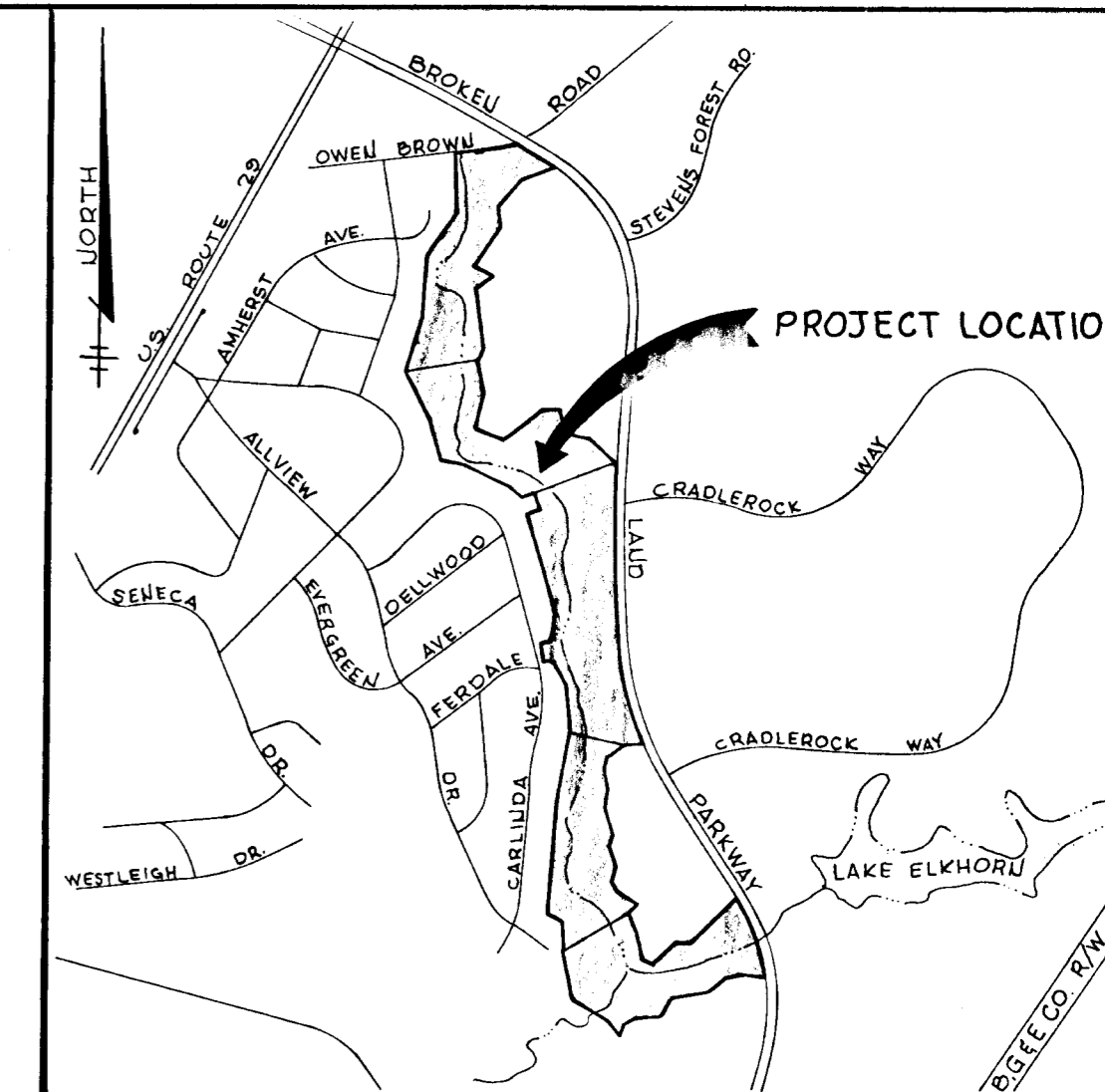


LOCATION PLAN
SCALE: 1" = 600'



VICINITY MAP
Scale: 1" = 1600'

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BUREAU OF ENGINEERING

VILLAGE OF OWEN BROWN
SECTION 5 AREA 2

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 155
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
APRIL 10, 1974

SHEET 1 OF 7

PREPARED AS TO SHEETS 1 TO 7
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965



Ray Debra Pucca 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 11, 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

Thomas J. ... 10-21-74
H.C.P.B. EXEC. SEC. DATE
William R. ... 10/21/74
H.C.P.B. CHAIRMAN DATE

10/21/74
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 HOWARD COUNTY, MD.

