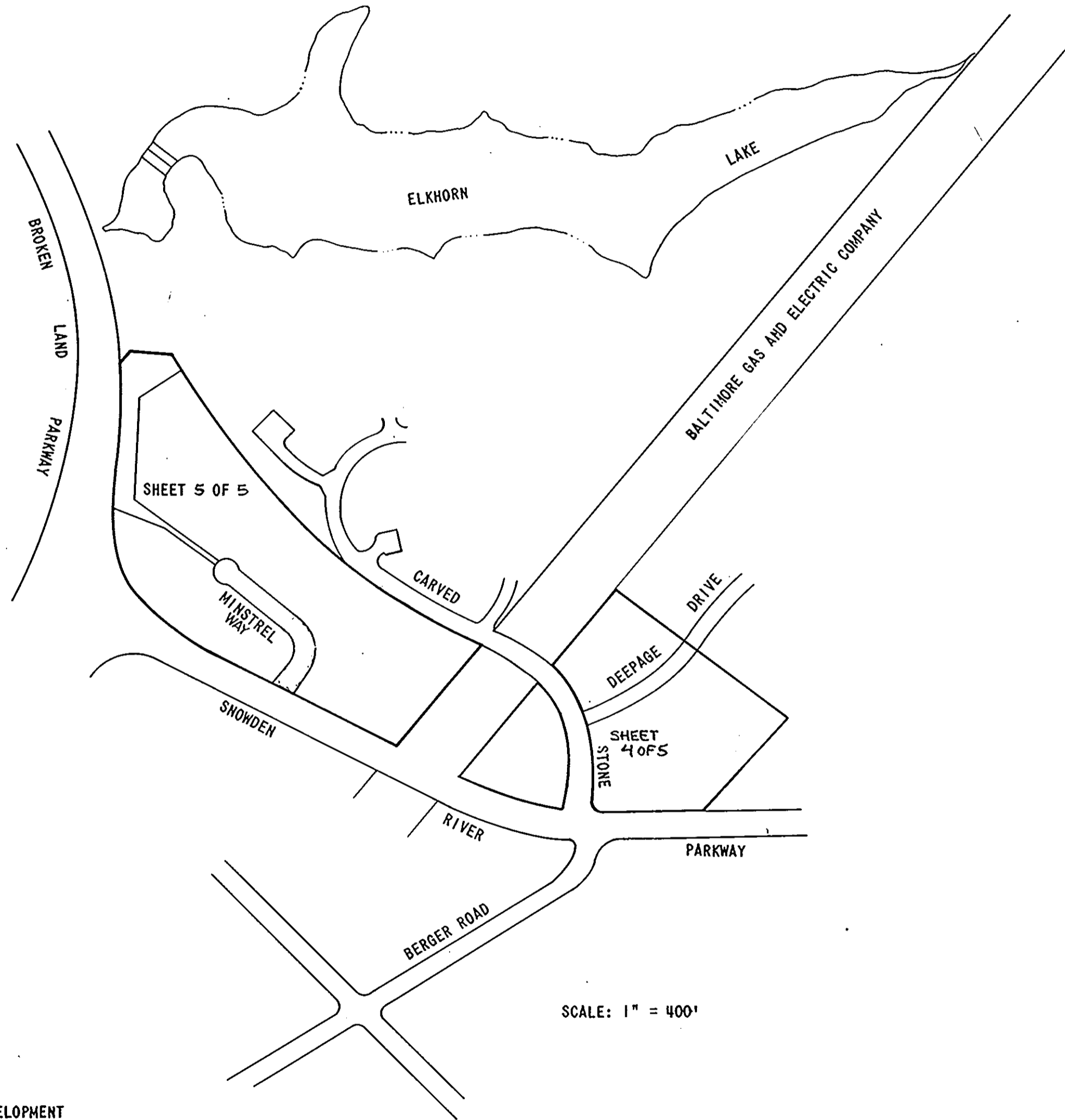


VICINITY MAP
SCALE: 1" = 2000'



SCALE: 1" = 400'

