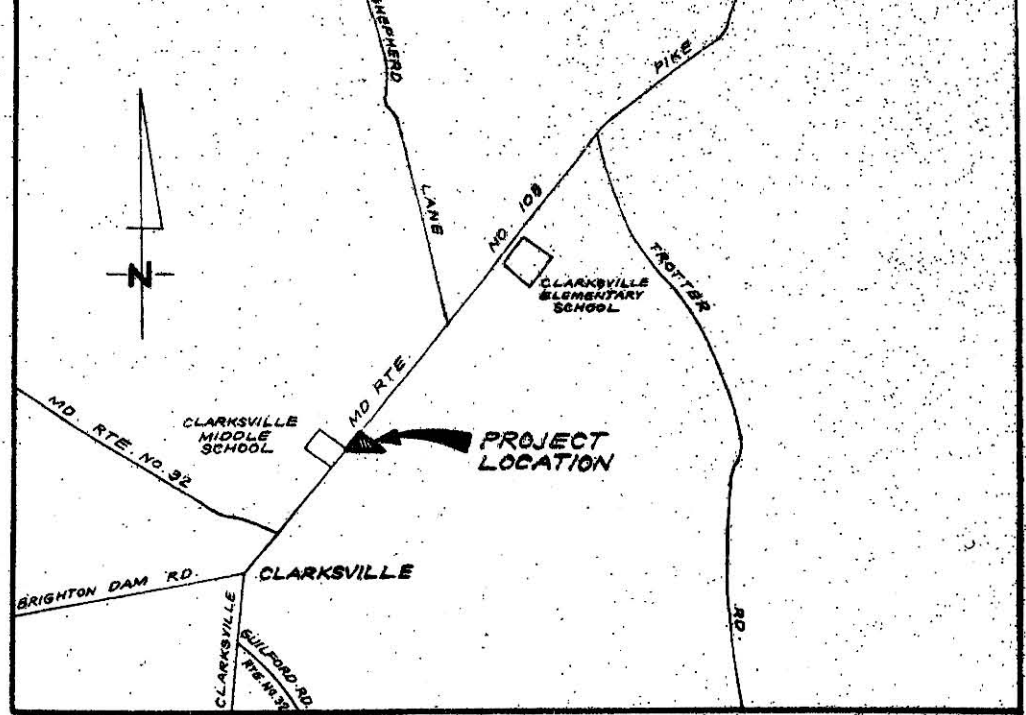
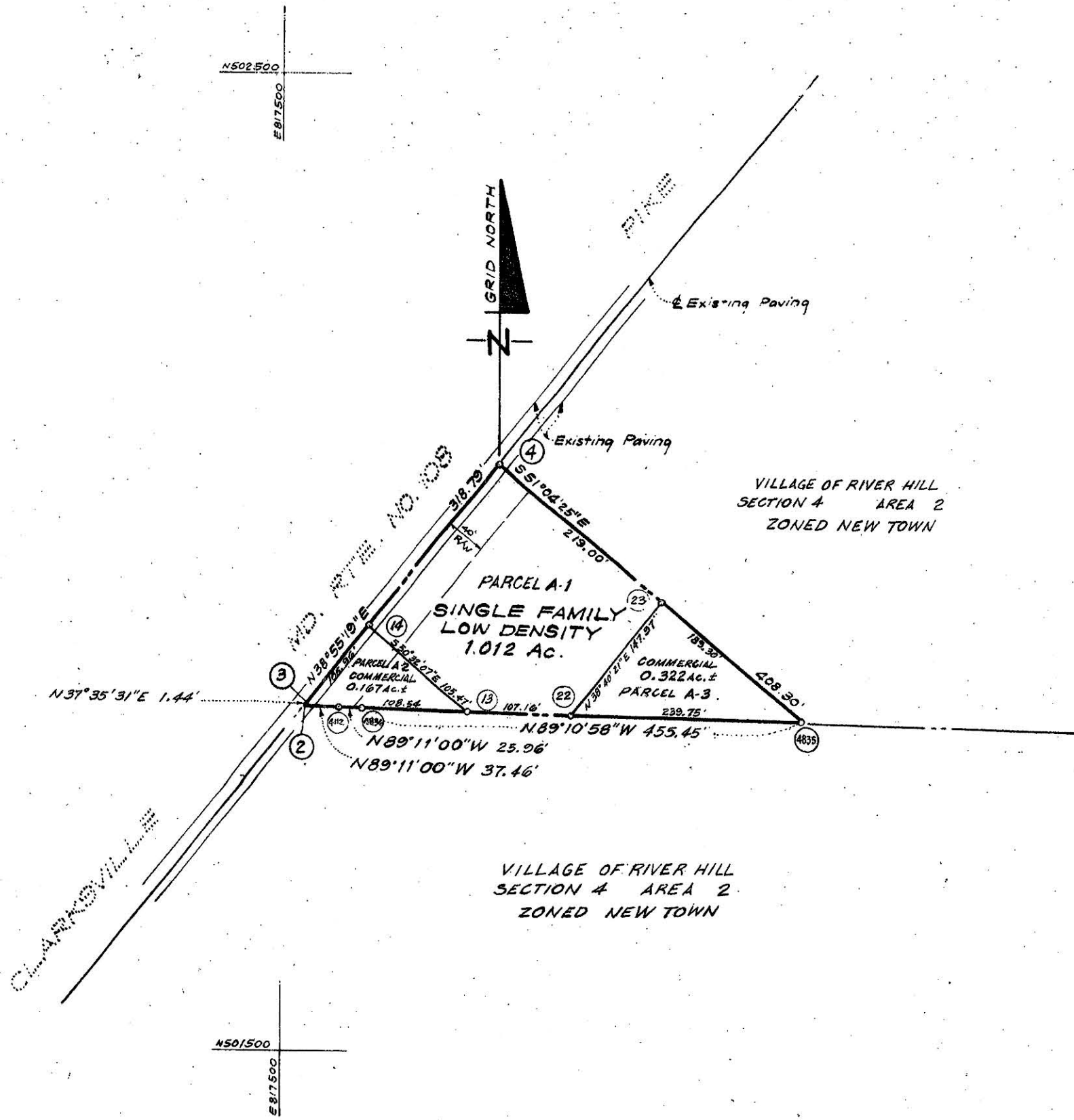


