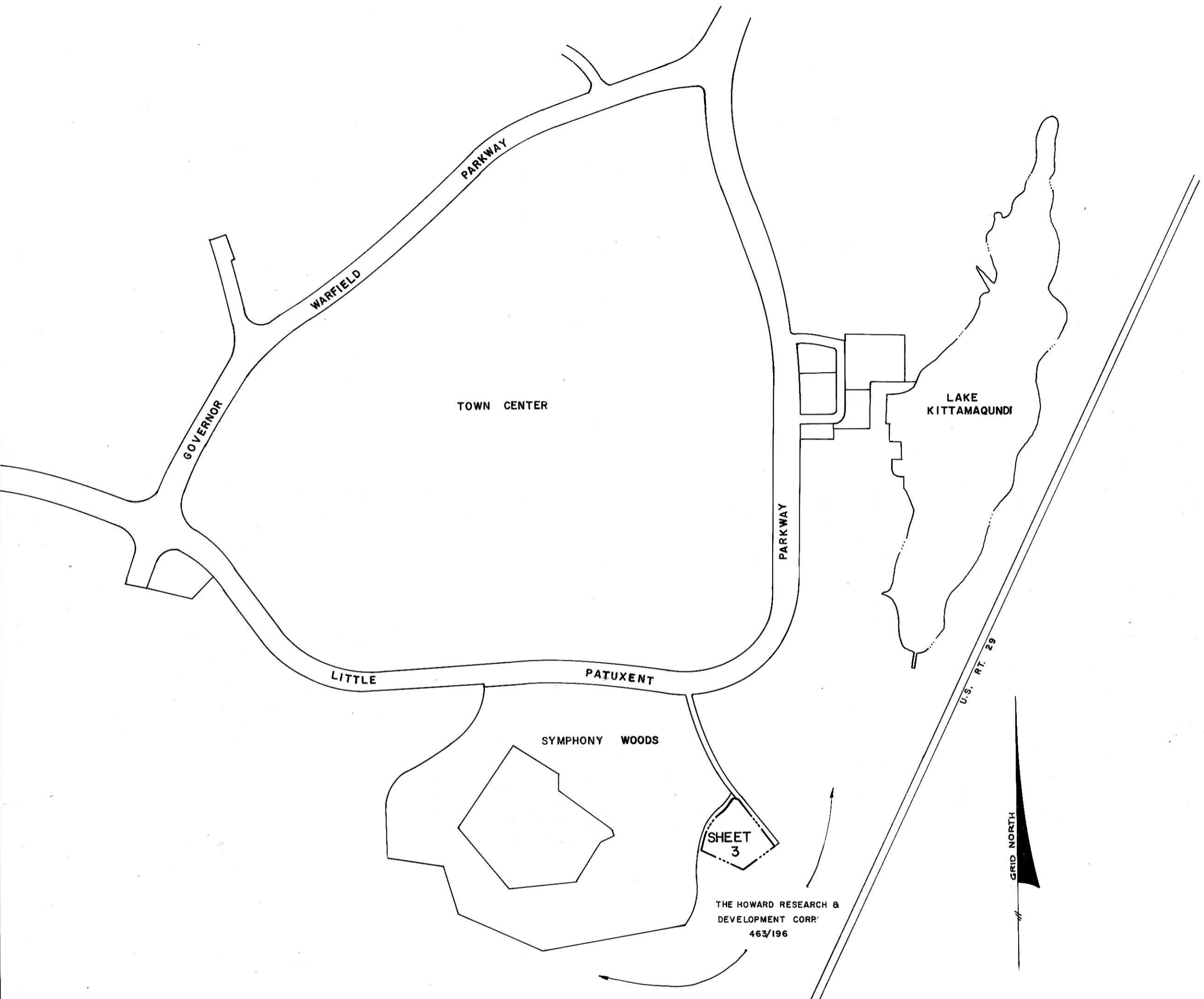


VICINITY MAP
SCALE 1"=2000'



THE HOWARD RESEARCH &
DEVELOPMENT CORP.
463/196



RECORDED PLAT BOOK 16 FOLIO 25
ON 8-23 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
SECTION 5 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-TWO
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' AUGUST, 1968 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Barrett T. Rogers
LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING COMMISSION
APPROVED AS TO LEGAL SUFFICIENCY

James M. ... *Robert J. Hugh ...*
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 52

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 1, of the Town Center

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Planning Commission.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Commission.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Commission. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Commission.

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 Commission. Except as restricted by this Paragraph, 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 Commission.

7. PERMITTED USES - Section 17.031 D:
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:
 - a. Uses permitted in B-1 districts.
 - b. Uses permitted in B-2 districts.
 - c. Uses permitted in S-C districts.

