

VICINITY MAP
Scale: 1" = 2,000'

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MAY 23 1973
BUREAU OF ENGINEERING

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MAY 23 1973
DIVISION OF LAND DEVELOPMENT OF HOWARD COUNTY

RECORDED PLAT BOOK 20 FOLIO 196
IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT
HOWARD COUNTY, MD

RECEIVED
MAY 31 1973
BUREAU OF ENGINEERING INSPECTION SECTION

VILLAGE OF OWEN BROWN
SECTION 2, AREA 2 PART II
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21045

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN
6TH ELECTION DISTRICT HOWARD COUNTY, MD. PART II
SCALE 1" = 400' MARCH 7, 1973 SHEET 1 OF 4

AMENDED BOARD OF COUNTY COMM. B.C.C. CASE 606
RESOLUTION APPROVED NOVEMBER 22, 1972

AMENDED BOARD OF COUNTY COMM. B.C.C. CASE 507
RESOLUTION APPROVED NOVEMBER 4, 1968

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SECRETARY DATE _____ H.C.P.B. CHAIRMAN DATE _____

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

LAND SURVEYOR'S SIGNATURE

53P
61C

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 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 Snowden River Parkway, Carved Stone, and Deepage Dr. will be permitted only at points of access approved by the Howard County Office of Planning and Zoning. Vehicular ingress and egress to Broken Land Parkway is restricted.
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 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; 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.

7. PERMITTED USES - Section 17.031 D:

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. 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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.

9. PARKING REQUIREMENTS - Section 17.031 E:

9C-2 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.
- f. Hospitals, 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 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 by the Howard County Planning Board.

10. SETBACK PROVISIONS - Section 17.031 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 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:

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.

TABULATION OF LAND USE

LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL ROADWAY 1.096	43.327
TOTAL	43.327

PLAT BOOK 20 FOLIO 197
ON MAR 11 1973 IN THE RECORDS OF
HOWARD COUNTY, MD.

