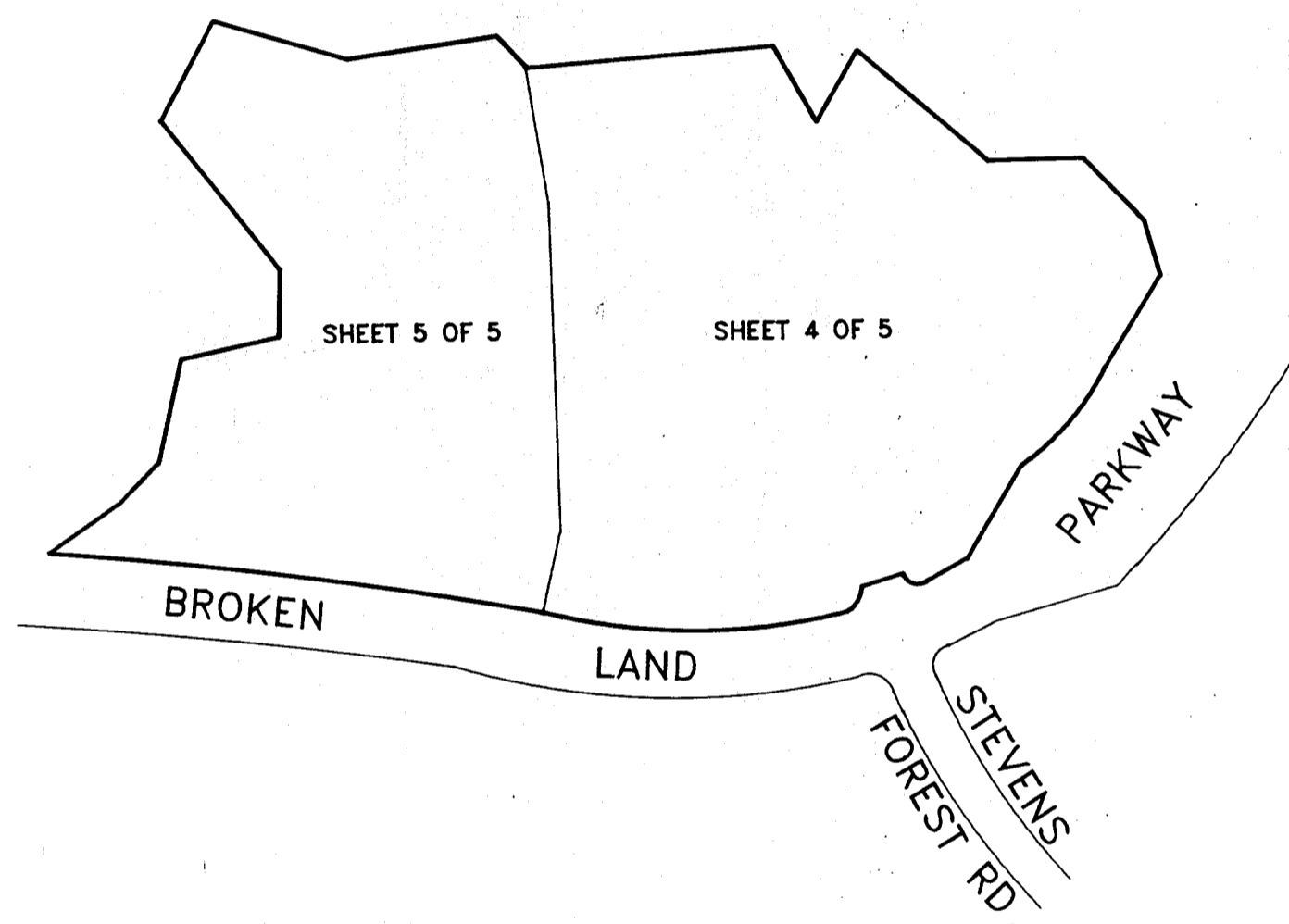


VICINITY MAP
SCALE: 1"=2000'



SUMMARY OF AMENDMENTS

- 149-A - PURPOSE IS TO (1) CONFORM CRITERIA TO TO 1977 ZONING REGULATIONS, (2) SPECIFY ONE GASOLINE STATION AS ALLOWABLE USE, AND (3) ADD SPECIFIC SITE DESIGN CRITERIA FOR GASOLINE STATION.
- 149-A-1 - AMENDS SHEETS 2,4 AND 5. PURPOSE IS TO SHOW THE CONFIGURATION OF ROADWAYS WITHIN THE PHASE.
- 149-A-II - AMENDS SHEETS 2 AND 5. PURPOSE IS TO SHOW THE FINAL ALIGNMENT OF STEVENS FOREST ROAD RESULTING IN A REDUCTION OF COMMERCIAL BY 0.227 ACRES AND INCREASING OPEN SPACE CREDITED BY 0.543 ACRES BY ELIMINATING THE OPEN SPACE NON-CREDITED LOT 4 (PREVIOUSLY RESERVED FOR STEVENS FOREST ROAD RIGHT-OF-WAY).