SUMMARY OF AMENDMENTS

- PHASE 118-A PART II PLAN IS AMENDED TO SHOW REVISED MINSTREL WAY, TO CONFORM CRITERIA REFERENCES TO PRESENT ZONING REGULATIONS AND TO ENUMERATE SPECIFIC ALLOWABLE LAND USES.
- PHASE 118-A-I PART II AMENDS SHEETS 2 AND 4 TO MODIFY LAND USES TO INCLUDE 2.045 ACRES OF OPEN SPACE.
- PHASE 118-A-II PART II AMENDS SHEETS 2 AND 4 TO CHANGE THE ALIGNMENT OF MINSTREL WAY.
- PHASE 118-A-III PART II ADD GAS STATION AS ALLOWED USE IN PARAGRAPH 7C-3. ADD SPECIAL SITE CRITERIA FOR GAS STATION AS NEW SHEET 3, DESIGNATING PARCEL A-32 AS A GAS STATION SITE ON LAN. SHEET 5 (FORMERLY SHEET 4) AND RENUMBER SHEETS 3 AND 4 TO 4 AND 5, AND AMENDED PARAGRAPH 9C-2h, TO ALLOW 9'x60' PARKING MODULES.

RECORDED PLAT 3054-A-1246
9/22 1992 AMONG THE LAND RECORDS
HOWARD COUNTY, MD

VILLAGE OF OWEN BROWN
SECTION 2 AREA 2 PART II

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

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 118A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 1 OF 5

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 118-A-I PART II SHEET 1 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JANUARY 5, 1990 AS PLAT 3054A-1082.

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUG. 2, 1985



Richard Moore 77
PROPERTY LINE SURVEYOR'S SIGNATURE REG. NO.

BOARD OF COUNTY COMM. CASE 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 3-9-1986
AMENDED Z.B. CASE 218 RESOLUTION APPROVED 3-17-1992
HOWARD COUNTY PLANNING BOARD

James S. Smith 9/15/92 *William J. Manning* 9-15-92
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

| | | | |
|-----------------|----------------|-------|----------------|
| 118A-II PART II | JAN. 5, 1990 | 3054A | 1082 THRU 1085 |
| 118A-I PART II | OCT 18, 1984 | 3054A | 718 THRU 721 |
| 118A PART II | MARCH 18, 1983 | 3054A | 529 THRU 532 |
| 118 PART II | MAY 1, 1973 | 20 | 196 THRU 199 |
| PHASE | DATE | BOOK | FOLIO |
| | | | |
| | | | |

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 2, AREA 2 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 Snowden River Parkway, Carved Stone, and Deepage Drive will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning. Vehicular ingress and egress to Broken Land Parkway is restricted.
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 "structures", 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, 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 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 public street, roads, or highway upon which construction of structures is prohibited shall not exceed 3' in height if solid or closed not 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. 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 122-C-3-d(2):

7C-3 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. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
 - b. Government buildings, facilities and uses, including public schools and colleges.
 - c. Professional and business offices.
 - d. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
 - e. Research Laboratories.
 - f. Medical and Dental Offices including clinics and laboratories incidental thereto.
 - g. Day care centers.
 - h. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
 - i. Museums, art galleries and libraries.
 - j. Buildings used primarily for religious activities.
 - k. Blueprinting, printing, duplicating or engraving services.
 - l. Restaurants and beverage establishments, including those serving beer, wine and liquor.
 - m. Non-profit clubs, lodges, community halls.
 - n. Commercial greenhouses, garden centers and nurseries.
 - o. Animal hospitals, completely enclosed.
 - p. Specialty stores selling or renting goods including but not limited to the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationary, works of art.
 - q. Antique shops, art galleries, craft shops.
 - r. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
 - s. Building cleanings, painting, roofing, exterminating and similar establishments.
 - t. Movie theatres, legitimate theatres, diner theatres.
 - u. Private colleges and universities, trade schools, art schools and commercially operated schools.
 - v. Hotels, motels and conference centers.
 - w. Gasoline station. (Note: Special site criteria for gasoline station is included in this FDP.)
- 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.

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 is 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.

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

8C-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. 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 122-C-3-d(3):
9C-2 COMMERCIAL LAND USE AREAS**

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net feasible 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 such facility.
- f. Hospital, clinics and accessory building.
One parking space shall be provided for each two (2) beds. One parking space for each employee on a major shift. Eight parking spaces for each doctor treating outpatients on the major shift.
- 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, except that parking may be allowed on adjacent parcels as approved by the Howard County Planning Board.
- h. 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 approved by the Howard County Planning Board.

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 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 as the 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.

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

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 122-C-3-d(3):

As shown on subdivision plat in accordance with minimum lots sizes, as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 122-C-3-d(3):

12C. 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.

