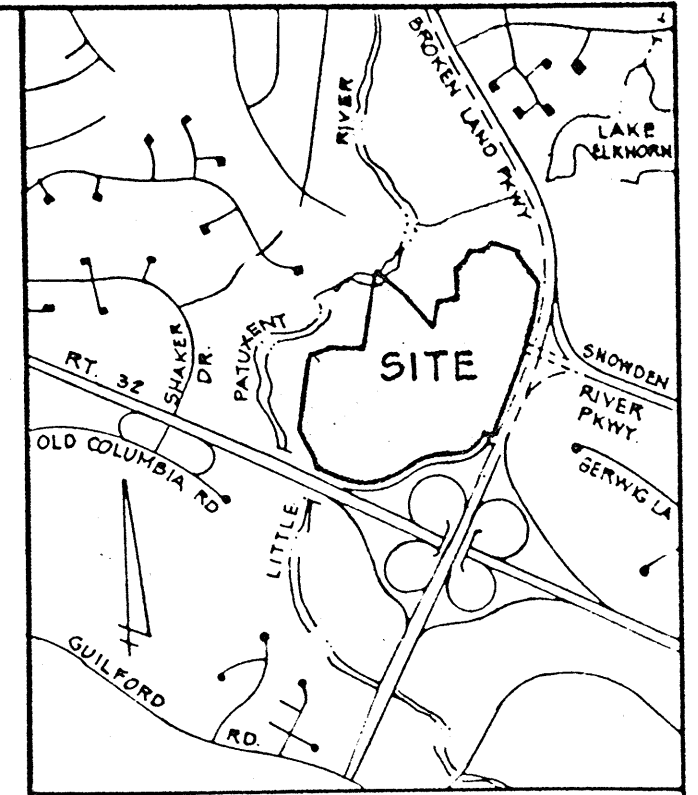


**PLAN**

SCALE : 1" = 600'



VICINITY MAP  
SCALE 1" = 2000'

RECORDED PLAT 3054A-706  
ON 9-21-84 AMONG THE LAND RECORDS OF  
HOWARD COUNTY MD

VILLAGE OF OWEN BROWN  
SECTION 6 AREA I

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 147  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 1 OF 5

PREPARED IN ACCORDANCE WITH  
THE ZONING REGULATIONS OF  
HOWARD COUNTY ADOPTED  
OCTOBER 3, 1977

BOARD OF COUNTY COMM. D.C.C. CASE 412 RESOLUTION APP. AUG. 10, 1965  
AMENDED D.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
AMENDED Z.D. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
AMENDED Z.D. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
AMENDED Z.D. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

*Dono E. Frazier* 9-20-81  
LAND SURVEYOR

*Thomas J. Hammon* 9-19-84  
H.C.P.B. EXEC. SECRETARY DATE

*Eric E. Hester* 9-19-84  
H.C.P.B. CHAIRMAN DATE

| PHASE OR AMENDMENT | DATE | PLAT BOOK | FOLIO |
|--------------------|------|-----------|-------|
|                    |      | RECORDED  |       |

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 147

The Area included within this Final Development Plan Phase is Applicable to Section 6, Area 1, of the Village of Owen Brown.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-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 proposed 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 119-C-1-a(3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-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 119-C-1-d:  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

|                            |  |
|----------------------------|--|
| cornices and eaves         | porches  |
| roof or building overhangs | bay windows  |
| chimneys                   | privacy walls or screens                                     |
|                            | all parts of any buildings, 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, 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                  | trellises                          |
| shrubby                | excavations or fill                |
| 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.

6C-2 EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height, measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph 6C-2, buildings and other structures may be located at any location within industrial land use areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking 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 industrial areas are situated within one hundred (100) feet of a residential land use area.

Division of Industrial 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 areas.

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 119-C-1-d:

7D EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominantly industrial area are permitted as approved by the Howard County Planning Board.

- a. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
- b. Blueprinting, printing, duplicating or engraving services.
- c. Bowling alleys, tennis barns and clubs, roller skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses.
- d. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats, excluding slaughtering.
- e. Full-service laundry and/or dry cleaning establishments.
- f. General light manufacturing, including photographic equipment, precision instruments, optical equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
- g. Government buildings facilities and uses, including public schools and colleges.
- h. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationery, television sets, radios, household appliances and leather goods, excluding tanning.
- i. Hotels, motels and conference centers.

