

VICINITY MAP
SCALE: 1" = 2000'

RECORDED PLAT 30544-420
ON 12-10-81 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER

SECTION 7 AREA 10

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

COLUMBIA

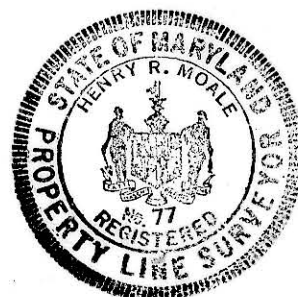
FINAL DEVELOPMENT PLAN PHASE 185
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 5

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

Richard A. Neal
LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

Thomas L. Harris 12-2-81 H.C.P.B. EXEC. SEC. DATE
Allen C. Ruth 12-2-81 H.C.P.B. CHAIRMAN DATE

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 185

The area included within this Final Development Plan Phase is Applicable to Section 7, Area 10, 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, other than by public road, to U.S. 29 and Little Patuxent Parkway is restricted.
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, except cornices and eaves may project not more than three (3) feet into the setback area and chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area, 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 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
shrubbery	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.

6D 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.

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

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

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.

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

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 119-A-9 of the Howard County Zoning Regulations.

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:

12E 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

Land Use	Acres
Open Space	
Credited	66.547
Total	66.547

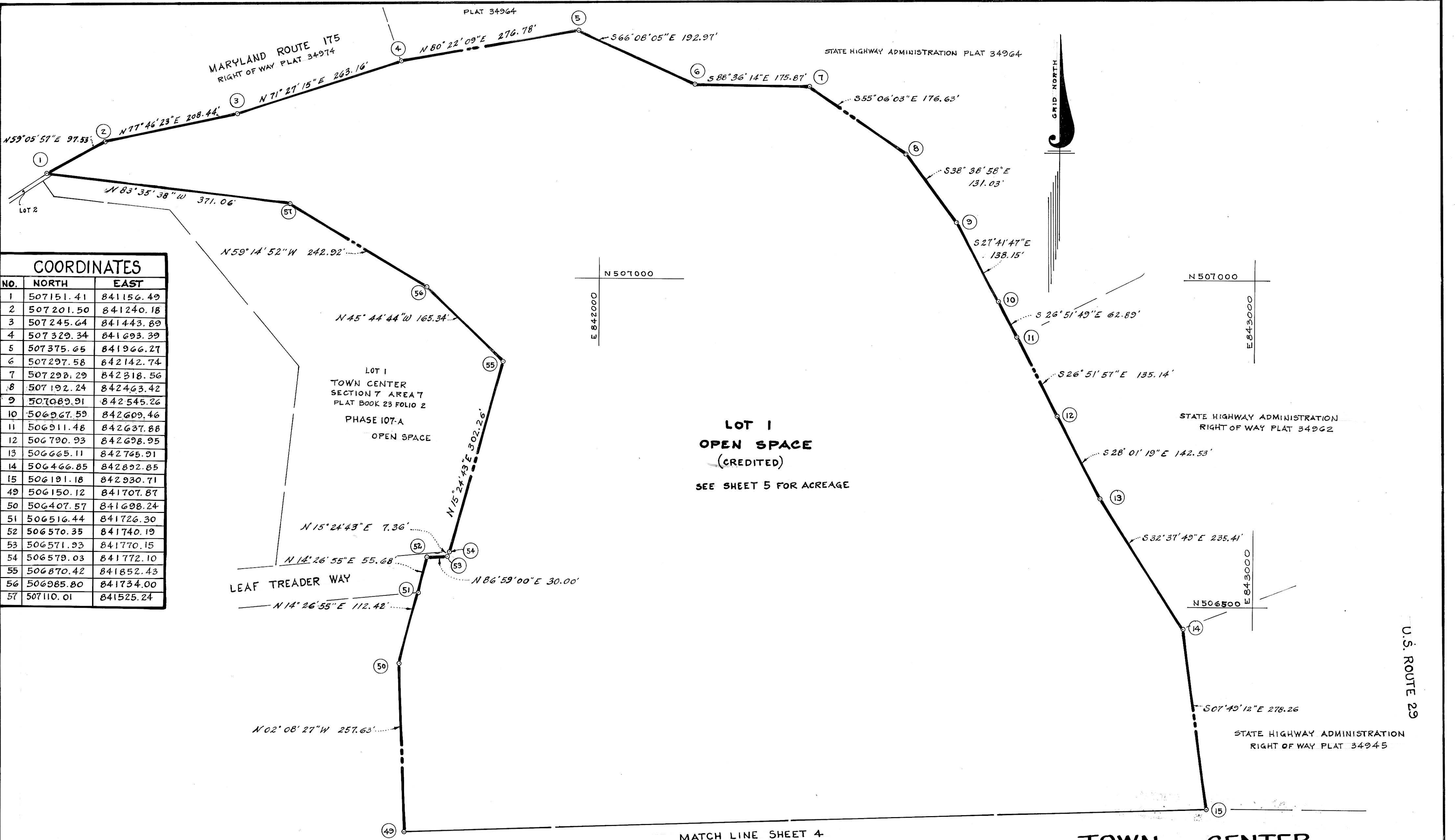
RECORDED PLAT 3054A-421
ON 12-10-10 TO 81 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
SECTION 7 AREA 10

