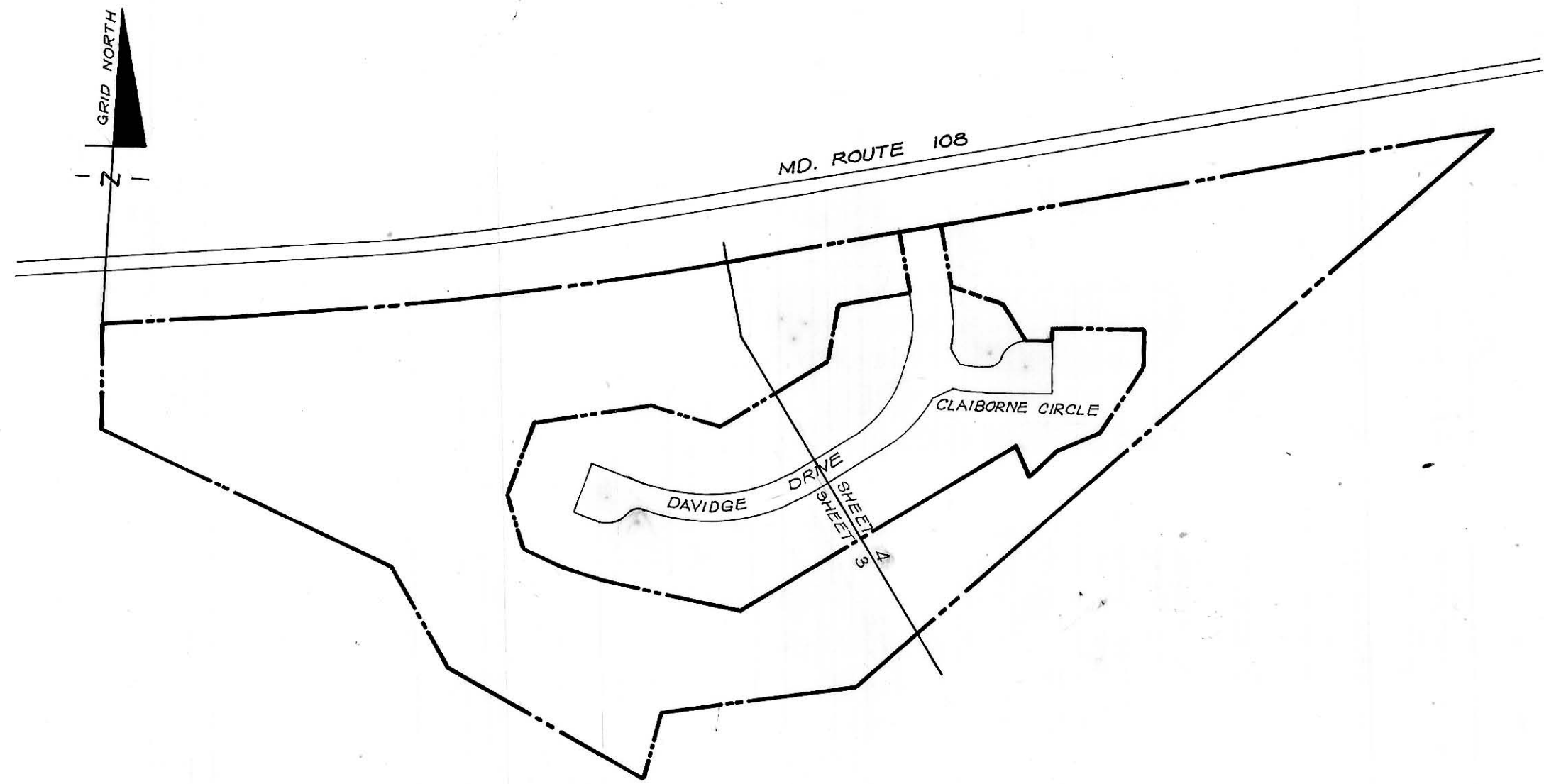


VICINITY MAP
Scale: 1" = 2000'



