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 MAR 14 1973  
 DIVISION OF ENGINEERING  
 INSPECTION SECTION

**RECEIVED**

MAR 14 1973

DIVISION OF LAND DEVELOPMENT  
 OF HOWARD COUNTY

PLAT BOOK 20 FOLIO 184

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 47.A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN P.B. 19 FOLIO 47

TOWN CENTER  
 SECTION 2 AREA I  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21043

**COLUMBIA** PB 20 F 184

AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY SEVEN-A-III  
 5th ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=400' JANUARY 1973 SHEET 1 OF 4

*JSP  
 5/27/72*

PREPARED AS TO SHEETS 1 TO 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED MAY 16, 1961 AND AS AMENDED MAY 27, 1965 AMENDED DEC. 5, 1972

*Francis D. Light*  
 ENGINEER'S SIGNATURE

FRANCIS D. LIGHT  
 MARYLAND P.E. No. 7617

BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11/4/68 AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11/22/72

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA  
PHASE 47-A-III

The Area included within this Final Development Plan Phase is Applicable to Section 2, 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 Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2) :  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - 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 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 fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restrictions 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.

\* The term "structure" shall include all cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls, or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type. Where the rear lot line of any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof, "except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board."

\*\* All structures and improvements shall be constructed and land uses 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.  
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, leasees, 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.
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 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. 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 7 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. Angular parking may be established at or below grade or in elevated levels or decks. 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 :  
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 in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
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 in Acres	
Land Use	Acres
Employment Center Town Center-Commercial	80.237

This Amended Plat is intended to supersede Final Development Plan Phase 47A II Recorded among the Land Records of Howard County, Md. in P.B. 19 Folio 48.

**RECEIVED**  
MAR 15 1973

BUREAU OF ENGINEERING

RECORDED IN PLAT BOOK 20 FOLIO 185  
ON FEB 15 1973 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TOWN CENTER

SECTION 2 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21043

**COLUMBIA** PB 20 F 185

AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY SEVEN-A-III  
5th. ELECTION DISTRICT HOWARD COUNTY, MD.  
JANUARY 1973 SHEET 2 OF 4

N502328.44  
E839024.96

MATCH LINE

N503850.00  
E839024.96

N504493.44  
E839064.96

DUE NORTH 1521.56

DUE EAST 40.00

DUE NORTH 643.44

N503850.00  
E839064.96

N502500  
E839500

N504250  
E839500

EMPLOYMENT CENTER  
TOWN CENTER COMMERCIAL  
55.237 Ac.

RECEIVED  
MAR 15 1973  
BUREAU OF ENGINEERING

THE HOWARD RESEARCH & DEVELOPMENT CORP  
LIBER 463 FOLIO 196

N504493.44  
E839064.96  
R=80.00' L=154.73

DUE EAST 25.66

DITCH EASEMENT RECORDED P.B. 15 FOLIO 68  
N97°44'53"W 82.32'

N504601.87  
E839089.57

10' STORM DRAIN EASEMENT  
RECORDED IN P.B. 12 FOLIO 60

DITCH EASEMENT RECORDED IN P.B. 12 FOLIO 60  
N83°25'14"E 15.00'

DUE NORTH 50.00'

N14°51'18"W 108.95'

N07°31'21"E 153.38'

588°05'46"W 80.00'

SEWER ESM'T. P.B. 15 F. 66'

R=1855.86'

L=430.42'

N504159.72  
E840057.46

10' STORM DRAIN ESM'T. RECORDED IN P.B. 12 FOLIO 62

LITTLE

PATUXENT

PARKWAY

TOWN CENTER  
SECTION 2 AREA I

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21043

RECORDED IN PLAT BOOK 20 F. 186  
ON FEB 15 1973 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

COLUMBIA PB 20 F 186  
AMENDED

FINAL DEVELOPMENT PLAN PHASE FORTY SEVEN-A-III  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' JANUARY 1973 SHEET 3 OF 4

THIS AMENDED PLAT IS INTENDED TO VOID  
AND SUPERCEDE FINAL DEVELOPMENT PLAN PHASE  
AT-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD  
CO. MD. IN P.B. 19 FOLIO 49

DRWN. BY:  
CHKD. BY:

N 502,500  
E 838,250

N 504,250  
E 838,250

GRID NORTH  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
LIBER 463 FOLIO 196

N 502,328.44  
E 838,533.85

N 504,493.44  
E 838,533.85

DUE NORTH 2,165.00'

EMPLOYMENT CENTER  
TOWN CENTER COMMERCIAL  
25.000 Ac.

RECEIVED  
MAR 15 1973  
BUREAU OF ENGINEERING

THE HOWARD RESEARCH & DEVELOPMENT CORP.  
LIBER 463 FOLIO 196  
DUE WEST 491.11'

THE HOWARD RESEARCH & DEVELOPMENT CORP.  
LIBER 463 FOLIO 196  
DUE EAST 931.11'

MATCH LINE SEE SHEET 3 OF 4  
DUE SOUTH 1521.56'

N 503,850.00  
E 839,024.96

DUE WEST 40.00'  
MATCH LINE SEE SHEET 3 OF 4  
DUE SOUTH 643.44'

N 502,328.44  
E 839,024.96

N 503,850.00  
E 839,064.96

N 504,493.44  
E 839,064.96

PREVIOUSLY RECORDED  
LIBER 19 FOLIO 49  
APRIL 23, 1970

N 502,500  
E 839,500

FEB 15 1973  
HOWARD COUNTY, MD

TOWN CENTER  
SECTION 2 AREA 1  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21043

COLUMBIA PB 20 F 187  
AMENDED FINAL DEVELOPMENT PLAN PHASE FORTY SEVEN-A III  
5th. ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' JANUARY 1973 SHEET 4 OF 4

DRWN. BY: J.J.B.  
CHKD. BY: F.K.F.