- j. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as motor vehicle fenders and bodies), shells, textiles, tobacco, wax, wire, wood and yarns.
- k. Offices, professional and business.
- l. Printing, lithography, bookbinding or publishing plants.
- m. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities.
- n. Research laboratories.
- o. Restaurants and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
- p. Warehouses, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
- q. Private business colleges and universities, trade schools and similar commercially operated schools.
- r. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, day care center.
- s. Retail sales provided that not more than 30% of the floorspace of the first floor of any building may be devoted to retail sales.

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 Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

8D INDUSTRIAL LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest adjoining ground elevation along the front of the structure, except, however, that such structures may be constructed to any height provided such construction is 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 119-C-1-e:

9D INDUSTRIAL LAND USE AREAS

Parking requirements for uses permitted under this Final Development Plan Criteria shall be as follows:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses including restaurants.
- 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. One parking space for each two employees shall be provided for all sites devoted to industrial uses.

RECORDED PLAT 3054A-707  
ON 9-21-84 AMONG THE LAND RECORDS OF  
HOWARD COUNTY MD

VILLAGE OF OWEN BROWN  
SECTION 6 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 147  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

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 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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-e:

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 119-C-1-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 119-C-1-e:

12D INDUSTRIAL LAND USE AREAS

In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

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  |
| Employment Center<br>Industrial<br>Roadway 2.190 AC. | 53.564 |
| Open Space<br>Credited                               | 8.428  |
| Total  | 61.992 |

RECORDED PLAT 3054A-708  
 ON 7-21 1984 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY MD.

VILLAGE OF OWEN BROWN  
 SECTION 6 AREA I

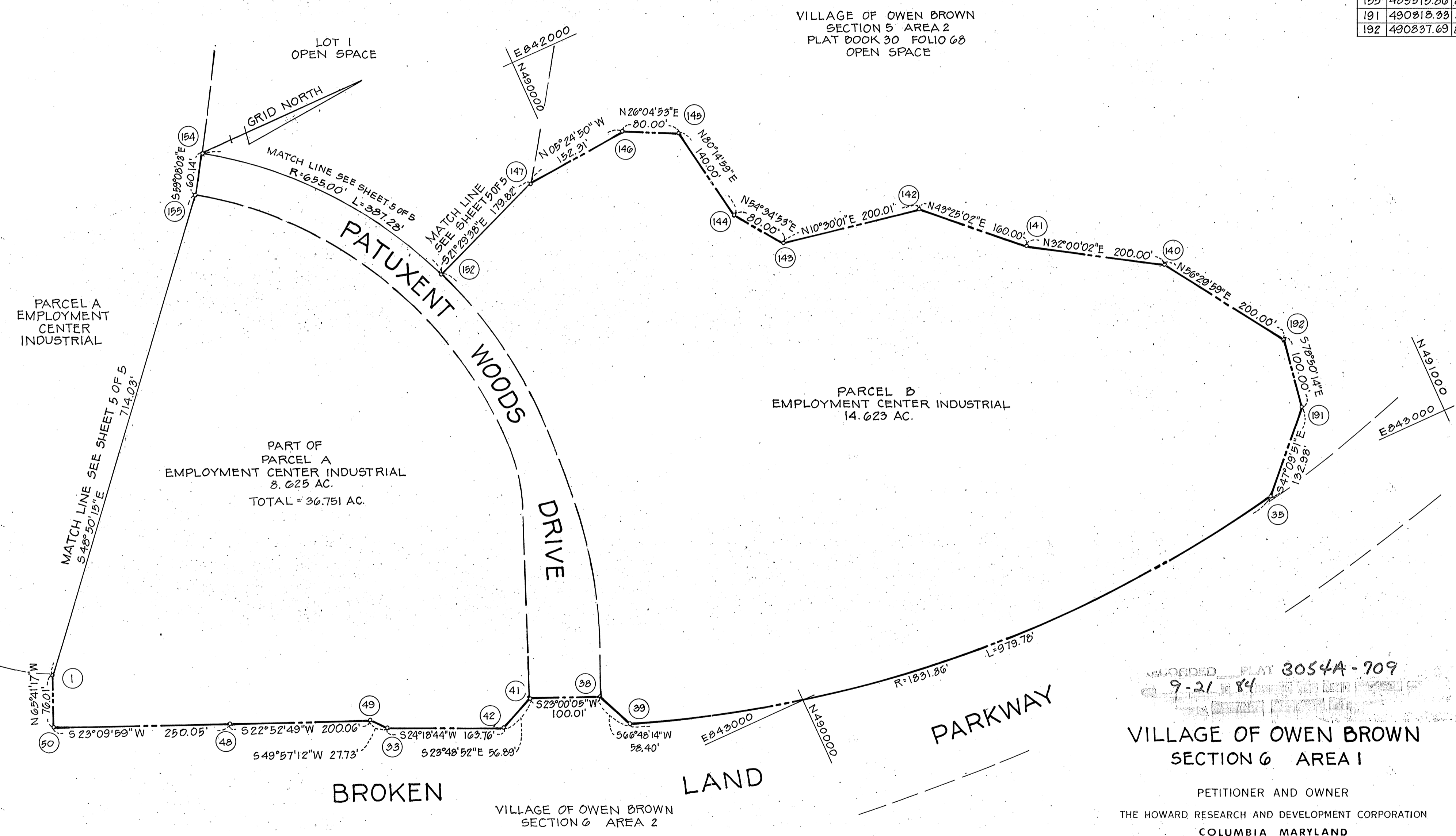
PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA MARYLAND  
 21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 147  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

