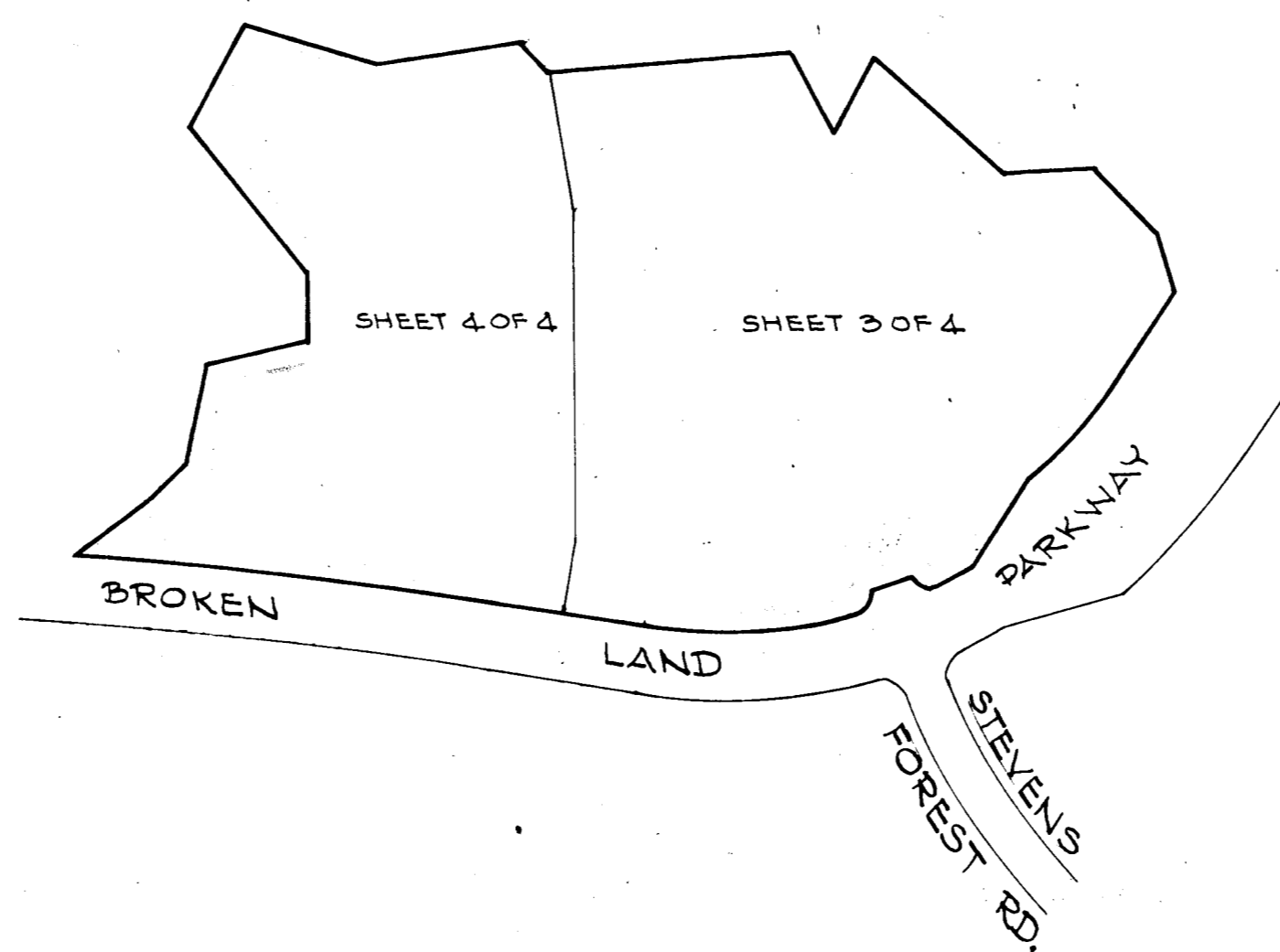
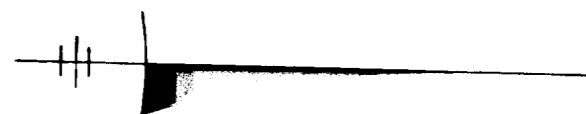