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 185
5TH ELECTION DISTRICT HOWARD COUNTY, MD.



COORDINATES		
NO.	NORTH	EAST
1	507151.41	841156.49
2	507201.50	841240.18
3	507245.64	841443.89
4	507329.34	841693.39
5	507375.65	841966.27
6	507297.58	842142.74
7	507298.29	842318.56
8	507192.24	842463.42
9	507089.91	842545.26
10	506967.59	842609.46
11	506911.48	842637.88
12	506790.93	842698.95
13	506665.11	842765.91
14	506466.85	842892.85
15	506191.18	842930.71
49	506150.12	841707.87
50	506407.57	841698.24
51	506516.44	841726.30
52	506570.35	841740.19
53	506571.93	841770.15
54	506579.03	841772.10
55	506870.42	841852.43
56	506985.80	841734.00
57	507110.01	841525.24

LOT 1
TOWN CENTER
SECTION 7 AREA 7
PLAT BOOK 23 FOLIO 2
PHASE 107-A
OPEN SPACE

LEAF TREADER WAY

PARCEL B
TOWN CENTER
SECTION 7 AREA 7
PLAT BOOK 23 FOLIO 3
PHASE 107-A
APARTMENTS

**LOT 1
OPEN SPACE
(CREDITED)**
SEE SHEET 5 FOR ACREAGE

RECORDED PLAT 3054A-422
ON 12-10-81 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

