

PREVIOUSLY DEDICATED TO PUBLIC USE  
PLAT Nos. 11032 & 12833

PARCEL "C-2" VILLAGE OF LONGREACH  
SECTION 4 AREA 3  
PLAT No. 11060  
ZONED: NEW TOWN

PARCEL "C-1"

OLD DOBBIN LANE  
S 67°24'31" E 60.00'

R = 570.41'  
L = 164.83'

R = 630.41'  
L = 182.16'

R = 670.00'  
L = 83.20'

R = 413.00'  
L = 124.02'

R = 730.00'  
L = 149.60'

N 27°24'20" E 57.88'

R = 684.00'  
L = 150.16'

N 14°49'39" E 26.60'

S 14°49'39" W 149.09'

S 27°55'47" E 44.05'

N 57°35'05" E 44.05'

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
L 1535 F. 183  
ZONED: NEW TOWN

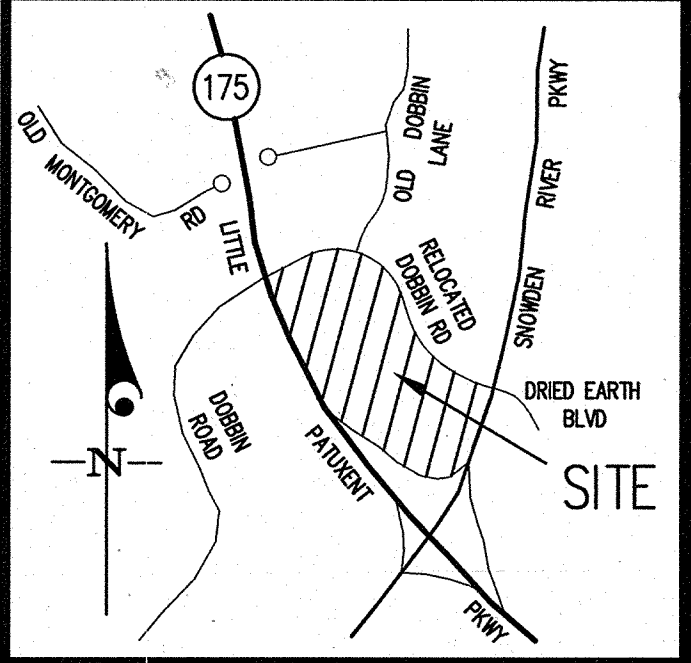
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
L 1535 F. 183  
ZONED: NEW TOWN

DOBBIN ROAD

ROAD

PARCEL "A"  
COMMERCIAL  
61.1097 Ac.±

MD STATE GRID  
MAD 83



VICINITY MAP  
SCALE: 1"=2000'

SUMMARY OF AMENDMENTS

- PHASE 226-A - AMEND SHEET 1 OF 2. PURPOSE IS TO CORRECT BOUNDARY AND ACREAGE OF OPEN SPACE LOT 1 AND TO REVISE ROADWAY ACREAGE FOR COMMERCIAL AREA.
- PHASE 226-A-1 - AMEND SHEET 1 OF 2. PURPOSE IS TO INCREASE THE AREA OF CREDITED OPEN SPACE, AND REDUCE THE AREA OF COMMERCIAL LAND USE, BY 0.8189 Ac.

COORDINATE TABLE		
PT. No.	NORTH	EAST
147	556543.03	1366314.01
181	558046.70	1364104.60
182	557970.54	1364077.02
183	556721.24	1364788.60
185	556429.45	1366227.79
189	556556.04	1366261.60
190	556150.32	1365818.98
193	556150.87	1365717.00
195	556150.32	1365558.56
198	556165.65	1365530.17
248	556400.54	1365076.05
272	556455.10	1365019.64
1003	558939.90	1365291.62
1010	558293.08	1364347.34
1011	558225.28	1364389.79
1012	558355.72	1364447.37
1013	558456.60	1364945.38
1014	558480.22	1364982.57
1015	558505.93	1364989.38
1016	558821.96	1365151.95
1017	558784.08	1365198.48
1024	558603.10	1365100.96
1025	558458.98	1365062.81
1026	558420.06	1365083.44
1027	557960.32	1365519.31
1028	557756.90	1365583.27
1029	557285.52	1365911.64
1030	557038.70	1366396.11
1031	557066.84	1366444.32
1067	558962.94	1365536.22
1078	558645.72	1365043.36
1079	558697.10	1365070.00
1080	558716.46	1365150.09

RECORDED - PLAT NO. 3054-A-1730  
ON OCTOBER 29, 1998 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

TABULATION OF LAND USE	
LAND USE	ACRES
COMMERCIAL	61.1097 Ac.
ROADWAY 6.1014 Ac.±	61.1097 Ac.
OPEN SPACE - CREDITED	10.9343 Ac.
<b>TOTAL</b>	<b>72.0440 Ac.</b>

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 226-A, SHEET 1 OF 2, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JUNE 14, 1996 AS PLAT No. 3054-A-1544.