VILLAGE OF OWEN BROWN
SECTION 2 AREA 2 PART II

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

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 118A-III PART II
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 2 of 5

TABULATION OF LAND USE

| LAND USE | ACRES |
|---------------------|--------|
| EMPLOYMENT CENTER | |
| COMMERCIAL | 41.288 |
| ROADWAY | 1.269 |
| OPEN SPACE CREDITED | 2.039 |
| TOTAL | 43.327 |

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 118A-III PART II SHEET 2 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JAN. 5, 1990 AS PLAT 3054A-1083

RECORDED 1/22/92
3054-A-1247
COLUMBIA

Special Site Criteria For Gasoline Stations
(Parcel A-32)

- 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 paved areas onsite shall provide for safe movement of vehicles and pedestrians. 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 fifty (50) 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 nor within fifteen (15) feet of an adjacent residential 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 material shall not be permitted.
 4. 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 AND 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, AND 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, walls, 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 convenience store is proposed, provide one (1) space per 200 square feet of floor area available to the public.
 3. Where a car wash service is proposed, sufficient parking and holding lane capacity shall be provided in accordance with Paragraph K-2.

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 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 may be established by the Howard County Planning Board.

K. **OTHER USES**

The uses listed below may be located on the same lot as a gasoline station. The combination of uses on the site is allowed if the minimum parcel is adequate to accommodate the parking area, by a minimum area equal to the gross square footage of floor area, parking area, loading and stacking areas for additional uses on the site. The parcel size must still be adequate to satisfy the necessary service, setback, and buffering requirements.

1. Convenience stores, provided that the gross floor area does not exceed 3,500 square feet.
2. Car washes, provided that onsite stacking area clear of the circulation area for the gas station is provided for at least fifteen (15) automobiles.

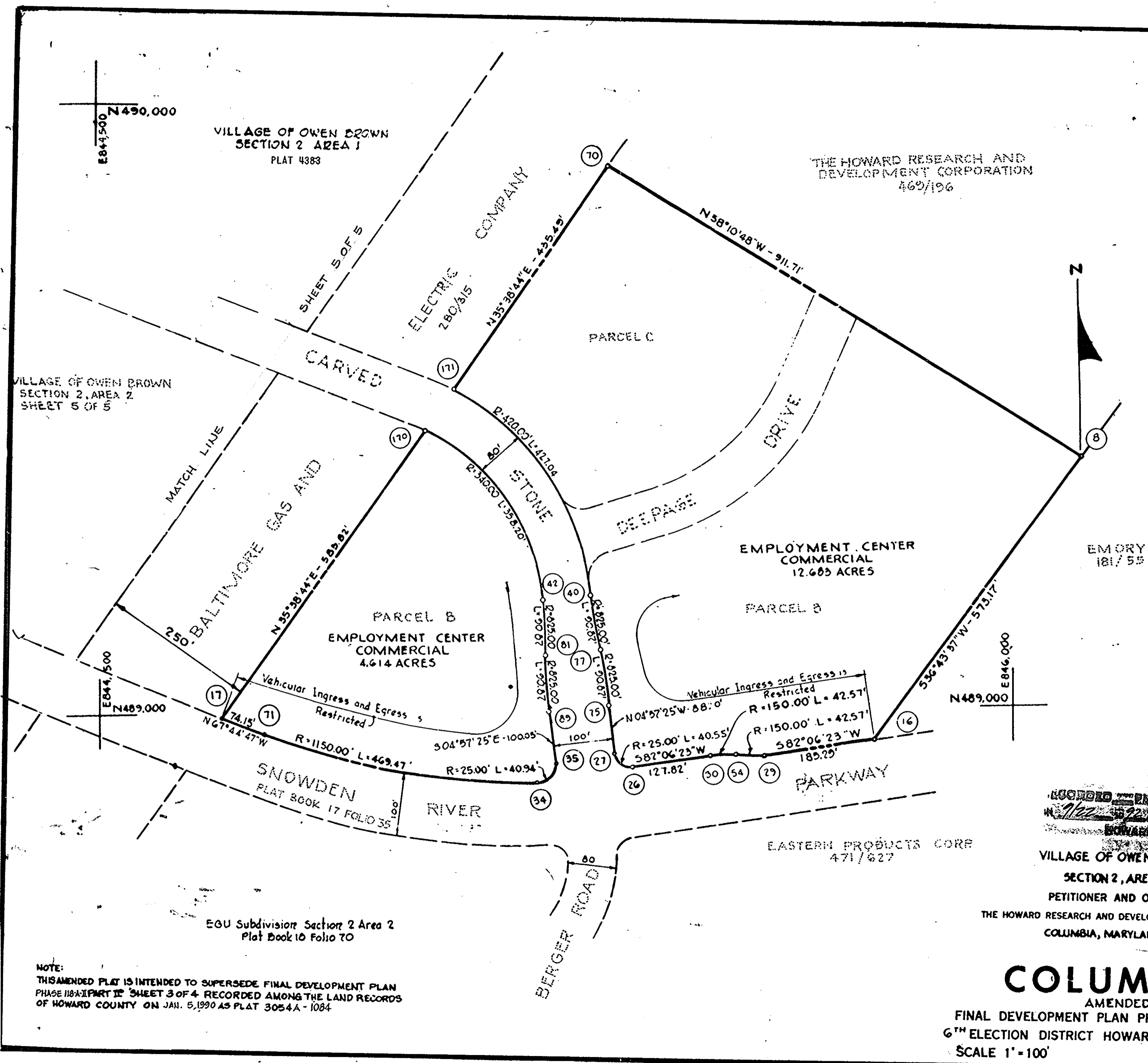
RECORDED - PLAN 305A-A-124B
IN 9/22/92 ALONG THE EAST BOUNDARY OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 2 AREA 2 PART II

