

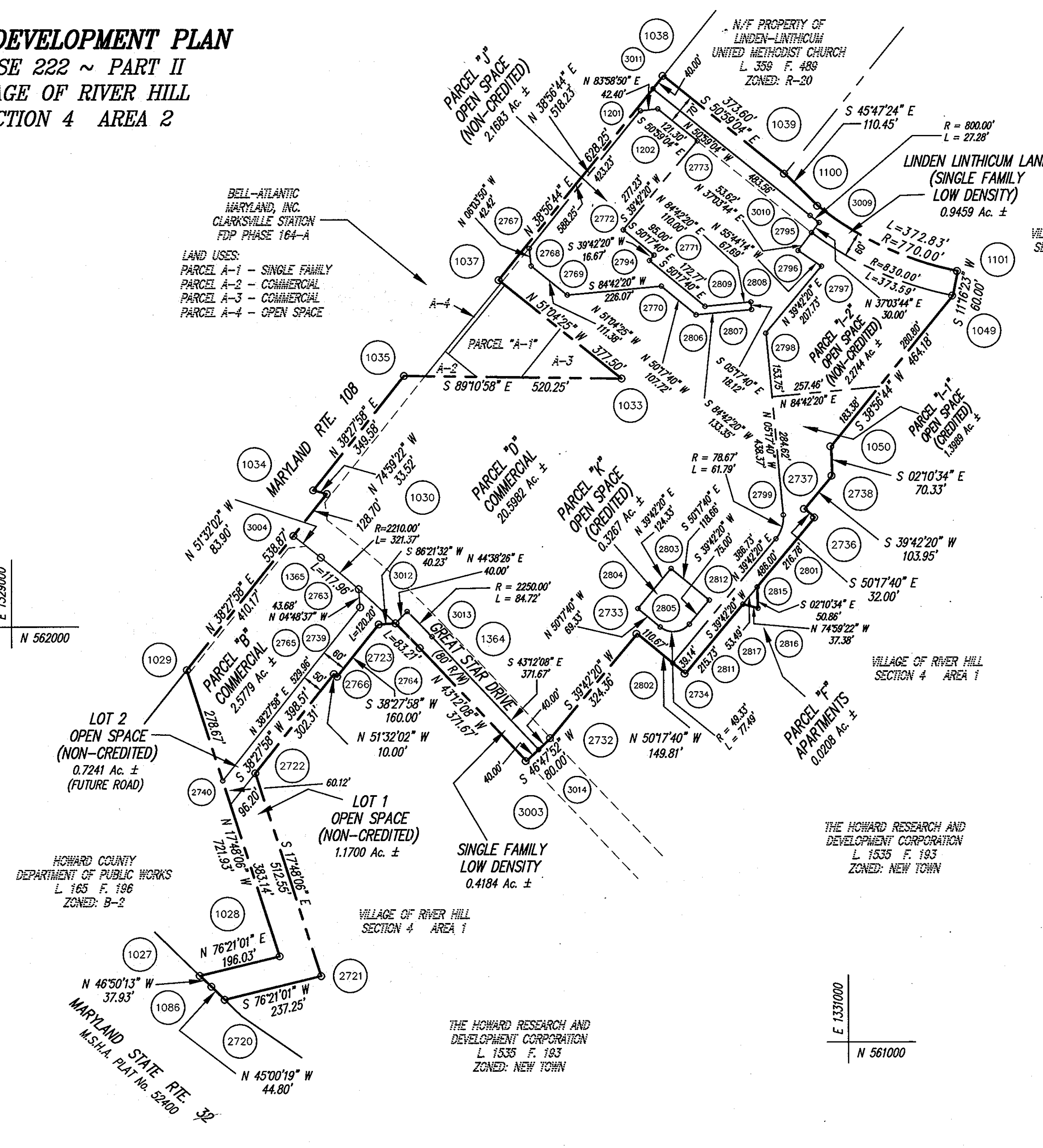
FINAL DEVELOPMENT PLAN
PHASE 222 ~ PART II
VILLAGE OF RIVER HILL
SECTION 4 AREA 2