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 155 is Applicable to Section 5, 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 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 17.031B:
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 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.

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:

OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land use including, but not limited to, pedestrian and bicycle pathways. This lot 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:

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:

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 allocations 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:

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
Open Space	
Credited	111.907
Non-Credited	1.288
Total	113.195

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VILLAGE OF OWEN BROWN

SECTION 5 AREA 2
 RECORDED IN PLAT BOOK 200 FOLIO 92
 ON 11/14/74
 PETITIONER AND OWNER

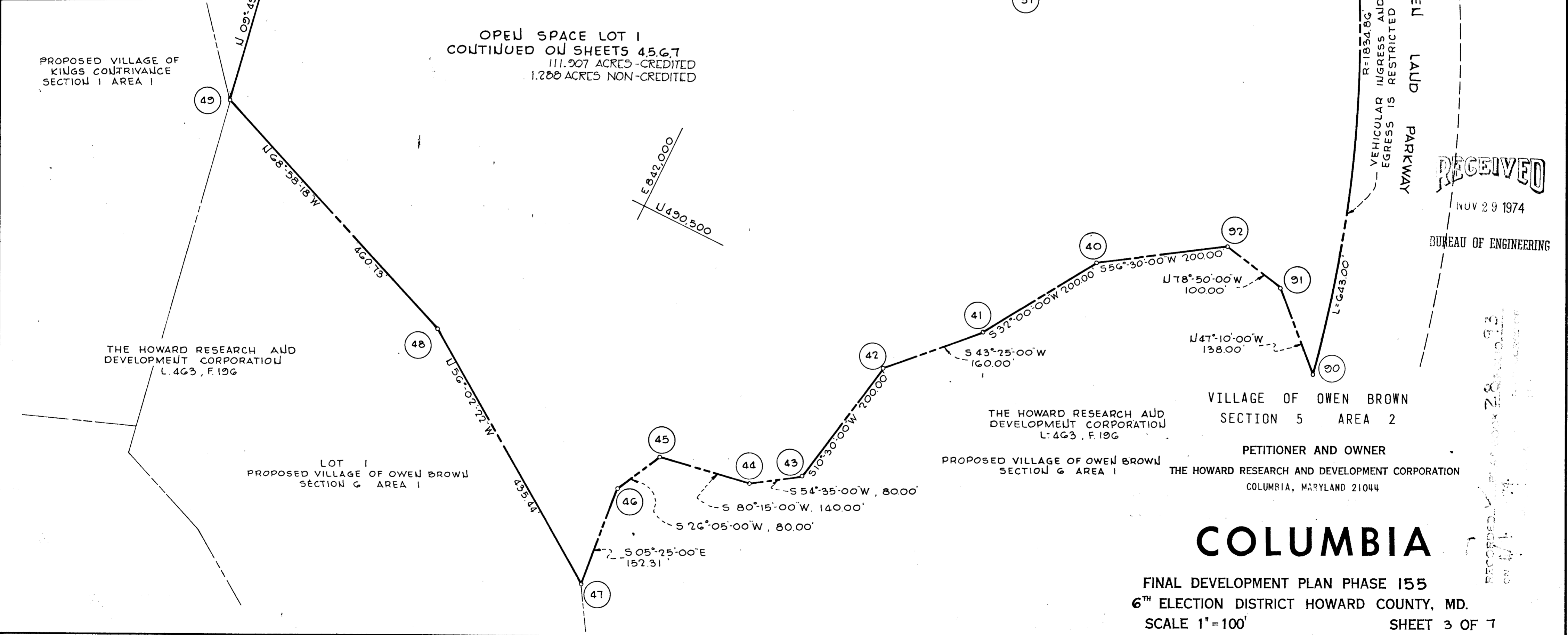
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 155
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 7

