

VICINITY MAP  
SCALE: 1"=800'

**RECEIVED**  
JAN 15 1973  
BUREAU OF ENGINEERING

TOWN CENTER  
SECTION 5 AREA 3

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21041

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 115  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=400' SEPTEMBER, 1972 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

*Richard L. ... #0045*  
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B. C. C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED BCC CASE 507 RESOLUTION APPROVED 11-4-68

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SEC.	DATE	H.C.P.B. CHAIRMAN	DATE
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✓ DEC 11 72

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**RECEIVED**  
JAN 11 1973  
BUREAU OF LAND DEVELOPMENT  
OF HOWARD COUNTY

DRWN BY  
CHKD BY

The Area included within this Final Development Plan Phase is Applicable to Town Center, Section 5, Area 3 Phase

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHT OF WAYS - Section 17.031 A (2):  
24. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
29. Vehicular ingress and egress to Lot 1 will be restricted from the temporary south entrance road and the Old Columbia Road.
3. MAJOR UTILITY RIGHT OF WAYS - Section 17.031 A (3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK & OTHER COMMUNITY USES - Section 17.031 B:  
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

PERMITTED GENERAL USES OF BUILDINGS, WALLS, FENCES, ETC. - Section 17.031 C:  
The Planning Board shall determine the use of buildings, walls, fences, etc.

1. Office buildings, etc.  
2. Industrial buildings, etc.  
3. Retail stores, etc.  
4. Restaurants, etc.  
5. Hotels, etc.  
6. Hospitals, etc.  
7. Schools, etc.  
8. Churches, etc.  
9. Public buildings, etc.  
10. Other uses as determined by the Planning Board.

11. Setback areas shall be determined by the Planning Board. If a structure is located within a setback area, the structure shall be set back from the setback line by a distance equal to the setback depth. If a structure is located on a street frontage, the structure shall be set back from the street frontage by a distance equal to the setback depth. If a structure is located on a side or rear lot line, the structure shall be set back from the lot line by a distance equal to the setback depth. If a structure is located on a corner lot, the structure shall be set back from the corner by a distance equal to the setback depth. If a structure is located on a street frontage and a side or rear lot line, the structure shall be set back from the street frontage and the lot line by a distance equal to the setback depth. If a structure is located on a street frontage and a corner, the structure shall be set back from the street frontage and the corner by a distance equal to the setback depth. If a structure is located on a side or rear lot line and a corner, the structure shall be set back from the lot line and the corner by a distance equal to the setback depth. If a structure is located on a street frontage, a side or rear lot line, and a corner, the structure shall be set back from the street frontage, the lot line, and the corner by a distance equal to the setback depth.

12. The Planning Board shall determine the setback depth for each structure. The setback depth shall be determined by the Planning Board based on the use of the structure, the location of the structure, and the setback requirements of the Howard County Zoning Ordinance. The setback depth shall be determined by the Planning Board based on the use of the structure, the location of the structure, and the setback requirements of the Howard County Zoning Ordinance. The setback depth shall be determined by the Planning Board based on the use of the structure, the location of the structure, and the setback requirements of the Howard County Zoning Ordinance.

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SETBACK REQUIREMENTS - Section 17.031 D:

No structure shall be located within 30 feet of the right-of-way of any public street, road or highway, unless the structure is a structure constructed at and within the setback area. If a structure is located within the setback area, the structure shall be set back from the setback line by a distance equal to the setback depth. If a structure is located on a street frontage, the structure shall be set back from the street frontage by a distance equal to the setback depth. If a structure is located on a side or rear lot line, the structure shall be set back from the lot line by a distance equal to the setback depth. If a structure is located on a corner lot, the structure shall be set back from the corner by a distance equal to the setback depth. If a structure is located on a street frontage and a side or rear lot line, the structure shall be set back from the street frontage and the lot line by a distance equal to the setback depth. If a structure is located on a street frontage and a corner, the structure shall be set back from the street frontage and the corner by a distance equal to the setback depth. If a structure is located on a side or rear lot line and a corner, the structure shall be set back from the lot line and the corner by a distance equal to the setback depth. If a structure is located on a street frontage, a side or rear lot line, and a corner, the structure shall be set back from the street frontage, the lot line, and the corner by a distance equal to the setback depth.

Adequate planting and landscaping shall be provided for each structure. The planting and landscaping shall be determined by the Planning Board based on the use of the structure, the location of the structure, and the planting and landscaping requirements of the Howard County Zoning Ordinance. The planting and landscaping shall be determined by the Planning Board based on the use of the structure, the location of the structure, and the planting and landscaping requirements of the Howard County Zoning Ordinance.

1. 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 B-3 districts

Division of Commercial Land Use Areas 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.

2. HEIGHT LIMITATIONS - Section 17.041 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.

3. PARKING REQUIREMENTS - Section 17.051 E:  
COMMERCIAL LAND USE AREAS - TOWN CENTER  
a. Six (6) parking spaces per tennis court shall be provided.  
b. 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.  
c. 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.  
d. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility; one (1) parking space shall be provided for each five (5) employees of any such facility.  
e. Hospitals, clinics and accessory building:  
One (1) parking space shall be provided for each two (2) beds.  
One (1) parking space shall be provided for each employee on a major shift. Eight (8) parking spaces for each doctor treating out patients on the major shift.  
f. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan so as to comply with the terms of Section 17.031 above and the space indices set forth in this Section 9.  
g. 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.

