

VICINITY MAP
SCALE: 1" = 2000'

RECEIVED

JUN 26 1973

BUREAU OF ENGINEERING

RECORDED IN PLAT BOOK 20... FOLIO 229
MAY 18 1973

RECEIVED

JUN 22 1973

COLUMBIA AUTO PARK
SECTION I AREA 1
PETITIONER AND OWNER

DIVISION OF LAND
DEVELOPMENT
OF HOWARD COUNTY

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA MD. 21044

COLUMBIA

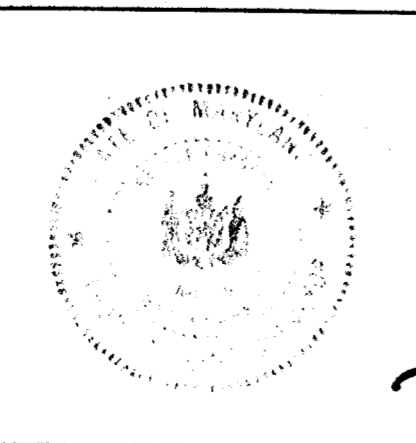
FINAL DEVELOPMENT PLAN PHASE 132
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=400' MAY 14, 1973 SHEET 1 OF 5

#137

PREPARED AS TO SHEETS 1 TO 5
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

George Chagetas
PROPERTY LINE SURVEYOR



BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED: 11-4-68
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED: 11-22-72

HOWARD COUNTY PLANNING BOARD

Thomas L. Harris 5-18-73
E. ... 5-16-73

H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section I, Area I, of the Columbia Auto Park Center

1. PUBLIC STREET 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):
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2B Vehicular ingress and egress to Dobbin Rd., Old Montgomery Road, and Captain Morey 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 (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 & Zoning. Temporary drainage easements may be relocated but shall be shown as permanent easements on a site development plan if approved by the 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 buildings |
| trellises | dwellings 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 (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or H-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 20 feet of the right-of-way of any public street, road or highway, except structures may be located to within 25 feet of the right-of-way of Captain Morey Drive when the site development plan as approved by the Howard County Planning Board; 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 17.031D:

7D EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses permitted in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominantly industrial area are permitted as approved by the Howard County Planning Board.

Development on Parcels L-1, B-1, C-1 is restricted. Only development as an expansion to the site development on the adjacent parcels L, B, and C will be permitted and only upon special application to the Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 17.031 E:

8D INDUSTRIAL LAND USE AREAS

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.

9. PARKING REQUIREMENTS - Section 17.031E:

9D INDUSTRIAL LAND USE AREAS

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

- a. 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.
- 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 and encompassed by this Final Development Plan Phase which are devoted to office uses.
- c. One parking space for each employee shall be provided for all sites devoted to industrial uses.
- 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. 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.

10. SETBACK PROVISIONS - Section 17.031 E:

10A. 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:

12D INDUSTRIAL LAND USE AREAS

In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

TABULATION OF LAND USE

| LAND USE | ACRES |
|---------------------|--------|
| EMPLOYMENT CENTER | |
| COMMERCIAL | 78.556 |
| Roadway | 3.940 |
| OPEN SPACE Credited | 2.847 |
| TOTAL | 81.403 |

