



VICINITY MAP
SCALE: 1"=2,000'

NOTE: Vehicular Ingress And Egress Is Restricted Along Existing Private Entrance, Little Patuxent Parkway, And Along North Property Line For A Distance Of 100 Feet West Of Filler P.C. At Intersection With Little Patuxent Parkway.

RECORDED
JUL 05 1972
BUREAU OF ENGINEERING
INSPECTION SECTION

**TOWN CENTER
SECTION 2 AREA 4
PETITIONER AND OWNER**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 122
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' FEBRUARY, 1972 SHEET 1 OF 2

PREPARED AS TO SHEETS 1 TO 10
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

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

HOWARD COUNTY PLANNING BOARD

Donald B. Sackett
DONALD B. SACKETT
Registered Land Surveyor
Md. No. 6059

H.C.P.B. EXECUTIVE SEC.	DATE	H.C.P.B. CHAIRMAN	DATE
-------------------------	------	-------------------	------

RECORDED PLAT BOOK 20, FOLIO 125
MAY 25 1972
BUREAU OF ENGINEERING
HOWARD COUNTY, MD.

F.S.P.
55-D

FINAL DEVELOPMENT PLAN CRITERIA

Howard County, Maryland, Final Development Plan Phase 12

Section 2 Area 4 of Town Center

1. ERECTION OF STRUCTURES - Section 17.031 A (1):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

2. ERECTION OF STRUCTURES - Section 17.031 A (2):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

3. ERECTION OF STRUCTURES - Section 17.031 A (3):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

4. ERECTION OF STRUCTURES - Section 17.031 A (4):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

5. ERECTION OF STRUCTURES - Section 17.031 A (5):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

6. ERECTION OF STRUCTURES - Section 17.031 A (6):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

7. ERECTION OF STRUCTURES - Section 17.031 A (7):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

8. ERECTION OF STRUCTURES - Section 17.031 A (8):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

9. ERECTION OF STRUCTURES - Section 17.031 A (9):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

10. ERECTION OF STRUCTURES - Section 17.031 A (10):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

11. ERECTION OF STRUCTURES - Section 17.031 A (11):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

12. ERECTION OF STRUCTURES - Section 17.031 A (12):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

13. ERECTION OF STRUCTURES - Section 17.031 A (13):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

14. ERECTION OF STRUCTURES - Section 17.031 A (14):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

15. ERECTION OF STRUCTURES - Section 17.031 A (15):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

16. ERECTION OF STRUCTURES - Section 17.031 A (16):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

17. ERECTION OF STRUCTURES - Section 17.031 A (17):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

18. ERECTION OF STRUCTURES - Section 17.031 A (18):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

19. ERECTION OF STRUCTURES - Section 17.031 A (19):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

20. ERECTION OF STRUCTURES - Section 17.031 A (20):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

21. ERECTION OF STRUCTURES - Section 17.031 A (21):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

22. ERECTION OF STRUCTURES - Section 17.031 A (22):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

23. ERECTION OF STRUCTURES - Section 17.031 A (23):
 Erection of structures shall be required by the Howard County Office of Planning and Zoning.

1. HEIGHT LIMITATIONS - Section 17.031 E:

60-3 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.

2. PARKING REQUIREMENTS - Section 17.031 F:

60-3 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 and devoted to office uses.
 c. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings under similar uses tenants and employees of such buildings.
 d. 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 (5) employees of any such facility.
 e. 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.
 f. Parking in all buildings subject hereunder shall be provided within the boundaries of this Final Development Plan Phase and shall comply with the terms of Section 7 above and the space indices set forth in this Section 6. Perpendicular parking bays may be established at an angle of 90 degrees or in elevated levels or decks in ten (10) feet by sixty (60) feet 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.

3. DRIVEWAY REQUIREMENTS - Section 17.031 G:

60-3 DRIVEWAYS
 Driveways shall conform to the requirements of Section 7 above. Other setback restrictions are provided in Section 7 of this Final Development Plan Phase.

4. SIGNAGE REQUIREMENTS - Section 17.031 H:

60-3 SIGNAGE
 Signage shall conform to the requirements of Section 7 above. Other setback restrictions are provided in Section 7 of this Final Development Plan Phase.

5. CLEARANCE REQUIREMENTS - Section 17.031 I:

60-3 CLEARANCE REQUIREMENTS
 Clearance requirements are 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	8.2579
Total	8.2579

TOWN CENTER
 SECTION 2 AREA 4

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD, 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 12.2
 5th ELECTION DISTRICT HOWARD COUNTY, MD.
 FEBRUARY, 1972 SHEET 2 OF 2

APPROVED BY: [Signature] PLAT BOOK 20, FOLIO 126
 MAY 25, 1972 HOWARD COUNTY, MD.