LOCATION PLAN

RECORDED PLAT 3054A55
ON 3-28-78 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
SECTION 9 AREA 1
PETITIONERS & OWNERS

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 167
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 200' SHEET 1 OF 4

PREPARED AS TO SHEETS 1 to 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977

Sam A. Stoner, Jr.
LAND SURVEYORS SIGNATURE



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 693 RESOLUTION APPROVED DEC. 20, 1976
HOWARD COUNTY PLANNING BOARD

J. D. Romo 3-2-78
H.C. P.B. EXEC. SEC. DATE
Donald McFadden 7/2/78
H.C. P.B. CHAIRMAN DATE

DRWN. BY: E.B.
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Phase 167 of Town Center, Section 9, Area 1, Mercer Tract.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-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 Md. Rte. 108 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 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-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 - 119-C-1-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 building

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 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	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.

- 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 7½ 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 area provided all structures and construction is 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.

- 6D OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 119-C-1-d:
 - 7A-2 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS
All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.

The accessory use provisions of Section 106 of the Howard County Zoning Regulations shall be applicable.
 - 7E-1 OPEN SPACE LAND USE AREAS
Lot 30 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.
 - 7E-8 GOLF COURSE OPEN SPACE LAND USE AREAS
All uses permitted in open space areas are permitted, including, but not limited to, all of the following, in accordance with a site development plan approved by the Howard County Planning Board.
 - a. Operation of a public golf course.
 - b. Operation of a private golf course.
 - c. Construction of residential dwelling units for operation, maintenance or similar personnel directly associated with the Golf Course operation, upon approval of the Howard County Planning Board.
8. HEIGHT LIMITATIONS - Section 119-C-1-e:
 - 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 family land uses.
 - 8E OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.
9. PARKING REQUIREMENTS - Section 119-C-1-e:
 - 9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas.
 - 9E OPEN SPACE LAND USE AREAS
No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 119-A-9 of the Howard County Zoning Regulations.
10. SETBACK PROVISIONS - Section 119-C-1-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 119-C-1-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 119-C-1-e:
 - SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.
 - 12E OPEN SPACE LAND USES
No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.
 - 12F GOLF COURSES
Not more than 3% of the land encompassed by this Final Development Plan Phase may be covered by buildings or similar major structures.

TABULATION OF LAND USE

Land Use	Acres
SFMD	9.218
Roadway	1.889
Open Space	
Credited	24.236
Non-Credited	0.000
Total	33.454

RECORDED PLAT 3054-A-56
ON 3-28 1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