RECORDED PLAT BOOK 20 FOLIO 230
MAY 18 1973
HOWARD COUNTY, MD

RECEIVED
JUN 26 1973

COLUMBIA AUTO PARK
SECTION I AREA I
BUREAU OF ENGINEERING

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

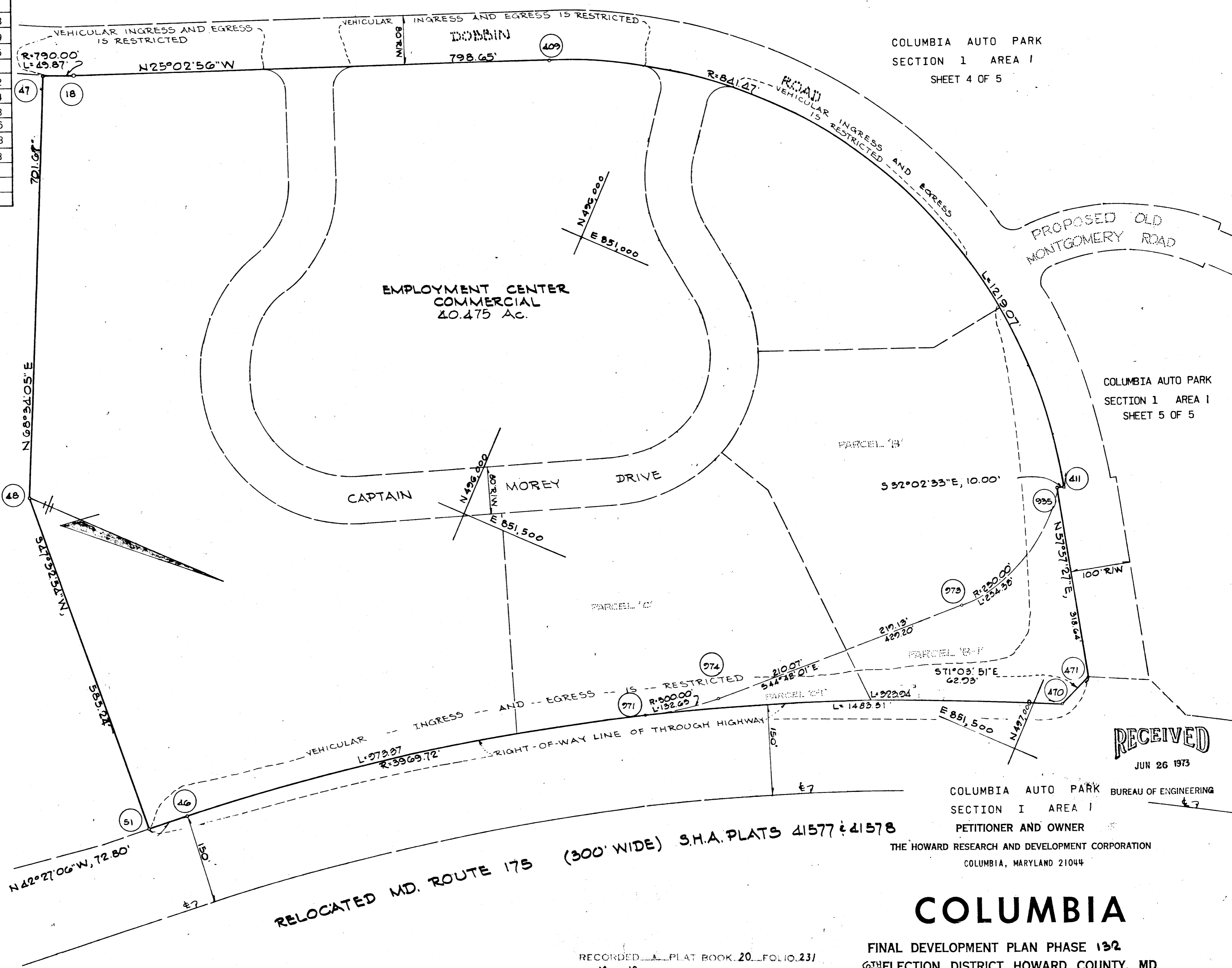
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 132
5th ELECTION DISTRICT HOWARD COUNTY, MD.
MAY 14, 1973 SHEET 2 OF 5

COORDINATES

| NO. | NORTH | EAST |
|-----|------------|------------|
| 18 | 495,116.11 | 851,089.38 |
| 46 | 495,775.41 | 852,144.89 |
| 47 | 495,070.29 | 851,109.06 |
| 48 | 495,326.68 | 851,762.21 |
| 51 | 495,721.69 | 852,194.02 |
| 409 | 495,839.64 | 850,751.24 |
| 411 | 496,909.19 | 851,067.13 |
| 470 | 497,049.35 | 851,402.06 |
| 471 | 497,069.77 | 851,342.53 |
| 935 | 496,900.71 | 851,072.43 |
| 971 | 496,422.41 | 851,688.05 |
| 973 | 496,832.97 | 851,306.37 |
| 974 | 496,527.87 | 851,608.27 |