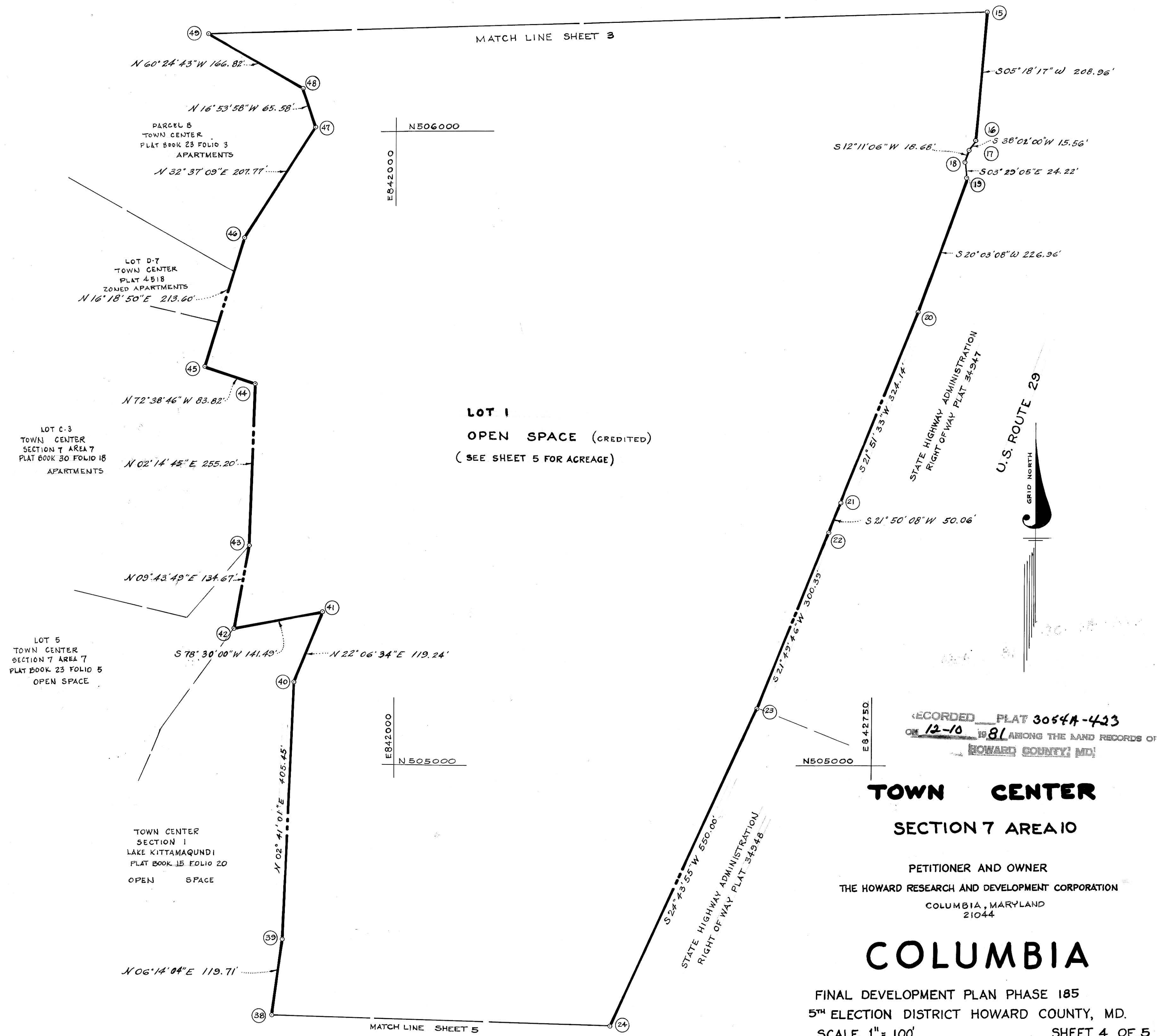
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

