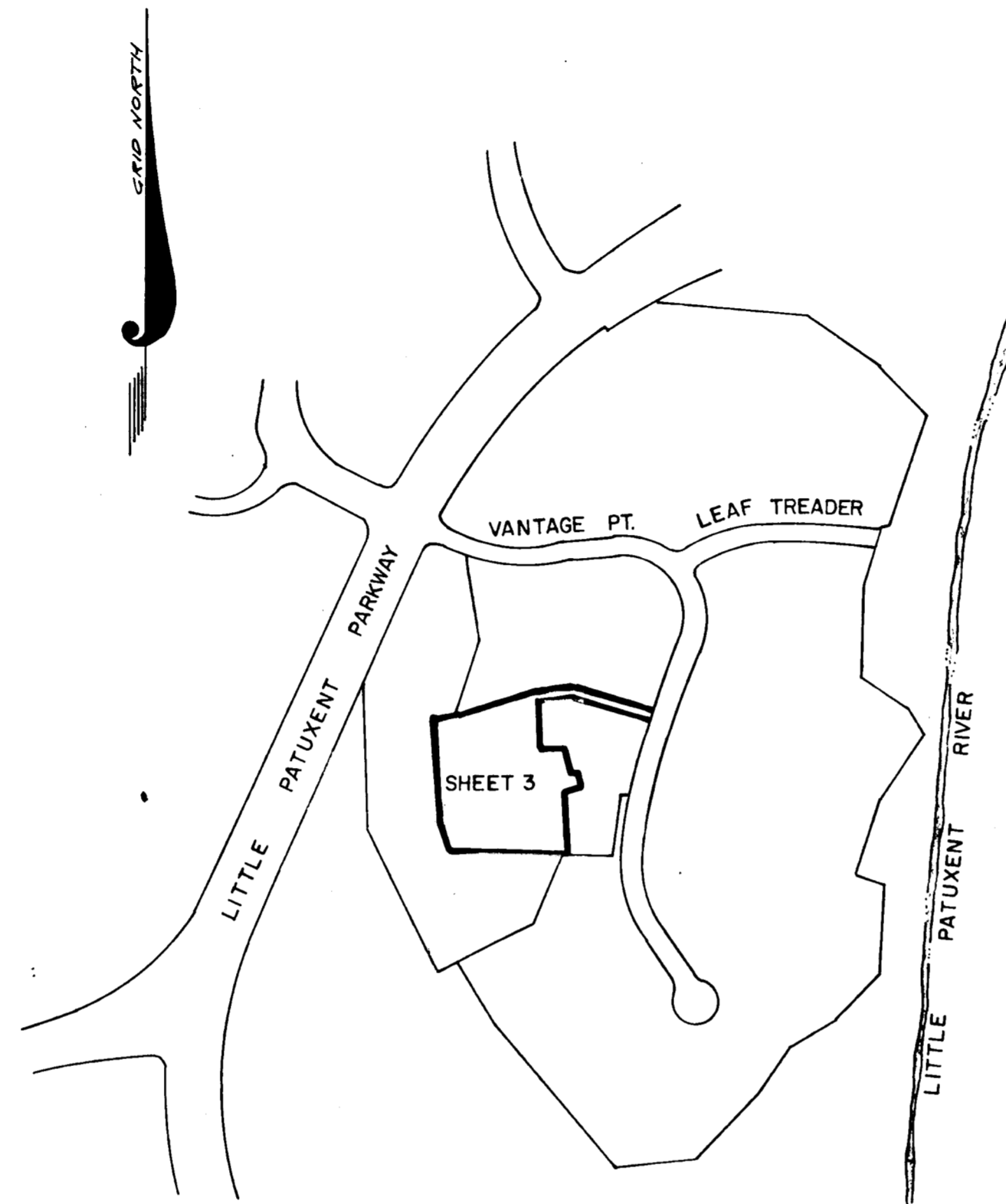


VICINITY MAP
SCALE: 1"=2000'



RECEIVED BY THE BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY, MARYLAND, ON 11/20/77

TOWN CENTER
SECTION 7 AREA 9

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA SERVICE PROPERTIES, INC.
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 163
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' JUNE, 1977 SHEET 1 OF 3

RECEIVED
NOV 22 1977
BUREAU OF ENGINEERING

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

Richard Wolfe
PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-1974

HOWARD COUNTY PLANNING BOARD

[Signature] 11-19-77
H.C.P.B. EXEC SEC DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA
Phase 163

The Area included within this Final Development Plan Phase is Applicable to Section 7, Area 9 of Town 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.
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 and Zoning.
5. RECREATION, 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, dwelling,
trellises	or accessory buildings

All setback areas shall be clear of any protrusions, extensions, 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' 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 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 trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
	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.

6D OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:

7E-1 OPEN SPACE LAND USE AREAS

Lot No. 1 is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation and maintenance of facilities for non-profit community service oriented organizations providing health, charitable, education or welfare services.
- b. Pedestrian and bicycle pathways, park or similar community recreation uses.
- c. Operation of a public or private child care center.
- d. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
- e. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
- f. Operation of a community hall including leasing of same for public and private non-profit uses.
- g. Community Library
- h. Art Studio
- i. Teen Center
- j. Operation of such commercial activities as are consistent with the above uses such as a snack bar.