VICINITY MAP
NO SCALE



LOCATION PLAN
SCALE: 1" = 400'

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NOV 29 1974

BUREAU OF ENGINEERING

PB 28 F 98

VILLAGE OF OWEN BROWN
SECTION 5, AREA 1

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21044

COLUMBIA

PB 28 F 98

FINAL DEVELOPMENT PLAN PHASE 149
6 TH ELECTION DISTRICT HOWARD COUNTY, MD.

DATE: Aug. 14, 1974 SHEET 1 OF 4

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

[Signature]
8714
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968.
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972.
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974.

HOWARD COUNTY PLANNING BOARD
[Signature] 10-24-74
[Signature] 10-20-74
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 5, 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 Broken Land Parkway 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 17.031 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 | 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.

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; 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.

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:

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 B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

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.

7. PERMITTED USES - Section 17.031 D:

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 Office 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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:

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 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.

g. 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.

h. Perpendicular parking bays may be established at or below, grade or in elevated levels or decks in ten (10) 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.

9. PARKING REQUIREMENTS - Section 17.031E:

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 17.018 J (1) 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:

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.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

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.

114 74 28 99

TABULATION OF LAND USE

Land Use	Acres
Commercial roadway	1.370 44.312
Open Space non-credited Credited	.316 7.684
TOTAL	52.312

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VILLAGE OF OWEN BROWN NOV 29 1974

SECTION 5 AREA 1

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 149
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

PB 28 F 99

SHEET 2 OF 4

COORDINATES		
NO.	NORTH	EAST
165	496,039.80	841,814.01
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

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
L. 443 F. 196
PROPOSED V.O.B. SECT. 5 AREA 2

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

EMPLOYMENT CENTER - COMMERCIAL
17.792 Ac.

LOT 2
OPEN SPACE
CREDITED
2.912 Ac.

LOT 3
OPEN SPACE
CREDITED
0.6711 Ac.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
L. 443 F. 196
PROPOSED VILLAGE OF OWEN BROWN
SECTION 5 AREA 2

THE VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
PB. 23 F. 26, 27 AND 28