BELL-ATLANTIC
 MARYLAND, INC.
 CLARKSVILLE STATION
 FDP PHASE 164-A

LAND USES:
 PARCEL A-1 - SINGLE FAMILY
 PARCEL A-2 - COMMERCIAL
 PARCEL A-3 - COMMERCIAL
 PARCEL A-4 - OPEN SPACE

E 1329000
 N 562000

MD STATE GRID
 MMD '83



VILLAGE OF RIVER HILL
 SECTION 4 AREA 5

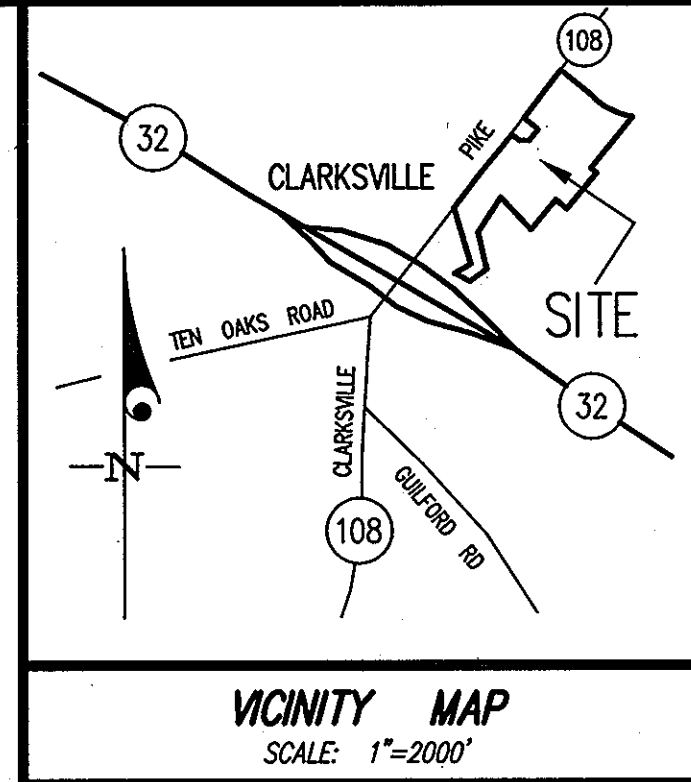
VILLAGE OF RIVER HILL
 SECTION 4 AREA 1

THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 L 1535 F. 193
 ZONED: NEW TOWN

THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 L 1535 F. 193
 ZONED: NEW TOWN

E 1332000
 N 563000

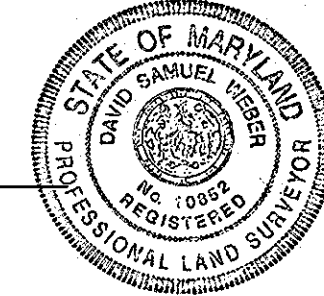
E 1331000
 N 561000



COORDINATE TABLE					
PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
1027	561161.96	1329449.41	2767	562905.53	1330239.20
1028	561208.22	1329639.91	2768	562863.35	1330243.68
1029	561895.58	1329419.20	2769	562793.36	1330330.33
1030	562317.51	1329754.41	2770	562814.22	1330555.44
1033	562592.48	1330459.68	2771	562888.80	1330537.63
1034	562326.19	1329722.03	2772	562949.49	1330464.54
1035	562599.90	1329939.49	2773	563162.78	1330641.65
1037	562829.68	1330166.00	2794	562875.98	1330526.98
1038	563318.29	1330560.90	2795	562942.02	1330914.87
1039	563083.09	1330851.18	2796	562899.23	1330882.56
1049	562790.36	1331252.84	2797	562861.13	1330938.50
1050	562429.35	1330961.07	2798	562701.31	1330805.79
1086	561136.01	1329477.08	2799	562264.81	1330846.24
1100	563006.08	1330930.36	2801	562207.29	1330828.43
1101	562849.20	1331264.57	2802	561909.76	1330581.37
1201	563234.69	1330505.23	2803	562136.64	1330577.39
1202	563239.14	1330547.40	2804	562040.98	1330497.96
1364	561947.08	1329976.27	2805	561996.69	1330551.30
1365	562164.54	1329740.04	2806	562745.41	1330638.31
2720	561104.34	1329508.76	2807	562757.71	1330771.10
2721	561160.33	1329739.31	2808	562775.76	1330769.42
2722	561648.33	1329582.61	2809	562765.61	1330659.89
2723	562004.09	1329878.02	2811	562003.13	1330620.76
2732	561730.92	1330289.01	2812	562060.83	1330668.68
2733	561980.46	1330496.23	2815	562091.88	1330783.47
2734	561884.76	1330611.48	2816	562041.05	1330785.40
2736	562258.66	1330921.96	2817	562050.73	1330749.30
2737	562279.10	1330897.34	3003	561676.16	1330230.70
2738	562359.07	1330963.74	3004	562216.74	1329674.35
2739	562045.21	1329834.06	3009	562965.96	1330932.95
2740	561630.26	1329504.39	3010	562982.77	1330911.47
2763	562088.74	1329830.40	3011	563287.18	1330535.76
2764	562006.65	1329918.17	3012	562035.11	1329946.28
2765	561885.04	1329770.67	3013	561974.46	1330005.42
2766	561878.82	1329778.50	3014	561703.54	1330259.86

PLAT No 3054-A-1578
 RECORDED DATE 10/2/96
 Ho. co. MD

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH
 THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 18, 1993



DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10852

9/3/96
 DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 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
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995.

