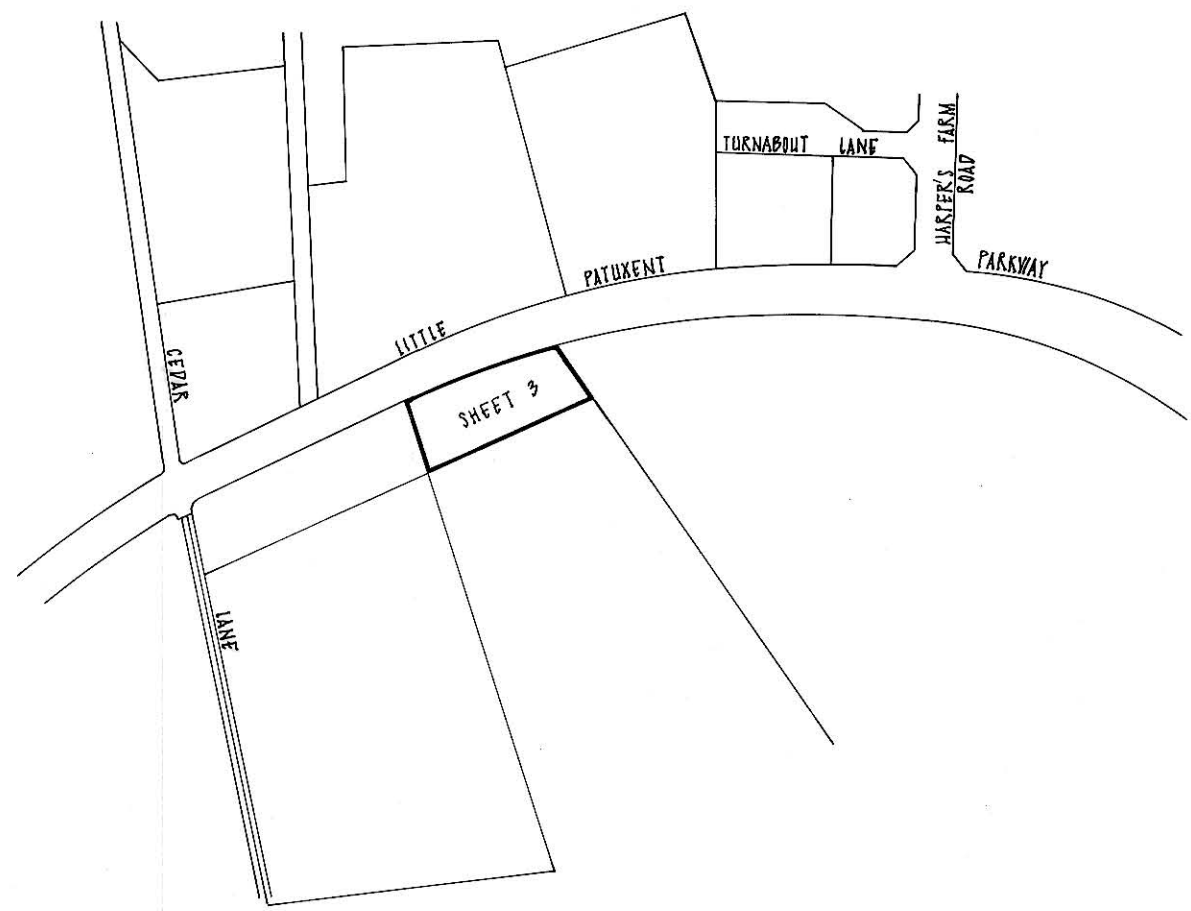


VICINITY MAP  
SCALE: 1" = 2000'



RECORDED  PLAT BOOK 28 FOLIO 23  
 ON 5/20 19 74 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.  
 TOWN CENTER

SECTION 8 AREA 3

PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MD. 21044

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 152  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 400' 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



AMMENDED B.C.C. CASE 644 RESOLUTION APPROVED 1-7-74  
 BOARD OF COUNTY COMM. B. C. C. CASE 412  
 RESOLUTION APPROVED AUGUST 10, 1965  
 AMMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68  
 AMMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72

HOWARD COUNTY PLANNING BOARD

*James E. Harris* 5-15-74  
 H. C. P. D. EXEC. SEC. DATE

*William R. Brundell* 5/15/74  
 H. C. P. D. CHAIRMAN DATE

FDP-152  
 DRWN. BY:  
 CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 8, Area 3, of the Town Center.

1. PUBLIC STREET 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):  
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
2B 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 (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 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                |
| shrubby                | 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 nor 5' 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; 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:

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:

Uses permitted in B-1 districts excluding sections 11.012, 11.014, 11.015, 11.017, 11.018 (except as may be required to serve the occupants of the building), 11.019, 11.0110, 11.0111.