RECORDED PLAT 149A II 3054-A 1131
ON 8-28 1990 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1

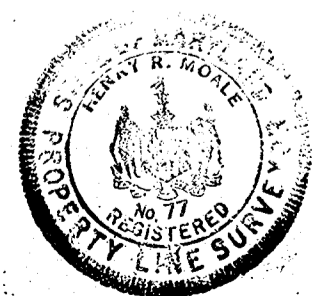
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 149-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=400' SHEET 1 OF 5

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 149 A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054-A-882

PREPARED AS TO SHEETS 1 TO 5
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY ADOPTED 8-2-85



Henry R. Moore
REG. NO. 77
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
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-1986

HOWARD COUNTY PLANNING BOARD

Charles E. ... 8/14/90
H.C.P.B. EXEC. SEC. DATE
Kathleen ... 8/14/90
H.C.P.B. CHAIRMAN DATE

149-A-I	OCT. 22, 1986	3054A	882 THRU 886
149-A	OCT. 8, 1978	3054A ₁	121 THRU 125
149	NOV. 4, 1974	28	98 THRU 101
PHASE	DATE	BOOK	FOLIO
RECORDATION			

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 1, of the Village of Owen Brown.

1. PUBLIC STREET AND ROADS - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.

2B Vehicular ingress and egress to Broken Land Parkway will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 122-C-3-c:
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 122-C-3-d(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:
cornices and eaves; roof or building overhangs; chimneys; porches, decks, open or closed bay windows, oriel, vestibule, balcony; privacy walls or screens; all parts of any buildings' dwelling or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three feet (3') into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten feet (10') in width may project not more than four feet (4') into the setback area; and porches, decks, open or enclosed may project not more than three feet (3') into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within fifty feet (50') of the right-of-way line thereof 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.

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 Dept. 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 30 feet of the right-of-way of any public street, road or highway; 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. 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. 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.

TABULATION OF LAND USE

Land Use		Acres
Commercial		44.085
Roadway	4.353	
Open Space		
Credited		8.227
TOTAL		52.312

6D OPEN SPACE LAND USE AREAS

No structures 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.

7C PERMITTED USES - Section 122-C-3-d(2):

EMPLOYMENT CENTER LAND USE - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in POR districts.
- b. Uses permitted in B-1 districts.
- c. Uses permitted in B-2 districts.
- d. Uses permitted in S-C districts.
- e. Gasoline Service Station (1) Parcel C.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. Pedestrian access from Employment Center Land Use Areas to open space areas is expressly permitted.

7E-1 PERMITTED USES - SECTION 122-C-3-d(2):

OPEN SPACE LAND USE AREAS

Lots 1 and 2 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Dept. of Planning and Zoning. Pedestrian access across and between lots 1, 2, 3 and lot 1 of Village of Owen Brown, Section 5, Area 2, is expressly permitted.

8C HEIGHT LIMITATIONS - Section 122-C-3-d(3):

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.

8E HEIGHT LIMITATIONS - Section 122-C-3-d(3):

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.

9C PARKING REQUIREMENTS - Section 122-C-3-d(3):

COMMERCIAL LAND USE AREAS

- 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 which are devoted to office uses.
- c. No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within such buildings which primarily serves 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 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 (5) employees of any such facility.
- f. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.
- g. Perpendicular parking bays may be established at or below, grade or in elevated levels or decks in nine (9) foot by sixty (60) foot 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.

9E PARKING REQUIREMENTS - Section 122-C-3-d(3):

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 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 122-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 122-C-3-d(3):

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 122-C-3-d(3):

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 122-C-3-d(3):

COMMERCIAL LAND USE AREAS

No coverage requirement is 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.

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.