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE 9/27/96
 H.C.P.B. CHAIRMAN DATE 26.9.96

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: (301) 421-4024 BALTO: (410) 880-1820 DC/VA: (301) 989-2524 FAX: (301) 421-4188

VILLAGE OF RIVER HILL
SECTION 4 AREA 2

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 and CLARKSVILLE PIKE LIMITED PARTNERSHIP
 COLUMBIA, MD. 21029

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 222 ~ PART II
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=200' SEPTEMBER, 1996
 SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA

Phase 222 - Part II

The Area included within this Final Development Plan Phase 222 Part II, is Applicable to Section 4, Area 2, of the Village of River Hill.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:

2A. To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B. Vehicular ingress and egress to Maryland Route 108 (Clarksville Pike) will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.

2C. Vehicular ingress and egress to Maryland Route 32 is restricted.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL, & PARK USES - Section 125-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 125-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
- roof or building overhangs
- chimneys
- porches, decks, open or enclosed
- bay windows, oriel, vestibule, balcony
- privacy walls or screens
- 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 three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or 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
- shrubby
- excavations or fill
- trees
- fencing under 6' in height
- ornamental landscaping
- retaining walls under 3' in height
- driveways
- loading and stacking aisles
- similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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.

6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or 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 principal arterial or intermediate divided arterial highway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.

b. No building or structure shall be located within 40' of any of the property lines of the project.

c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.

d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.

e. 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.

f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.

g. If adjacent parcels are under a single ownership and have identical land use, no setback requirement will apply to the common lot line between parcels.

h. Section 3.5 of the Howard County Code shall apply to all apartment land use areas.

i. All open spaces in the project areas, except driveways and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

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.

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 125-C-3-d-(2):

7B-1 APARTMENT LAND USE AREAS

Parcel F shall be devoted to apartment use and will be developed in conjunction with Parcel 'A-1' within VORH 4/1.

7C-2 EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL

Parcels B & D are to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, 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 and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
7. Museums, art galleries and libraries.
8. Buildings used primarily for religious activities.
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. Furniture and appliance repair.

13. Non-profit clubs, lodges, community halls.

14. Commercial garden centers.

15. Animal hospitals, completely enclosed.

16. Farm produce stands.

17. Food stores and supermarkets

18. Liquor stores.

19. Drug and cosmetic stores.

20. Clothing and apparel stores with goods for sale or rent.

21. 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.

22. Antique shops, art galleries, craft shops.

23. Home improvement stores for retail sales including, but limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.

24. Full-service laundry and/or dry cleaning establishments.

25. Blueprinting, printing, duplicating or engraving services.

26. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

27. Building cleaning, painting, exterminating and similar establishments.

28. Lumber yard, building materials and supplies.

29. Department stores, furniture stores, appliance stores.

30. Movie theaters, legitimate theaters, dinner theaters.

31. Private colleges and universities, trade schools, art schools and commercially operated schools.

32. Hotels, motels and conference centers.

33. Bakeries.

34. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.

35. Day Care Centers.

36. One full-service gasoline service station (NOTE: Special site criteria for Gasoline Station is included in this FDP criteria.)

37. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

Division of Commercial Land Use 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.

7E-1 OPEN SPACE LAND USE AREAS

Parcels I-1 and K (credited) and Lots 1, 2 and Parcels I-2 and J (non-credited) are to be used for all open space land uses including, but not limited to, cemeteries and 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 Department of Planning and Zoning.

7E-3 VILLAGE CENTER OPEN SPACE LAND USE AREAS

Parcels I-1, I-2, J and K are to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation of a public or private swimming pool.
- b. Operation of a community library facility.

c. Operation of a community hall, including leasing of same for public or private use.

d. Operation of a teen center building, including sales on the premises of food and beverages.

e. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.

f. Use of the facilities to be constructed upon lot for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

g. Buildings used primarily for religious activities.

h. Parks, swimming pools, athletic fields, tennis courts, basketball courts and similar athletic and recreational facilities.

8. HEIGHT LIMITATIONS - Section 125-C-3-d-(3):

8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcel F, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

8C-2 VILLAGE CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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 125-C-3-d-(3):

9B-1 APARTMENT LAND USE AREAS

No less than 2 off-street parking spaces containing a minimum area of one-hundred sixty-two (162) square feet for each parking space for each dwelling unit with two (2) bedrooms or less, and two (2) off street parking spaces for each dwelling unit with more than two (2) bedrooms other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of same area shall be provided.

No less than two (2) off-street parking spaces, containing a minimum area of 162 sq. ft. for each parking space, shall be provided for each condominium- apartment.

