



N/F PROPERTY OF
JOSEPH L. & SHIRLEY I. POJEET
L 516 F. 196
ZONED: NEW TOWN
FDP PHASE 64
SINGLE FAMILY LOW DENSITY

COORDINATE TABLE		
PT. No.	NORTH	EAST
762	562217.08	1368050.97
765	561695.05	1369505.89
767	561103.89	1368751.15
774	562765.04	1368666.36
1000	561760.68	1368237.62
1001	562028.47	1368027.97
1002	562432.33	1368326.04
1003	562727.29	1368312.12
1004	562732.59	1368361.84
1005	562473.70	1368369.14
1006	562211.74	1368572.99
1007	562024.33	1368576.41
1008	561611.37	1368599.36
1009	561279.63	1368975.52
1500	561878.79	1368145.15
1501	562435.91	1368861.05
1502	562505.95	1368869.65
1503	562309.27	1369023.97
1504	562317.90	1368953.64

RECORDED - PLAT NO. 3054-A-169A
ON JUNE 5, 1998 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL	17.3995 Ac.
OPEN SPACE - CREDITED	9.2837 Ac.
TOTAL	26.6832 Ac.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 AND 2 IN ACCORDANCE WITH
THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 18, 1993

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



5/18/98
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
James R. Smith 6/1/98 H.C.P.B. EXECUTIVE SECRETARY DATE
Robert J. Berger 6/1/98 H.C.P.B. CHAIRMAN DATE

ROUTE 108 COMMERCIAL
SECTION 1 AREA 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21045
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 229
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' MAY, 1998
SHEET 1 OF 2

FINAL DEVELOPMENT PLAN CRITERIA

Phase 229

The area included within this Final Development Plan Phase 229 is applicable to Section 1, Area 1, of Route 108 Commercial.

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 SNOWDEN RIVER PARKWAY and MD ROUTE 108 will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and/or MSHA.

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, ariel, vestibule, balcony
privacy walls or screens
all parts of any buildings, dwellings, 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, ariels, 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 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:

signage	trellises
shrubbery	excavations or fill
trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
awnings, exterior lighting	driveways, walks, patios and parking surfaces
fixtures, fire hydrants, gardens,	required noise barriers or noise walls
mail boxes and survey monuments	
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.

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, or within 50' of arterial roads as specified under Section 6 of this criteria. No structure shall be within 50' of a residential zoned property, 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, and further excepting, the 10' parking setback does not apply to the interior lot lines. 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):

7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL

The following uses are permitted:

- Bowling alleys, billiard parlors, health clubs, tennis clubs, roller skating rinks, ice skating rinks, commercial gymnasiums, athletic centers, athletic fields, commercial or community swimming pools, basketball courts and similar private non-commercial recreation facilities.
- Funeral homes.
- Hotels, motels, country inns and conference centers.
- Kennels.
- Motor vehicle maintenance and repair.
- Museums and libraries.
- Non-profit clubs, lodges, community halls.
- Nursing homes, group care facilities, children's homes and similar institutions, and their related and supporting facilities.
- Offices, professional, business and for general purposes (not those within retail stores).
- Religious activities, structures used primarily for.
- Research and development laboratories.
- Schools, private academic, including colleges and universities, schools- commercial, including driving schools, business schools, trade schools, art schools and other commercially operated schools.
- Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies, data processing services.
- Ambulatory health care facilities and ambulance services.
- Animal hospitals, completely enclosed.
- Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
- Catering establishments and banquet facilities.
- Child daycare centers and nursery schools.
- Day treatment or care facilities.
- Government structures, facilities and uses.
- Pet grooming establishments.
- Housing for elderly and/or handicapped persons.
- Restaurants and carry out, standard and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
- Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.
- Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a special exception.
- Bio-medical laboratories.
- Executive golf training and recreation centers.
- Business machine sales, rental and service establishments.
- Concert halls.
- Motor vehicle, construction equipment and farm equipment sales and service.
- Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
- Fast food establishments allowed on Parcel B only.

In addition, thereto, a full service gasoline station that could include a carwash and convenience store may be constructed within this phase on Parcel B only, in accordance with the special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

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

Lot 1 and lot 2 are to be used for all open space land uses including, but not limited to, 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.

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

8C-3 COMMERCIAL LAND USE

Height limitation is imposed upon structures constructed within this Final Development Plan Phase as follows:

Parcel A: 50 feet

Parcel B: No limitation

Improvements thereon shall be 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):

9C-2 COMMERCIAL LAND USE AREAS

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses, including restaurants.
- 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.
- No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily services tenants and employees of such buildings.
- 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.
- One (1) parking space shall be provided for each three (3) 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 such facility.
- Hospitals, clinics and accessory buildings: One (1) parking space shall be provided for each two (2) beds. One (1) parking space for each employee on a major shift. Eight (8) parking spaces for each doctor treating outpatients on the major shift.
- 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.
- Parking for group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing shall provide one (1) parking space for every three (3) living units.

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.

12 COVERAGE REQUIREMENTS - Section 125-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.

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.

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 plans approved by the County and/or State agencies (or as waived).

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 commercial area.
- 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 commercial area.

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 land 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 shielded, 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.

RECORDED - PLAT NO. 3054-A-1695
ON JUNE 5, 1998 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

ROUTE 108 COMMERCIAL
SECTION 1 AREA 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21045

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 229
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE MAY, 1998

SHEET 2 OF 2

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

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