RECEIVED

MAY 23 1973

VILLAGE OF OWEN BROWN
SECTION 2, AREA 2 PART II

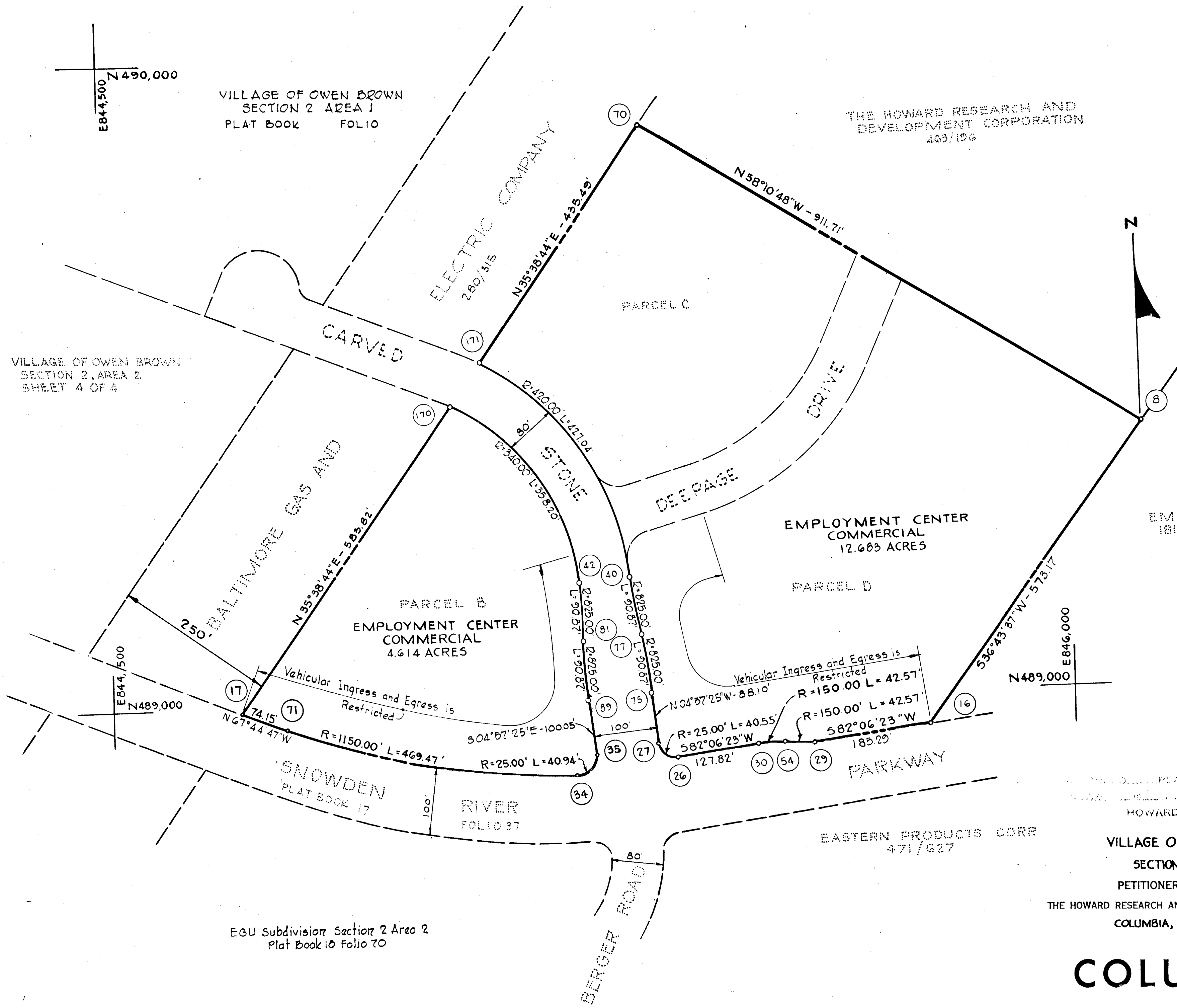
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN
6th ELECTION DISTRICT HOWARD COUNTY, MD. PART II
MARCH 7, 1973 SHEET 2 OF 4

DRWN. BY:
CHKD. BY:

COORDINATES 5		
No.	NORTH	EAST
89	489,005.59	845,212.18
17	488,992.28	844,699.47
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	489,405.90	846,115.50
34	488,878.75	845,226.41
35	488,905.91	845,250.82
40	489,194.07	845,316.17
42	489,187.15	845,236.47
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	489,014.23	845,311.81
77	489,104.15	845,328.99
81	489,096.37	845,239.32
170	489,466.72	845,039.70
171	489,532.70	845,087.02



