

RECORDED PLAT BOOK 11 FOLIO 53 ON
MAY 29, 1967 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

NOTE:
THIS IS A MAP PROVIDING FOR LAND USE CONTROLS
AND FINAL DEVELOPMENT PLAN CRITERIA IN ACCORDANCE
WITH SECTION 17 OF THE HOWARD COUNTY ZONING
REGULATIONS AND IS NOT A SUBDIVISION MAP

PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210
PLAT BOOK 11 Folio 53

COLUMBIA

TOWN CENTER-SECTION I
FINAL DEVELOPMENT PLAN PHASE FOUR
5TH ELECTION DISTRICT HOWARD COUNTY MD
SCALE: 1"=100' AMENDED APRIL 14, 1967
SHEET 1 OF 6

PREPARED
IN ACCORDANCE WITH THE
ZONING REGULATIONS OF HOWARD
COUNTY, ADOPTED MAY 16, 1961,
AND AS AMENDED MAY 17, 1965

Richard P. Brown
LAND SURVEYORS SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
4

HOWARD COUNTY PLANNING COMMISSION
APPROVED AS TO LEGAL SUFFICIENCY

<i>James Vaughan</i> H.C.P.C. COUNSEL	4/27/67 DATE	<i>Raymond G. Hunt</i> H.C.P.C. CHAIRMAN	4-29-67 DATE
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NOTE:
THIS PLAN HAS BEEN AMENDED TO REFLECT
CORRECTION OF ERRORS IN DRAFTING
AND AREA COMPUTATIONS.

NOTE:
THIS FINAL DEVELOPMENT PLAN SUPERSEDES
THE FINAL DEVELOPMENT PLAN PREVIOUSLY
RECORDED ON NOV. 16, 1966, IN LIBER 11, AT
FOLIO 1 TO 6, OF THE LAND RECORDS OF
HOWARD COUNTY, SAID PLAN IS HEREBY
DECLARED NULL AND VOID AND OF NO
FURTHER EFFECT.

ELD Approval By: *R.P. Brown* Date: 5-1-67

FINAL DEVELOPMENT PLAN CRITERIA - PHASE IV

This Final Development Plan Phase is applicable to Section 1, Town Center Sub-division.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
As shown on subdivision plat.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
As shown on subdivision plat.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
As shown on subdivision plat.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
As shown on subdivision plat.
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 17.031 B:
Lots 7, 8, 9, 10, 11 and 12 shall be used for open space uses as set forth in section 7 herein.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
No structure may be located within 25 feet of the right-of-way of any public street, road, or highway except, however, that this requirement shall not apply to the public street between lots 4 and 5 on the west, and lots 1, 2 and 3 on the east; structures may not be located within 5 feet of the right-of-way of any public street. Except as restricted by this paragraph 6, buildings and other structures may be located at any location upon the land encompassed by this Final Development Plan Phase. The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, signs, awnings, canopies or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" will be made by the Howard County Planning Commission. Walls or fences constructed on any lot within this Final Development Plan Phase, if located within setback areas adjacent to public streets, roads or highways upon which construction of structures is prohibited, shall not exceed three feet in height if solid or closed, nor five feet in height if open.
7. PERMITTED USES - Section 17.031 D:
 - A. COMMERCIAL LAND USE AREAS:
All uses permitted in commercial districts or commercial use zones are permitted upon lots 1, 2, 3, 4, 5 and 6 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.
- B. OPEN SPACE LAND USE AREAS:
- Lot 7 shall be used for all open space purposes including, but not limited to, all of the following:
- a. Operation of a Town Plaza.
 - b. Operation and maintenance of a public or private lake.
 - c. Operation of a public or private boating facility, including boathouse, dock facilities and related appurtenances.
 - d. Operation and maintenance of such commercial facilities as are consistent with the primary use of lot 7 for Town Plaza and recreational uses as approved by the Howard County Planning Commission.
 - e. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
 - f. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, carnivals, rummage sales, white elephant sales, cake sales, dances, and similar activities.