COLUMBIA AUTO PARK
SECTION 1 AREA 1
SHEET 4 OF 5



COLUMBIA AUTO PARK
SECTION 1 AREA 1
SHEET 5 OF 5

RECEIVED
JUN 26 1973

COLUMBIA AUTO PARK BUREAU OF ENGINEERING
SECTION I AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

RELOCATED MD. ROUTE 175 (300' WIDE) S.H.A. PLATS 41577 & 41578

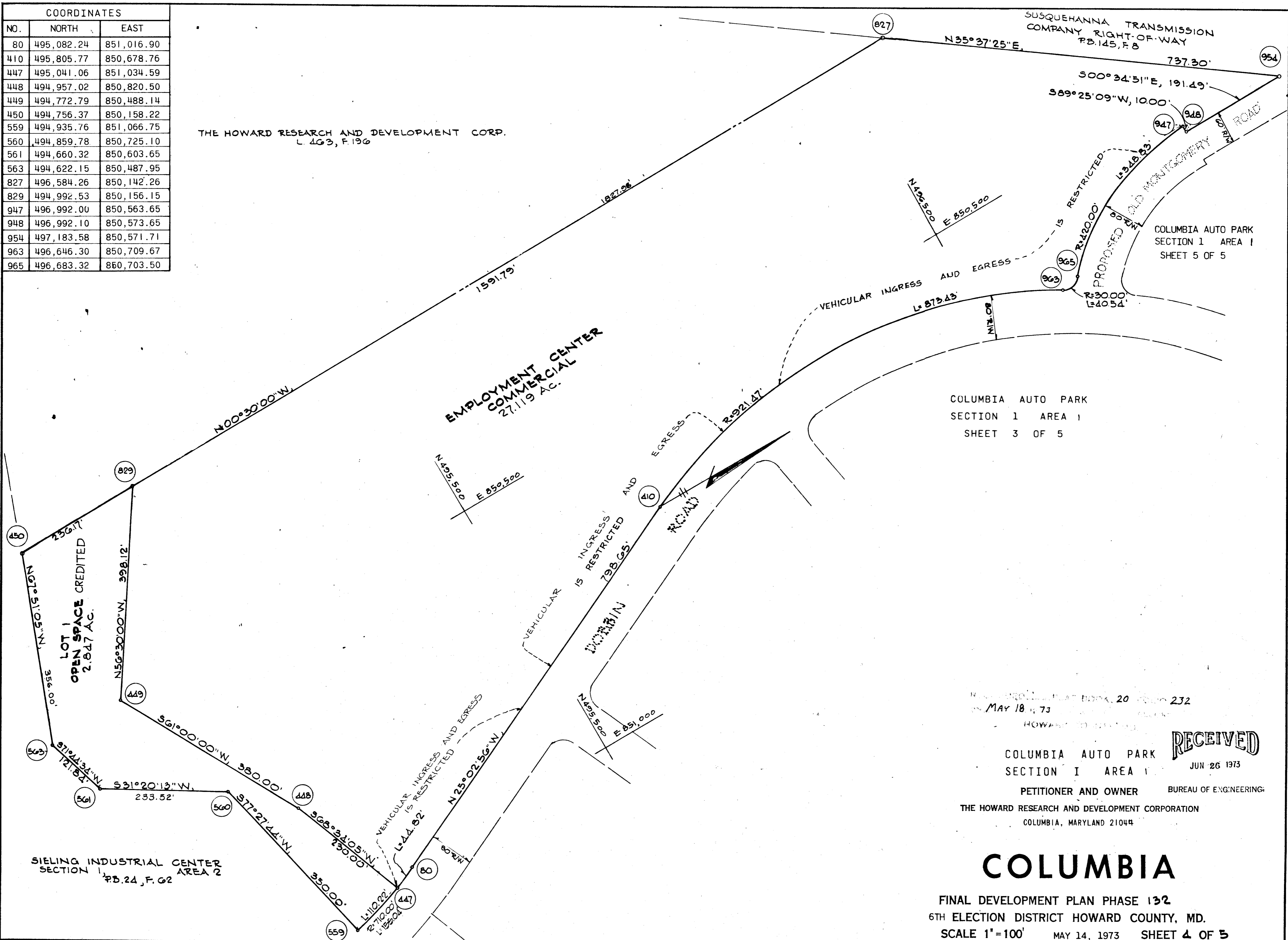
COLUMBIA

RECORDED IN PLAT BOOK 20 FOLIO 231
ON MAY 18, 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE 132
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' MAY 14, 1973 SHEET 3 OF 5

| COORDINATES | | |
|-------------|------------|------------|
| NO. | NORTH | EAST |
| 80 | 495,082.24 | 851,016.90 |
| 410 | 495,805.77 | 850,678.76 |
| 447 | 495,041.06 | 851,034.59 |
| 448 | 494,957.02 | 850,820.50 |
| 449 | 494,772.79 | 850,488.14 |
| 450 | 494,756.37 | 850,158.22 |
| 559 | 494,935.76 | 851,066.75 |
