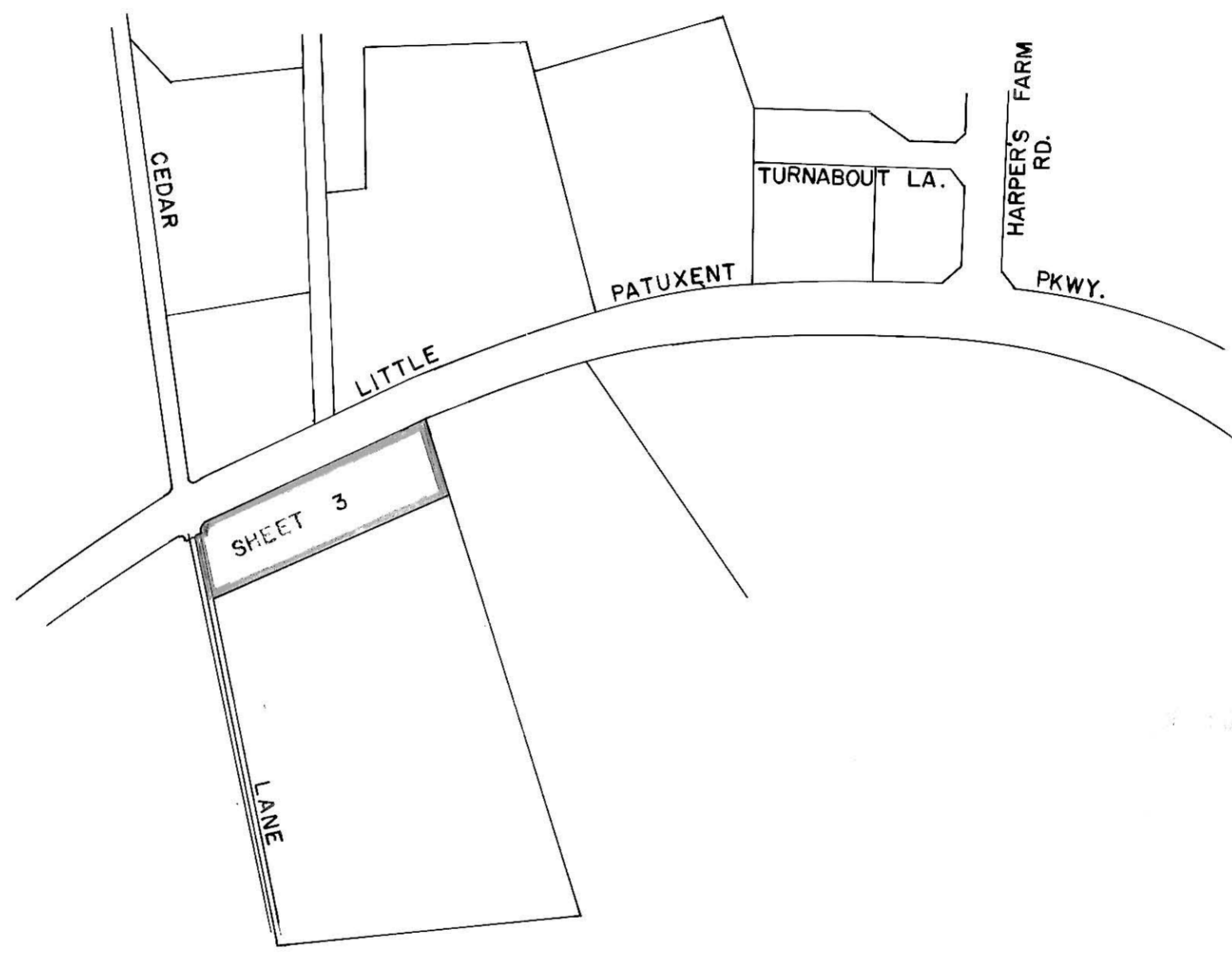


VICINITY MAP  
SCALE 1" = 2000'



TOWN CENTER

SECTION 8 AREA 2

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

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE EIGHTY-THREE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' DECEMBER, 1969 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

*Barbara A. Holger*  
LAND SURVEYOR'S SIGNATURE

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

HOWARD COUNTY PLANNING BOARD

*J.P.* *4/29/70* *E. Marcum* *12/2/70*  
H. C. P. B. EXECUTIVE SEC. DATE H. C. P. B. CHAIRMAN DATE

RECORDED PLAT BOOK 12 FOLIO 30  
AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Phase 83, of Town Center, Section 8, Area 2

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):  
To be shown on subdivision plats, if required by the Howard County Planning Board.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):  
To be shown on subdivision plats, if required by the Howard County Planning Board.  
  
Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Planning Board.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):  
To be shown on subdivision plats, if required by the Howard County Planning Board.
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
To be shown on subdivision plats, if required by the Howard County Planning Board.
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 Board.
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 pile, 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 described by this Paragraph 6 C-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.

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, except, however that gasoline service stations are prohibited.

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 Board.