RECORDED PLAT 149-A-II 3054-A-1132
ON 8-28 19 90 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 149-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 5

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 149 A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054-A-883

SPECIAL SITE DESIGN CRITERIA FOR GASOLINE STATIONS

- A. Parcel Size - The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.
- B. Parcel Frontage - A minimum frontage of one hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.
- C. Access - Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.

D. Setbacks

1. A minimum thirty (30) feet shall be required between the public right-of-way and any building on the site.
2. Adjacent to residential land uses the building setback line shall be one hundred (100) feet from the adjacent residential property line.
3. Parking and storage areas shall not be permitted within ten (10) feet of any property line.

E. Buildings

1. The main building, the pump island, and any ancillary buildings shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.
2. Provision shall be made for restroom facilities for use by the public.
3. Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent materials shall not be permitted.
4. Convenience cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.

F. Service Equipment, Outdoor Storage & Refuse Areas

1. Service racks and/or pits shall be located within the main building.
2. Outdoor storage and/or refuse areas shall be fenced or screened from view.
3. The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

G. Landscaping, Fences, Walls & Screening

1. Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
2. Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, wall and/or planting.
3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
4. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, with adjacent properties and with the neighborhood.

H. Off-Street Parking

1. The number of off-street parking spaces to be provided is as follows:
 - a. Three (3) spaces per grease rack or working bay.
 - b. One (1) space per employee on duty.
 - c. One (1) space per accessory vehicle such as tow trucks and service vehicles.
2. Where a car wash service is proposed, sufficient parking and queuing capacity shall be provided so that public streets will not be used for queuing.

- I. Lighting - Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.

J. Operation

1. The operation of the facility shall be confined to normal service station activities. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air, the changing of tires, and minor servicing. Storage of all automotive supplies shall be within the approved buildings.
2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines, exclusive of passenger cars, is prohibited.
3. The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
4. Where a gasoline service station is adjacent to a Residential District, its hours of operation shall be established by the Howard County Planning Board.

RECORDED PLAT 149A-II 3054-A-1133
ON 8-28 1990 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