8. HEIGHT LIMITATIONS - Section 17.031 E:

8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 17.031E:

9E OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open spaces. In the event structures are proposed for construction on any portion of such land parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 17.018 D (1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 17.031E:

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 17.031E:

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 17.031E:

12E OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
Open Space Credited	3.814
Total	3.814

RECORD BOOK 3054 A28
DATE 10/22/77 BY [unclear] AND [unclear]
[unclear]

TOWN CENTER

SECTION 7 AREA 9

PETITIONER AND OWNER

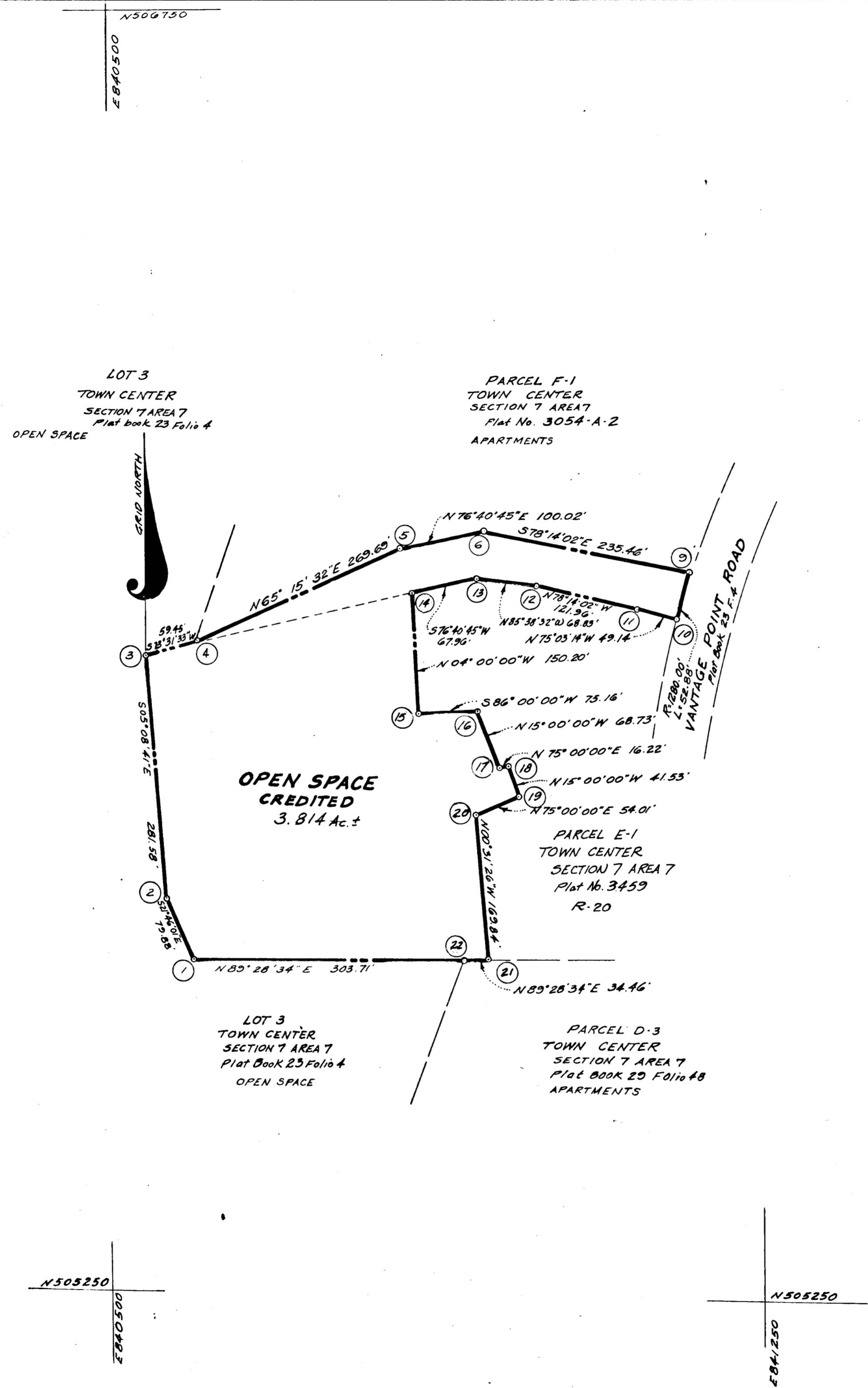
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA SERVICE PROPERTIES, INC.
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 163
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
JUNE, 1977 SHEET 2 OF 3

COORDINATE TABLE		
No.	NORTH	EAST
1	505643.180	840592.691
2	505717.457	840563.032
3	505997.903	840537.782
4	506012.762	840595.345
5	506125.635	840840.284
6	506148.679	840937.609
9	506700.665	841168.122
10	506049.865	841153.441
11	506062.538	841105.964
12	506087.408	840986.566
13	506092.638	840917.936
14	506076.980	840851.804
15	505927.146	840862.282
16	505932.389	840937.259
17	505866.001	840955.047
18	505870.199	840970.715
19	505830.084	840981.463
20	505816.105	840929.294
21	505646.272	840930.847
22	505645.957	840896.388



RECORDED YEAR 2004 A 29
 TOWN CENTER
 SECTION 7 AREA 9

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 &
 COLUMBIA SERVICE PROPERTIES, INC.
 COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 163
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 3 OF 3