VILLAGE OF OWEN BROWN
SECTION 2, AREA 2
PLAT BOOK FOLIO

VILLAGE OF OWEN BROWN
SECTION 2, AREA 1
PLAT BOOK FOLIO

VILLAGE OF OWEN BROWN
SECTION 2, AREA 2
SHEET 4 OF 4

THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
403/196

EMORY ALLEN
181/951

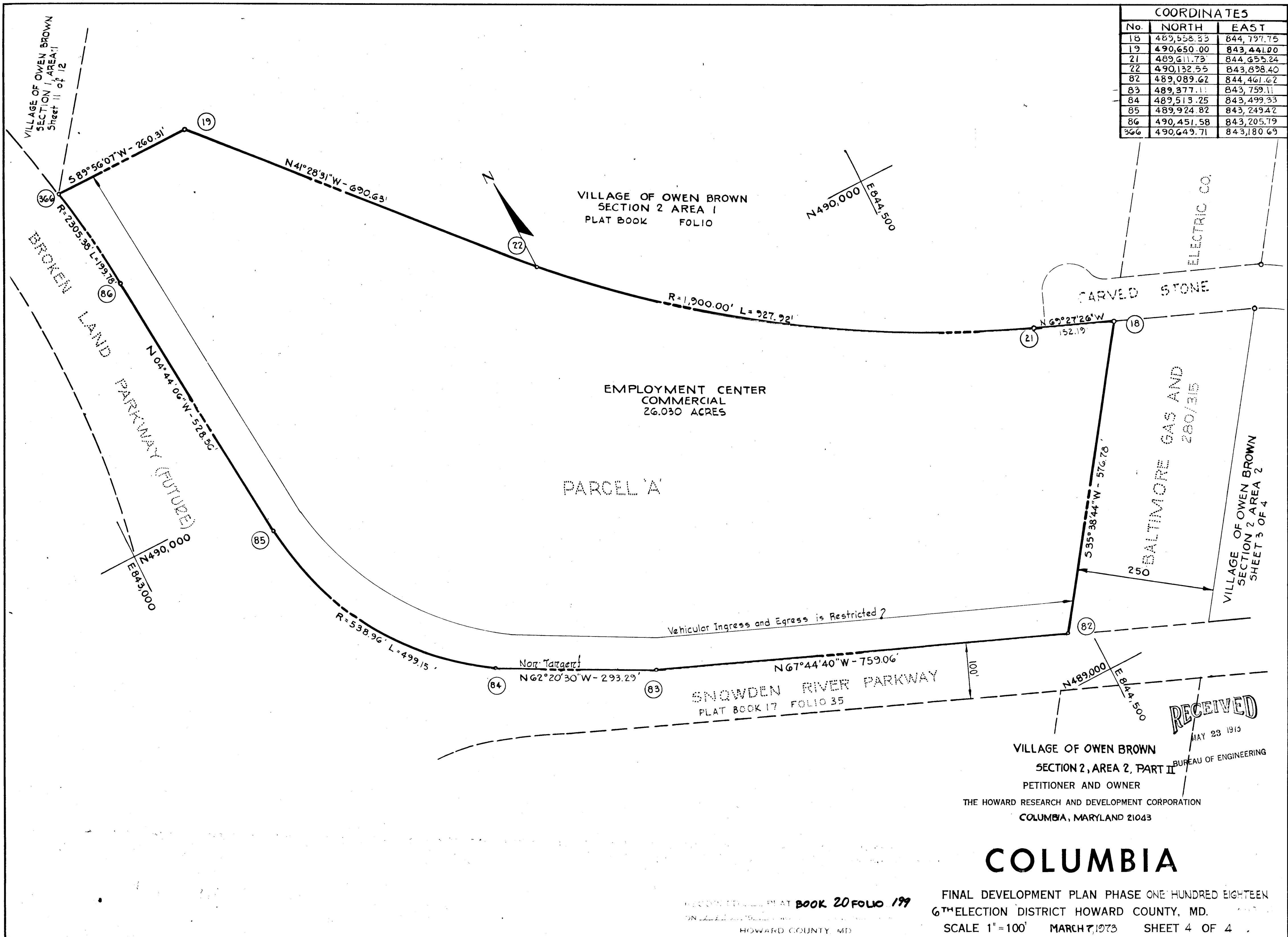
EGU Subdivision Section 2 Area 2
Plat Book 10 Folio 70

PLAT BOOK 20 198
HOWARD COUNTY, MD.
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VILLAGE OF OWEN BROWN
SECTION 2, AREA 2 PART II
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MARCH 7, 1973 SHEET 3 OF 4

COORDINATES		
No.	NORTH	EAST
18	489,558.33	844,797.75
19	490,650.00	843,441.00
21	489,611.73	844,653.24
22	490,132.55	843,898.40
82	489,089.62	844,461.62
83	489,377.11	843,759.11
84	489,513.25	843,499.33
85	489,924.82	843,249.42
86	490,451.58	843,205.79
366	490,649.71	843,180.69



COLUMBIA

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' MARCH 7, 1973 SHEET 4 OF 4

RECORDED IN PLAT BOOK 20 FOLIO 199
 HOWARD COUNTY, MD