NO.	NORTH	EAST
1835	562592.4821	1330459.6797
2	562592.8816	1329940.8645
3	562601.0292	1329941.7411
4	562849.0241	1330142.0437
1836	562598.3777	1330004.2781
11/2	562595.3477	1329978.3207
23	562710.7947	1330313.1917
22	562595.8833	1330221.2207
13	562597.4296	1330112.8071
14	562683.4541	1330008.3196



VICINITY MAP  
SCALE: 1" = 2000'

**SUMMARY OF AMENDMENTS**

PHASE 164-A: AMENDS SHEETS 1 AND 2 OF 3. PURPOSE IS TO CHANGE 0.489 ACRES OF SINGLE FAMILY LOW DENSITY LAND USE TO COMMERCIAL LAND USE AND REVISE CRITERIA TO CURRENT ZONING REGULATIONS.

Phase 164-A-I: Amends sheets 2 and 3 of 3. Purpose is to correct criteria in certain sections to reflect language in criteria that was recorded as Plat # 3054-A-22.

RECORDED - PLAT NO. 3054-A-1765  
ON MAY 9, 1999  
LAND RECORDS DEPARTMENT, BALTIMORE, MD

BELL ATLANTIC MARYLAND, INC.  
CLARKSVILLE STATION  
PARCELS A-1, A-2, & A-3

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 164-A-I  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100' SHEET 1 OF 3

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 2 PHASE 164 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON OCTOBER 19, 1995 AS PLAT # 3054-A-1500

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
AMENDED Z.B. CASE 699 RESOLUTION APPROVED DEC. 20, 1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986  
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992  
AMENDED Z.B. CASE 949 RESOLUTION APPROVED OCTOBER 23, 1995

Rosell Gergen 4-27-99 Robert Gergen 4/8/99  
H.C.P.D. EXEC. SECRETARY H.C.P.D. CHAIRMAN

PHASE OR AMENDMENT	DATE	PLAT
164-A	10-19-95	3054-A-1501, 1502, 09
164	6-22-77	3054-A-21, 22

The Area included within this Final Development Plan Phase 164-A is Applicable to Section   , Area    of the Village of   

**1. PUBLIC STREET AND ROADS - Section 125-C-3-b:**

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

**2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:**

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

2B Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.