Lots 8 and 9 shall be used for open space uses. Any portion of lots 8 and 9 may be used as a vehicular right-of-way for a publicly or privately owned transportation system. The traveled area actually used as a right-of-way or, in any event, a right-of-way strip, no less than 30 feet in width, shall not, in such event, be considered in computing the minimum amount of land devoted to open space uses as required by Section 17.018 of the Howard County Zoning Regulations.

Lot 10 shall be used for all open space uses including, but not limited to, use as a public or private pavilion. Pavilion uses may include, but are not limited to, all of the following:

- a. Symphony concerts.
- b. Operatic and chamber music performances.
- c. Musical performances of all kinds.
- d. Motion picture presentations.
- e. Theatrical performances.
- f. Dance concerts.
- g. Lectures.

- h. Public gatherings, meetings and rallies.
- i. Carnivals and white elephant sales.
- j. Conferences.
- k. Operation of such commercial activities as are consistent with primary use of lot 10 as a pavilion such as food and beverage concessions, snack bars, or similar facilities.

Lot 11 shall be used for all open space uses including, but not limited to, all of the following:

- a. Operation of a community park.
- b. Operation of a public or private swimming pool.
- c. Operation of a teen center building, including sales on the premises of food, beverages and similar items.
- d. Automobile parking in conjunction with use of lot 10 as a pavilion.
- e. Operation of such commercial activities as are consistent with primary use of lot 11 as a community park such as food and beverage concessions, snack bars, or similar facilities.

Lot 12 shall be used for all open space uses including, but not limited to, use as a public service building and a community fire station.

8. HEIGHT LIMITATIONS - Section 17.031 E:
No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:
 - A. COMMERCIAL LAND USE AREAS:
 - a. One (1) parking space shall be provided for each 400 square feet of net leasable area contained within any buildings constructed upon the land encompassed by this Final Development Plan Phase which are used as commercial office buildings; no additional requirement

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COLUMBIA

TOWN CENTER SECTION I
FINAL DEVELOPMENT PLAN PHASE FOUR
5TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE 1"=100' AMENDED APRIL 14, 1967
SHEET 2 OF 6

Laura B. Stone 4-29-67

is imposed upon any restaurant, coffee shop or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.

b. 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.

c. 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.

B. 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 lot 10 is used for pavilion purposes, open areas in the vicinity of such pavilion shall be provided which are sufficient to permit automobile parking equivalent to one space for each three seats within the pavilion; such parking areas may be on turfed areas upon park or other open space land use areas.

10. SETBACK PROVISIONS - Section 17.031 E:

- 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 plot.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

No coverage requirement is imposed upon land within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site plan approved by the Howard County Planning Commission.

TABULATION OF LAND USE IN ACRES

Zoning Use	Section 1	Total
Comm.	33.555	33.555
Open Space		
Credited	53.670	53.670
Non-Cred.	3.923	3.923
Total	91.148	91.148