In the event a facility qualifies under federal, state or county programs intended to promote housing for the elderly and handicapped, the parking requirements may be modified to provide four (4) parking spaces per every ten (10) dwelling units qualified by such an assistance program.

In the event the units qualified under a housing assistance program are withdrawn from such a program, the owner of the apartment facility shall immediately notify the Department of Planning and Zoning and the Department of Public Works, Bureau of Inspections and Permits, and the owner will be required to construct, prior to further occupancy of the vacated units, such additional parking spaces as are necessary to provide 2 parking spaces per dwelling unit.

TABULATION OF LAND USE	
LAND USE	ACRES
COMMERCIAL (PARCEL D) ROADWAY 1.8484 Ac.±	20.5982 Ac.
COMMERCIAL (PARCEL B) ROADWAY 0.0981 Ac.±	2.5779 Ac.
OPEN SPACE - CREDITED	1.7256 Ac.
OPEN SPACE - NON-CREDITED	6.3368 Ac.
SINGLE FAMILY LOW DENSITY ROADWAY 1.3643 Ac.±	1.3643 Ac.
APARTMENTS	0.0208 Ac.
TOTAL	32.6236 Ac.

PLAT No. 3054-A-1579
RECORDED DATE 10/2/96
No. Co MD.

VILLAGE OF RIVER HILL SECTION 4 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
and CLARKSVILLE PIKE LIMITED PARTNERSHIP
COLUMBIA, MD. 21029

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 222 ~ PART II
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE SEPTEMBER, 1996

FINAL DEVELOPMENT PLAN CRITERIA

Phase 222 - Part II - Continued

9C-1 COMMERCIAL LAND USE AREAS - VILLAGE CENTER

In all commercial land use areas, the following parking requirements shall apply:

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
- Three (3) 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.
- One (1) parking space shall be provided for each three (3) seats within any restaurant, coffee shop or similar facility constructed within this village center; one (1) parking space shall be provided for each five (5) employees of any such facility.

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 125-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 125-C-3-d(3)

10A GENERALLY:

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125-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 125-C-3-d-(3):

12B-1 APARTMENT LAND USE AREAS

In no event shall more than 30 percent 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.

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.

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.

13. RIGHT-OF-WAY AREAS

Part of the land within this Final Development Plan Phase shall be used as the Right-of-Way for portions of Great Star Drive and Linden Linthicum Lane and may be used for road and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, this land shall be classified as commercial and single family low density land use, as indicated on the maps contained in this Final Development Plan Phase.

SPECIAL SITE CRITERIA FOR GASOLINE STATIONS

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 paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

D. SETBACKS:

- A minimum fifty (50) feet shall be required between the public right-of-way and any building on the site.
- Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
- Parking and storage areas shall not be permitted within ten (10) feet of any property line nor within fifteen (15) feet of an adjacent residential property line.

E. BUILDINGS:

- The main building, the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.
- Provision shall be made for restroom facilities for use by the public.
- Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
- 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 AND REFUSE AREAS:

- Service racks and/or pits shall be located within the main building.
- Outdoor storage and/or refuse areas shall be fenced or screened from view.
- The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

G. LANDSCAPING, FENCES, WALLS AND SCREENING:

- Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
- 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.
- When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
- 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:

- The number of off-street parking spaces to be provided is as follows:
 - Three (3) spaces per grease rack or working bay.
 - One (1) space per employee on duty.
 - One (1) space per accessory vehicle such as tow trucks and service vehicles.
- Where a convenience store is proposed, provide one (1) space per 200 square feet of floor area available to the public.
- Where a car wash service is proposed, sufficient parking and holding lane capacity shall be provided so that public streets will not be used for queuing.

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 roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION

- 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.
- The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
- 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.
- Where a gasoline service station is adjacent to a residential district, its hours of operation may be established by the Howard County Planning Board.

K. OTHER USES:

The uses listed below may be located on the same lot as a gasoline station. The combination of uses on the site is allowed if the minimum parcel is adequate to accommodate the parking area, by a minimum area equal to the gross square footage of floor area, parking area, loading and stacking areas for the additional uses on the site. The parcel size must still be adequate to satisfy the necessary service, setback and buffering requirements.

- Convenience stores, provided that the gross floor area does not exceed 3,500 square feet.
- Car washes, provided that onsite stacking area clear of the circulation area for the gas station is provided for at least fifteen (15) automobiles.

PLAT No. 305A-A-1580
RECORDED DATE 10/2/96
Ho. Co. MP.

VILLAGE OF RIVER HILL SECTION 4 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
and CLARKSVILLE PIKE LIMITED PARTNERSHIP
COLUMBIA, MD. 21029

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 222 ~ PART II
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE AUGUST, 1996