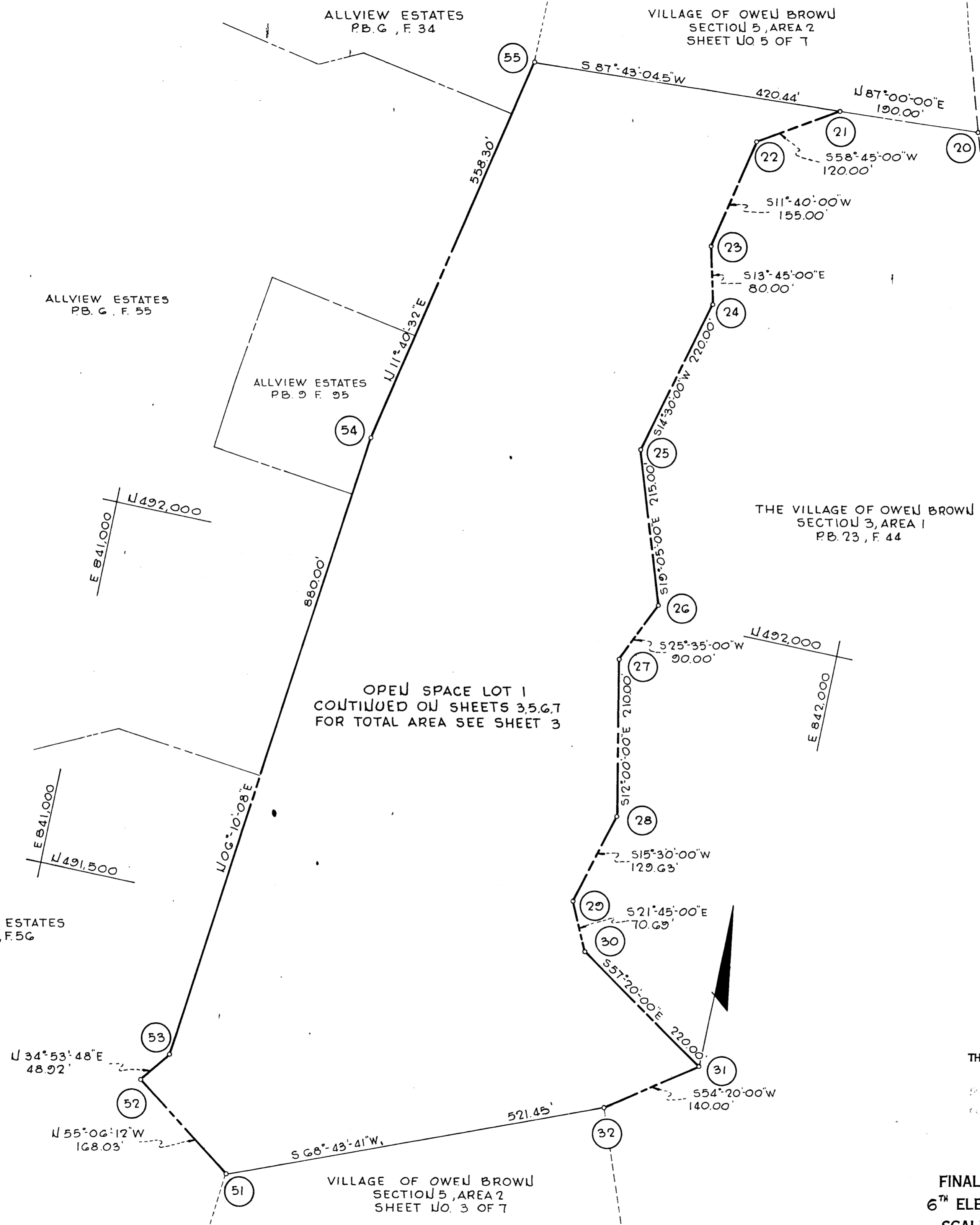
COORDINATES		
NO.	NORTH	EAST
32	491,334.07	841,821.19
33	491,063.79	841,926.30
34	490,936.79	841,954.06
35	490,906.01	842,016.93
36	491,106.38	842,260.00
37	491,059.45	842,359.49
38	491,415.04	842,732.02
39	491,323.45	842,786.20
40	490,727.30	842,644.83
41	490,557.70	842,538.85
42	490,441.48	842,428.88
43	490,244.82	842,392.43
44	490,198.46	842,327.24
45	490,174.75	842,189.26
46	490,102.90	842,154.09
47	489,951.27	842,168.46
48	490,194.52	841,807.30
49	490,359.84	841,377.25
50	490,784.82	841,303.61
51	491,144.89	841,335.27
90	490,724.50	843,010.92
91	490,818.33	842,909.72
92	490,837.69	842,811.61