RECORDED PLAT BOOK II FOLIO 55 ON
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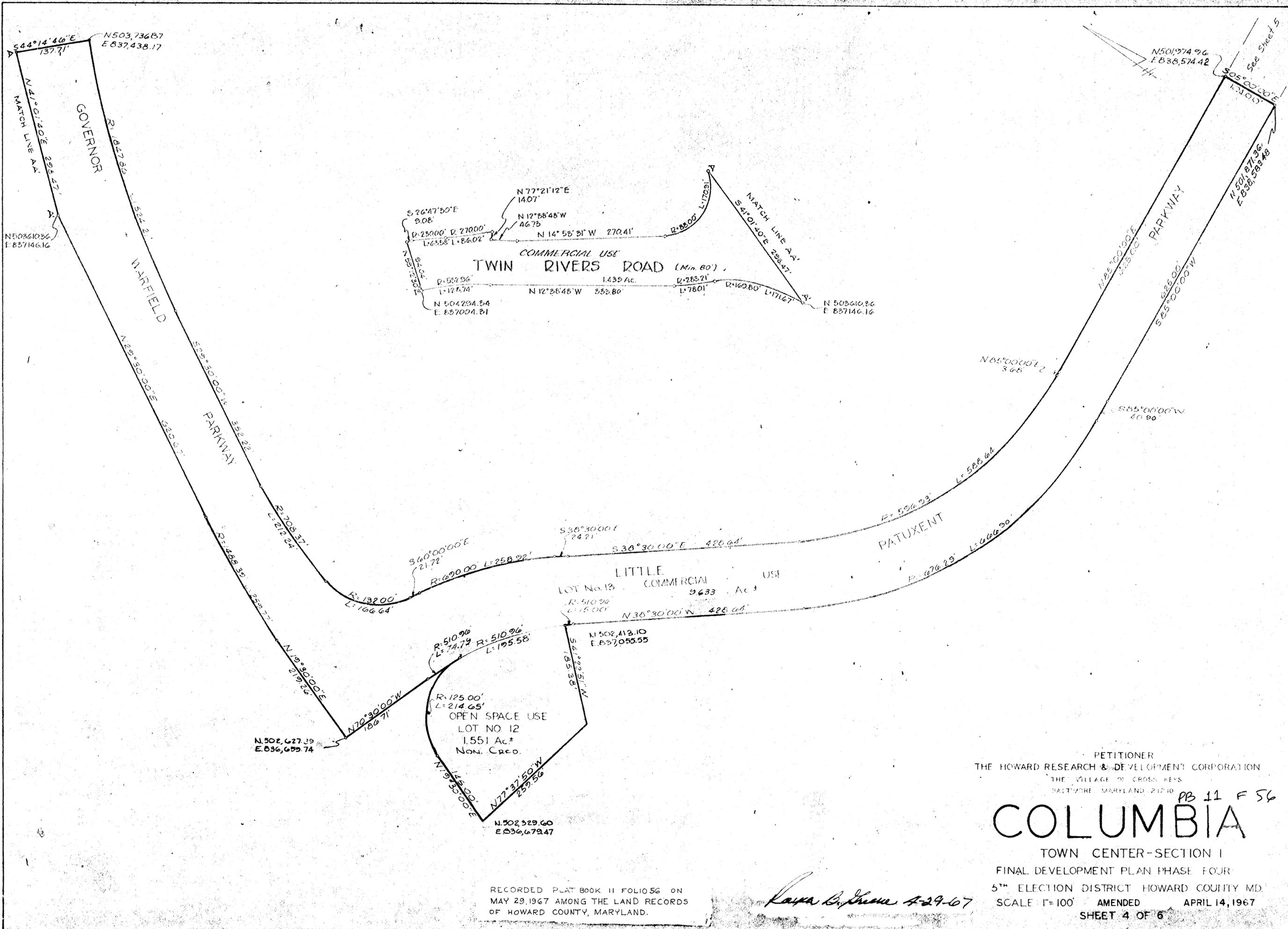
PETITIONER
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THE VILLAGE OF GROSS POINTS
BALTIMORE, MARYLAND 21210

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TOWN CENTER - SECTION I
FINAL DEVELOPMENT PLAN PHASE FOUR
5TH ELECTION DISTRICT HOWARD COUNTY MD