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. Hospitals, clinics and accessory building  
One parking space shall be provided for each two (2) beds.  
One parking space for each employee on a major shift.  
Eight parking spaces for each doctor treating outpatients on the major shift.
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 Board.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	
Commercial	3.515
Roadway	0.190
TOTAL	3.705

TOWN CENTER  
SECTION 8 AREA 2

PETITIONER AND OWNER

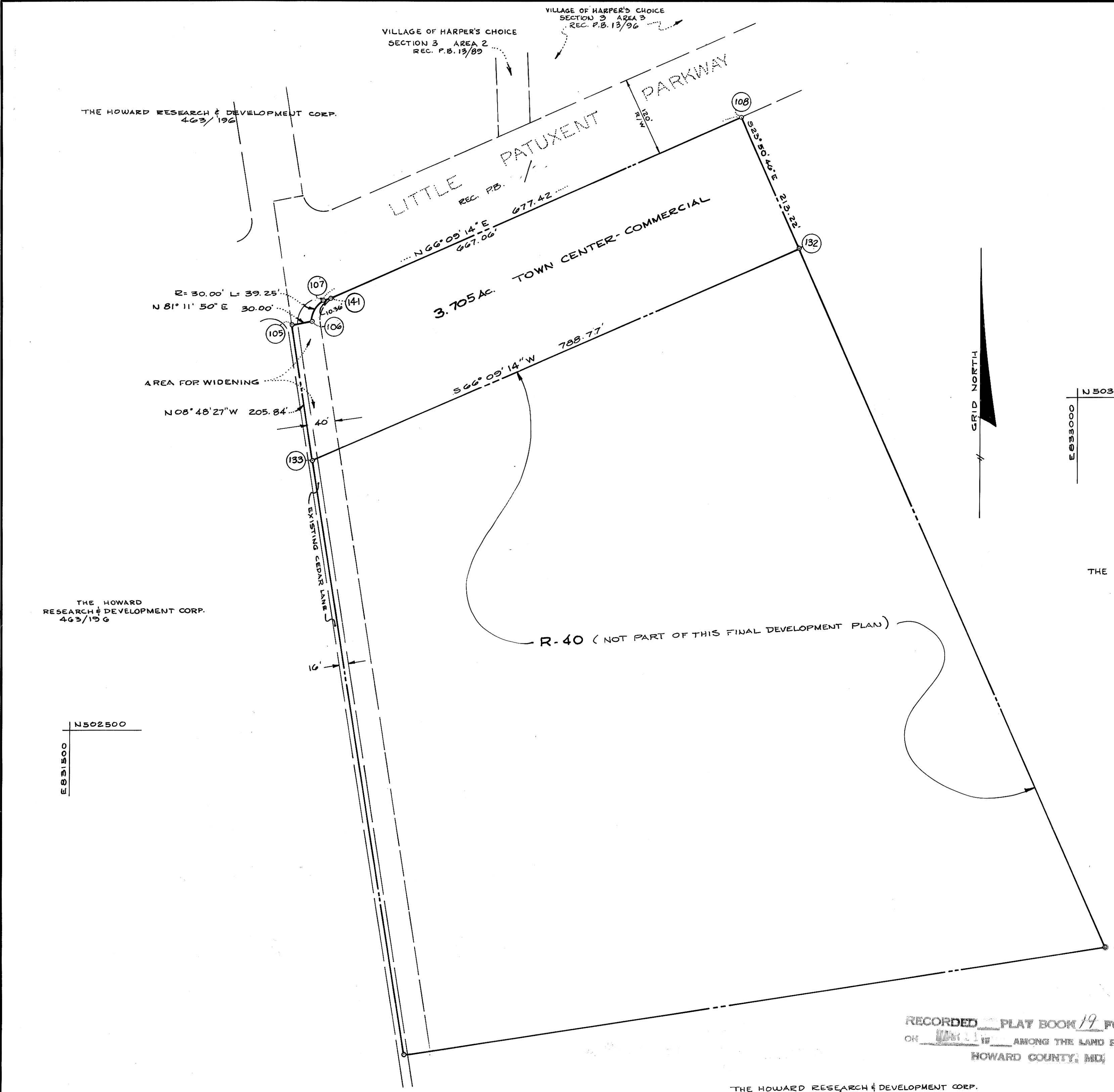
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE VILLAGE OF CROSS KEYS  
BALTIMORE, MARYLAND 21210

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE EIGHTY-THREE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
DECEMBER, 1969  
SHEET 2 OF 3

RECORDED PLAT BOOK 19 FOLIO 31  
ON MAR 19 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

COORDINATE SCHEDULE		
NO.	NORTH	EAST
105	503106.15	831830.71
106	503110.74	831860.35
107	503142.77	831877.87
141	503146.96	831887.34
108	503416.64	832497.46
132	503221.62	832583.66
133	502902.74	831862.23



TOWN CENTER  
SECTION 8 AREA 2

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
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BALTIMORE, MARYLAND 21210

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-THREE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100' DECEMBER, 1969 SHEET 3 OF 3

RECORDED PLAT BOOK 19 FOLIO 32  
OR AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

THE HOWARD RESEARCH & DEVELOPMENT CORP.  
463/196