

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Bernard T. Roberts
LAND SURVEYOR'S SIGNATURE

RECORDED - PLAT BOOK 14, FOLIO 51,
ON March 22, 1968 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

TOWN CENTER
SECTION I LOT 14
LAKE KITTAMAQUUNDI
PETITIONER AND OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA PB 14
F 51

FINAL DEVELOPMENT PLAN PHASE TWENTY-THREE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 4 NOVEMBER, 1967

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

HOWARD COUNTY PLANNING COMMISSION
APPROVED AS TO LEGAL SUFFICIENCY

James Mangle 3-29-68
HCPC COUNSEL DATE

William M. Danner 3-29-68
HCPC CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE XXIII

TOWN CENTER, SECTION 1, LOT 14, LAKE KITTAMAQUONDI

This Final Development Plan is applicable to Section 1, Town Center Subdivision.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plat if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plat if required by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plat if required by the Howard County Planning Commission.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plat if required by the Howard County Planning Commission.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
Lot 14 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 building or structure within open space land use areas may be located within 25' of the right-of-way of any public street, road, or highway, or within 25' of any property line; except, however, that structures may be constructed at any location upon the land encompassed by the Final Development Plan Phase, provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission. The term "structure", as used in the Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, not to exceed 6' in height, signs, awnings, canopies, or other similar minor structures upon which no restrictions as to location is imposed. Determination of the specific character of "similar minor structures" will be made by the Howard County Planning Commission and approved on a site development plan. 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. OPEN SPACE LAND USE AREAS:
Lot 14 shall be used for all open space purposes including, but not limited to, all of the following:
 - a. Operation and maintenance of public or private lake.
 - b. Operation of a public or private boating facility, including boathouse, dock facilities, and related appurtenances.
 - c. Operation and maintenance of such commercial facilities as are not inconsistent with the primary use of Lot 14, Section 1, Town Center Subdivision, for Town Plaza, recreational, or other uses approved by the Howard County Planning Commission, including facilities constructed in or over the lake in accordance with a site plan approved by the Howard County Planning Commission.

- d. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public or private lake and park.
- e. 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:
No height limitations 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 Commission.
9. PARKING REQUIREMENTS - Section 17.031 E:
A. OPEN SPACE LAND USE AREAS:
Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to open space uses, and if required they will be imposed upon submittal of a site development plan for approval by the Howard County Planning Commission.
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:
To be 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.

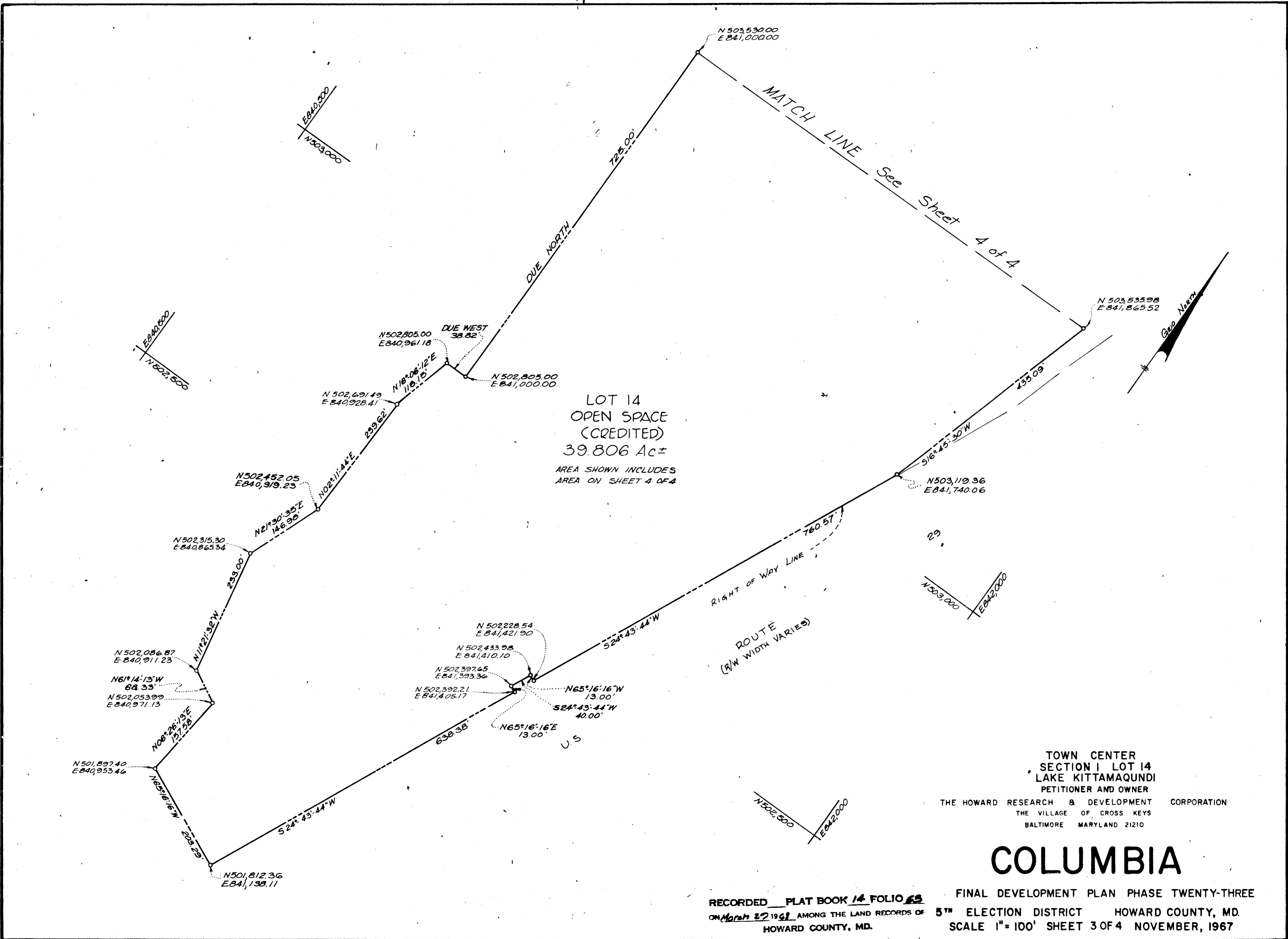
TABULATION OF LAND USE	
LAND USE	ACRES
Open Space	
Credited	39.806
Total	39.806

TOWN CENTER
SECTION 1 LOT 14
LAKE KITTAMAQUONDI
PETITIONER AND OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

RECORDED PLAT BOOK 14 FOLIO 52
March 29 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE TWENTY-THREE
5th ELECTION DISTRICT HOWARD COUNTY, MD.
NOVEMBER, 1967 SHEET 2 OF 4



LOT 14
 OPEN SPACE
 (CREDITED)
 39.806 Ac±
 AREA SHOWN INCLUDES
 AREA ON SHEET 4 OF 4

TOWN CENTER
 SECTION 1 LOT 14
 LAKE KITTAMAQUONDI
 PETITIONER AND OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210

COLUMBIA

RECORDED PLAT BOOK 14 FOLIO 63
 ON March 27 1968 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE TWENTY-THREE
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 3 OF 4 NOVEMBER, 1967