AMENDED APRIL 14, 1967
SHEET 3 OF 6

Leona P. Hume 4-29-67



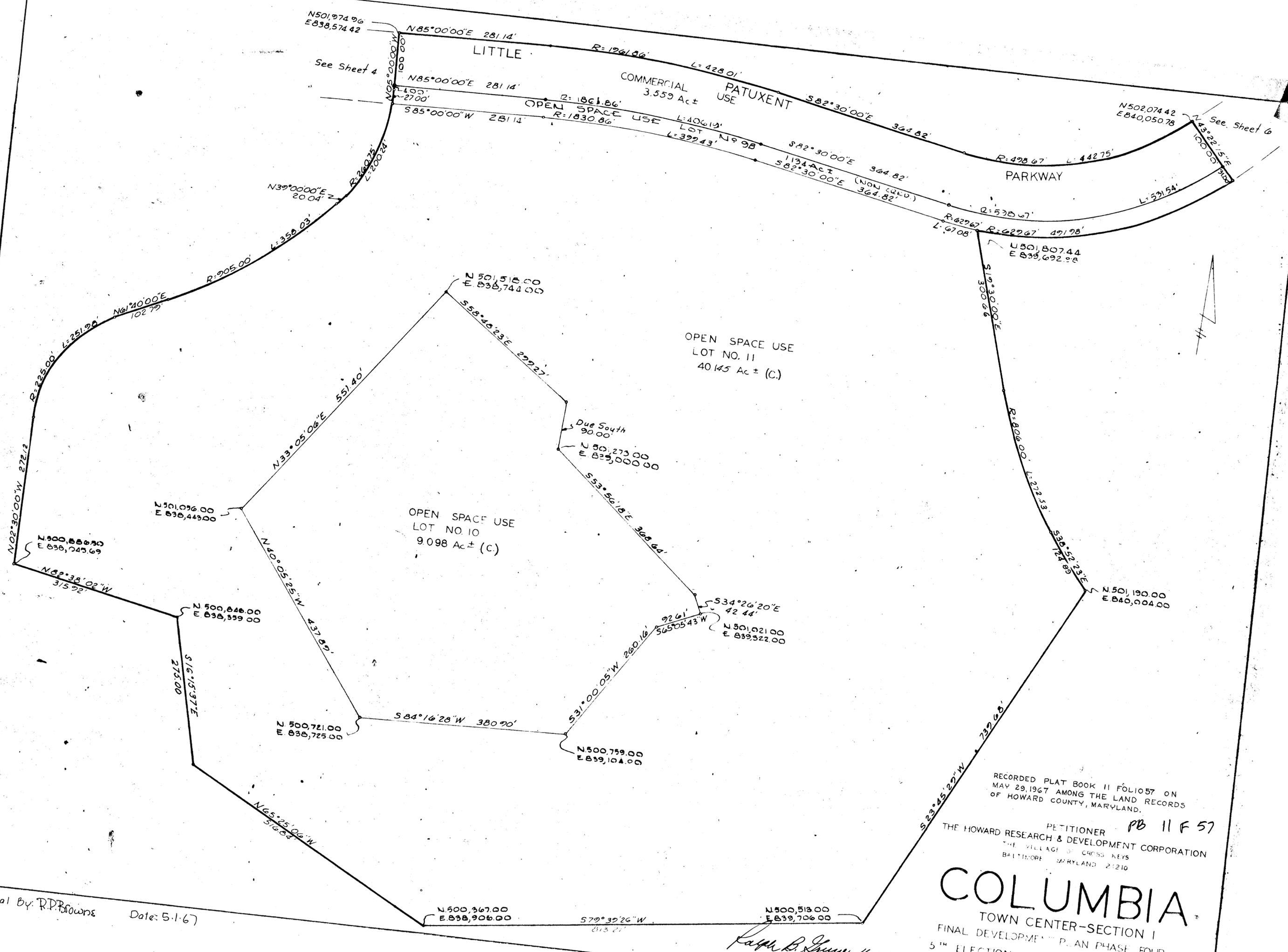
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 BALTIMORE, MARYLAND 21210

PB 11 F 56
COLUMBIA

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RECORDED PLAT BOOK 11 FOLIO 56 ON
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Laura B. Shum 4-29-67



N501,974.96
E838,574.42

LITTLE PATUXENT

COMMERCIAL PATUXENT
USE
3.559 Ac±

PARKWAY

OPEN SPACE USE
LOT NO. 10
9.098 Ac± (C)

OPEN SPACE USE
LOT NO. 11
40.145 Ac± (C)