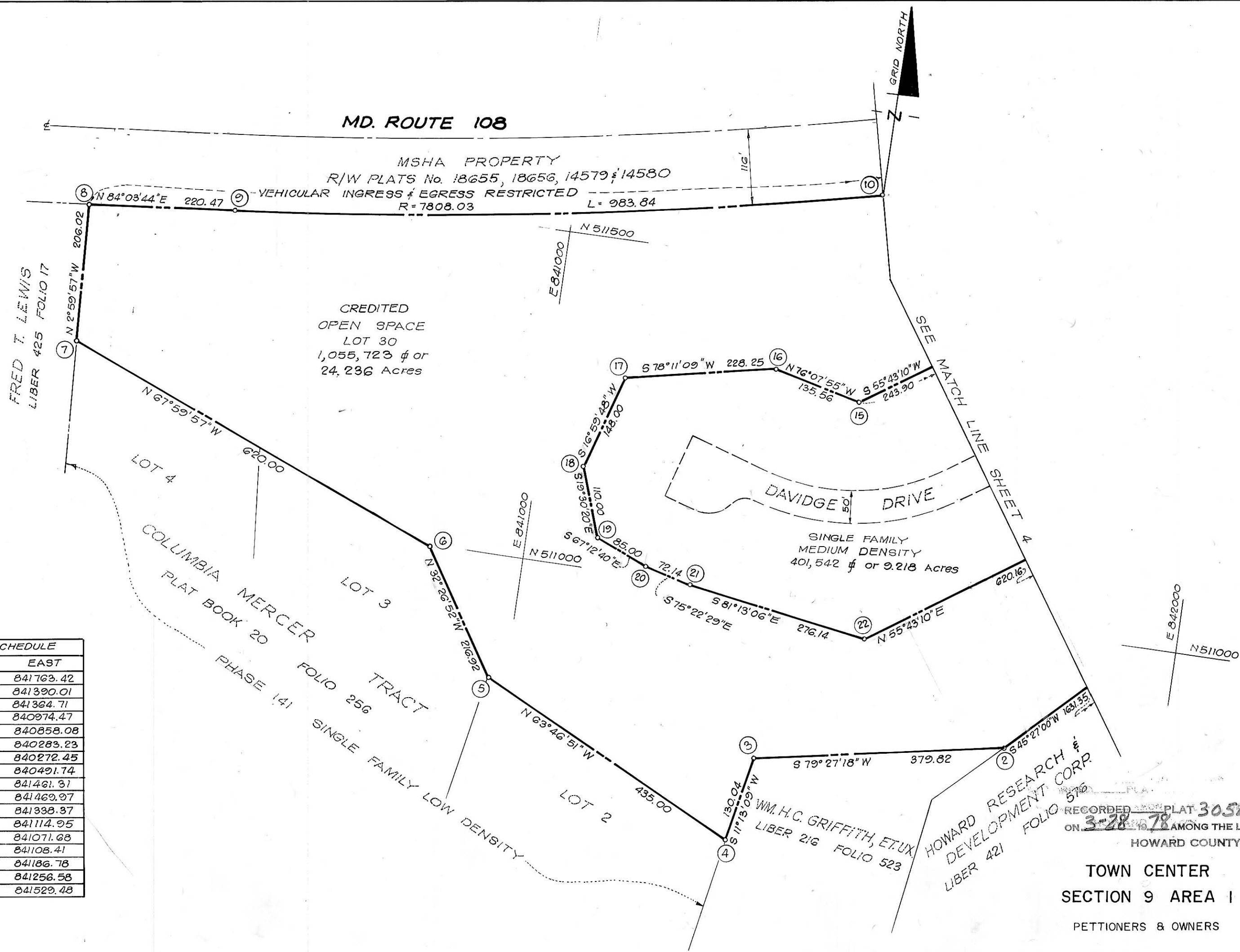
TOWN CENTER
SECTION 9 AREA 1

PETITIONERS & OWNERS

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 167
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 4



COORDINATE SCHEDULE		
No.	NORTH	EAST
2	510820.42	841763.42
3	510750.91	841390.01
4	510823.35	841364.71
5	510815.54	840974.47
6	510998.59	840858.08
7	511230.86	840283.23
8	511436.59	840272.45
9	511459.40	840491.74
10	511622.48	841461.31
15	511307.04	841469.97
16	511339.53	841338.37
17	511292.80	841114.95
18	511151.26	841071.68
19	511047.58	841108.41
20	511014.65	841186.78
21	510996.44	841256.58
22	510954.28	841529.48

RECORDED PLAT 3054-A-57
ON 3-28-78 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TOWN CENTER
SECTION 9 AREA I
PETITIONERS & OWNERS