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COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE 155
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100'
 SHEET 3 OF 7

COORDINATES		
NO.	NORTH	EAST
20	492,729.48	842,042.83
21	492,719.53	841,853.09
22	492,657.28	841,750.50
23	492,505.48	841,719.15
24	492,427.77	841,738.17
25	492,214.78	841,683.08
26	492,011.60	841,753.38
27	491,930.42	841,714.51
28	491,725.01	841,758.17
29	491,600.10	841,723.53
30	491,534.45	841,749.73
31	491,415.70	841,934.93
32	491,334.07	841,821.19
51	491,144.89	841,335.27
52	491,241.02	841,197.45
53	491,281.14	841,225.44
54	492,156.05	841,320.00
55	492,702.80	841,432.98



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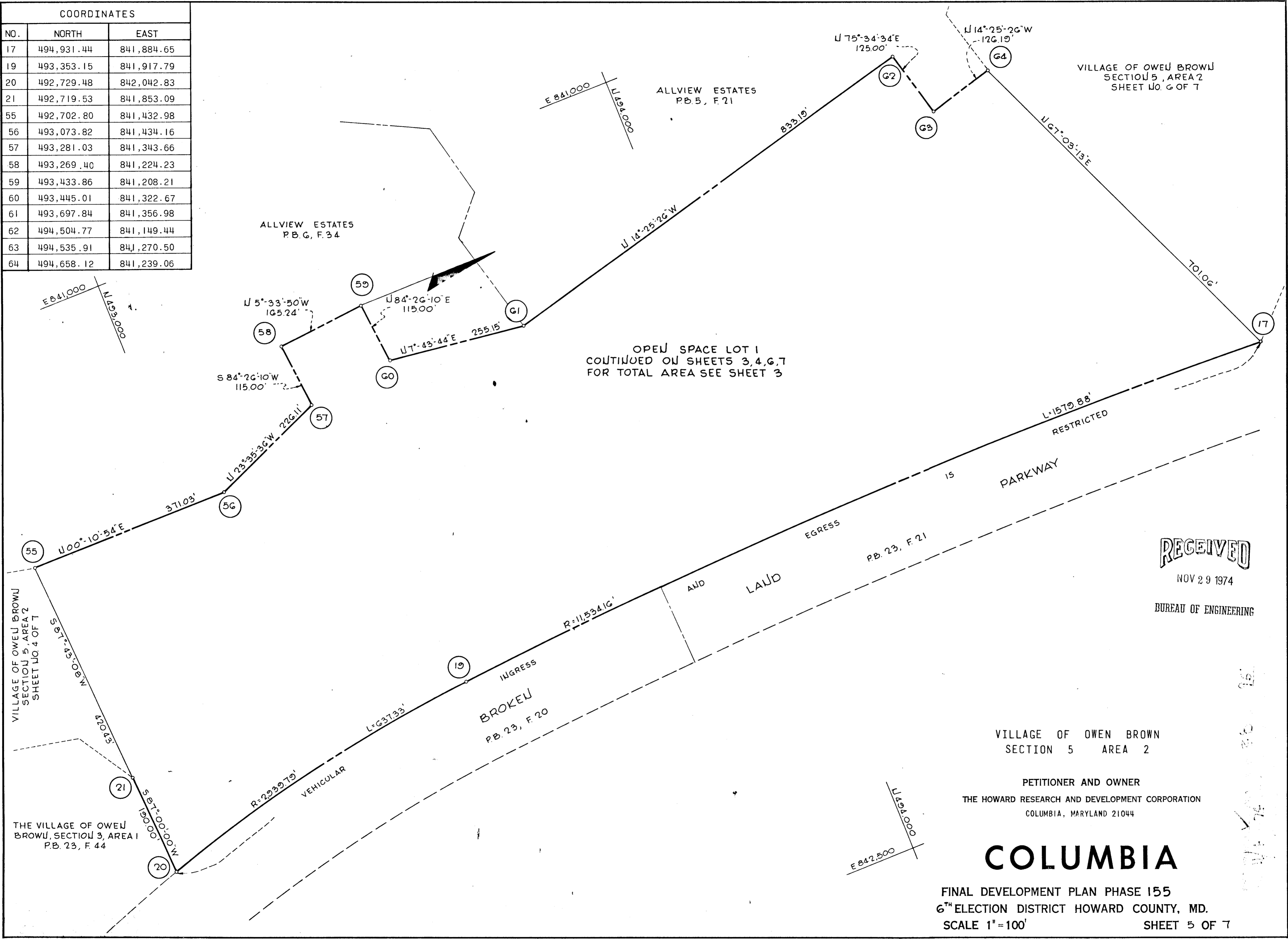
VILLAGE OF OWEN BROWN
SECTION 5 AREA 2