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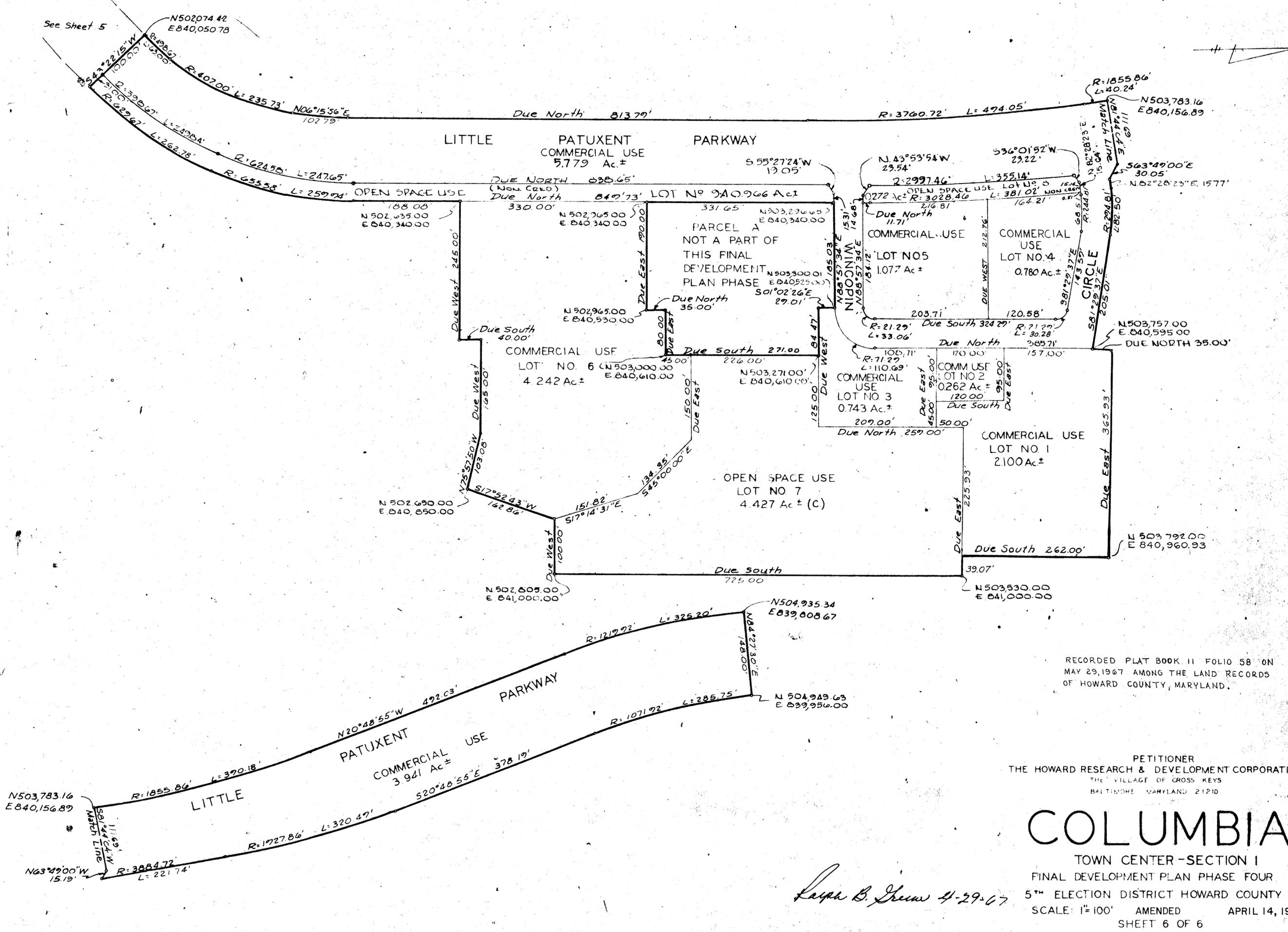
PETITIONER PB 11 F 57
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COLUMBIA
TOWN CENTER-SECTION I
FINAL DEVELOPMENT PLAN PHASE FOUR
5TH ELECTION

Approval By: R.P. Brown Date: 5-1-67

Ralph B. Brown

See Sheet 5



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SHEET 6 OF 6

Laura B. Green 4-29-67