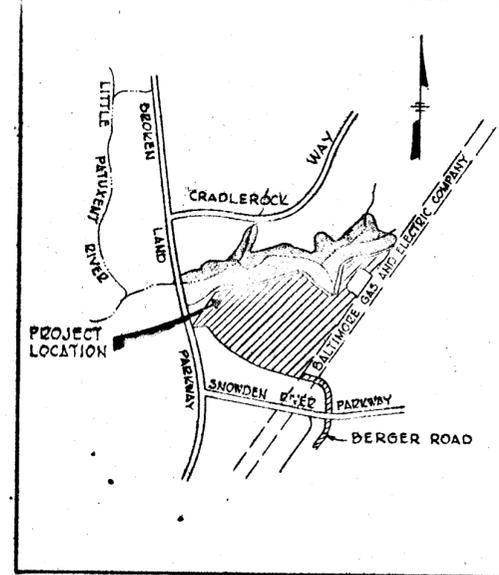


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 APR 17 1973  
 BUREAU OF ENGINEERING  
 INSPECTION SECTION



VICINITY MAP  
 Scale: 1" = 2,000'

RECEIVED  
 APR 10 1973  
 DIVISION OF LAND  
 DEVELOPMENT  
 OF HOWARD COUNTY

RECEIVED  
 APR 10 1973  
 BUREAU OF ENGINEERING

RECORDED PLAT BOOK 20, FOLIO 188  
 ON March 29 73... RECORDS OF  
 HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN  
 SECTION 2, AREA 1  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD. PART I  
 SCALE 1" = 400' MARCH 7, 1973 SHEET 1 OF 5

FSP  
 61C

PREPARED AS TO SHEETS 1 TO 5  
 IN ACCORDANCE WITH THE ZONING REGULATIONS  
 OF HOWARD COUNTY  
 ADOPTED MAY 16, 1961 AND AS  
 AMENDED MAY 27, 1965

*Harold F. Melrod*  
 LAND SURVEYOR - MARYLAND

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

*[Signature]*  
 REC'D. EXEC. SECRETARY

*[Signature]*  
 REC'D. COMMISSIONER

*[Signature]*  
 DATE

The Area included within this Final Development Plan Phase is  
Applicable to SECTION 2, 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 PARCEL A 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
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 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.

6B-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No building or structure shall be located within 40' of any of the property lines of the project, except, however, interior lot lines may be waived, if under single ownership.
- c. A minimum of 90' is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other situations require a minimum of 40' between buildings.
- d. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building, except as shown on a site development plan approved by the Howard County Planning Board.

- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 percent of the lot or project area.
- g. If under a single ownership and identical land use, no setback requirement applies to the common lot line between parcels and or lots.
- h. Sections 7.046A, 7.06, and 7.07 of the Howard County Zoning Regulations shall apply to all apartment land use areas.
- i. All open spaces in the project areas, except driveways and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

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:

7B-1 APARTMENT LAND USE AREAS

Parcel A shall be devoted to apartment uses provided, however, that no more than 891 dwelling units may be constructed on Parcel A.

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 17.031 E:

8B-1 APARTMENT LAND USE AREAS

No height limitation is imposed upon structures constructed within parcel A 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 17.031 E:

9B-1 APARTMENT LAND USE AREAS

No less than 1 1/2 off-street parking spaces containing a minimum area of two hundred (200) square feet for each parking space for each dwelling unit other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of same area shall be provided.

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 17.018 J (1) of the Howard County Zoning Regulations.