8. HEIGHT LIMITATIONS - Section 17.031 E:
TOWN CENTER - COMMERCIAL
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 Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:
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 within 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 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 employees of any such facility.
 - (f) One (1) car space shall be provided for each three (3) seats within any Dinner Theater or similar facility.
10. SETBACK PROVISIONS - Section 17.031 E:
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 17.031 E:
As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - Section 17.031 E:
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 Commission.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	
Commercial	2.589

RECORDED PLAT BOOK 16 FOLIO 26
ON 8-28-68 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER

SECTION 5 AREA 1

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

THE VILLAGE OF CROSS KEYS

BALTIMORE, MARYLAND 21210

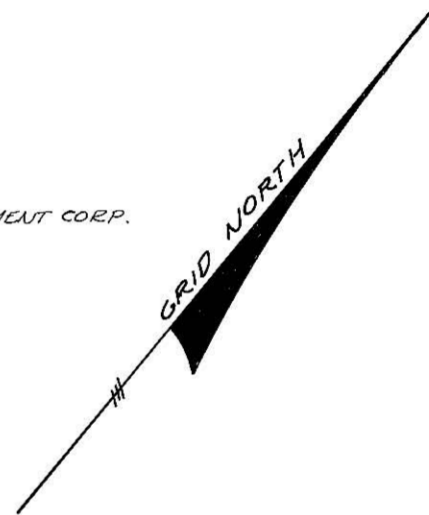
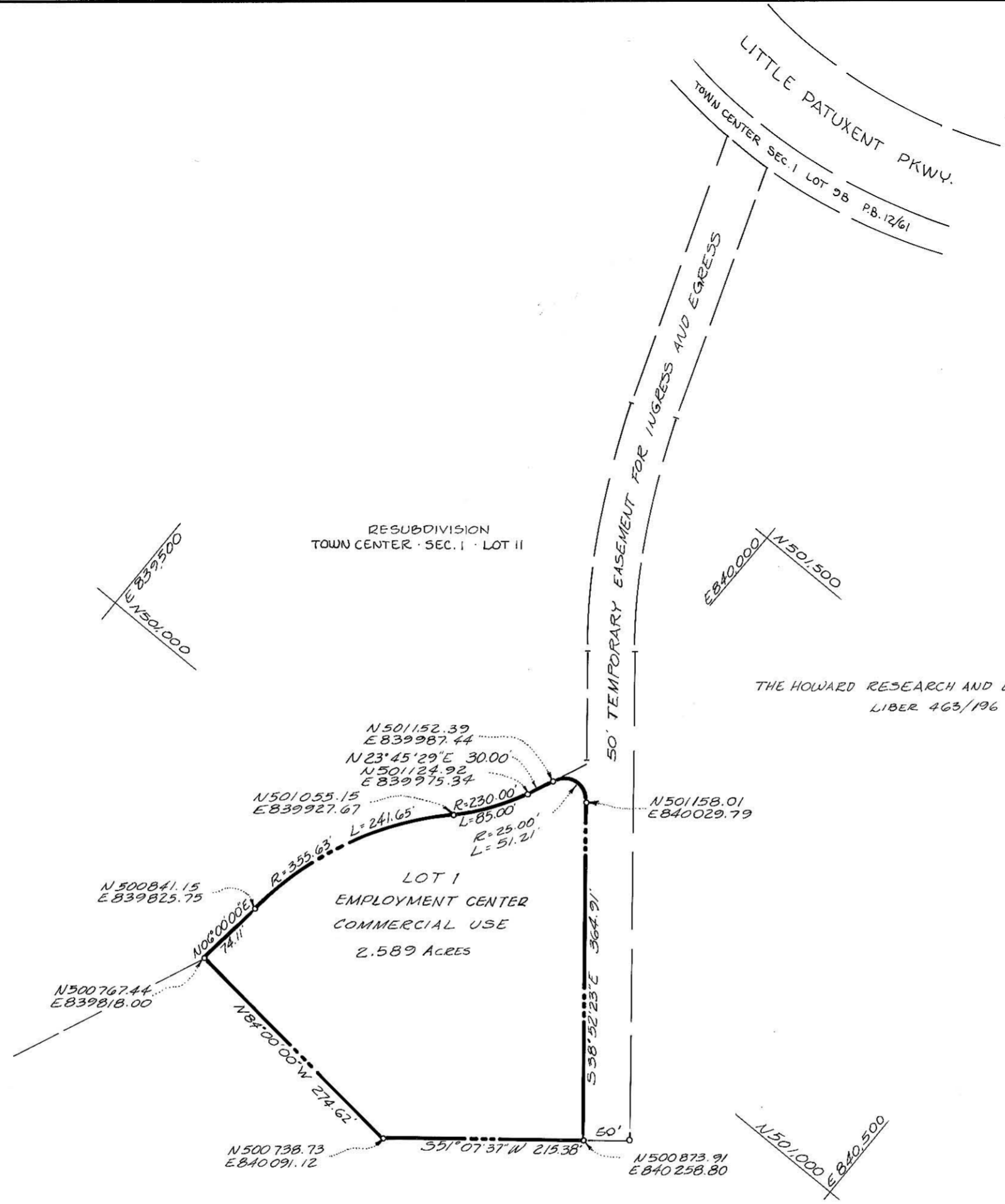
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-TWO
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
AUGUST, 1968 SHEET 2 OF 3

LITTLE PATUXENT PKWY.
TOWN CENTER SEC. 1 LOT 98 P.B. 12/61

RESUBDIVISION
TOWN CENTER - SEC. 1 - LOT II

THE HOWARD RESEARCH AND DEVELOPMENT CORP.
LIBER 463/196



RECORDED PLAT BOOK 16 FOLIO 27
ON 8-28-68 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE HOWARD RESEARCH AND DEVELOPMENT CORP.
LIBER 463/196

TOWN CENTER
SECTION 5 AREA I

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-TWO
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' AUGUST, 1968 SHEET 3 OF 3