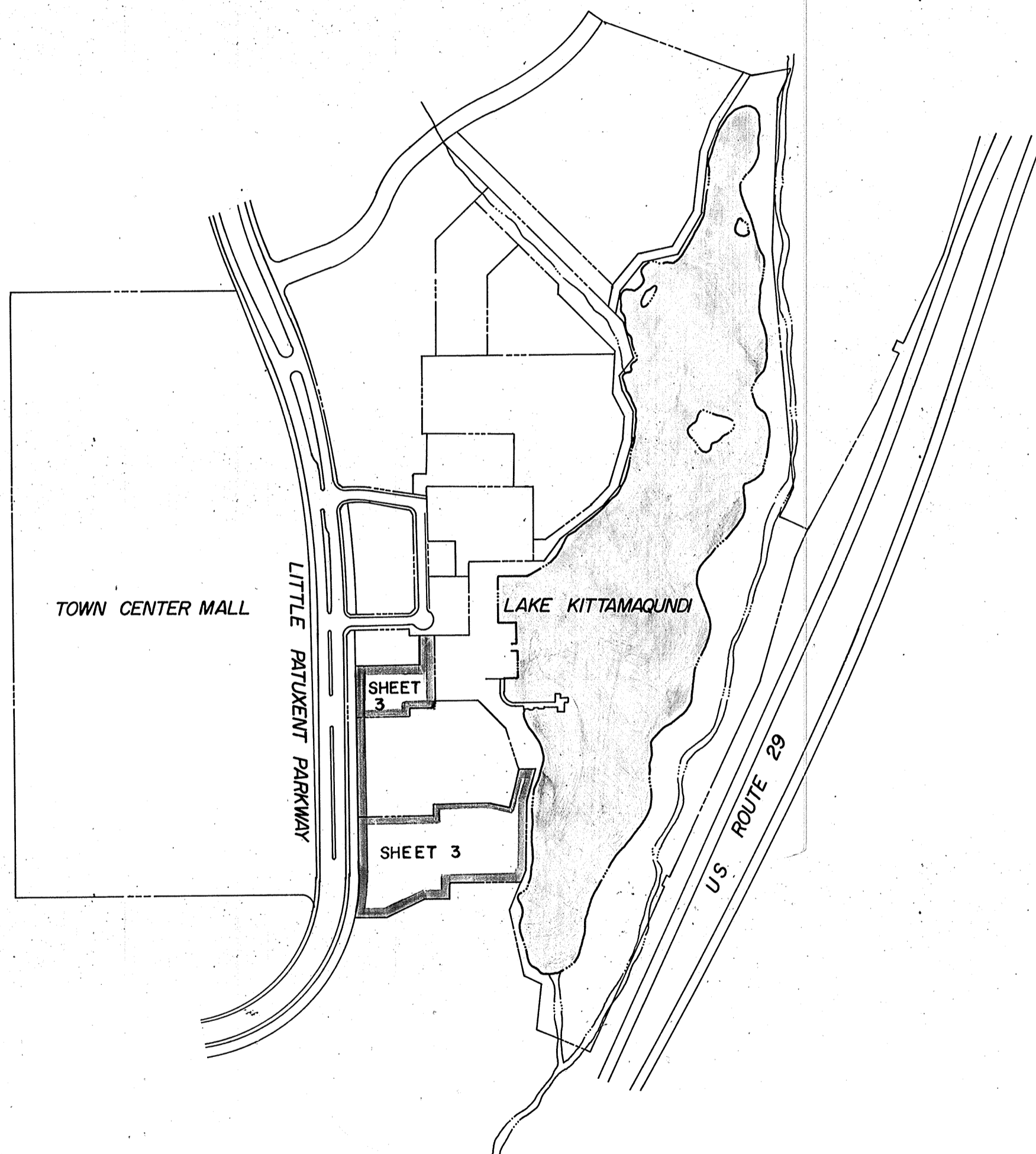


VICINITY MAP
SCALE: 3/4" = 1 MILE



TOWN CENTER
SECTION I ADDITION

PETITIONER AND OWNER

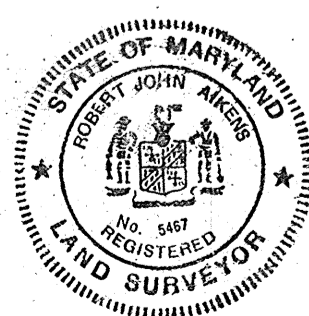
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE NINETY-FIVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400' APRIL, 1970 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



Robert J. O'Brien 5467
LAND SURVEYOR'S SIGNATURE
RICHARD P. BROWNE ASSOC., COLUMBIA, MD.

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

HOWARD COUNTY PLANNING BOARD

Thomas A. Harris 5-7-70 *E. M. ...* 5-7-70
H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

RECORDED PLAT BOOK 79 FOLIO 85
ON MAY 27 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 95-A-II

The Area included within this Final Development Plan Phase is applicable to Section 1, Area 2 of the Town Center

1. PUBLIC STREETS 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):
To be shown on Subdivision plats, if required by the Howard County Office of Planning and Zoning.

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 A (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 building
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, 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.

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; 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.

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 - TOWN CENTER
 - a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
 - b. 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.
 - c. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
 - d. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in ten (10) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.
 - e. Parking areas specifically designed for small cars (8 feet by 17 feet) may be permitted only if the parking they provide is in excess of those spaces required in Paragraph a, b, and c of this section on a site development plan approved by the Howard County Planning Board.

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	5.577

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972

HOWARD COUNTY PLANNING BOARD

[Signature] 3-7-74 DATE
[Signature] E. Marcen Lynch 3/7/74 DATE
H. C. P. B. EXEC. SEC. H. C. P. B. CHAIRMAN

RECORDED IN PLAT BOOK 20 FOLIO 280
on 3/21/74 among the
Land Records of Howard County, Maryland.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 3, FINAL DEVELOPMENT PLAN PHASE 95-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 20 FOLIO 265

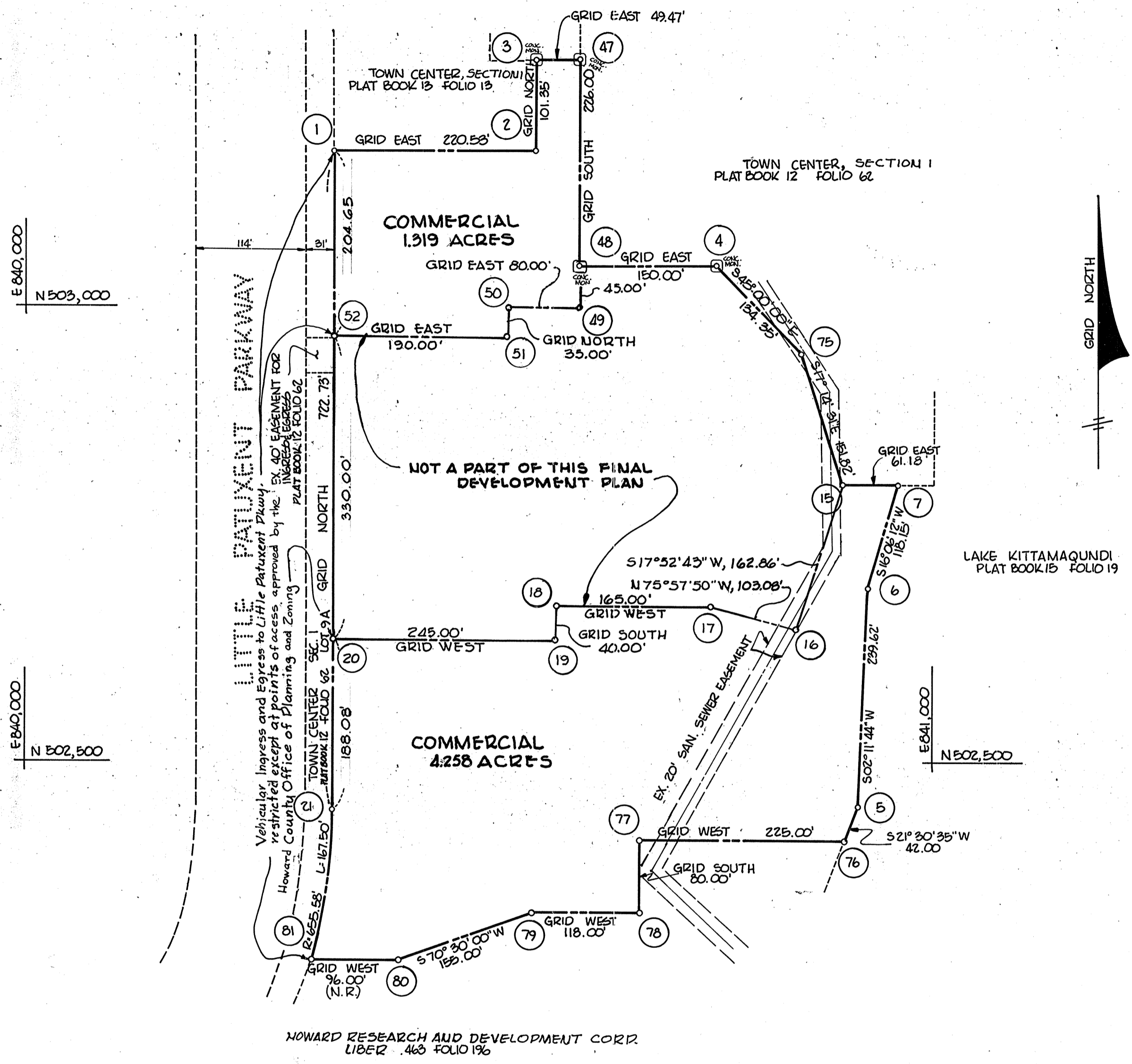
NOTE: The purpose of this revised Final Development Plan Criteria is to adjust Section 9 to include paragraphs d. and e.

TOWN CENTER
SECTION 1 AREA 2
PETITIONER AND OWNER
THE ROUSE COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 95-A-II
5th ELECTION DISTRICT HOWARD COUNTY, MD.

COORDINATES		
NO.	NORTH	EAST
01	503,169.65	840,340.00
02	503,169.65	840,560.53
03	503,271.00	840,560.53
04	503,045.00	840,760.00
05	502,452.05	840,919.23
06	502,691.49	840,928.41
07	502,805.00	840,961.18
15	502,805.00	840,900.00
16	502,650.00	840,850.00
17	502,675.00	840,750.00
18	502,675.00	840,585.00
19	502,635.00	840,585.00
21	502,446.92	840,340.00
47	503,271.00	840,610.00
48	503,045.00	840,610.00
49	503,000.00	840,610.00
50	503,000.00	840,550.00
51	502,965.00	840,530.00
75	502,950.00	840,855.00
20	502,635.00	840,340.00
52	502,965.00	840,340.00
76	502,412.97	840,903.83
77	502,412.97	840,678.83
78	502,332.97	840,678.83
79	502,332.97	840,560.83
80	502,281.23	840,414.72
81	502,281.23	840,318.72



TOWN CENTER
SECTION I ADDITION
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE NINETY-FIVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' APRIL, 1970 SHEET 3 OF 3

RECORDED PLAT BOOK 19 FOLIO 87
ON MAY 7, 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