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD.

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 118-A-III PART II
6th ELECTION DISTRICT OF HOWARD COUNTY



| COORDINATES | | |
|-------------|------------|------------|
| No. | NORTH | EAST |
| 89 | 489,009.59 | 845,212.18 |
| 17 | 488,992.28 | 844,659.47 |
| 16 | 488,946.51 | 845,772.74 |
| 26 | 488,903.86 | 845,377.76 |
| 27 | 488,926.46 | 845,349.42 |
| 29 | 488,921.06 | 845,589.21 |
| 8 | 489,408.90 | 846,115.90 |
| 34 | 488,878.75 | 845,226.41 |
| 35 | 488,905.91 | 845,250.82 |
| 40 | 489,194.07 | 845,516.17 |
| 42 | 489,187.15 | 845,256.47 |
| 54 | 488,921.24 | 845,546.79 |
| 30 | 488,921.41 | 845,504.37 |
| 70 | 489,886.60 | 845,340.82 |
| 71 | 488,964.20 | 844,768.09 |
| 75 | 489,014.29 | 845,541.81 |
| 77 | 489,104.15 | 845,328.99 |
| 81 | 489,096.37 | 845,239.92 |
| 170 | 489,466.72 | 845,039.70 |
| 171 | 489,552.70 | 845,087.02 |

NOTE:
 THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 118-4-1 PART II SHEET 3 OF 4 RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY ON JAN. 5, 1990 AS PLAT 3054A-1084