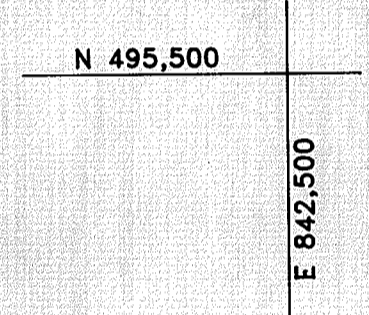
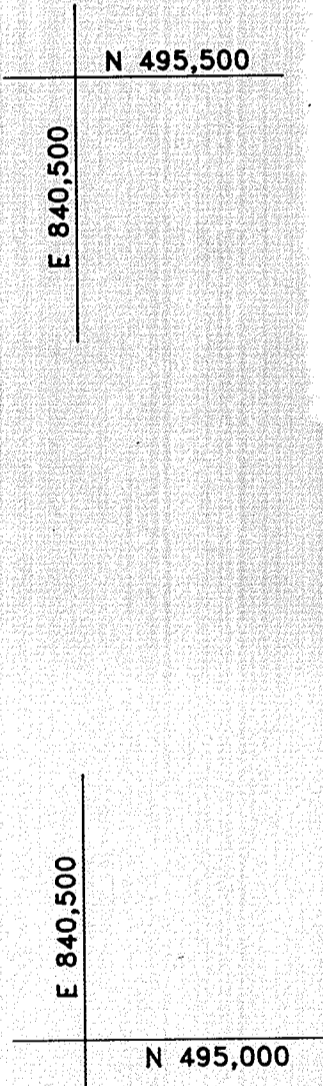
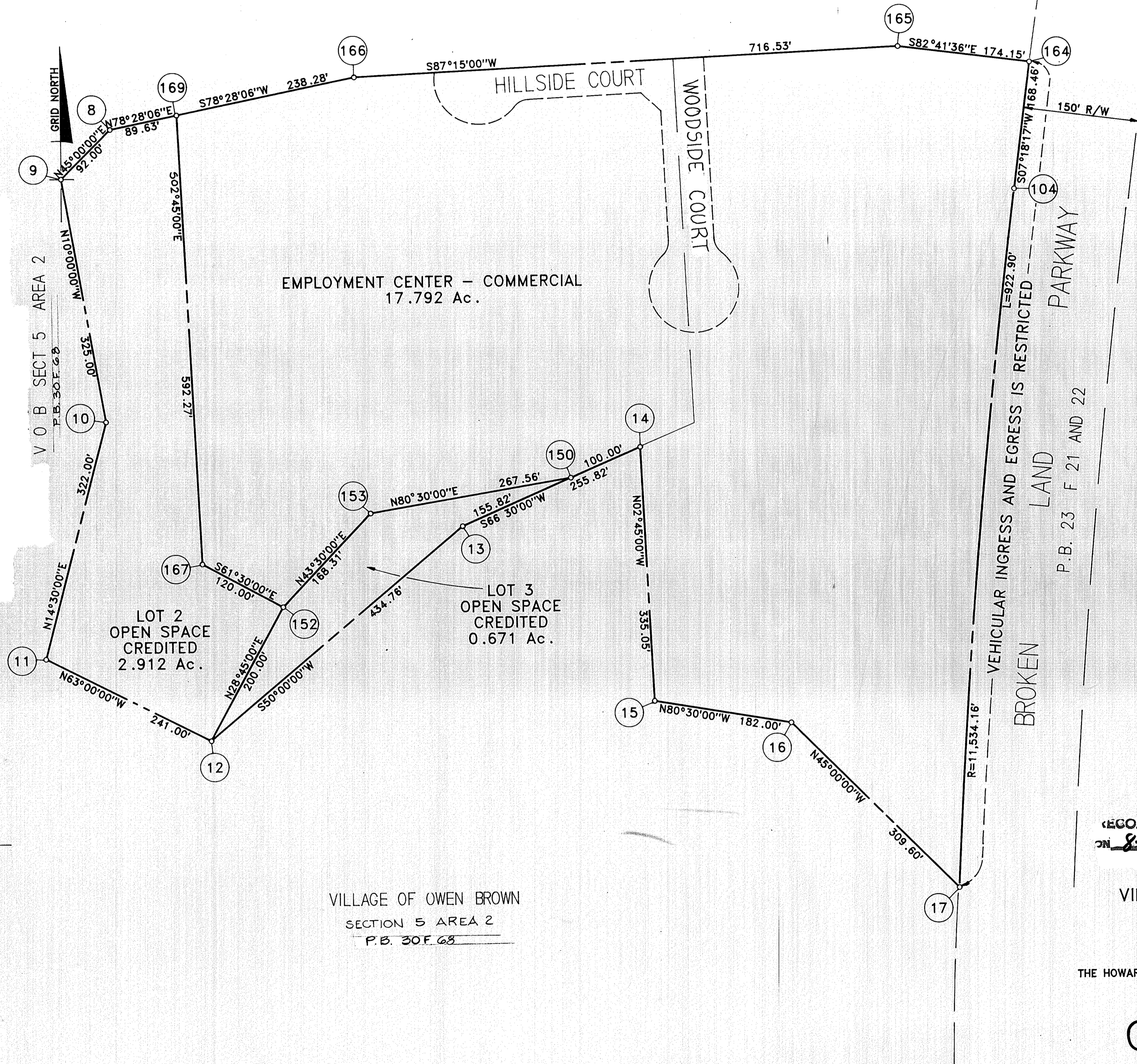
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 149-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 3 OF 5

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 149A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054-A-884.

THE VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
SHEET 4 OF 4

COORDINATES		
NO.	NORTH	EAST
164	496,017.65	841,986.75
8	495,939.87	840,777.02
9	495,874.82	840,711.96
10	495,554.75	840,768.40
11	495,243.01	840,687.78
12	495,133.60	840,902.51
13	495,413.06	841,235.55
14	495,515.06	841,470.15
15	495,180.40	841,486.22
16	495,150.36	841,665.73
17	494,931.44	841,884.65
166	496,005.42	841,098.31
169	495,957.79	840,864.83
104	495,850.56	841,965.33
150	495,475.19	841,378.45
152	495,308.94	840,998.71
153	495,431.03	841,114.56
167	495,366.20	840,893.25
165	496,039.80	841,814.01



RECORDED PLAT 149-A-II-3054-A-1134
ON 8-28-90 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1