**3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:**

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

**4. DRAINAGE FACILITIES - Section 125-C-3-b:**

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

**5. RECREATIONAL, SCHOOL & PARK USES - Section 125-C-3-c:**

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 125-C-3-d-(1):**

The term "structure", as used in this Final Development Plan Phase, shall include, but not be limited to:

- cornices and eaves
- roof or building overhangs
- chimneys
- porches, decks, open or enclosed
- bay windows, oriel, vestibule, balcony
- privacy walls or screens
- all parts of any buildings, dwellings, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed, may project not more than three (3) feet into the front or rear setback area, and where any land is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 100' 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.

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

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

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

**6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY:**

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, nor within 50 feet of a principal arterial highway, nor within 10 feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, a lot, lots or parcels as "Common Open Areas" which will not be credited to "Open Space" but, will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

Permanent access to lots may be provided by means of perpetual common reciprocal access easement as shown on the final subdivision plat.

**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. 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 125-C-3-d-(2):**

**7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS**

The land within this Final Development Plan Phase may be used as a telephone central office site, and for uses ancillary as are provided by the Howard County Planning Board.

**7C-2 EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL**

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
2. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association, for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.

7. Museums, art galleries and libraries.
8. Buildings used primarily for religious activities.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
11. Self-service laundry and laundry and/or dry cleaning pickup stations.
12. Furniture and appliance repair.
13. Non-profit clubs, lodges, community halls.
14. Commercial garden centers.
15. Animal hospitals, completely enclosed.
16. Farm produce stands.
17. Retail food stores and supermarkets.
18. Liquor stores.
19. Drug and cosmetic stores.
20. Clothing and apparel stores with goods for sale or rent.
21. Specialty stores selling or renting good including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationery, works of art.
22. Antique shops, art galleries, craft shops.
23. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.
24. Full-service laundry and/or dry cleaning establishments.
25. Blueprinting, printing, duplicating or engraving services.
26. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
27. Building cleaning, painting, exterminating and similar establishments.
28. Lumber yard, building materials and supplies.
29. Department stores, furniture stores, appliance stores.

RECORDED - PLAT NO. 3054-A-1766  
ON MAY 3, 1999 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

BELL ATLANTIC MARYLAND, INC.  
CLARKSVILLE STATION  
PARCELS A-1, A-2, A-3  
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE 164-A-1  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

30. Movie theaters, legitimate theaters, dinner theaters.

31. Private colleges and universities, trade schools, art schools and commercially operated schools.

32. Hotels, motels and conference centers.

33. Bakeries.

34. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.

35. Day Care Centers.

36. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

**8 HEIGHT LIMITATIONS - Section 125-C-3-d(3):**

**8A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS**

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

**8 HEIGHT LIMITATIONS - Section 125-C-3-d(3):**

**8C-2 VILLAGE CENTER - COMMERCIAL**

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

**9 PARKING REQUIREMENTS - Section 125-C-3-d(3):**

**9A SINGLE FAMILY LOW DENSITY LAND USE AREAS**

One (1) parking space for each two (2) regularly assigned employees shall be provided.

**9C-1 COMMERCIAL LAND USE AREAS - VILLAGE CENTER**

In all commercial land use areas, the following parking requirements shall apply:

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
- Three (3) 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 125-C-3-d(3):**

**10A GENERALLY:**

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

**11 MINIMUM LOT SIZES - Section 125-C-3-d(3):**

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 125-C-3-d (3):**

**SINGLE FAMILY LOW DENSITY LAND USE AREAS**  
In no event shall more than fifty (50) percent of the land within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site plan approved by the Howard County Planning Board. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas, etc.

**12 COVERAGE REQUIREMENTS - Section 125-C-3-d(3):**

**12C 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.

**13. PERMITTED WATER FACILITIES - Section 125-C-3-b:**

The property included within this Final Development Plan Phase may be served by water facilities approved by Maryland State Department of Health.

**TABULATION OF LAND USE**

LAND USE	ACRES
Single Family Low Density (Roadway 0.148 acres)	1.012 ac.
Commercial (Roadway 0.065 acres)	0.489 ac.
TOTAL	1.501 ac.

RECORDED - PLAT NO. 3054-A-1767  
ON MAY 3, 1999 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

**BELL ATLANTIC MARYLAND, INC.**  
**CLARKSVILLE STATION**  
**PARCELS A-1, A-2 & A-3**

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 164-A-1  
5<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 3