EGU Subdivision Section 2 Area 2
 Plat Book 10 Folio 70

RECORDED MAY 30 1990
 3054 A-1249
 HOWARD COUNTY, MD

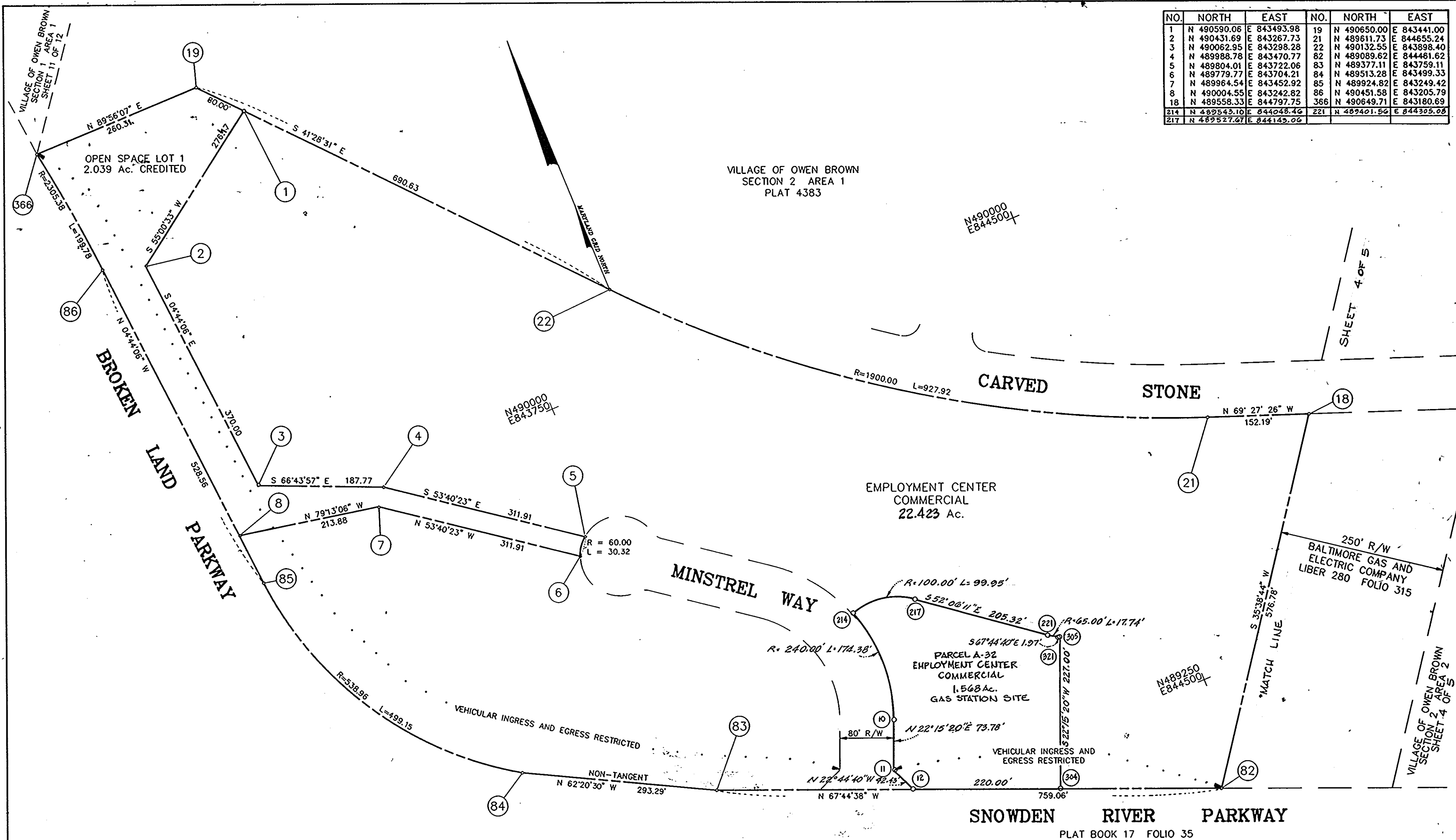
VILLAGE OF OWEN BROWN
 SECTION 2, AREA 2 PART II
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21043

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 118-4-1 PART II
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 4 OF 5

DRWN. BY:

| NO. | NORTH | EAST | NO. | NORTH | EAST |
|-----|-------------|-------------|-----|-------------|-------------|
| 1 | N 490590.06 | E 843493.98 | 19 | N 490650.00 | E 843441.00 |
| 2 | N 490431.69 | E 843267.73 | 21 | N 489611.73 | E 844655.24 |
| 3 | N 490062.95 | E 843298.28 | 22 | N 490132.55 | E 843898.40 |
| 4 | N 489988.78 | E 843470.77 | 82 | N 489089.62 | E 844481.62 |
| 5 | N 489804.01 | E 843722.06 | 83 | N 489377.11 | E 843759.11 |
| 6 | N 489779.77 | E 843704.21 | 84 | N 489513.28 | E 843499.33 |
| 7 | N 489964.54 | E 843452.92 | 85 | N 489924.82 | E 843249.42 |
| 8 | N 490004.55 | E 843242.82 | 86 | N 490451.58 | E 843205.79 |
| 18 | N 489558.33 | E 844797.75 | 366 | N 490649.71 | E 843180.69 |
| 214 | N 489543.10 | E 844048.46 | 221 | N 489401.56 | E 844305.08 |
| 217 | N 489527.07 | E 844143.06 | | | |



RECORDED 3054-A-1250
 9/22/90
 [Signature]

VILLAGE OF OWEN BROWN
 SECTION 2 AREA 2 PART II
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 118 -A-III PART II
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 SHEET 5 of 5

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERCEDE FINAL DEVELOPMENT PLAN PHASE 118-A-II PART II SHEET 4 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JANUARY 5, 1990 AS PLAT 3054A-1085