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 155
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 4 OF 7

COORDINATES		
NO.	NORTH	EAST
17	494,931.44	841,884.65
19	493,353.15	841,917.79
20	492,729.48	842,042.83
21	492,719.53	841,853.09
55	492,702.80	841,432.98
56	493,073.82	841,434.16
57	493,281.03	841,343.66
58	493,269.40	841,224.23
59	493,433.86	841,208.21
60	493,445.01	841,322.67
61	493,697.84	841,356.98
62	494,504.77	841,149.44
63	494,535.91	841,270.50
64	494,658.12	841,239.06



VILLAGE OF OWEN BROWN
SECTION 5, AREA 2
SHEET NO. 6 OF 7

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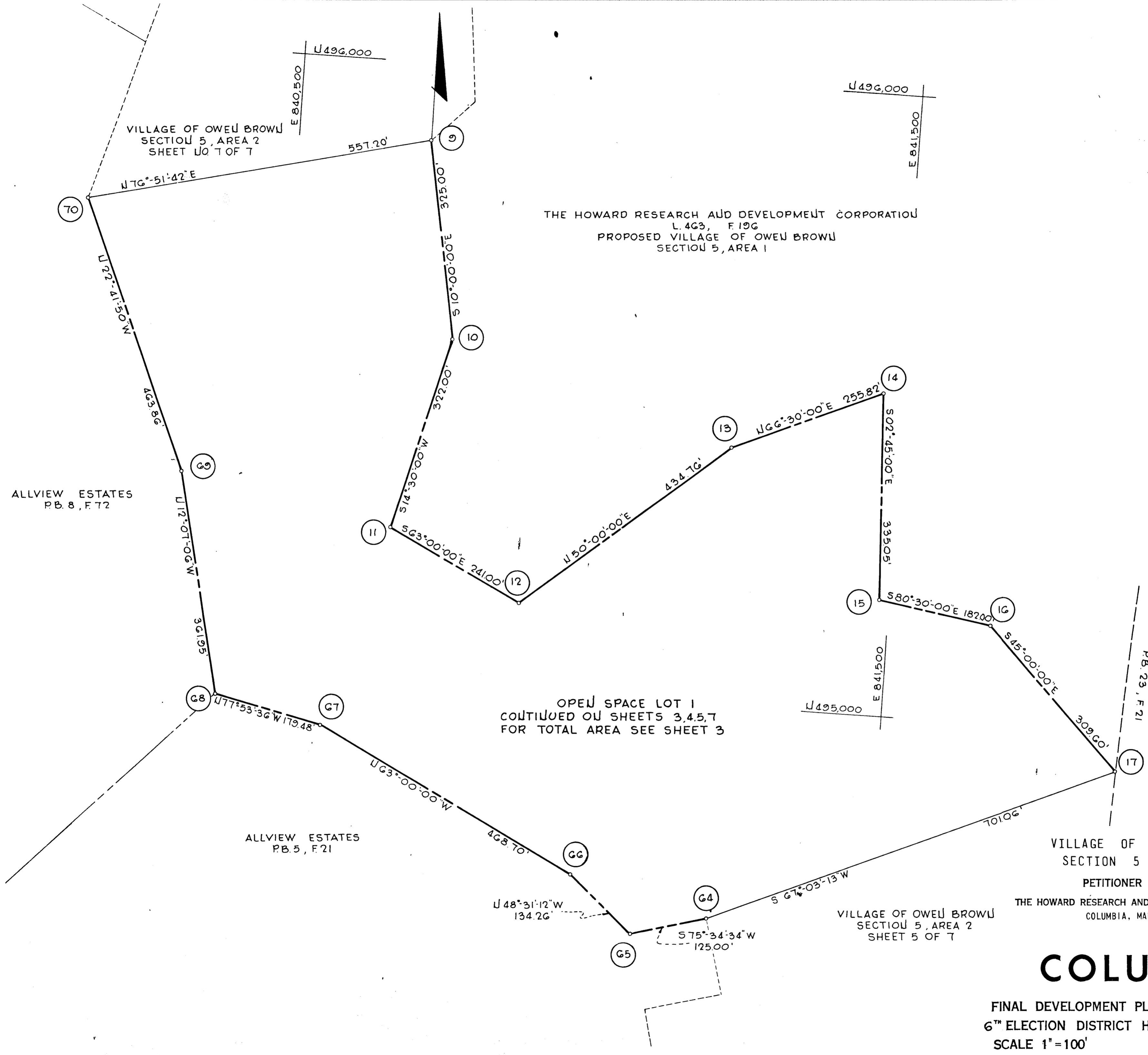
VILLAGE OF OWEN BROWN
SECTION 5 AREA 2

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 155
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' SHEET 5 OF 7

COORDINATES		
NO.	NORTH	EAST
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
64	494,658.12	841,239.06
65	494,626.98	841,118.00
66	494,715.91	841,017.42
67	494,928.70	840,599.80
68	494,966.34	840,424.31
69	495,320.22	840,348.33
70	495,748.16	840,169.34



