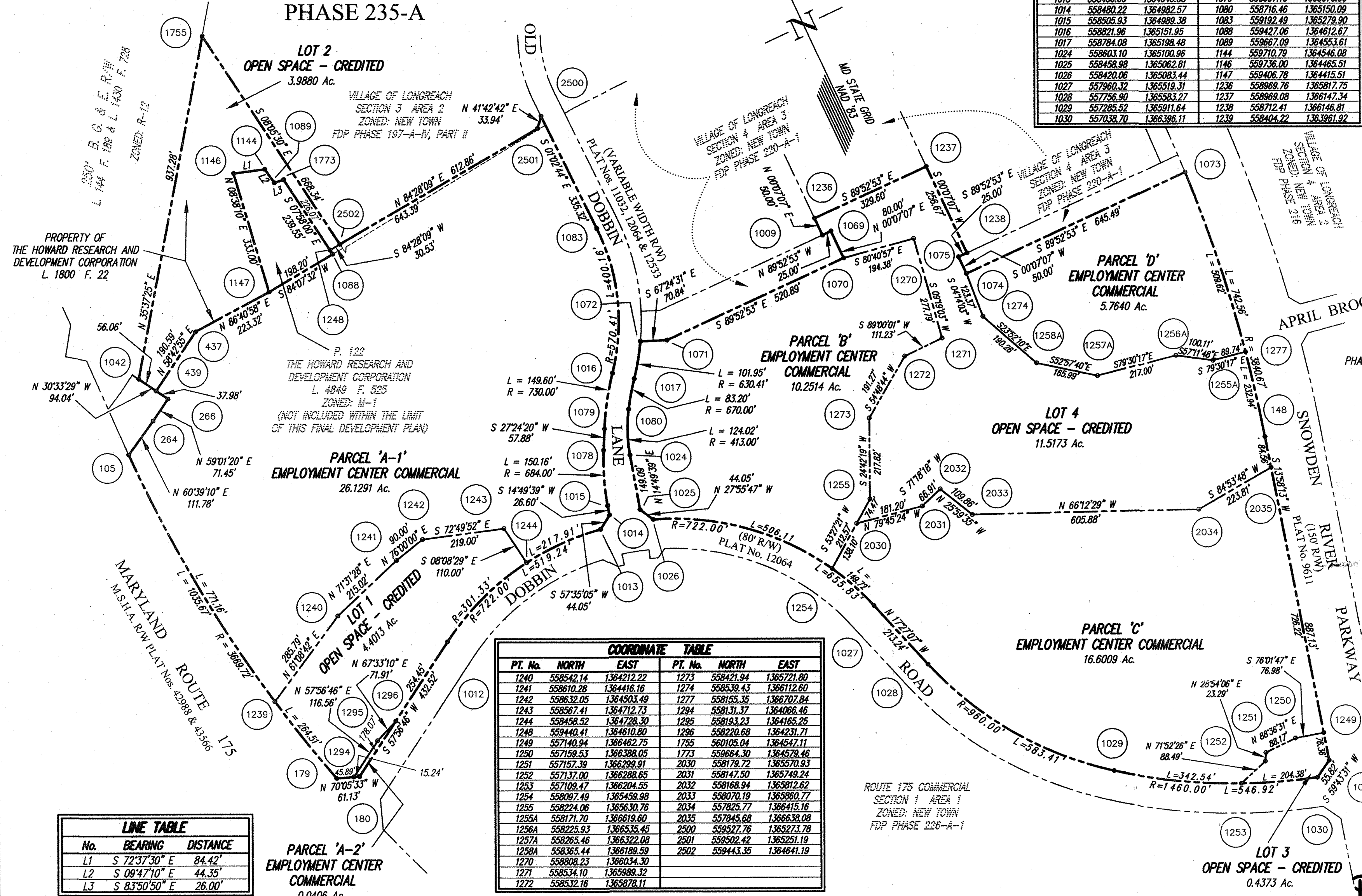
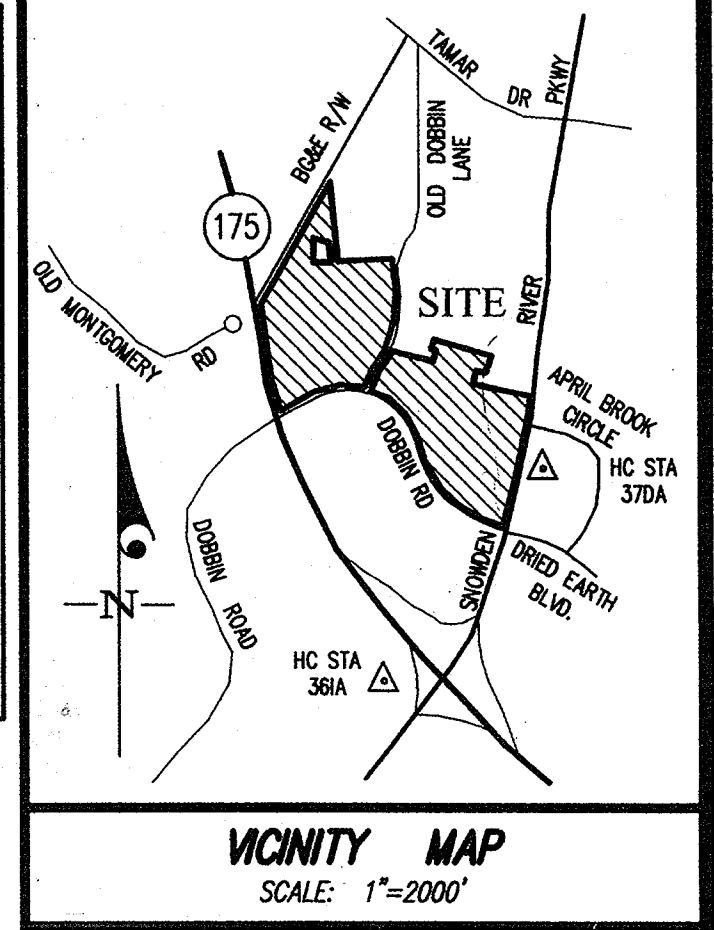


