Parking and storage areas shall not be permitted within ten (10) feet of any property line nor within ten (10) feet of an adjacent residential property line.
- E. Buildings
 - 1. The main building, the pump island, and any ancillary buildings shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.
 - 2. Provision shall be made for restroom facilities for use by the public.
 - 3. Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent materials shall not be permitted.
 - 4. Convenience cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.
- F. Service Equipment, Outdoor Storage & Refuse Areas
 - 1. Service racks and/or pits shall be located within the main building.
 - 2. Outdoor storage and/or refuse areas shall be fenced or screened from view.
 - 3. The site plan shall indicate the disposal methods to be used for all waste material including waste oil.
- G. Landscaping, Fences, Walls & Screening
 - 1. Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
 - 2. Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
 - 3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
 - 4. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, with adjacent properties and with the neighborhood.
- H. Off-Street Parking
 - 1. The number of off-street parking spaces to be provided is as follows:
 - a. Three (3) spaces per grease rack or working bay.
 - b. One (1) space per employee on duty.
 - c. One (1) space per accessory vehicle such as tow truck and service vehicle.
 - 2. Where a car wash service is proposed, sufficient parking and queing capacity shall be provided so that public streets will not be used for queing.
- I. Lighting - Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.
- J.
 - 1. The operation of the facility shall be confined to normal service station activities. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air, the changing of tires, and minor servicing. Storage of all automotive supplies shall be within the approved buildings.
 - 2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines, exclusive of passenger cars, is prohibited.
 - 3. The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
 - 4. Where a gasoline service station is adjacent to a Residential District, its hours of operation may be established by the Howard County Planning Board.

NOTE: This plan supersedes Final Development Plan Phase 177-A recorded among the land records of Howard County, Maryland as Plat 3054A-341.

RECORDED PLAT 3054A-467
ON 10-15 1982 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

TOWN CENTER

SECTION 8 AREA 4

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

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 177-A-I
5TH. ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 5

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 8, Area 4 of Town Center

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-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 Cedar Lane and Hickory Ridge only at locations permitted by Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-b:
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 119-C-1-d:
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 with 50' of the right-of-way line thereof except, however, that structure may be constructed at any location with 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 areas if such construction is in accordance with a site development plan 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 areas.

7. PERMITTED USES - Section 119-C-1-d:

7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL

The following specific uses shall be permitted:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional and business offices, provided that no merchandise material or equipment is stored outside of the buildings, and twenty-five percent (25%) of the main floor may be used for retail sales.
3. Research laboratories.
4. Restaurant and beverage establishments, excluding freestanding and fast food facilities, including those serving beer, wine and liquor for consumption on premises only.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
6. Private colleges and universities, trade schools, art schools and commercially-operated schools.
7. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel services.
8. Medical and dental offices, including pharmacies, clinics and laboratories incidental to these uses.
9. Convalescent homes, nursing homes, homes for the aged, and similar institutions, and their related and supporting facilities.
10. Hospitals, including cafeterias and snack bars designed for use of the hospital visitors and employees; and ambulatory health care facilities.
11. Museums, art galleries and libraries.
12. Building used primarily for religious activities.
13. Blueprinting, printing, duplicating or engraving services.
14. Animal hospitals, completely enclosed.
15. Ethical pharmacy.
16. Optician.
17. Day care nursery.
18. Convenience stores, limited to 5,000 square feet of net floor area, including a bakery, provided all goods baked on the premises shall be sold retail from the premises.
19. Specialty stores selling or renting goods including but not limited to the following: art supplies, books, cards, flowers, gifts, hobbies, news, optical goods, photographic supplies, stationery, works of art and medical supplies.
20. One gasoline service station which may be located in the southeast corner of Parcel C-1, and which shall conform to the attached Special Site Criteria for Gasoline Stations.

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 119-C-1-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.

NOTE: The purpose of this amended Final Development Plan which supersedes Phase 177A recorded among the land records of Howard County, Maryland, as Plat 3054A-342 is to add additional roadway (Charter Drive) to the Tabulation of Land Use.

9. PARKING REQUIREMENTS - Section 119-C-1-e:

9C-2 COMMERCIAL LAND USE AREAS - TOWN CENTER

- a. Five (5) parking spaces shall be provided for each 1000 square feet of net leasable area devoted to commercial retail sales uses.
- b. Two (2) parking spaces shall be provided for each 1000 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 use.
- 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. Hospitals, clinics and accessory building. One parking space shall be provided for each two (2) beds. One parking space for each employee on a major shift. Eight parking spaces for each doctor treating out-patients on the major shift.
- g. 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.
- h. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) feet 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 119-C-1-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 119-C-1-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 119-C-1-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

Employment Center-Commercial (Roadway - 1.029)	32.126 Ac. ±
TOTAL	32.126 Ac. ±

RECORDED PLAT 3054A-468
ON 10-15-82 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