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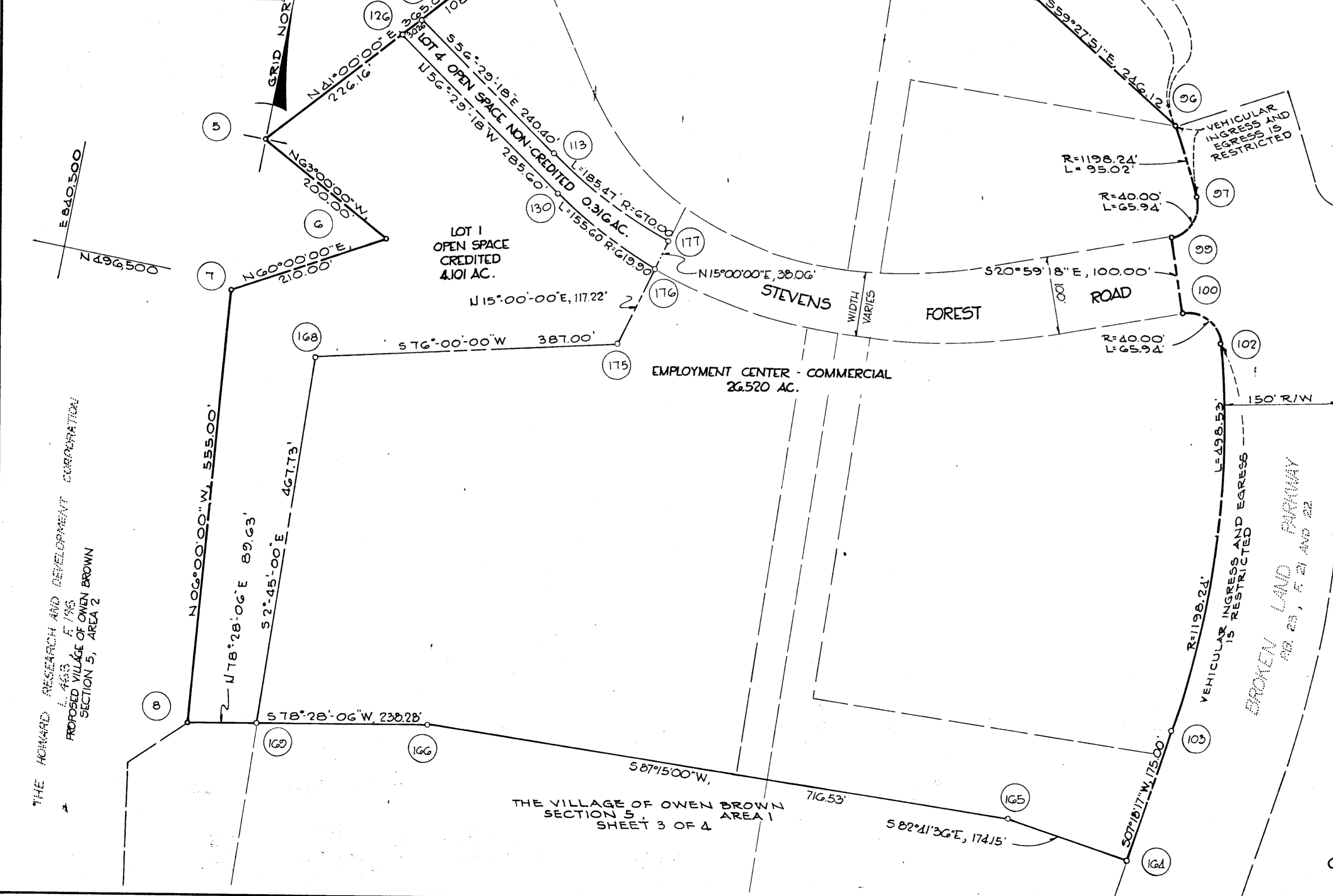
NOV 29 1974

BUREAU OF ENGINEERING

VILLAGE OF OWEN BROWN
SECTION 5 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA
PB 28 F 100
FINAL DEVELOPMENT PLAN PHASE 149
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' DATE: 8/12/74 SHEET 3 OF 4

COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
1	497,369.18	841,249.53	111	496,881.14	840,890.89
2	497,304.06	841,060.40	113	496,748.42	841,091.32
3	497,162.54	840,946.70	126	496,858.31	840,871.04
4	496,963.14	840,962.17	130	496,700.63	841,109.16
5	496,687.63	840,722.67	168	496,424.98	840,842.39
6	496,596.83	840,900.87	175	496,518.61	841,217.90
7	496,491.83	840,719.00	176	496,631.83	841,248.23
8	495,939.87	840,777.02	177	496,668.59	841,258.08
93	497,278.80	841,396.31			
95	497,067.58	841,646.34			
96	496,942.53	841,858.32			
97	496,858.44	841,902.50			
99	496,803.90	841,880.71			
100	496,710.54	841,916.52			
102	496,684.58	841,969.19			
104	495,850.56	841,965.33			
164	496,017.65	841,986.75			
165	496,039.80	841,814.01			
166	496,005.42	841,098.31			
169	495,957.79	840,864.83			



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

STEVENS FOREST ROAD
PB. 23, F. 22

THE VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
PB. 23, F. 25 AND 26

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NOV 29 1974
BUREAU OF ENGINEERING

VILLAGE OF OWEN BROWN
SECTION 5, AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA
PB 28 F 101
FINAL DEVELOPMENT PLAN PHASE 149
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' DATE 8/12/74 SHEET 4 OF 4