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:

12B-1 APARTMENT LAND USE AREAS

In no event shall more than 30 percent of any lot or project area devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas 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
Apartments	44.539
Roadway 0.309	1.449
Commercial Roadway 1.449	18.816
Open Space credited	
Total	64.804

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APR 10 1973

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RECORDED - PLAT BOOK 20, FOLIO 189.  
ON March 29, 1973, BY THE CLERK OF THE RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN  
SECTION 2, AREA 1

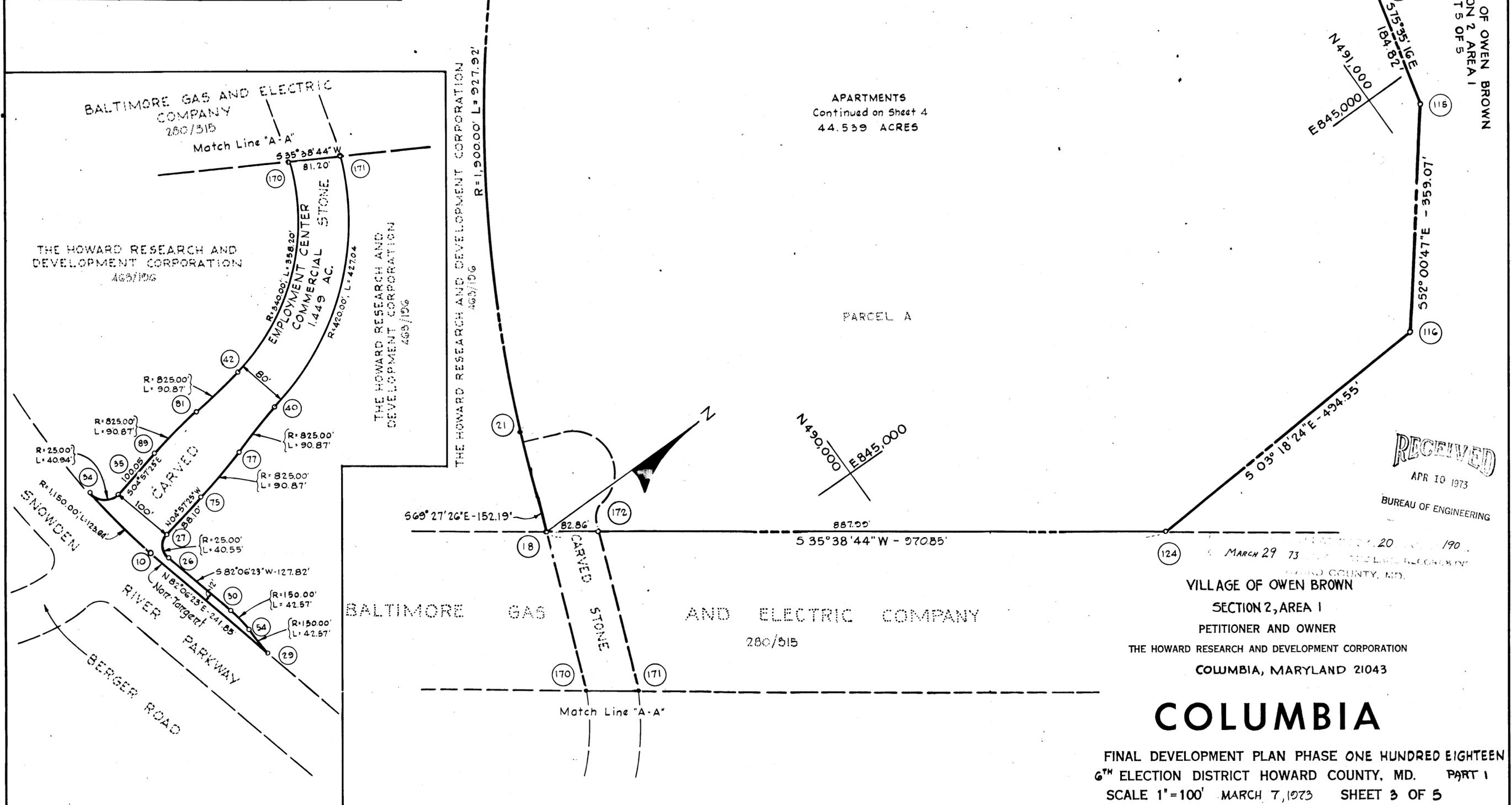
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN  
6th ELECTION DISTRICT HOWARD COUNTY, MD. PART I  
MARCH 7, 1973 SHEET 2 OF 5