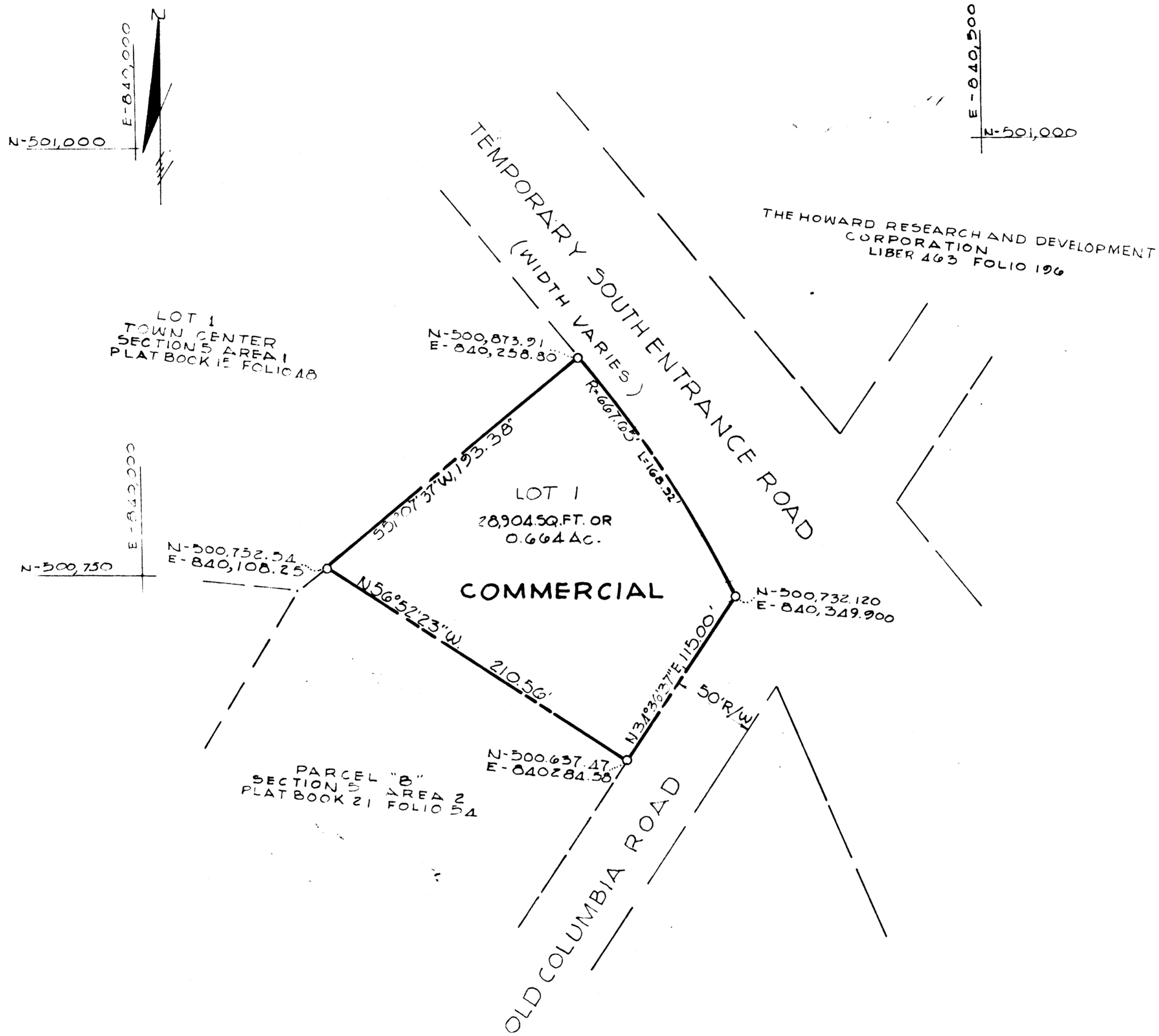
10. SETBACK PROVISIONS - Section 17.031 E:  
A. GENERALLY:  
a. Setbacks shall conform to the requirements of Section 17.031 D above.  
b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.
11. MINIMUM LOT SIZES - Section 17.031 E:  
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
12. COVERAGE REQUIREMENTS - Section 17.031 E:  
A. COMMERCIAL LAND USE AREAS  
No coverage requirements are 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 USES	ACRES
Land Use	
Employment Center Commercial-Town Ctr.	0.664
TOTAL	0.664

TOWN CENTER  
SECTION 5 AREA 3  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21046

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 115  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SEPTEMBER 1972 SHEET 2 OF 3



20 145  
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TOWN CENTER  
 SECTION 5 AREA 3  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA MARYLAND  
 21044

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 115  
 5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 50' SEPTEMBER, 1972 SHEET 3 OF 3