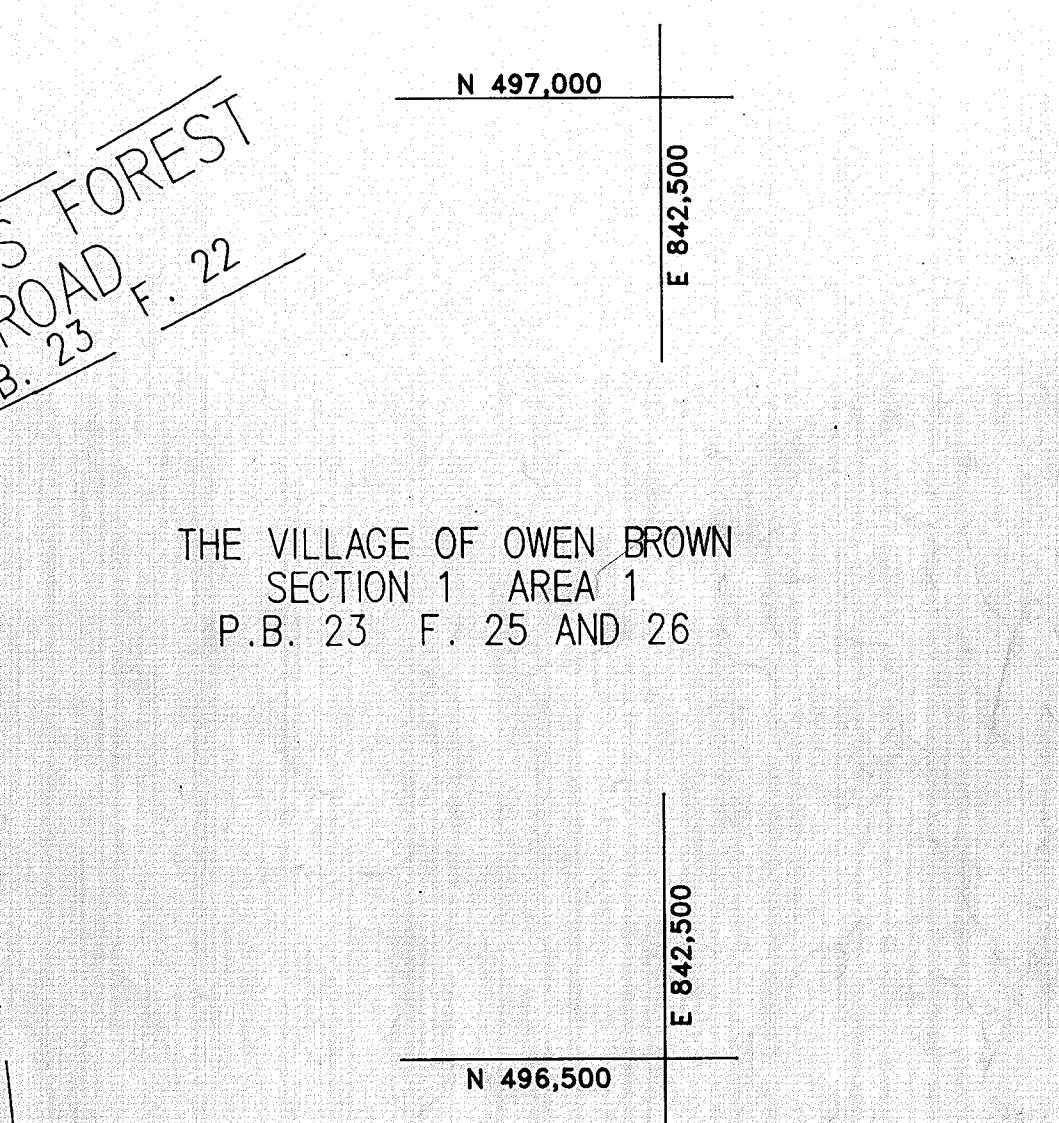
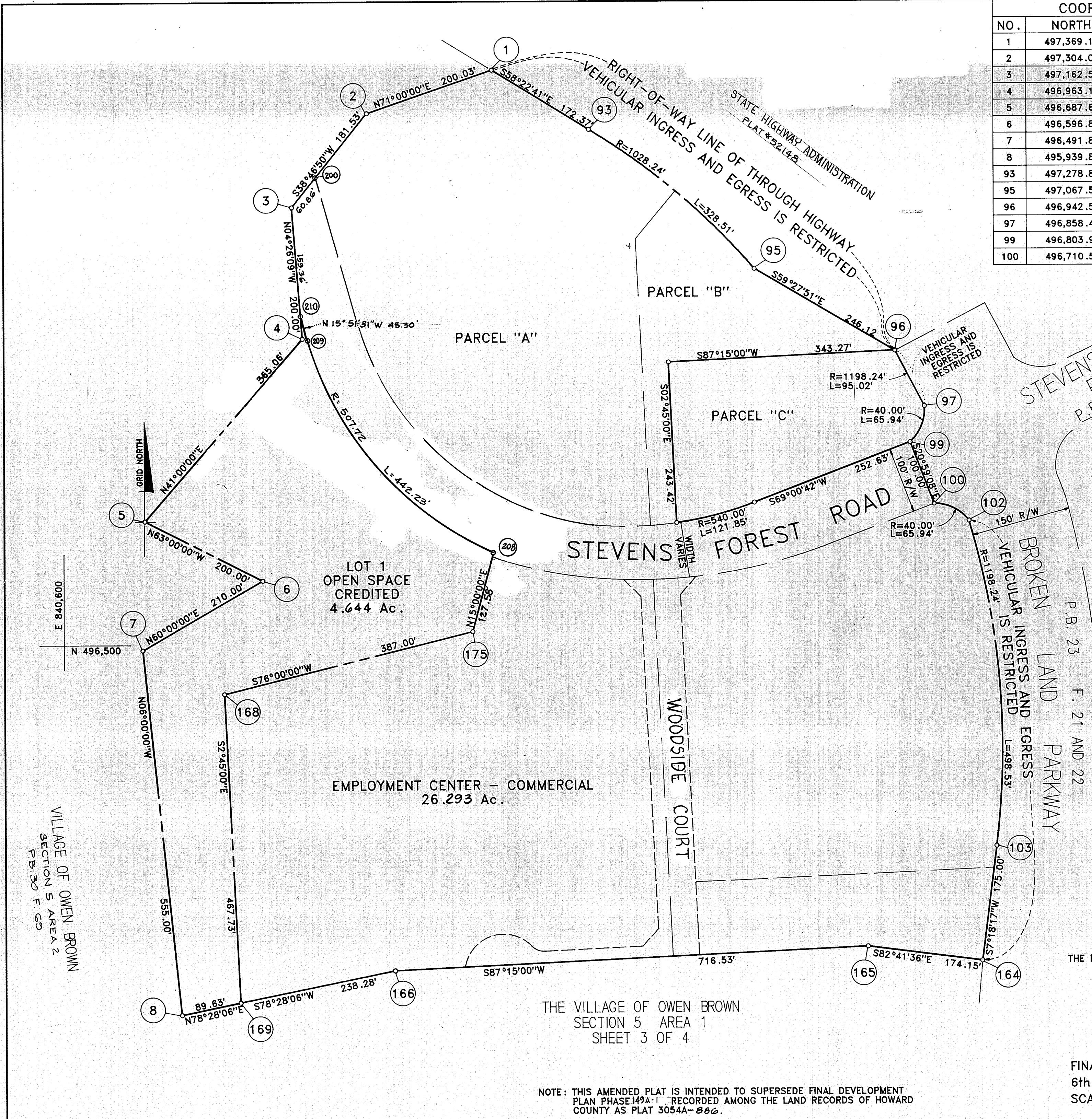
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 149-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' DATE SHEET 4 OF 5

