

VICINITY MAP

Scale : 1" = 2000'

**NOTE :**

This amended plat is intended to supercede sheet 1 of 15 Final Development Plan Phase 146 recorded among the land records of Howard County in platbook 28 folio 42.

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BUREAU OF ENGINEERING

**VILLAGE OF OWEN BROWN**

SECTION 4 AREA 1

PETITIONER AND OWNER

THE COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 146 A  
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 15

PREPARED AS TO SHEETS 1 TO 15  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS  
AMENDED MAY 27, 1965



*Barry C. Rhodes*  
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8/10/65  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11/4/68  
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11/22/72  
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED 1/7/74

HOWARD COUNTY PLANNING BOARD

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 4, Area 1, of the Village of Owen Brown.

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 Oakland Mills Road, Cradlerock Way, Homespun Drive, 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 and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031B:  
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 17.031D:  
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	dwelling, 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 fifty (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 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
shrubbery	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.

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density use within 20 feet of any 30' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7 1/2 feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such setback areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, a lot, lot or parcels, as "Common Open Areas" which will not be credited to "Open Space", but, will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

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 areas 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.

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:

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses except that upon approval of a site development plan the Howard County Planning Board may approve the use of lots for model homes.

EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER - COMMERCIAL

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

Uses permitted in B-1 districts.

OPEN SPACE LAND USE AREAS

*"Lots 512, 514, 515, 517, through 532, 537, 538, 539, 542 through 550 and 555 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 Office of Planning and Zoning. Open Space Lot 554 is to be used for a Memorial Park in accordance with a site development plan approved by the Howard County Planning Board. No graves shall be placed in the 100 year floodplain within this Final Development Plan."*  
NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lot 535 is to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
- b. Operation of a public or private child care center.
- c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
  1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
  2. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
  3. Operation of a community hall including leasing of same for public or private uses.
  4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar (a snack area, food selling area, and storage area, generally not exceeding 1,000 sq. ft.).

TRANSPORTATION OPEN SPACE LAND USE AREAS

*Lots 533, 534, 540, 541, 551, 552 and 553 are to be used for open space purposes. Any portion of Lots 533, 534, 540, 541, 551, 552 and 553 may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a right-of-way or in any event a right-of-way strip, no less than 30 feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 17.018 of the Howard County Zoning Regulations.*

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 536 shall be used for a public school. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 17.018 of the Howard County Zoning Regulations, only 90% of the area of the lot shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 17.018.

8. HEIGHT LIMITATIONS - Section 17.031 E:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

NEIGHBORHOOD CENTER - COMMERCIAL

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon Parcel D.

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 17.031 E:

SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 15 FINAL DEVELOPMENT PLAN PHASE 146 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIO 43

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VILLAGE OF OWEN BROWN

SECTION 4 AREA I

PETITIONER AND OWNER

COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION

Columbia, Maryland 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 146 A  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 15

DRWN. BY:  
CHKD. BY:

**COMMERCIAL LAND USE AREAS - NEIGHBORHOOD CENTER**

In all commercial land use areas, the following parking requirements shall apply:

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
2. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

**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 17.016 J (i) of the Howard County Zoning Regulations.

**10. SETBACK PROVISIONS - Section 17.031 E:**

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:**

**SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS**

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures except that a greater percentage of coverage of any such lot, not to exceed forty percent (40%) may be permitted if such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

**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.

**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 PHASE 146	ACRES PHASE 146A
Employment Center Commercial	1.265	
SFMD	159.249	
Roadway	40.253	
OPEN SPACE - Credited	43.909	8.709
Non-Credited	18.096	2.110
TOTAL	222.519	10.819

**NOTE:** THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 15 OF FINAL DEVELOPMENT PLAN PHASE 146 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIO 44