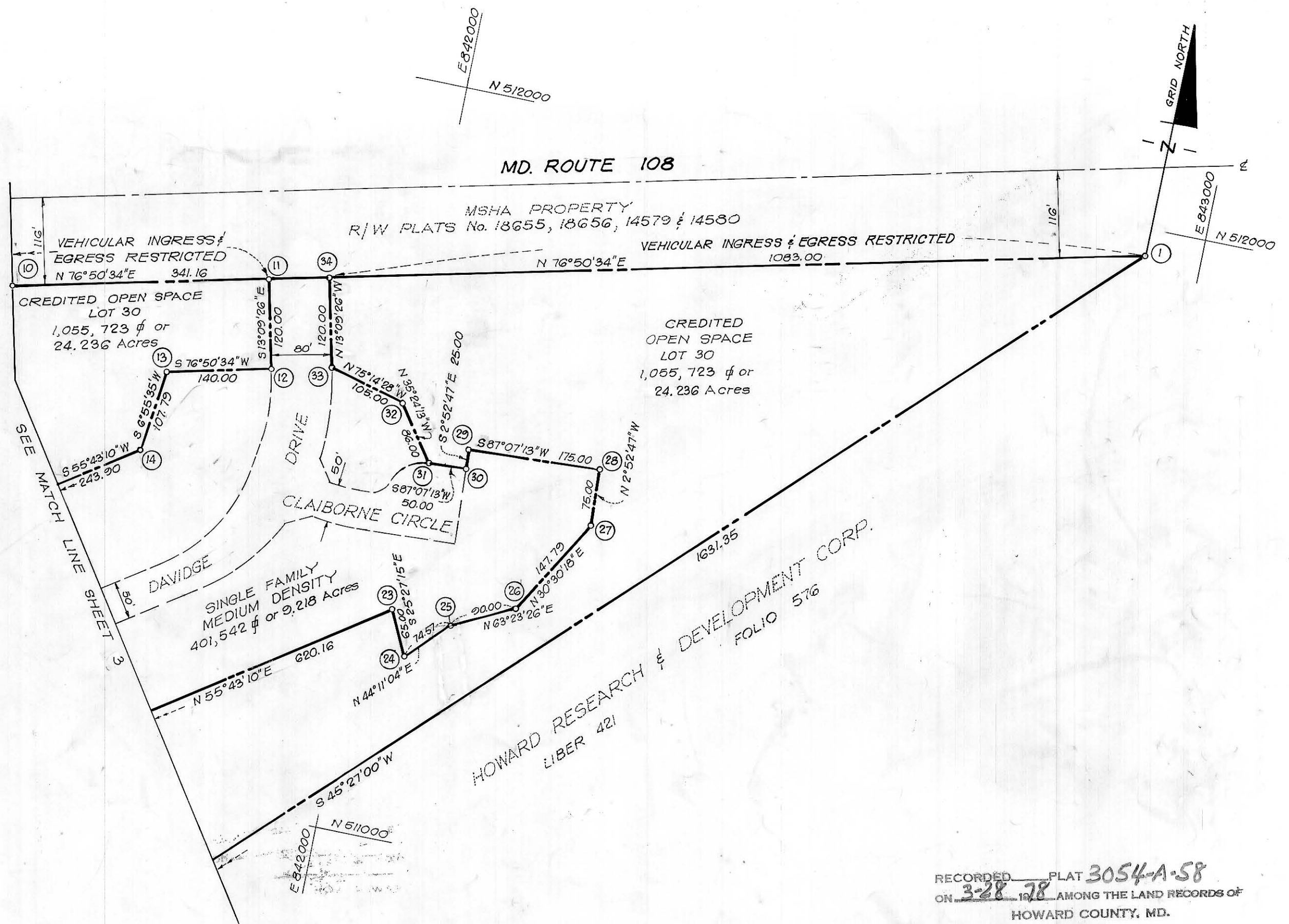
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COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 167
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 3 OF 4

DRWN. BY: E.B.
CHKD. BY:

COORDINATE SCHEDULE		
No.	NORTH	EAST
1	511964.86	842925.98
10	511622.48	841461.91
11	511700.13	841793.51
12	511583.28	841820.82
13	511551.42	841684.50
14	511444.41	841671.50
23	511309.58	842041.91
24	511244.89	841069.85
25	511298.37	842121.82
26	511338.68	842202.29
27	511466.01	842277.31
28	511540.92	842273.54
29	511532.13	842098.78
30	511507.16	842100.02
31	511504.65	842050.08
32	511574.74	842000.26
33	511601.49	841898.72
34	511718.34	841871.41



RECORDED PLAT 3054-A-58
 ON 3-28-78 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

TOWN CENTER
 SECTION 9 AREA I
 PETITIONERS & OWNERS

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 COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 167
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100' SHEET 4 OF 4

DRWN. BY: E.B.
 CHKD. BY: