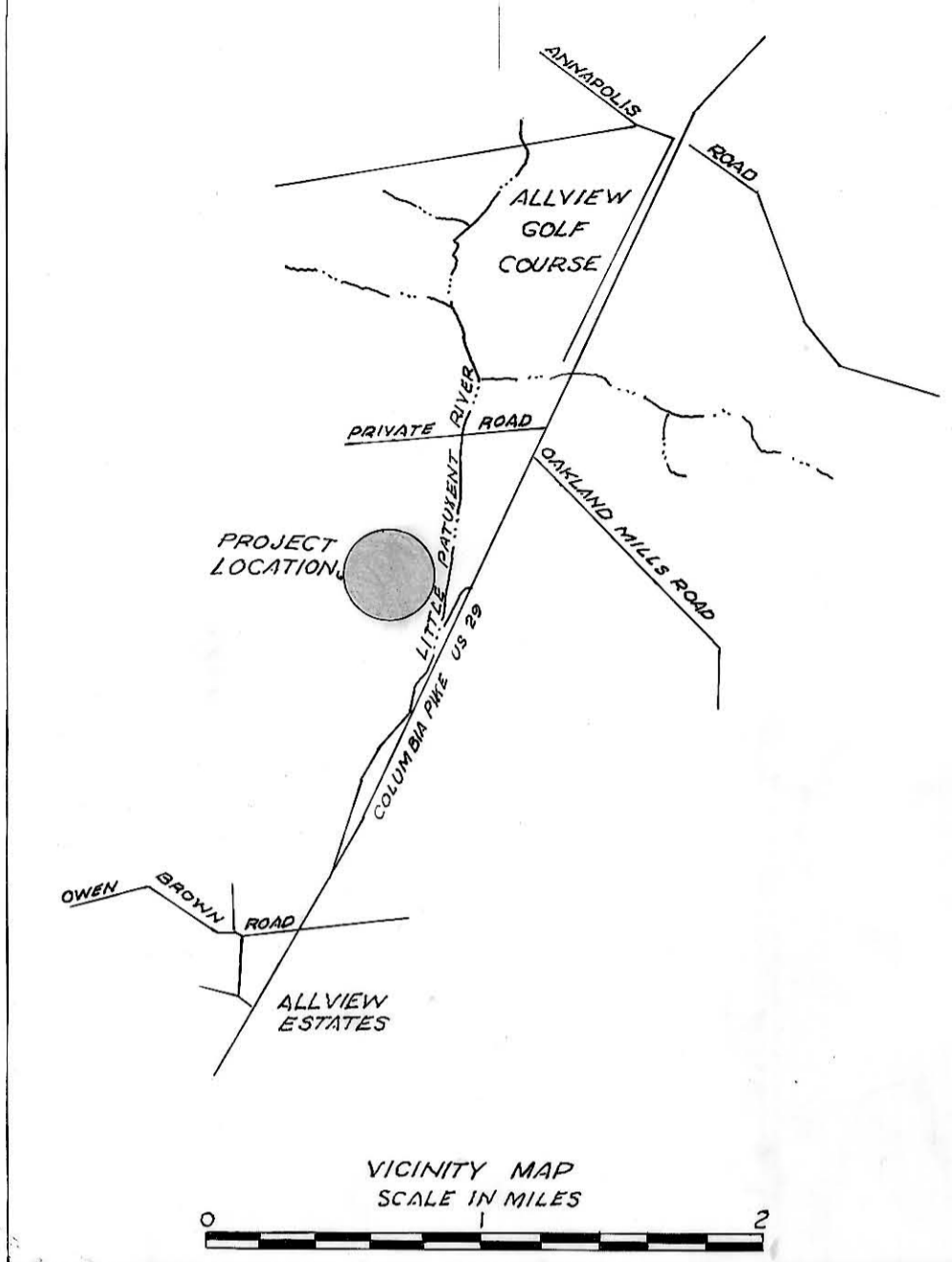
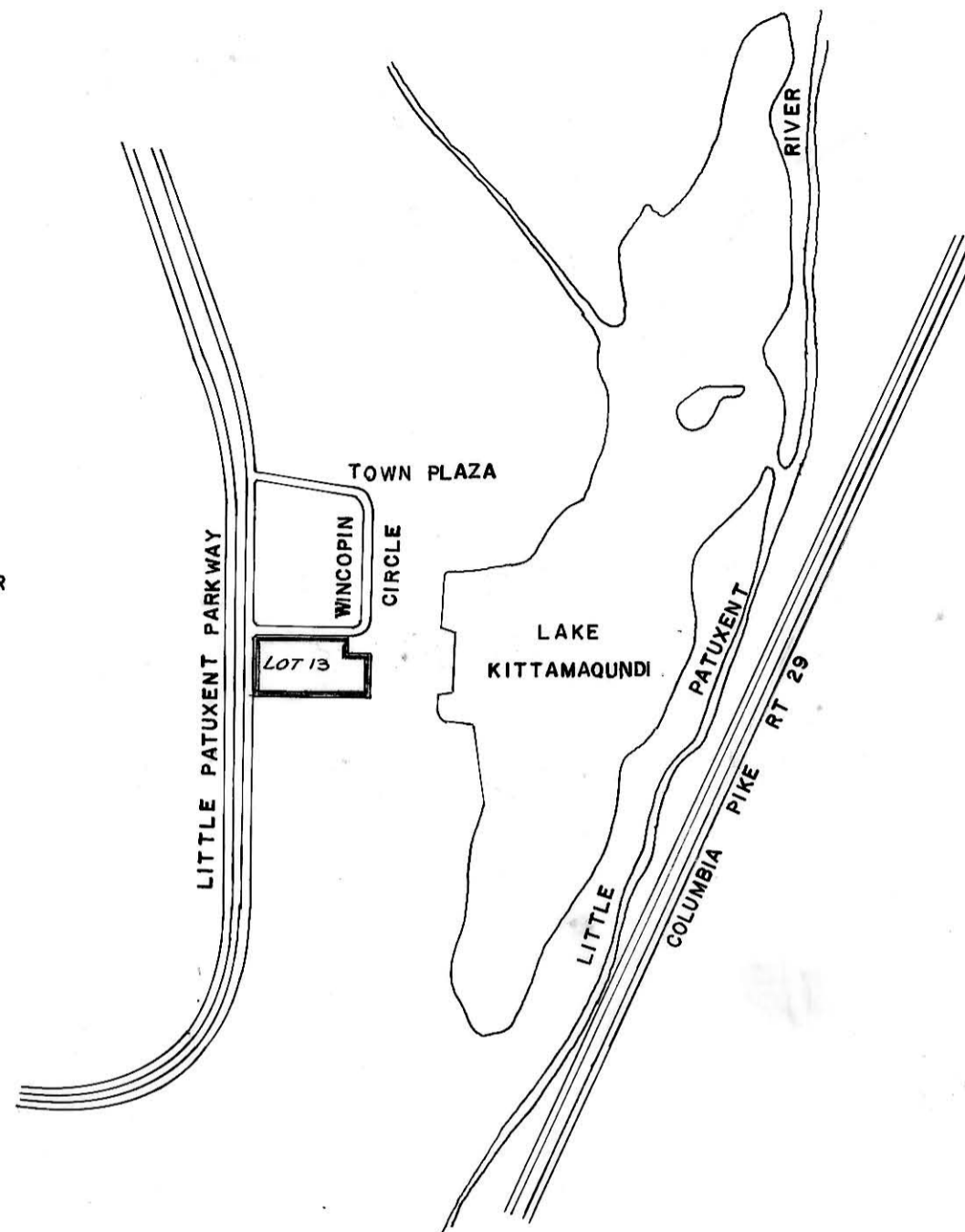




TOWN CENTER



TOWN CENTER  
SECTION - 1  
LOT 13

PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER  
THE VILLAGE OF CROSS KEYS  
BALTIMORE MARYLAND 21210

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY ONE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' AUGUST 22, 1967

FDP-21

SHEET 1 OF 3

DWN. BY B.T.R.  
CHKD. BY T.A.L.

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

*Bernard T. Redman*  
LAND SURVEYORS SIGNATURE



RECORDED - PLAT BOOK 11 FOLIO 24 ON Nov 22  
1967 AMONG THE LAND RECORDS OF HOWARD  
COUNTY, MARYLAND

BOARD OF COUNTY COMM. B.C.C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING COMMISSION  
APPROVED AS TO LEGAL SUFFICIENCY

*James M. Vaughan*  
HCPC COUNSEL

11/10/67  
DATE

*William D. Banner*  
HCPC CHAIRMAN

11/10/67  
DATE

This Final Development Plan Phase is applicable to Section 1, LOT 13,

Town Center Subdivision.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1),  
Not Applicable
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):  
Not Applicable
3. MAJOR UTILITY RIGHTS-OF-WAY Section 17.031 A (3):  
Not Applicable
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
Not Applicable
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 17.031 B:  
Not Applicable
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:  
No structure may be located within 25 feet of the right-of-way of the Little Patuxent Parkway; no setback is required from the right-of-way of Wincopin Circle. Except as restricted by this Paragraph 6; buildings and other structures may be located at any locations upon the land encompassed by this Final Development Plan Phase. The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, signs, awnings, canopies or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" will be made by the Howard County Planning Commission. Walls or fences constructed on any lot within this Final Development Plan Phase, if located within setback areas adjacent to public streets, roads or highways upon which construction of structures is prohibited, shall not exceed three feet in height if solid or closed, nor five feet in height if open.
7. PERMITTED USES - Section 17.031 D:  
All uses permitted in commercial districts or commercial use zones are permitted within the land encompassed by this Final Development Plan Phase 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.
8. HEIGHT LIMITATIONS - Section 17.031 E:  
No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with site plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:

Commercial Land Use Area

- a. One (1) parking space shall be provided for each 200 square feet of net leasable area devoted to commercial retail sales uses.
- b. One (1) parking space shall be provided for each 500 square feet of net leasable area contained within any building or buildings constructed upon the land encompassed by this Final Development Plan Phase which are devoted to office uses; no parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within such building or buildings.

10. SETBACK PROVISIONS - Section 17.031 E:

- 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:

Not Applicable

12. COVERAGE REQUIREMENTS - Section 17.031 E:

No coverage requirement is imposed upon land within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site plan approved by the Howard County Planning Commission.

TABULATION OF LAND USE (IN ACRES)

LAND USE	ACRES
Commercial	0.629
Total	0.629

TOWN CENTER  
SECTION — 1  
LOT 13

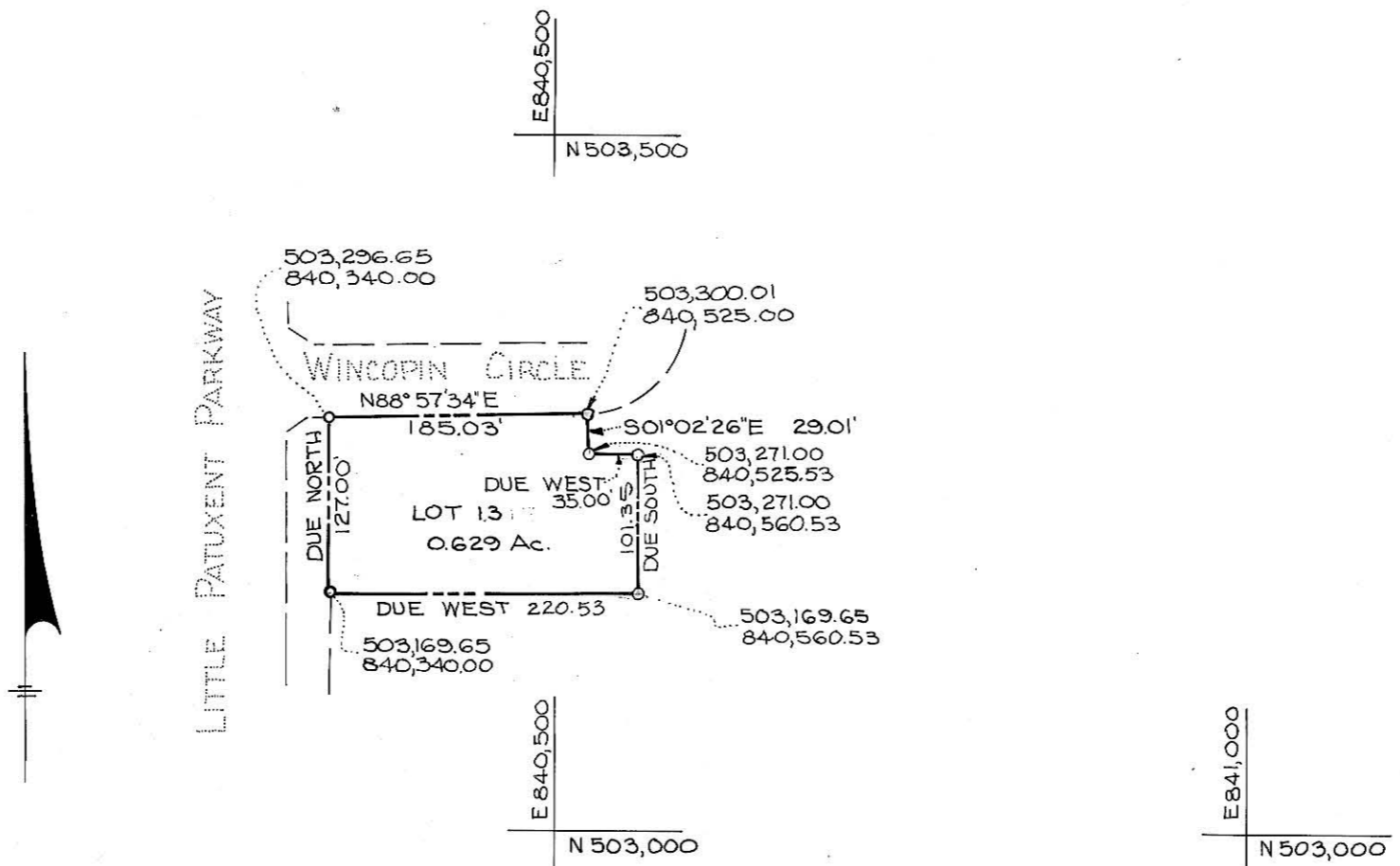
PETITIONER

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER  
THE VILLAGE OF CROSS KEYS  
BALTIMORE - MARYLAND 21210

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE TWENTY ONE  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
AUGUST 22, 1967

RECORDED - PLAT BOOK 11 FOLIO 95 ON Nov. 22,  
1967 AMONG THE LAND RECORDS OF HOWARD  
COUNTY, MARYLAND.



TOWN CENTER  
SECTION - 1  
LOT 13  
PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER  
THE VILLAGE OF CROSS KEYS  
BALTIMORE MARYLAND 21210

RECORDED - PLAT BOOK 11 FOLIO 96 ON Nov. 22,  
1967 AMONG THE LAND RECORDS OF HOWARD  
COUNTY, MARYLAND.

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY ONE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100' AUGUST 22, 1967