| 560 | 494,859.78 | 850,725.10 |
| 561 | 494,660.32 | 850,603.65 |
| 563 | 494,622.15 | 850,487.95 |
| 827 | 496,584.26 | 850,142.26 |
| 829 | 494,992.53 | 850,156.15 |
| 947 | 496,992.00 | 850,563.65 |
| 948 | 496,992.10 | 850,573.65 |
| 954 | 497,183.58 | 850,571.71 |
| 963 | 496,646.30 | 850,709.67 |
| 965 | 496,683.32 | 850,703.50 |

THE HOWARD RESEARCH AND DEVELOPMENT CORP.
L. 463, F. 196



SUSQUEHANNA TRANSMISSION COMPANY RIGHT-OF-WAY
P.B. 145, F. 8
737.30'
500°34'51"E, 191.49'
389°25'09"W, 1000'
R=12000'
R=3000'
L=4054'R=42000'
L=32883'
R=3000'
L=4054'COLUMBIA AUTO PARK SECTION 1 AREA 1 SHEET 5 OF 5

COLUMBIA AUTO PARK SECTION 1 AREA 1 SHEET 3 OF 5

RECORDED IN BOOK 20 PAGE 232
MAY 18 1973
HOWARD COUNTY

RECEIVED
JUN 26 1973

COLUMBIA AUTO PARK SECTION I AREA I
PETITIONER AND OWNER BUREAU OF ENGINEERING
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