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 149-A-I, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT 3054-A-885

COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
1	497,369.18	841,249.53	102	496,684.58	841,969.19
2	497,304.06	841,060.40	103	496,191.23	842,009.00
3	497,162.54	840,946.70	164	496,017.65	841,986.75
4	496,963.14	840,962.17	165	496,039.80	841,814.01
5	496,687.63	840,722.67	166	496,005.42	841,098.31
6	496,596.83	840,900.87	169	495,957.79	840,864.83
7	496,491.83	840,719.00	200	497,209.99	840,984.82
8	495,939.87	840,777.02	208	496,641.84	841,250.92
93	497,278.80	841,396.31	126	496,858.31	840,871.04
95	497,067.58	841,646.34	209	496,966.07	840,970.94
96	496,942.53	841,858.32	168	496,424.98	840,842.39
97	496,858.44	841,902.50	175	496,518.61	841,217.90
99	496,803.90	841,880.71	210	497,009.64	840,958.57
100	496,710.54	841,916.52			



RECORDED PLAT 149 A II 3054-A-1135
ON 8-29-90 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 149-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 5 OF 5

VILLAGE OF OWEN BROWN
SECTION 5 AREA 2
P.B. 30 F. 59

THE VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
SHEET 3 OF 4

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 149-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY AS PLAT 3054A-886.