TOWN CENTER

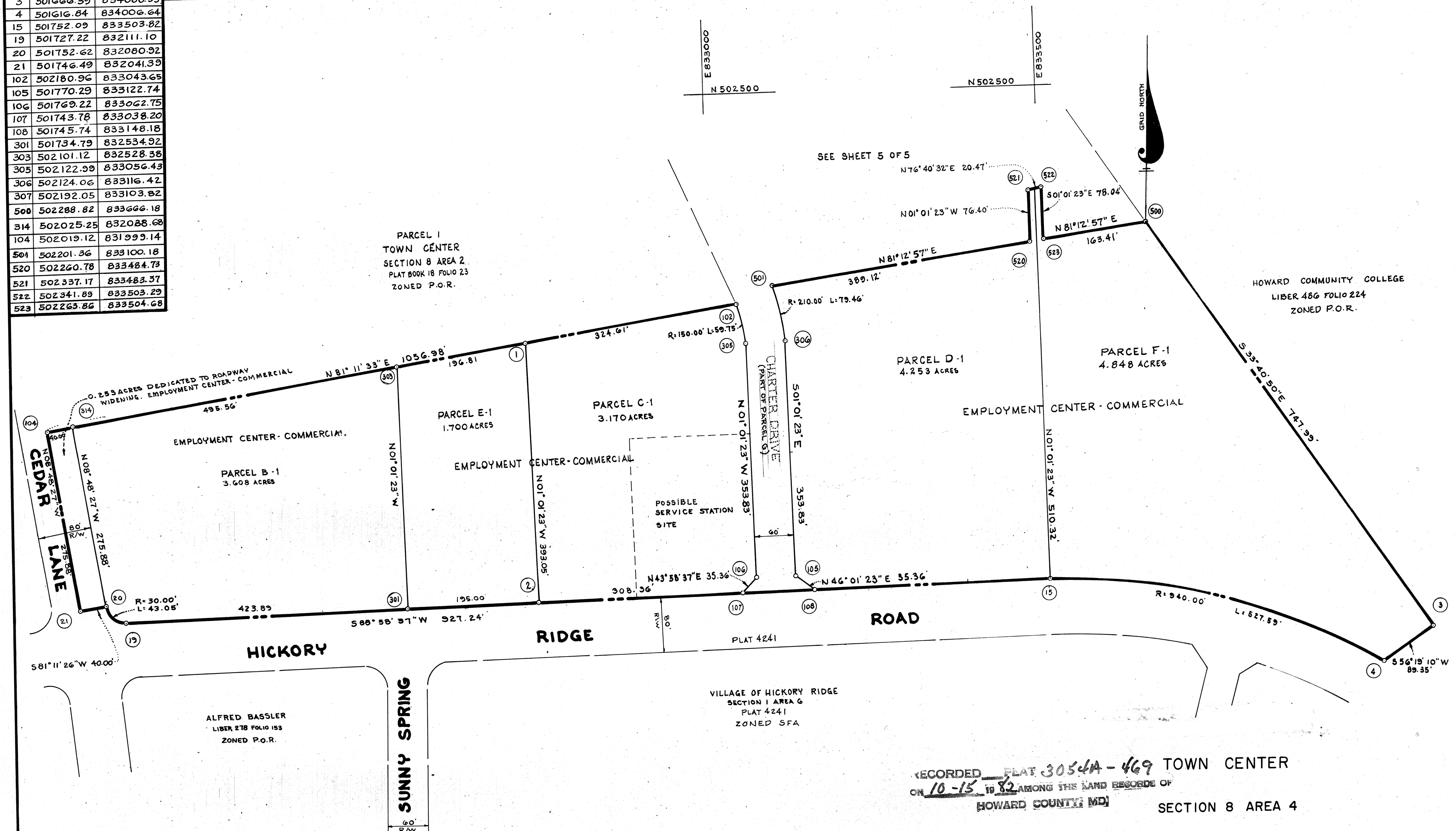
SECTION 8 AREA 4

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

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 177-A-I
5TH. ELECTION DISTRICT HOWARD COUNTY, MD.

COORDINATES			CURVE DATA						
NO.	NORTH	EAST	NO.	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE
525	503221.62	832583.66	4-15	340.00'	527.59'	32°9'28"	270.94'	N 74°56'40" W	520.69'
526	503378.98	832939.67	79-20	30.00'	43.05'	82°12'48"	26.18'	N 49°55'00" W	39.45'
3	501666.39	834080.99							
4	501616.84	834006.64							
15	501752.09	833503.82							
19	501727.22	832111.10							
20	501752.62	832080.92							
21	501746.49	832041.39							
102	502180.96	833043.65							
105	501770.29	833122.74							
106	501769.22	833062.75							
107	501743.78	833038.20							
108	501745.74	833148.18							
301	501734.79	832534.92							
303	502101.12	832528.38							
305	502122.99	833056.43							
306	502124.06	833116.42							
307	502192.05	833103.82							
508	502288.82	833666.18							
314	502025.25	832028.68							
104	502019.12	831999.14							
501	502201.36	833100.18							
520	502260.78	833484.73							
521	502337.17	833483.37							
522	502341.89	833503.29							
523	502263.86	833504.68							



RECORDED PLAT 3054A-469 TOWN CENTER
ON 10-15 1982 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