COORDINATES					
No.	NORTH	EAST	No.	NORTH	EAST
			10	488,887.84	845,349.00
			26	488,903.86	845,377.76
			27	488,926.46	845,349.42
			29	488,921.06	845,589.21
113	491,028.00	844,741.00	30	488,921.41	845,504.37
114	491,108.00	844,873.00	34	488,878.75	845,226.41
115	491,062.00	845,052.00	35	488,905.91	845,250.82
116	490,841.00	845,335.00	40	489,194.07	845,316.17
18	489,558.33	844,797.75	42	489,187.15	845,236.47
21	489,611.73	844,655.24	54	488,921.24	845,546.79
22	490,192.55	843,898.40	75	489,014.23	845,341.81
124	490,347.28	845,363.53	77	489,104.15	845,328.99
154	491,040.17	844,351.11	81	489,096.37	845,239.32
342	491,265.00	844,721.00	82	489,005.59	845,242.18
343	491,231.00	844,536.00	170	489,466.72	845,039.70
344	491,188.00	844,500.00	171	489,532.70	845,087.02
345	491,109.00	844,500.00	172	489,625.67	844,846.04
346	491,144.00	844,413.00			
155	490,192.19	843,846.68			

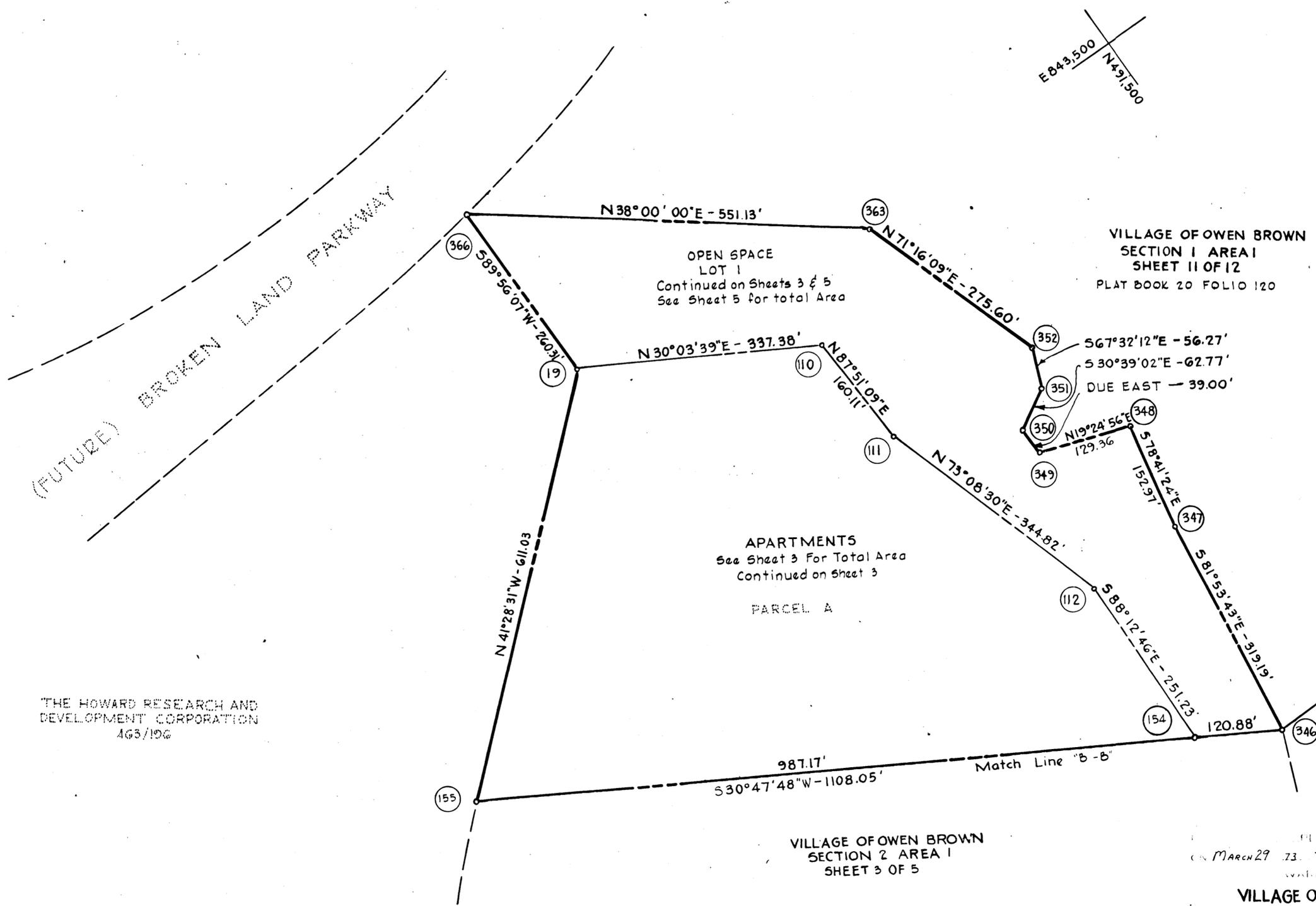


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MARCH 29 1973  
 VILLAGE OF OWEN BROWN  
 SECTION 2, AREA 1  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21043

**COLUMBIA**  
 FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD. PART 1  
 SCALE 1"=100' MARCH 7, 1973 SHEET 3 OF 5

COORDINATES		
No.	NORTH	EAST
110	490,942.00	843,610.00
111	490,948.00	843,770.00
112	491,048.00	844,100.00
19	490,650.00	843,441.00
155	490,192.19	843,645.68
154	491,040.17	844,351.11
346	491,144.00	844,413.00
347	491,189.00	844,097.00
348	491,219.00	843,947.00
349	491,097.00	843,904.00
350	491,097.00	843,865.00
351	491,151.00	843,833.00
352	491,172.50	843,781.00
363	491,084.00	843,520.00
366	490,649.71	843,180.69



THE HOWARD RESEARCH AND  
DEVELOPMENT CORPORATION  
463/196

E844,500 N491,500

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APR 10 1973  
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VILLAGE OF OWEN BROWN  
SECTION 2 AREA I  
SHEET 3 OF 5