# ROUTE 175 COMMERCIAL SECTION 1 AREA 2 FINAL DEVELOPMENT PLAN

PHASE 235-A

PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
105	559170.62	1363890.31	1031	557066.84	1366444.32
148	557927.74	1366658.49	1042	559343.16	1364001.19
179	558146.99	1364023.31	1069	558919.70	1365842.64
180	558126.18	1364080.79	1070	558839.70	1365842.48
264	559225.40	1363987.74	1071	558840.78	1365321.58
266	559262.18	1364049.00	1072	558867.99	1365256.18
437	559393.86	1364192.56	1073	558861.12	1366767.20
439	559294.89	1364029.69	1074	558862.46	1366121.71
1009	558919.75	1365817.64	1075	558712.46	1366121.81
1012	558355.72	1364447.37	1078	558645.72	1365043.36
1013	558456.60	1364945.38	1079	558697.10	1365070.00
1014	558460.22	1364982.57	1080	558716.46	1365150.09
1015	558505.93	1364989.38	1083	559192.49	1365279.90
1016	558821.96	1365151.95	1088	559427.06	1364612.67
1017	558784.08	1365198.48	1089	559667.09	1364553.61
1024	558603.10	1365100.96	1144	559710.79	1364546.08
1025	558458.98	1365062.81	1146	559736.00	1364655.51
1026	558420.06	1365083.44	1147	559406.78	1364415.51
1027	557960.32	1365519.31	1236	558969.76	1365817.75
1028	557756.90	1365583.27	1237	558969.08	1366147.34
1029	557285.52	1365911.64	1238	558712.41	1366146.81
1030	557038.70	1366396.11	1239	558404.22	1363961.92



PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
1240	558542.14	1364212.22	1273	558421.94	1365721.80
1241	558610.28	1364416.16	1274	558539.43	1366112.60
1242	558632.05	1364503.49	1277	558155.35	1366707.84
1243	558567.41	1364712.73	1284	558131.37	1364066.46
1244	558458.52	1364728.30	1285	558193.23	1364165.25
1248	559440.41	1364610.80	1296	558220.68	1364231.71
1249	557140.94	1366462.75	1295	560105.04	1364547.11
1250	557159.53	1366388.05	1273	559684.30	1364579.46
1251	557157.39	1366298.91	2030	558179.72	1365570.93
1252	557137.00	1366288.65	2031	558147.50	1365749.24
1253	557109.47	1366204.05	2032	558168.94	1365812.62
1254	558097.49	1365459.98	2033	558070.19	1365880.77
1255	558224.06	1365630.76	2034	557825.77	1366415.16
1255A	558171.70	1366619.60	2035	557845.68	1366638.08
1256A	558225.93	1366535.45	2500	559527.76	1365273.78
1257A	558265.46	1366322.08	2501	558502.42	1365251.19
1258A	558365.44	1366189.59	2502	559443.35	1364641.19
1270	558808.23	1366034.30			
1271	558534.10	1365989.32			
1272	558532.16	1365878.11			

No.	BEARING	DISTANCE
L1	S 72°37'30" E	84.42'
L2	S 09°47'10" E	44.35'
L3	S 83°50'50" E	26.00'

**SUMMARY OF AMENDMENTS**  
PHASE 235-A: PURPOSE IS TO REMOVE 2.5344 ACRES FROM EMPLOYMENT CENTER COMMERCIAL AND ADD 2.5344 ACRES TO OPEN SPACE - CREDITED.

NOTE: THE PURPOSE OF THIS AMENDED PLAT IS TO SUPERSEDE ALL SHEETS OF FINAL DEVELOPMENT PLAN PHASE 235 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT Nos. 14089 - 14091.