ROUTE 175 COMMERCIAL  
SECTION 1 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21045

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 226-A-1  
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=200' OCTOBER, 1998  
SHEET 1 OF 2

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 AND 2 IN ACCORDANCE WITH  
THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND  
ADOPTED OCTOBER 18, 1993



David S. Weber  
DAVID S. WEBER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION No. 10852

10/13/98  
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 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 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY 10/22/98 DATE  
Robert J. Geary 10/22/98 H.C.P.B. CHAIRMAN DATE

# FINAL DEVELOPMENT PLAN CRITERIA

## Phase 226

The Area included within this Final Development Plan Phase 226 is Applicable to Section 1, Area 1, of the Village of the Route 175 Commercial.

### 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 to MD Rt. 175 and Snowden River Parkway is restricted.

2C Vehicular ingress and egress to relocated Dabbin Road will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

### 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 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:

- |                                   |   |
|-----------------------------------|---|
| signage                           | trellises                                     |
| shrubby trees                     | excavations or fill                           |
| ornamental landscaping            | fencing under 6' in height                    |
| awnings, exterior lighting        | retaining walls under 3' in height            |
| fixtures, fire hydrants, gardens, | driveways, walks, patios and parking surfaces |
| mail boxes and survey monuments   | required noise barriers or noise walls        |
| similar minor structures          |   |

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.

### 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 shared parking facilities between two or more lots and 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.

## GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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### 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 125-C-3-d(2):

#### 7C-3 EMPLOYMENT CENTER LAND USE - 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
- Uses permitted in B-2 districts
- Uses permitted in S-C districts
- Uses permitted in POR districts

The following uses are not permitted:

- Food stores (grocery or supermarket).
- Liquor stores.

In addition, thereto, a gasoline station may be constructed within this phase in accordance with the special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

Division of Commercial Land Use 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.

### 7. PERMITTED USES - Section 125-C-3-d(2):

#### 7E-1 OPEN SPACE LAND USE AREAS

Lot 1 (credited) 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.

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

#### 8C-2 EMPLOYMENT CENTER - COMMERCIAL

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest adjoining ground elevation along the front of the structure, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

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

#### 9D COMMERCIAL LAND USE AREAS

Parking requirements for uses permitted under this Final Development Plan Criteria shall be as follows:

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses, including restaurants.
- 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.
- 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 (5) employees of any such facility.
- One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility. One (1) parking space shall be provided for each (5) employees of such facility.

#### 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 125-A-8 of the Howard County Zoning Regulations.

### 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.

### 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.

#### 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.

#### SPECIAL SITE CRITERIA FOR GASOLINE STATIONS

#### A. PARCEL SIZE:

The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.

#### B. PARCEL FRONTAGE:

A minimum frontage of one-hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.

#### C. ACCESS:

Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

### D. SETBACKS:

- A minimum fifty (50) feet shall be required between the public right-of-way and any building on the site.
- Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
- Parking and storage areas shall not be permitted within ten (10) feet of any property line nor within fifteen (15) feet of an adjacent residential property line.

### E. BUILDINGS:

- The main building, the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the commercial area.
- Provision shall be made for restroom facilities for use by the public.
- Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
- Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

### F. SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:

- Service racks and/or pits shall be located within the main building.
- Outdoor storage and/or refuse areas shall be fenced or screened from view.
- The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

### G. LANDSCAPING, FENCES, WALLS AND SCREENING:

- Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
- Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
- When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
- Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, with adjacent properties and with the commercial area.

### H. OFF-STREET PARKING:

- The number of off-street parking spaces to be provided is as follows:
  - Three (3) spaces per grease rack or working bay.
  - One (1) space per employee on duty.
  - One (1) space per accessory vehicle such as tow trucks and service vehicles.
- Where a convenience store is proposed, provide one (1) space per 200 square feet of floor area available to the public.
- Where a car-wash service is proposed, sufficient parking and holding land capacity shall be provided so that public streets will not be used for queuing.

### I. LIGHTING

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.

### J. OPERATION

- The operation of the facility shall be confined to normal service station activities. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air, the changing of tires, and minor servicing. Storage of all automotive supplies shall be within the approved buildings.
- The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
- The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
- Where a gasoline service station is adjacent to a residential district, its hours of operation may be established by the Howard County Planning Board.

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 226-A, SHEET 2 OF 2, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JUNE 14, 1996 AS PLAT No. 3054-A-1545.

## ROUTE 175 COMMERCIAL SECTION 1 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MD. 21045

## COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 226-A-1  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NONE OCTOBER, 1998  
SHEET 2 OF 2

RECORDED - PLAT NO. 3054-A-1545  
ON OCTOBER 29, 1998 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD