

NOTE:  
 THIS IS A MAP PROVIDING FOR LAND USE CONTROLS  
 AND FINAL DEVELOPMENT PLAN CRITERIA IN ACCORDANCE  
 WITH SECTION 17 OF THE HOWARD COUNTY ZONING  
 REGULATIONS AND IS NOT A SUBDIVISION MAP

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

# COLUMBIA

TOWN CENTER-SECTION I  
 FINAL DEVELOPMENT PLAN PHASE FOUR  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY MD.  
 SCALE: 1"=100'  
 SHEET 1 OF 6

PREPARED  
 IN ACCORDANCE WITH THE  
 ZONING REGULATIONS OF HOWARD  
 COUNTY, ADOPTED MAY 16, 1961,  
 AND AS AMENDED MAY 17, 1965



*Handwritten signature*  
 LAND SURVEYORS SIGNATURE

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

HOWARD COUNTY PLANNING COMMISSION  
 APPROVED AS TO LEGAL SUFFICIENCY

*Handwritten signature*  
 H.C.P.C. COUNSEL

11/14/66  
 DATE

APPROVED

*Handwritten signature*  
 H.C.P.C. CHAIRMAN

11/12/66  
 DATE

RECORDED PLAT BOOK 11 FOLIO 1  
 ON 11/16 1966 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA - PHASE IV

This Final Development Plan Phase is applicable to Section 1, Town Center Sub-division.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):

As shown on subdivision plat.

2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):

As shown on subdivision plat.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):

As shown on subdivision plat.

4. DRAINAGE FACILITIES - Section 17.031 A (4):

As shown on subdivision plat.

5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 17.031 B:

Lots 7, 8, 9, 10, 11 and 12 shall be used for open space uses as set forth in section 7 herein.

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 any public street, road, or highway except, however, that this requirement shall not apply to the public street between lots 4 and 5 on the west, and lots 1, 2 and 3 on the east; structures may not be located within 5 feet of the right-of-way of any public street. Except as restricted by this paragraph 6, buildings and other structures may be located at any location 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:

A. COMMERCIAL LAND USE AREAS:

All uses permitted in commercial districts or commercial use zones are permitted upon lots 1, 2, 3, 4, 5 and 6 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.

B. OPEN SPACE LAND USE AREAS:

Lot 7 shall be used for all open space purposes including, but not limited to, all of the following:

- a. Operation of a Town Plaza.
- b. Operation and maintenance of a public or private lake.
- c. Operation of a public or private boating facility, including boathouse, dock facilities and related appurtenances.
- d. Operation and maintenance of such commercial facilities as are consistent with the primary use of lot 7 for Town Plaza and recreational uses as approved by the Howard County Planning Commission.
- e. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
- f. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, carnivals, rummage sales, white elephant sales, cake sales, dances, and similar activities.

Lots 8 and 9 shall be used for open space uses. Any portion of lots 8 and 9 may be used as a vehicular right-of-way for a publicly or privately owned transportation system. The traveled area actually used as a right-of-way or, in any event, a right-of-way strip, no less than 30 feet in width, shall not, in such event, be considered in computing the minimum amount of land devoted to open space uses as required by Section 17.018 of the Howard County Zoning Regulations.

Lot 10 shall be used for all open space uses including, but not limited to, use as a public or private pavilion. Pavilion uses may include, but are not limited to, all of the following:

- a. Symphony concerts.
- b. Operatic and chamber music performances.
- c. Musical performances of all kinds.
- d. Motion picture presentations.
- e. Theatrical performances.
- f. Dance concerts.
- g. Lectures.

h. Public gatherings, meetings and rallies.

i. Carnivals and white elephant sales.

j. Conferences.

k. Operation of such commercial activities as are consistent with primary use of lot 10 as a pavilion such as food and beverage concessions, snack bars, or similar facilities.

Lot 11 shall be used for all open space uses including, but not limited to, all of the following:

a. Operation of a community park.

b. Operation of a public or private swimming pool.

c. Operation of a teen center building, including sales on the premises of food, beverages and similar items.

d. Automobile parking in conjunction with use of lot 10 as a pavilion.

e. Operation of such commercial activities as are consistent with primary use of lot 11 as a community park such as food and beverage concessions, snack bars, or similar facilities.

Lot 12 shall be used for all open space uses including, but not limited to, use as a public service building and a community fire station.

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 a site plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:

A. COMMERCIAL LAND USE AREAS:

- a. One (1) parking space shall be provided for each 400 square feet of net leasable area contained within any buildings constructed upon the land encompassed by this Final Development Plan Phase which are used as commercial office buildings; no additional requirement

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**COLUMBIA**

TOWN CENTER-SECTION I  
FINAL DEVELOPMENT PLAN PHASE FOUR  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY MD.  
SCALE: 1"=100' OCT. 24, 1966

RECORDED PLAT BOOK 11 FOLIO 2  
ON 11/16 1966 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

- is imposed upon any restaurant, coffee shop or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
- b. 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 five employees of any such facility.
- c. 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 five employees of any such facility.

TABULATION OF LAND USE IN ACRES

Zoning Use	Section 1	Total
Comm.	31.972	31.972
Open Space		
Credited	53.869	53.869
Non-Cred.	3.907	3.907
Total	89.748	89.748

B. 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 lot 10 is used for pavilion purposes, open areas in the vicinity of such pavilion shall be provided which are sufficient to permit automobile parking equivalent to one space for each three seats within the pavilion; such parking areas may be on turf areas upon park or other open space land use areas.

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:

As shown on subdivision plat.

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.

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**COLUMBIA**

TOWN CENTER - SECTION I  
 FINAL DEVELOPMENT PLAN PHASE FOUR  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY MD.  
 NOV. 14, 1966

RECORDED PLAT BOOK 11 FOLIO 3  
 ON 11-16 19 66 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

N503,736.87  
E837,438.17  
544°14'46"E  
137.71'

N501,974.96  
E838,574.40

See Sheet 5

GOVERNOR

R=1847.86'  
L=524.21'

WARFIELD

N29°30'00"E  
620.67'

PARKWAY

S29°30'00"W  
352.22'

R=708.37'  
L=212.24'

R=1488.39'  
L=232.77'

N 302,627.40  
E 837,659.74

R=132.00'  
L=166.64'

S40°00'00"E  
21.72'

R=690.00'  
L=258.92'

S38°30'00"E  
24.21'

S38°30'00"E  
428.64'

LITTLE  
LOT No. 13  
COMMERCIAL  
9.423 Ac.±  
USE

R=510.96'  
L=15.00'

N38°30'00"W  
428.64'

N 302,412.10  
E 837,055.55

R=125.00'  
L=214.65'  
OPEN SPACE USE  
LOT NO. 12  
1.551 Ac.±  
NON. CREO.

R=510.96'  
L=89.79'

R=510.96'  
L=195.58'

S1°22'51"W  
185.36'

N79°30'00"E  
145.00'

N77°37'50"W  
259.56'

N 302,329.60  
E 836,673.47

N85°00'00"E  
3.68'

N85°00'00"E  
625.00'

PARKWAY

S85°00'00"W  
625.00'

S85°00'00"W  
40.83'

PATUXENT

R=596.93'  
L=588.64'

R=676.28'  
L=666.89'

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NOV. 14, 1966  
SHEET 4 OF 6

RECORDED PLAT BOOK 11 FOLIO 4  
ON 11-16 1966 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

See Sheet 4

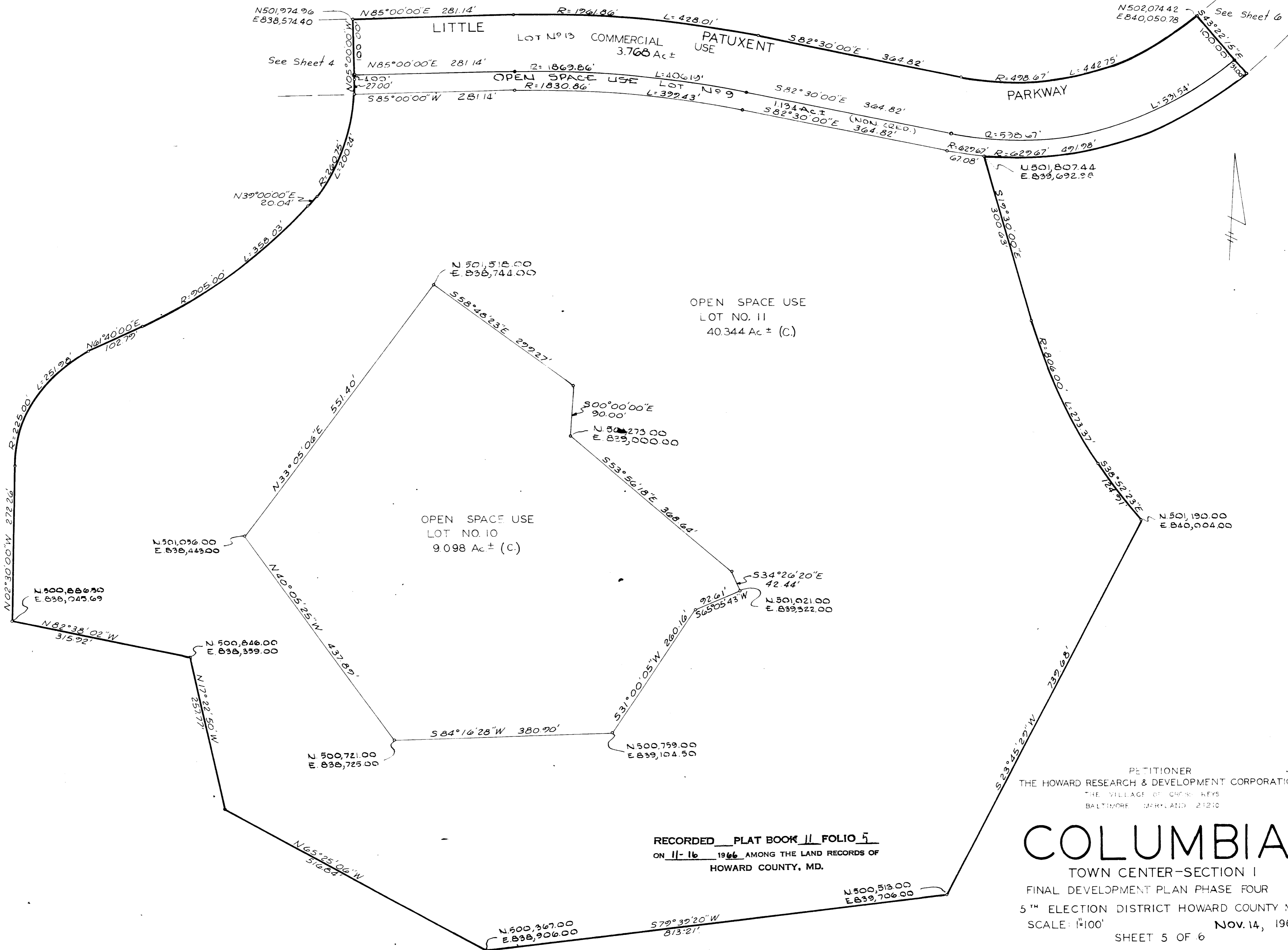
LITTLE PATUXENT PARKWAY

LOT NO. 13 COMMERCIAL USE 3.768 Ac ±

LOT NO. 9 OPEN SPACE USE 1.134 Ac ± (NON-DEED.)

LOT NO. 11 OPEN SPACE USE 40.344 Ac ± (C)

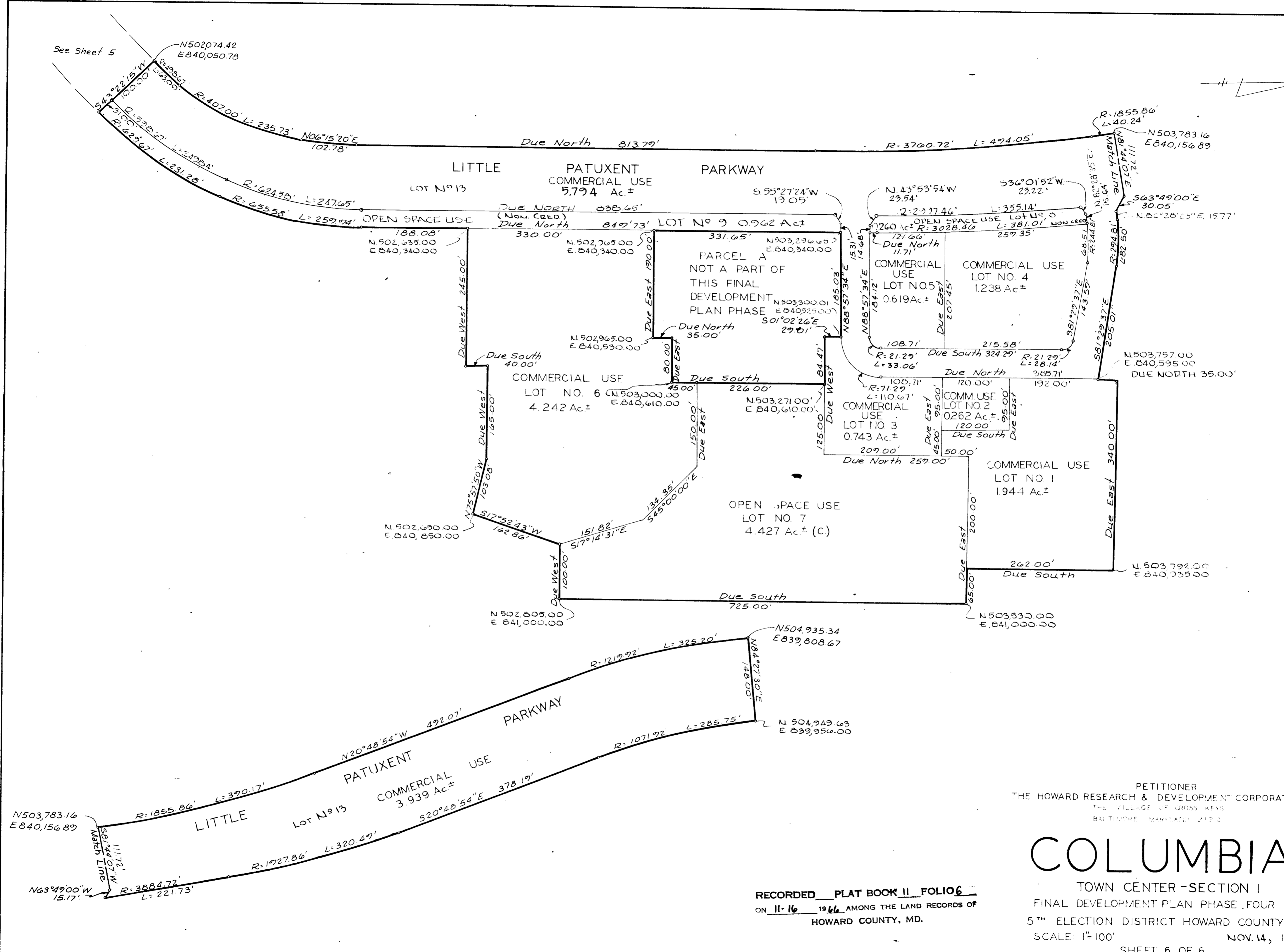
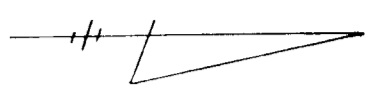
LOT NO. 10 OPEN SPACE USE 9.098 Ac ± (C)



RECORDED PLAT BOOK 11 FOLIO 5  
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 SCALE: 1"=100'  
 NOV. 14, 1966  
 SHEET 5 OF 6



See Sheet 5

N503,783.16  
E840,156.89

RECORDED PLAT BOOK II FOLIO 6  
ON 11-16 1966 AMONG THE LAND RECORDS OF  
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PETITIONER  
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THE VILLAGE OF CROSS KEYS  
BETHESDA, MARYLAND 20814

# COLUMBIA

TOWN CENTER - SECTION I  
FINAL DEVELOPMENT PLAN PHASE FOUR  
5TH ELECTION DISTRICT HOWARD COUNTY MD.  
SCALE: 1"=100'  
NOV. 14, 1966  
SHEET 6 OF 6