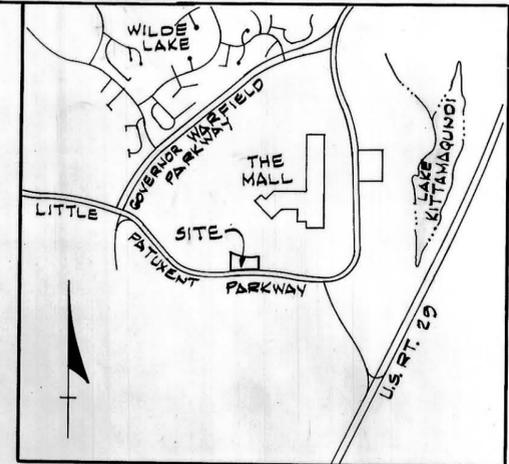


COORDINATES		
NO.	NORTH	EAST
2	502,328.44	838,533.85
3	502,428.44	838,533.85
79	501,942.55	838,203.84
101	502,428.44	838,236.51
200	502,328.44	838,038.11
204	502,006.20	838,017.11
205	502,048.44	838,038.11
11	502,428.44	838,223.85
204	502,425.10	838,137.50
205	502,132.44	838,137.50
212	502,132.44	838,207.50
213	501,942.86	838,207.50
80	502537.30	838,223.85

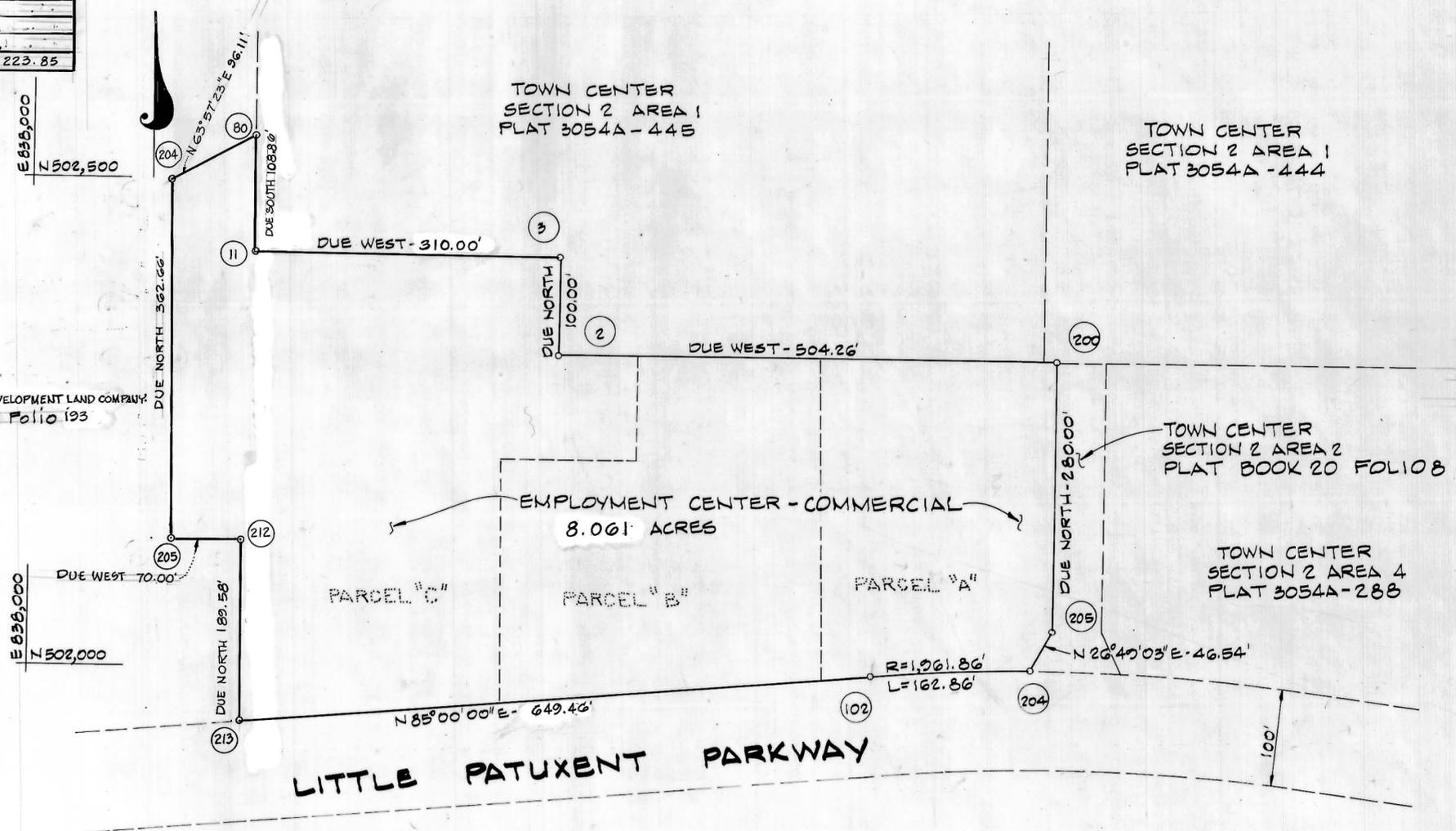


**VICINITY MAP**

Scale: 1" = 2,000'

**SUMMARY OF AMENDMENTS**

PHASE 192-A: AMENDS SHEETS 1 OF 2 AND 2 OF 2. PURPOSE IS TO ADD 0.994 ACRES OF COMMERCIAL LAND USE TO THIS PHASE, CHANGES CRITERIA SECTION HEADINGS TO CONFORM TO THE CURRENT ZONING REGULATIONS.



HOWARD RESEARCH & DEVELOPMENT LAND COMPANY  
Liber 1535 Folio 193

TOWN CENTER SECTION 2 AREA 2  
PLAT BOOK 20 FOLIO 8

TOWN CENTER SECTION 2 AREA 4  
PLAT 3054A-288

EMPLOYMENT CENTER - COMMERCIAL  
8.061 ACRES

PARCEL "C"

PARCEL "B"

PARCEL "A"

LITTLE PATUXENT PARKWAY

PHASE OR AMENDMENT	DATE	PLAT
192	5-31-85	3054 A-743, 744
RECORDED		

PREPARED AS TO SHEETS 1 TO 2  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED AUGUST 2, 1985

*W. Richard Moore*  
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 603 RESOLUTION APPROVED DEC. 20, 1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986  
HOWARD COUNTY PLANNING BOARD

*W. R. Moore* 3/30/88 H.C.P.B. EXEC. SEC. DATE  
*Katherine M. Moore* 3/30/88 H.C.P.B. CHAIRMAN DATE

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 2 RECORDED AMONG THE  
LAND RECORDS OF HOWARD COUNTY ON 5/31/85 AS PLAT 3054A-743

RECORDED PLAT 3054A-969  
ON April 11, 1988 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

**TOWN CENTER**  
SECTION 2 AREA 5  
PETITIONER AND OWNER  
HOWARD RESEARCH & DEVELOPMENT LAND COMPANY  
COLUMBIA, MARYLAND 21043

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 192-A  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' JANUARY 22, 1988 SHEET 1 OF 2

**FINAL DEVELOPMENT PLAN CRITERIA**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 2, AREA 5 OF THE TOWN CENTER.

1. PUBLIC STREET AND ROADS - Section 122-C-3-b(1):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b(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 122-C-3-b(3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b(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 122-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 122-C-3-d(1):  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices and eaves	porches, decks, open or enclosed
roof or building overhangs	bay windows, oriel, vestibule,
chimneys	balcony
	all parts of any buildings,
	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than (10) feet into the front or rear setback area, and where any land use is adjacent to a principal and intermediate divided arterial highway, 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	trellises
shrubbery	excavations or fill
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 wall, 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.

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.

**7. PERMITTED USES - Section 122-C-3-d(2)**

**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:

1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
2. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business, medical and dental offices, and conference centers.
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 agencies.
8. Museums, art galleries and libraries.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
11. Self-service laundry and laundry and/or dry cleaning pickup stations.
12. Non-profit clubs, lodges, community halls.
13. Liquor stores.
14. Drug and cosmetic stores.
15. Clothing and apparel stores with goods for sale or rent.
16. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationery, works of art.
17. Antique shops, art galleries and craft shops.
18. Blueprinting, printing, duplicating or engraving services.
19. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

Uses 10 through 16 and 18 through 19, above shall be permitted only as an internal or integral part of office buildings and shall not be permitted in free standing structures designed specifically for such use.

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 - Sections 122-C-3-d(3):**

**8C-3 TOWN CENTER - COMMERCIAL**

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 200' feet in height from the highest adjoining ground elevation along the front of the structure, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

**9. PARKING REQUIREMENTS - Section 122-C-3-d(3)**

**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 with 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 (5) employees of any such facility.
- f. Parking for all building lots subdivided under the Phase shall be provided within a radius of 600 feet of the main entrance of building erected on such lots.
- g. Perpendicular parking bays may be established at or below, grade or in elevated levels or decks in nine (9) 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 122-C-3-d(3):**

**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 122-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 122-C-3-d(3):**

**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	8.061
TOTAL	8.061

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 2 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 5/31/85 AS PLAT 3054-A 744.

RECORDED PLAT 3054A-970

ON April 11, 1988 AMONG THE LAND RECORDS OF

HOWARD COUNTY, MD.

**TOWN CENTER**

**SECTION 2 AREA 5**

**PETITIONER AND OWNER**

HOWARD RESEARCH & DEVELOPMENT LAND COMPANY  
COLUMBIA, MARYLAND 21043

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 192-A

5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MARYLAND

JANUARY 22, 1988

SHEET 2 OF 2