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:

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

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.

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

Land Use	Acres
Employment Center Commercial	1.739
TOTAL	1.739

RECORDED  PLAT BOOK 28 FOLIO 24  
ON 5/20 1979 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

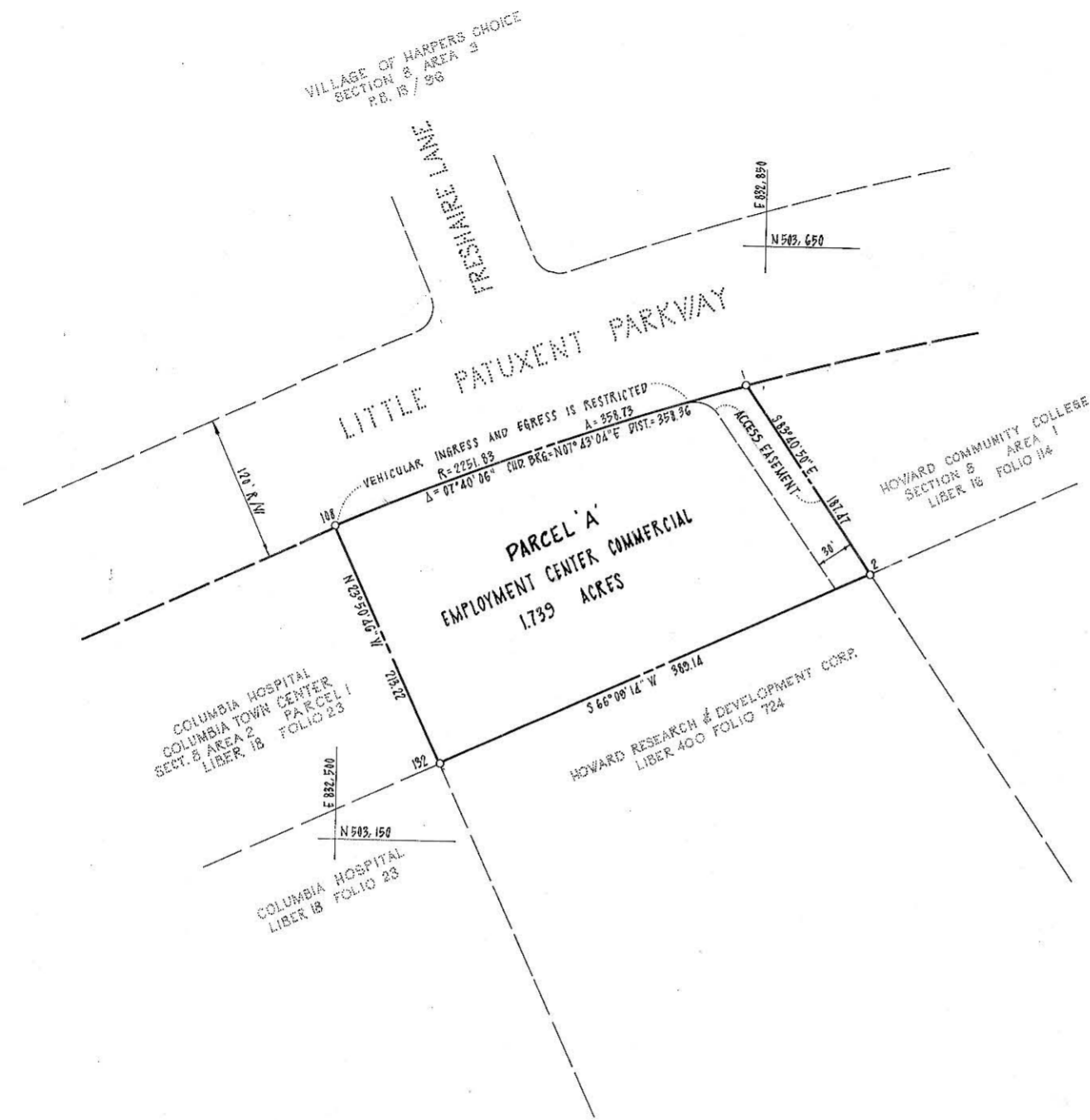
TOWN CENTER  
SECTION 8 AREA 3

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 152  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

	COORDINATE		SCHEDULE	
	NORTH	EAST		
1	503,524.08	832,835.72		
2	503,378.08	832,039.67		
108	503,416.64	832,497.46		
132	503,221.62	832,583.66		



RECORDED  PLAT BOOK 28 FOLIO 25  
 ON 5/20 1974 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

TOWN CENTER

SECTION 8 AREA 3

PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD. 21044

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 152  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100' SHEET 3 OF 3