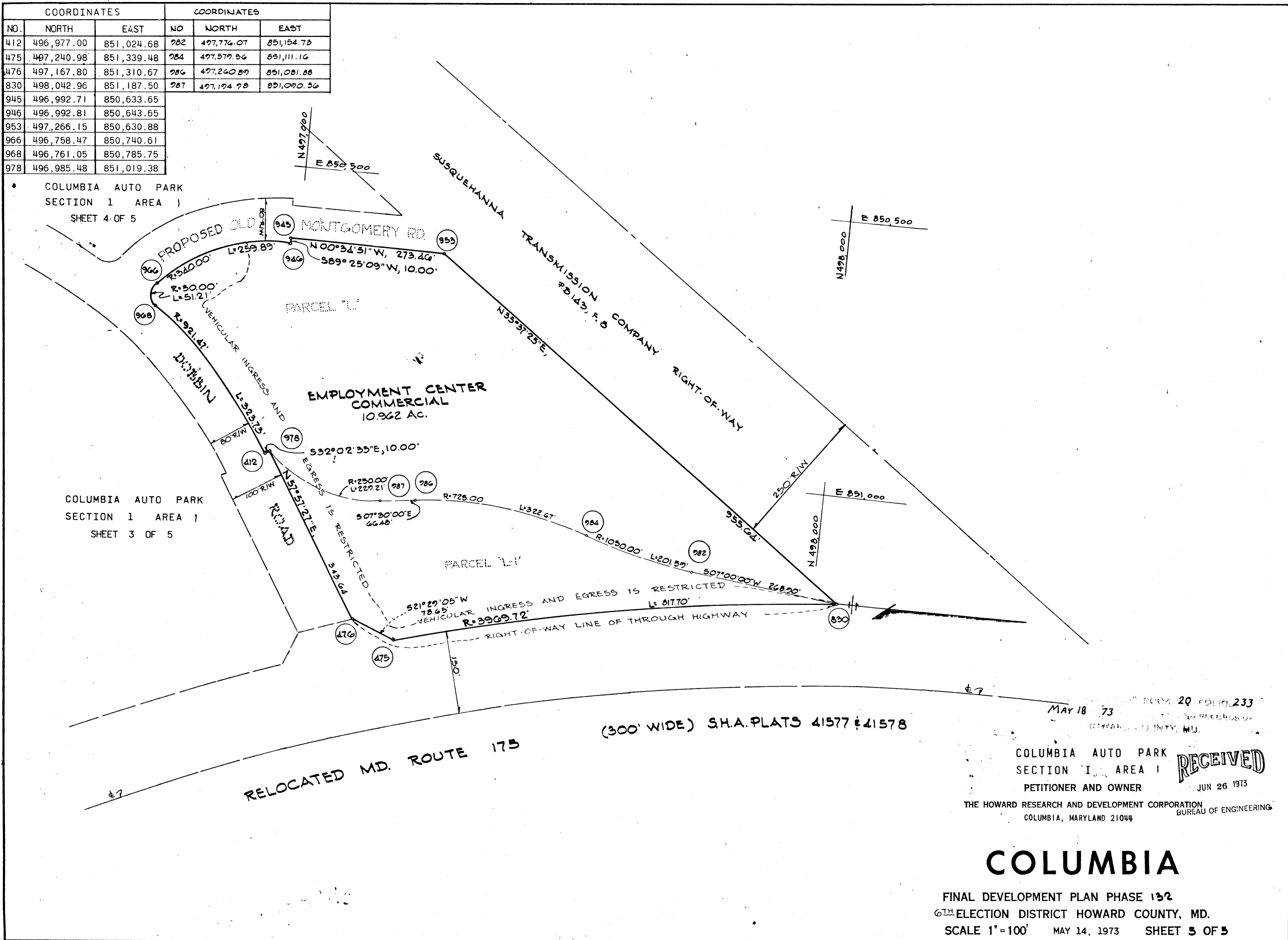
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 132
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MAY 14, 1973 SHEET 4 OF 5

| COORDINATES | | | COORDINATES | | |
|-------------|------------|------------|-------------|------------|------------|
| NO. | NORTH | EAST | NO. | NORTH | EAST |
| 412 | 496,977.00 | 851,024.68 | 282 | 497,776.07 | 851,154.73 |
| 475 | 497,240.98 | 851,339.48 | 284 | 497,579.56 | 851,111.16 |
| 476 | 497,167.80 | 851,310.67 | 286 | 497,260.89 | 851,081.88 |
| 830 | 498,042.96 | 851,187.50 | 287 | 497,194.78 | 851,090.56 |
| 945 | 496,992.71 | 850,633.65 | | | |
| 946 | 496,992.81 | 850,643.65 | | | |
| 953 | 497,266.15 | 850,630.88 | | | |
| 966 | 496,758.47 | 850,740.61 | | | |
| 968 | 496,761.05 | 850,785.75 | | | |
| 978 | 496,985.48 | 851,019.38 | | | |

COLUMBIA AUTO PARK
SECTION 1 AREA 1
SHEET 4 OF 5

COLUMBIA AUTO PARK
SECTION 1 AREA 1
SHEET 3 OF 5



BOOK 20 FOLIO 233
MAY 18 73
RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA AUTO PARK
SECTION I AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

RECEIVED
JUN 26 1973
BUREAU OF ENGINEERING

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 132
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MAY 14, 1973 SHEET 5 OF 5