SECTION 8 AREA 4

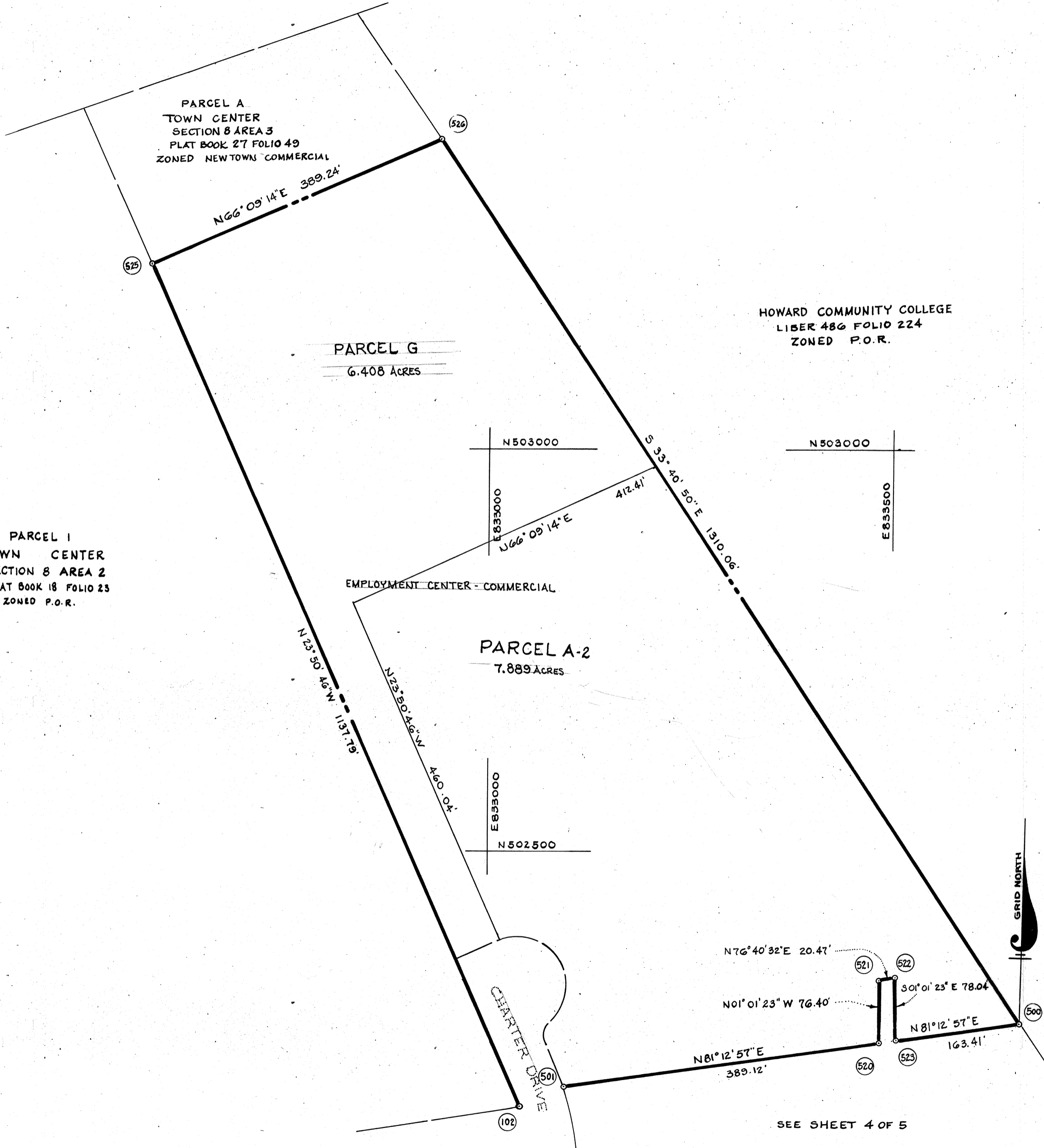
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 177-A-1
5th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 4 OF 5

NOTE:
THIS AMENDED FINAL DEVELOPMENT PLAN SUPERSEDES
PHASE 177-A RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-343



PARCEL A
TOWN CENTER
SECTION 8 AREA 3
PLAT BOOK 27 FOLIO 49
ZONED NEW TOWN COMMERCIAL

PARCEL G
6.408 ACRES

HOWARD COMMUNITY COLLEGE
LIBER 486 FOLIO 224
ZONED P.O.R.

PARCEL I
TOWN CENTER
SECTION 8 AREA 2
PLAT BOOK 18 FOLIO 23
ZONED P.O.R.

EMPLOYMENT CENTER - COMMERCIAL

PARCEL A-2
7.889 ACRES

CHARTER DRIVE

NOTE:
THIS AMENDED FINAL DEVELOPMENT PLAN SUPERSEDES
PHASE 177-A RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND AS PLAT 3054-A-344

RECORDED PLAT 3054A-478
ON 10-18-82

TOWN CENTER

SECTION 8 AREA 4

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

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 177-A-T
5th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 5 OF 5

SEE SHEET 4 OF 5