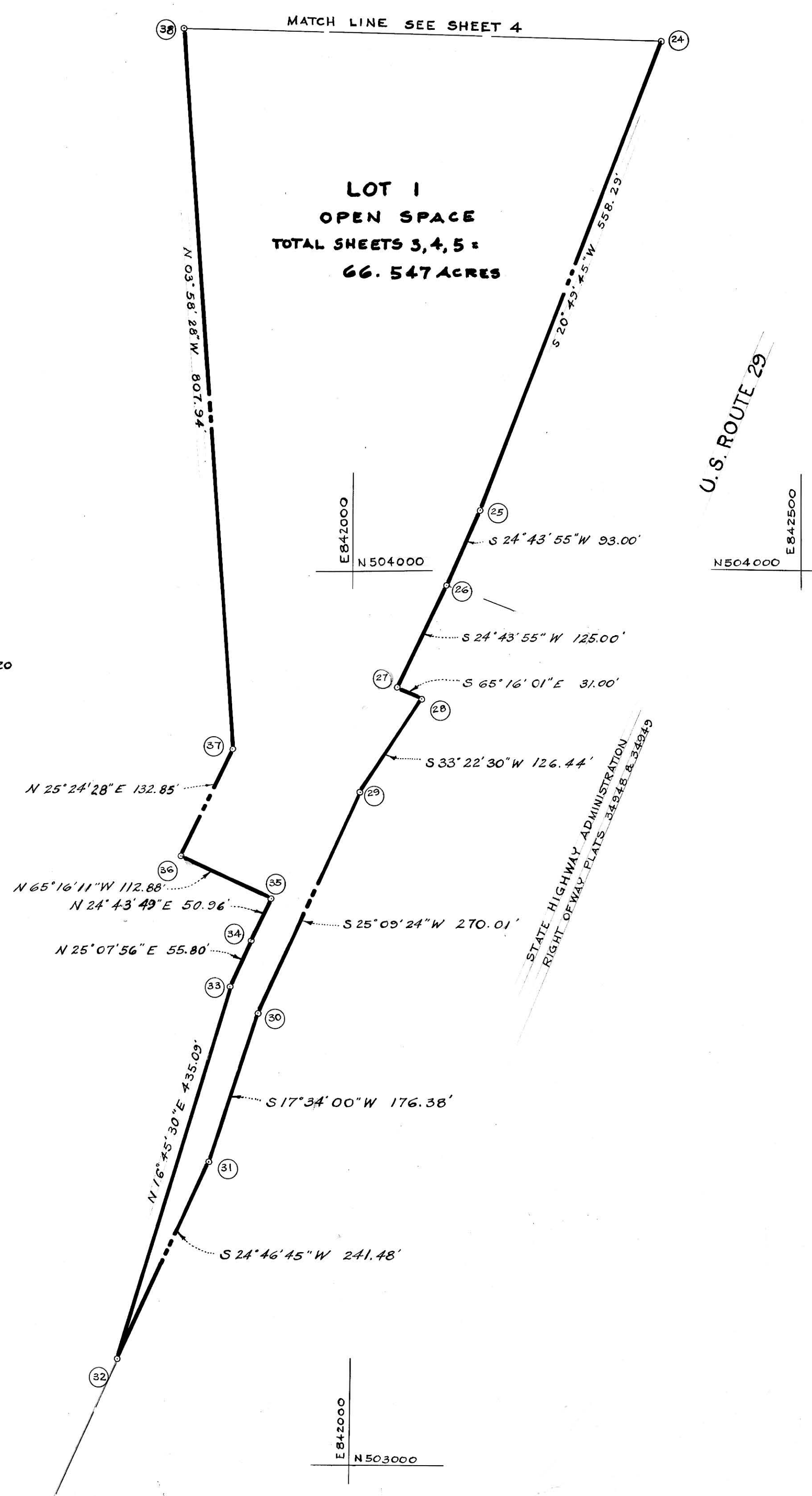
FINAL DEVELOPMENT PLAN PHASE 185
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 3 OF 5

COORDINATES

NO.	NORTH	EAST
15	506191.18	842930.71
16	505983.12	842911.39
17	505970.86	842901.80
18	505952.60	842897.86
19	505928.43	842899.33
20	505715.22	842821.51
21	505414.39	842700.83
22	505367.92	842682.21
23	505089.07	842570.51
24	504589.52	842340.40
38	504606.00	841809.00
39	504725.00	841822.01
40	505130.00	841841.00
41	505240.48	841885.89
42	505212.27	841747.24
43	505345.00	841770.00
44	505600.00	841780.00
45	505625.00	841700.00
46	505830.00	841760.00
47	506005.00	841872.00
48	506067.75	841852.94
49	506150.12	841707.87



COORDINATES		
NO.	NORTH	EAST
24	504589.52	842340.40
25	504067.72	842141.88
26	503983.25	842102.98
27	503869.71	842050.68
28	503856.74	842078.84
29	503751.16	842009.28
30	503506.76	841894.50
31	503338.61	841841.27
32	503119.36	841740.06
33	503535.98	841865.52
34	503586.49	841889.21
35	503632.78	841910.54
36	503680.00	841808.01
37	503800.00	841865.00
38	504606.00	841809.00



TOWN CENTER
SECTION 1
LAKE KITTAMAQUONDI
PLAT BOOK 15 FOLIOS 19 & 20
OPEN SPACE



RECORDED PLAT 30544-424
ON 12-10 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

**TOWN CENTER
SECTION 7 AREA 10**

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 185
5TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE: 1" = 100'
SHEET 5 OF 5