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VILLAGE OF OWEN BROWN

SECTION 4 AREA I

PETITIONER AND OWNER

COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION

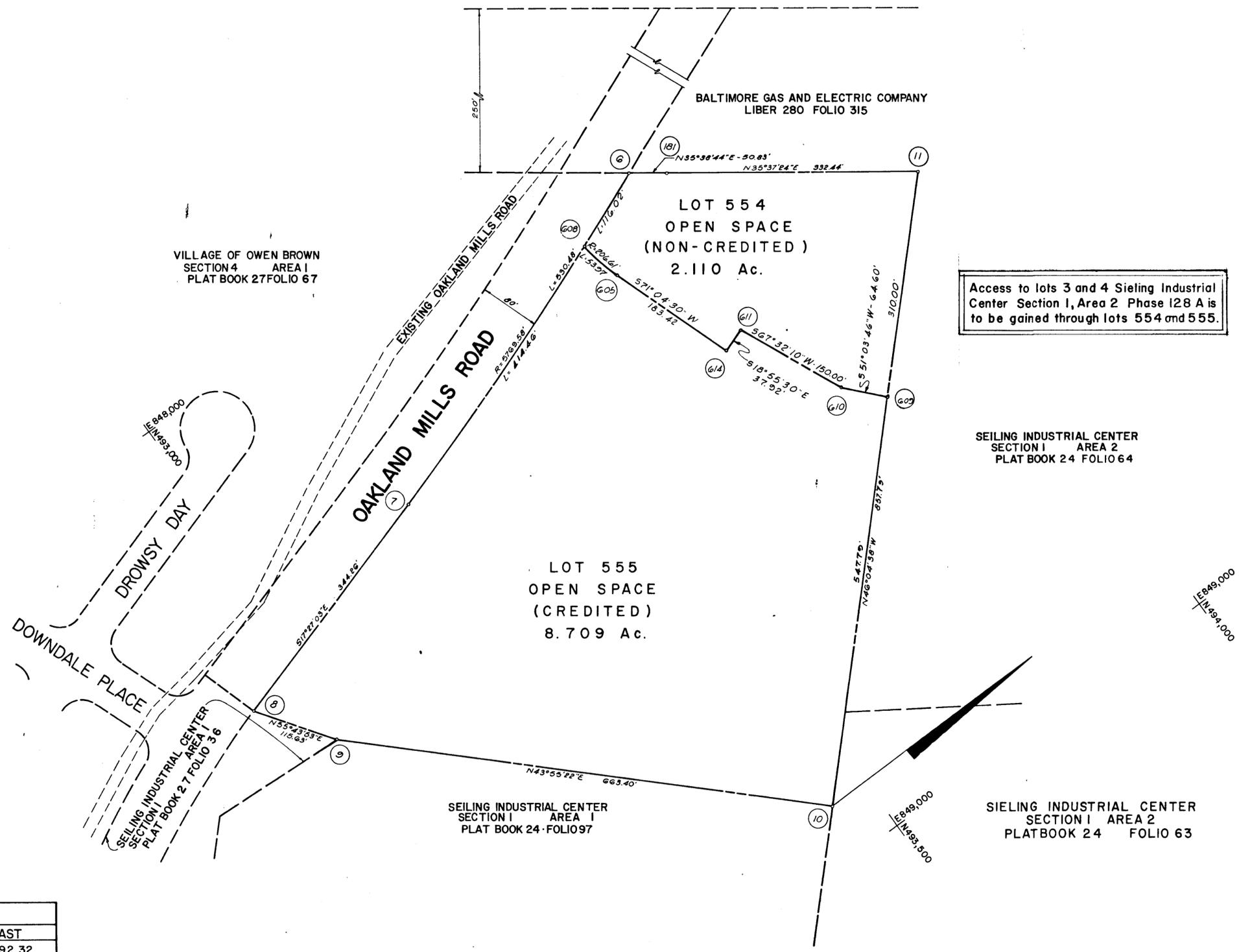
Columbia, Maryland 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 146 A  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 15

68  
82  
44  
44



VILLAGE OF OWEN BROWN  
SECTION 4 AREA 1  
PLAT BOOK 27 FOLIO 67

BALTIMORE GAS AND ELECTRIC COMPANY  
LIBER 280 FOLIO 315

Access to lots 3 and 4 Seiling Industrial Center Section 1, Area 2 Phase 128 A is to be gained through lots 554 and 555.

SEILING INDUSTRIAL CENTER  
SECTION 1 AREA 2  
PLAT BOOK 24 FOLIO 64

LOT 555  
OPEN SPACE  
(CREDITED)  
8.709 Ac.

SEILING INDUSTRIAL CENTER  
SECTION 1 AREA 1  
PLAT BOOK 24 FOLIO 97

SEILING INDUSTRIAL CENTER  
SECTION 1 AREA 2  
PLATBOOK 24 FOLIO 63

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COORDINATES		
NO.	NORTH	EAST
6	493723.43	848092.32
7	493225.39	848274.42
8	492896.98	848377.66
9	492962.09	848473.22
10	493439.92	848933.42
11	494034.96	848315.57
181	493764.74	848121.94
605	493626.64	848188.79
608	493615.97	848136.04
609	493819.92	848538.86
610	493779.32	848488.61
611	493722.00	848349.99
614	493686.13	848362.29

NOTE:  
This amended plat is intended to supercede sheet 15 of 15 Final Development Plan Phase 146 recorded among the land records of Howard County in platbook 28 folio 56.

VILLAGE OF OWEN BROWN

SECTION 4 AREA 1

PETITIONER AND OWNER

THE COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 146 A  
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100'

SHEET 15 OF 15