**COORDINATES**

| NO. | NORTH     | EAST      | NO. | NORTH     | EAST      |
|-----|-----------|-----------|-----|-----------|-----------|
| 1   | 489045.88 | 842524.56 |     |           |           |
| 33  | 489446.64 | 842791.21 | 140 | 490727.30 | 842644.83 |
| 35  | 490727.91 | 843007.24 | 141 | 490557.70 | 842538.85 |
| 38  | 489739.98 | 842874.74 | 142 | 490441.48 | 842428.88 |
| 39  | 489762.99 | 842928.41 | 143 | 490244.82 | 842392.43 |
| 41  | 489647.93 | 842835.66 | 144 | 490198.46 | 842327.24 |
| 42  | 489595.88 | 842858.63 | 145 | 490174.75 | 842189.26 |
| 48  | 489244.48 | 842692.19 | 146 | 490102.90 | 842154.09 |
| 49  | 489428.80 | 842769.98 | 147 | 489951.27 | 842168.46 |
| 50  | 489014.59 | 842593.82 | 152 | 489783.95 | 842234.35 |
|     |           |           | 154 | 489546.72 | 841935.38 |
|     |           |           | 155 | 489515.86 | 841987.00 |
|     |           |           | 191 | 490318.33 | 842909.72 |
|     |           |           | 192 | 490337.69 | 842811.61 |

