

VICINITY MAP
SCALE: 1" = 2000'

SUMMARY OF AMENDMENTS

- Phase G2A - Revised Sheet 2 of 3. (criteria)
Purpose was to change Paragraph 7B under Permitted Uses, to allow division of commercial land use areas without immediate access to a public road and also providing vehicular and pedestrian access parking and common spaces when these areas are individually owned.
- Phase G2A-I - Revised Sheet 2 of 3. (criteria)
Purpose is to add paragraph F to Section 2 regarding parking requirements.

NOTE: This plat is intended to supercede sheet 1 of 3 recorded among the land records of Howard County, Maryland on April 3, 1970 in Plat book 19 Folio 37.

RECORDED PLAT 3054 A-153
ON 11-28-1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
COLUMBIA INN
SECTION 7-2 AREA 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SIXTY-TWO-A-I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977

D. Richard Moore
PROPERTY LINE SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965	62-A-I		
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968	62-A	4-3-70	19 FOLIO 37-39
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972	62	4-14-69	16 FOLIO 104-106
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-1974			
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-1976			

HOWARD COUNTY PLANNING BOARD

Thomas G. Harris 11-22-78
H.C.P.B. EXECUTIVE SECRETARY DATE

Donald W. Warfield 11/27/78
H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK
		RECORDED

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 62A

The area included within this Final Development Plan Phase is Applicable to Section 7, Area 1 of the Town Center.

1. PUBLIC STREETS AND ROADS - Section 119-C-1-a(1):
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 119-C-1-a(2):
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-a(4):
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 119-C-1-b:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 119-c-1-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 Board. 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 Board.

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. 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 Board.

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 119-c-1-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.

Division of Commercial Land Use Areas into individual lots to be owner, 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.

GREENBELT OPEN SPACE LAND USE AREAS

Parcel E is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

8. HEIGHT LIMITATIONS - Section 119-c-1-e:

TOWN CENTER - COMMERCIAL

No height limitation is imposed upon structures, except for parking decks, 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.

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 119-c-1-e:

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.

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 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 employees of any such facility.
- f. Perpendicular parking bays may be established at or below, grade or in elevated levels or decks in ten (10) 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. The height for parking decks will not exceed forty (40) feet.

10. SETBACK PROVISIONS - Section 119-c-1-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 119-c-1-e:

As shown on Subdivision Plat.

12. COVERAGE REQUIREMENTS - Section 119-c-1-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 Board.

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, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE IN ACRES

LAND USE	ACRES
Employment Center Commercial Town Center	11.076
Open Space Credited	2.181
Total	13.257

RECORDED PLAT 3054 A-154
ON 11-28-1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

NOTE:

