

VICINITY MAP
SCALE: 1"=800'

TOWN CENTER
SECTION 5 AREA 3

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA MARYLAND

21044

RECORDED AMONG THE LAND RECORDS OF
PLAT BOOK 20 FOLIO 143
DEC 11 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 115
5th 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



Ralph Wicker #5545
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

Thomas J. Hough 11/15/72
H.C.P.B. EXEC. SEC. DATE
William D. Dendall
H. C. P. B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

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):
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

2B. 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.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 17.031 D. The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where 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 nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, 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 after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubbery	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed not 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6C-1 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; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road, or highway a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-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.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

7. PERMITTED USES - Section 17.031 D:
7c-3 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, 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:
8c-3 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:
9c-2 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 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. 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:

- 10A 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:

12C 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

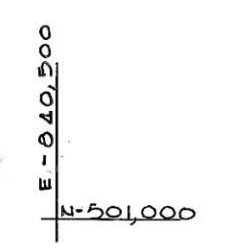
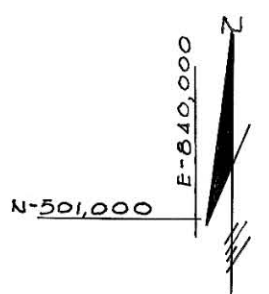
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA MARYLAND
21044

RECORDED PLAT BOOK 20 FOLIO 144
ON DEC 11 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

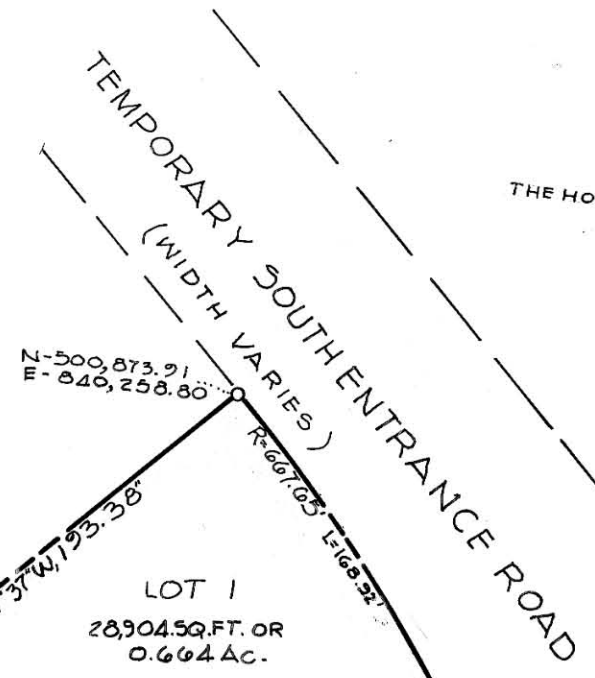
COLUMBIA

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



LOT 1
TOWN CENTER
SECTION 5 AREA 1
PLAT BOOK 15 FOLIO 48

THE HOWARD RESEARCH AND DEVELOPMENT
CORPORATION
LIBER 463 FOLIO 196

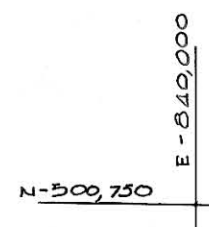


N-500,873.91
E-840,258.80

LOT 1
28,904.59 FT. OR
0.664 AC.

COMMERCIAL

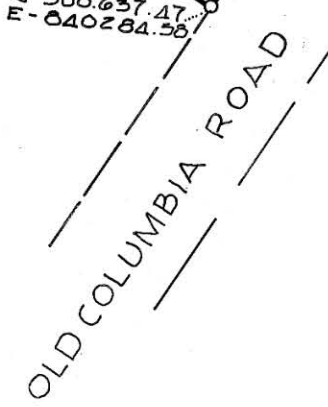
N-500,732.120
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N-500,752.54
E-840,108.25

PARCEL "B"
SECTION 5 AREA 2
PLAT BOOK 21 FOLIO 54

N-500,637.47
E-840,284.50



RECORDED PLAT BOOK 20 FOLIO 145
ON DEC 11 1972 AMONG THE LAND RECORDS OF
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TOWN CENTER
SECTION 5 AREA 3
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FINAL DEVELOPMENT PLAN PHASE 115
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 50' SEPTEMBER, 1972 SHEET 3 OF 3