Plat 18530 on 9/8/06

ROUTE 175 COMMERCIAL  
SECTION 1 AREA 2

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

COLUMBIA  
FINAL DEVELOPMENT PLAN PHASE 235-A  
TAX MAP: 36 PARCEL 521  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=200' SHEET 1 OF 3 JULY 2006

**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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: pwc CHKD. BY: A.S. G.L.W. FILE NO. 95-003

PREPARED AS TO SHEETS 1 THRU 3 OF 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED FEBRUARY 2, 2004

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

21 July 2006  
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  
AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004

HOWARD COUNTY PLANNING BOARD  
*David S. Weber* 8/25/06 DATE  
*James J. ...* 8/31/06 DATE  
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

# FINAL DEVELOPMENT PLAN

## PHASE 235-A

The Area included within this Final Development Plan Phase 235-A is Applicable to Section 1, Area 2 of Route 175 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 Dobbin Road, Old Dobbin Lane and Snowden River Parkway will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works. Access to MD Rt. 175 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, 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, 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 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
- \* shrubbery
- \* trees
- \* ornamental landscaping
- \* similar minor structures
- \* trellises
- \* excavations or fill
- \* fencing under 6' in height
- \* retaining walls under 3' in height

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, 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 and further excepting, the 10 foot setback does not apply to interior lot lines of shared parking lots. 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):

#### 7C-3 EMPLOYMENT CENTER LAND USE - 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 recreational 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 (general), medical and dental offices, and conference centers.
5. Banks, savings and loans associations, investment companies, credit bureaus, brokers, and similar financial institutions, including drive-through facilities.
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, and 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. Clothing and apparel stores with goods for sale or rent.
14. 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 repair, sewing machines, sporting goods, stationery, works of art.
15. Antique shops, art galleries and craft shops.
16. Blueprinting, printing, duplicating or engraving services.
17. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar cases.
18. Nursing homes, group care facilities, children's homes and similar institutions, and their related and supported facilities and assisted living facilities.
19. Food and drink production, processing, packaging and distribution for dairy products, food products and bakery products.
20. General light manufacturing, including photographic equipment, precision instruments, optical equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
21. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationery, television sets, radios, household appliances and leather goods, excluding tanning.
22. Inns, hotels, motels and conference centers.
23. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as motor vehicle fenders and bodies), shells, textiles, tobacco, wax, wire, wood and yarns.
24. Printing, lithography, bookbinding or published plants.
25. Research laboratories.
26. Warehouses, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
27. Day care center.
28. Funeral homes.
29. Kennels.
30. Ambulatory health care facilities and ambulance services.
31. Animal hospitals, completely enclosed.
32. Catering establishments and banquet facilities.
33. Child daycare centers and nursery schools.
34. Day treatment or care facilities.
35. Pet grooming establishments.
36. Housing for elderly and/or handicapped persons.

37. Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.

38. 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.

39. Bio-medical laboratories.

40. Business machine sales, rental and service establishments.

41. Motor vehicle, sales and service.

42. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.

43. A full service gasoline station that could include a carwash and convenience store.

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

Lots 1, 2, 3 and 4 (credited) 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 Office of Planning and Zoning.

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

#### 8C-3 COMMERCIAL LAND USE

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.

#### 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

1. 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.
2. 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.
3. 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.
4. 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 such facility.
5. 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 any such facility.
6. 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 out-patients on the major shift.
7. 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.
8. Parking for group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing and assisted living facilities shall provide one (1) parking space for every three (3) living units.

Plat 18531 on 9/8/06

ROUTE 175 COMMERCIAL

SECTION 1 AREA 2

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 235-A  
TAX MAP: 36 PARCEL 521  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 2 OF 3 JULY 2006

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

DRAWN BY: PWC CHKD. BY: A.S. G.L.W. FILE NO. 95-003



**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:**

1. Setbacks shall conform to the requirements of Section 6 above.
2. 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):**

**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 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 fifteen (15) feet of an adjacent residential property line.

**E. BUILDINGS:**

1. 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.
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 material shall not be permitted.
4. 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:**

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 AND 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 trucks and service vehicles.
2. Where a convenience store is proposed, provide one (1) space per 200 square feet of floor area available to the public.
3. 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 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. All lighting shall conform to Section 134 of the Zoning Regulations.

**J. OPERATION**

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.

**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.

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

TABULATION OF LAND USE	
SECTION 1 AREA 2	
LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL ROADS - 0.0406 Ac.	58.7860 Ac.
OPEN SPACE - CREDITED	20.3439 Ac.
<b>TOTAL</b>	<b>79.1299 Ac.</b>

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: *pwc* CHKD. BY: *A.S.* G.L.W. FILE NO. 95-003

Plat 18532 on 9/8/06

**ROUTE 175 COMMERCIAL**  
SECTION 1 AREA 2

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

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 235-A  
TAX MAP: 36 PARCEL 521  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE SHEET 3 OF 3 JULY 2006