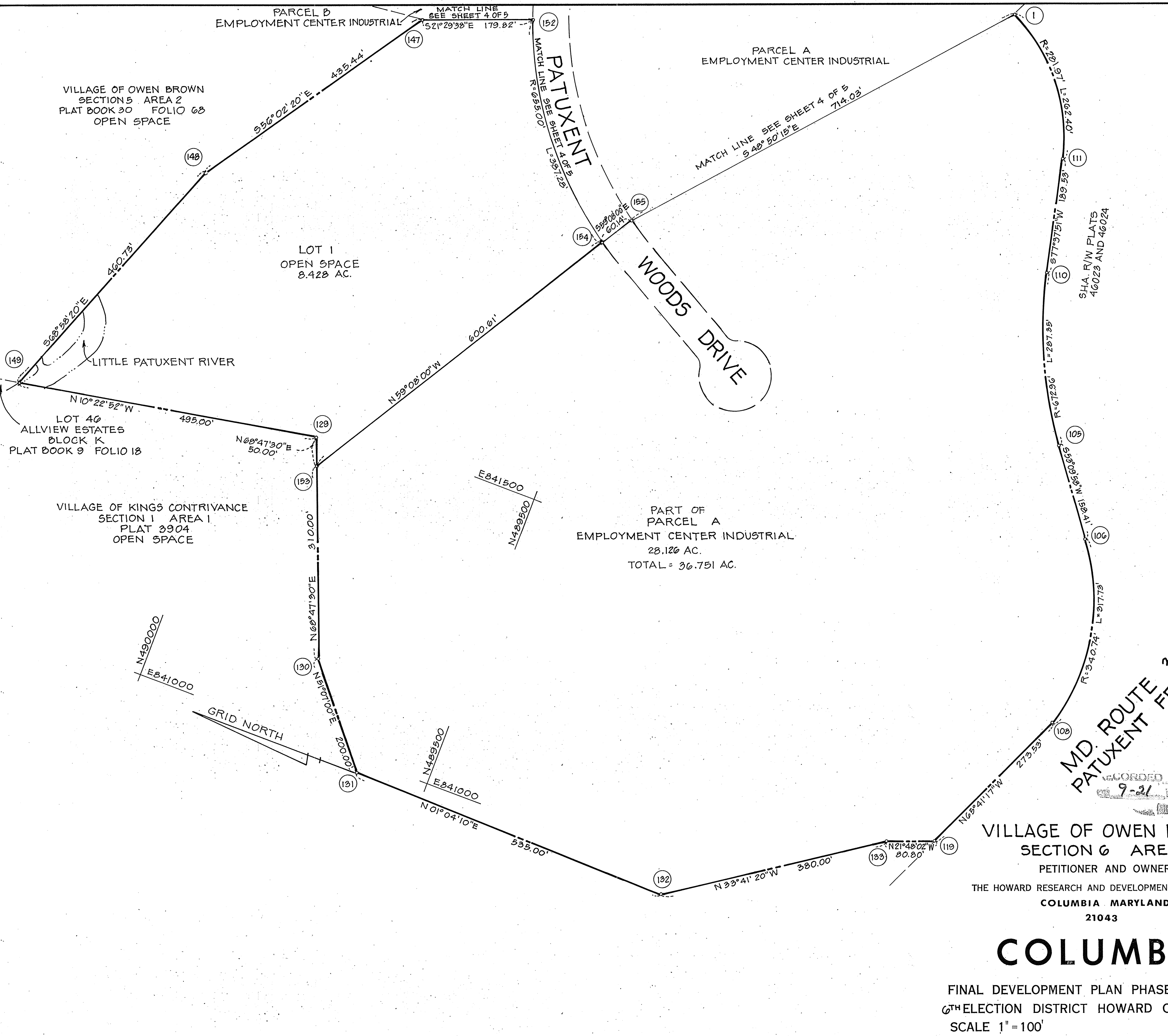


VILLAGE OF OWEN BROWN SECTION 6 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 147  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100' SHEET 4 OF 5



**COORDINATES**

| NO. | NORTH     | EAST      |
|-----|-----------|-----------|
| 1   | 489045.88 | 842524.50 |
| 105 | 488727.23 | 841882.58 |
| 106 | 488632.26 | 841756.79 |
| 108 | 488578.43 | 841455.22 |
| 110 | 488445.95 | 842142.86 |
| 111 | 488886.55 | 842327.99 |
| 119 | 488691.05 | 841205.95 |
| 129 | 489872.94 | 841466.45 |
| 130 | 489742.71 | 841130.83 |
| 131 | 489617.10 | 840975.14 |
| 132 | 489082.25 | 840965.16 |
| 133 | 488706.07 | 841175.94 |
| 147 | 489951.27 | 842168.46 |
| 148 | 490194.52 | 841807.30 |
| 149 | 490359.84 | 841377.25 |
| 152 | 489783.95 | 842234.35 |
| 153 | 489854.85 | 841419.83 |
| 154 | 489546.72 | 841935.38 |
| 155 | 489515.86 | 841987.00 |

MD. ROUTE 32  
PATUXENT FREEWAY

RECORDED PLAT 3054A-710  
9-21-84

VILLAGE OF OWEN BROWN  
SECTION 6 AREA 1  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND  
21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 147  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100'  
SHEET 5 OF 5