PLAT BOOK 20 191  
ON MARCH 27 73  
WALDO COUNTY MD

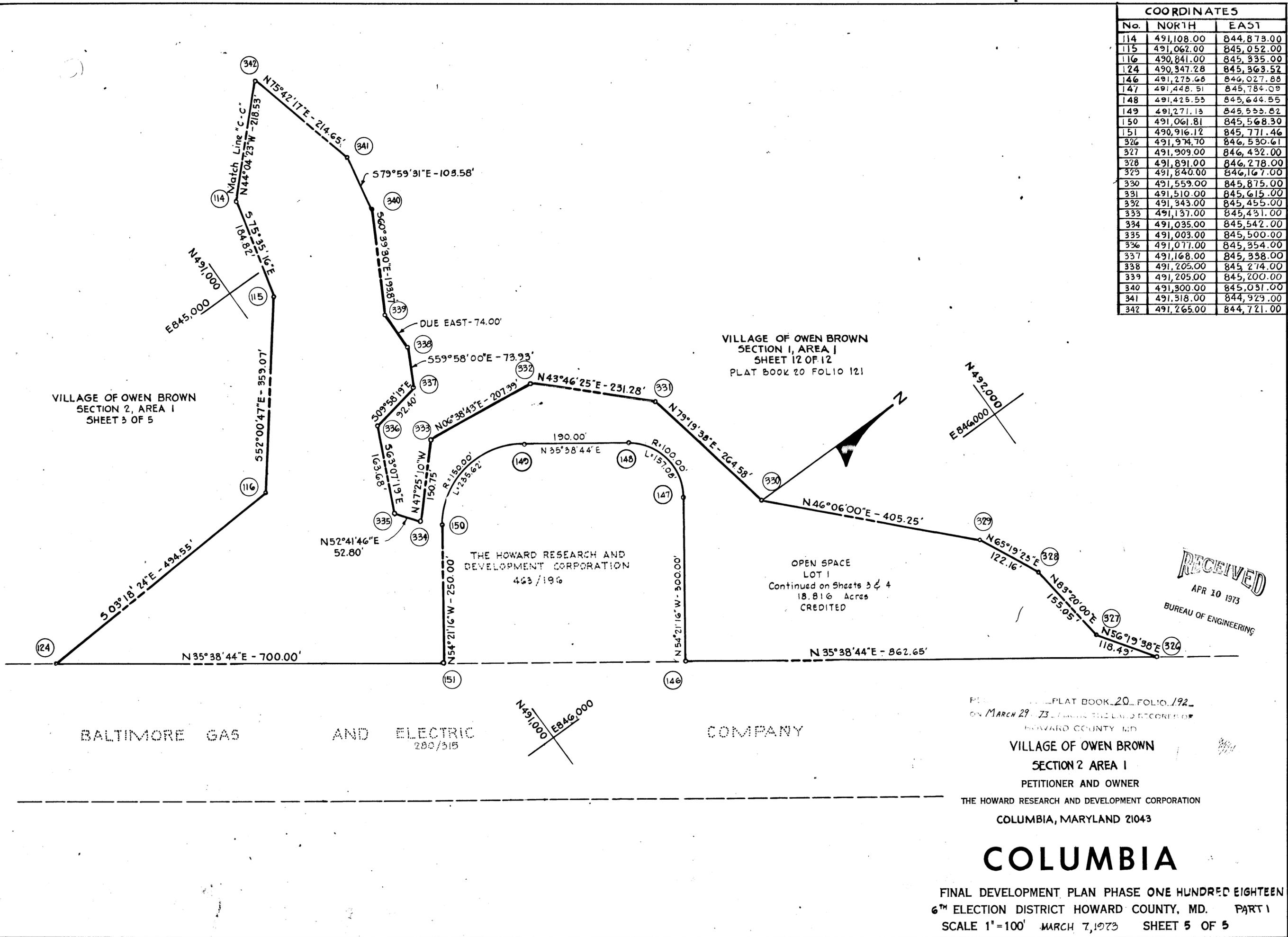
VILLAGE OF OWEN BROWN  
SECTION 2, AREA I  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD. PART 1  
SCALE 1"=100' MARCH 7, 1973 SHEET 4 OF 5

E844,500 N490,500

COORDINATES		
No.	NORTH	EAST
114	491,108.00	844,873.00
115	491,062.00	845,052.00
116	490,841.00	845,335.00
124	490,347.28	845,363.52
146	491,273.68	846,027.88
147	491,448.51	845,784.09
148	491,425.53	845,644.55
149	491,271.13	845,533.82
150	491,061.81	845,568.30
151	490,916.12	845,771.46
326	491,974.70	846,530.61
327	491,909.00	846,432.00
328	491,891.00	846,278.00
329	491,840.00	846,167.00
330	491,559.00	845,875.00
331	491,510.00	845,615.00
332	491,343.00	845,455.00
333	491,137.00	845,431.00
334	491,035.00	845,542.00
335	491,003.00	845,500.00
336	491,077.00	845,354.00
337	491,168.00	845,338.00
338	491,205.00	845,274.00
339	491,205.00	845,200.00
340	491,300.00	845,031.00
341	491,318.00	844,929.00
342	491,265.00	844,721.00



FILED IN PLAT BOOK 20 FOLIO 192  
 ON MARCH 29 1973 IN THE LAND RECORDS OF  
 HOWARD COUNTY MD  
**VILLAGE OF OWEN BROWN**  
 SECTION 2 AREA 1  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21043

**COLUMBIA**  
 FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED EIGHTEEN  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD. PART 1  
 SCALE 1"=100' MARCH 7, 1973 SHEET 5 OF 5