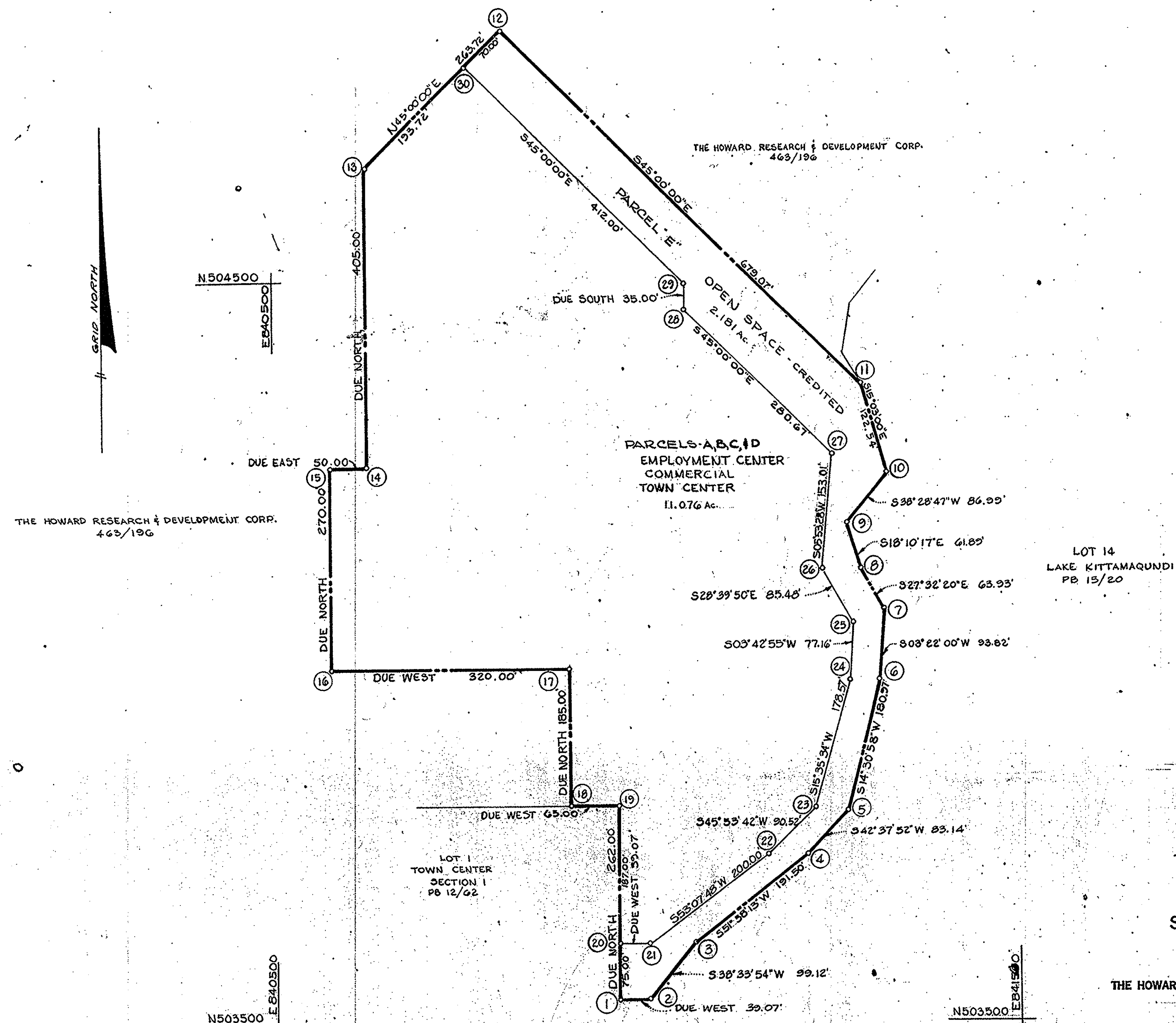
This amended plat supercedes plat previously recorded among the land records of Howard County, Maryland in Plat book 19 folio 38, on April 3, 1970. The purpose of this amendment is to add paragraph f to Section 9 regarding parking requirements for commercial land use areas - Town Center.

**TOWN CENTER
SECTION 7 AREA 1**

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 62-A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 3

COORDINATES		
NO	NORTH	EAST
1	503530.00	840960.93
2	503530.00	841000.00
3	503607.50	841061.79
4	503726.36	841211.95
5	503787.52	841268.25
6	503962.72	841313.62
7	504056.36	841319.13
8	504113.06	841289.57
9	504171.86	841270.26
10	504239.96	841324.39
11	504358.30	841292.58
12	504838.48	840812.41
13	504652.00	840625.93
14	504247.00	840625.93
15	504247.00	840575.93
16	503977.00	840575.93
17	503977.00	840695.93
18	503792.00	840895.93
19	503792.00	840960.93
20	503605.00	840960.93
21	503605.00	841000.00
22	503725.00	841160.00
23	503788.00	841225.00
24	503960.00	841279.00
25	504037.00	841278.00
26	504112.00	841237.00
27	504264.20	841252.71
28	504462.66	841054.24
29	504497.66	841054.24
30	504788.98	840762.91



NOTE: THIS PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 3, 1970. IN PLAT BOOK 19 FOLIO 39.

RECORDED PLAT 3054 A-155 ON 11-28-78 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TOWN CENTER
COLUMBIA INN
SECTION 7 AREA 1

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

COLUMBIA

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