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 L. 463, F. 196
 PROPOSED VILLAGE OF OWEN BROWN
 SECTION 5, AREA 1

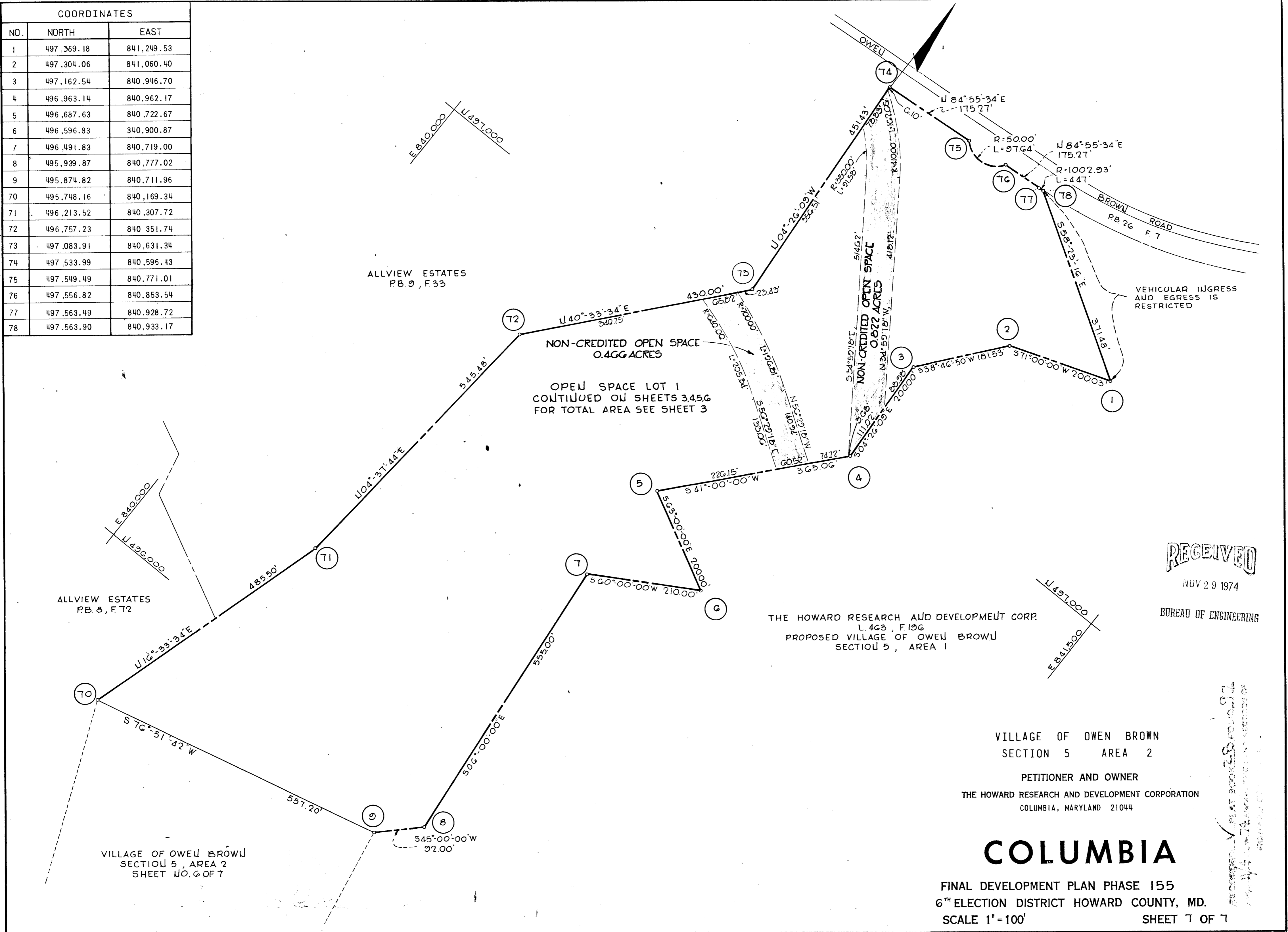
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VILLAGE OF OWEN BROWN
 SECTION 5 AREA 2
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 155
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 6 OF 7

COORDINATES		
NO.	NORTH	EAST
1	497.369.18	841.249.53
2	497.304.06	841.060.40
3	497.162.54	840.946.70
4	496.963.14	840.962.17
5	496.687.63	840.722.67
6	496.596.83	340.900.87
7	496.491.83	840.719.00
8	495.939.87	840.777.02
9	495.874.82	840.711.96
70	495.748.16	840.169.34
71	496.213.52	840.307.72
72	496.757.23	840.351.74
73	497.083.91	840.631.34
74	497.533.99	840.596.43
75	497.549.49	840.771.01
76	497.556.82	840.853.54
77	497.563.49	840.928.72
78	497.563.90	840.933.17



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VILLAGE OF OWEN BROWN
 SECTION 5 AREA 2
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 155
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 7 OF 7