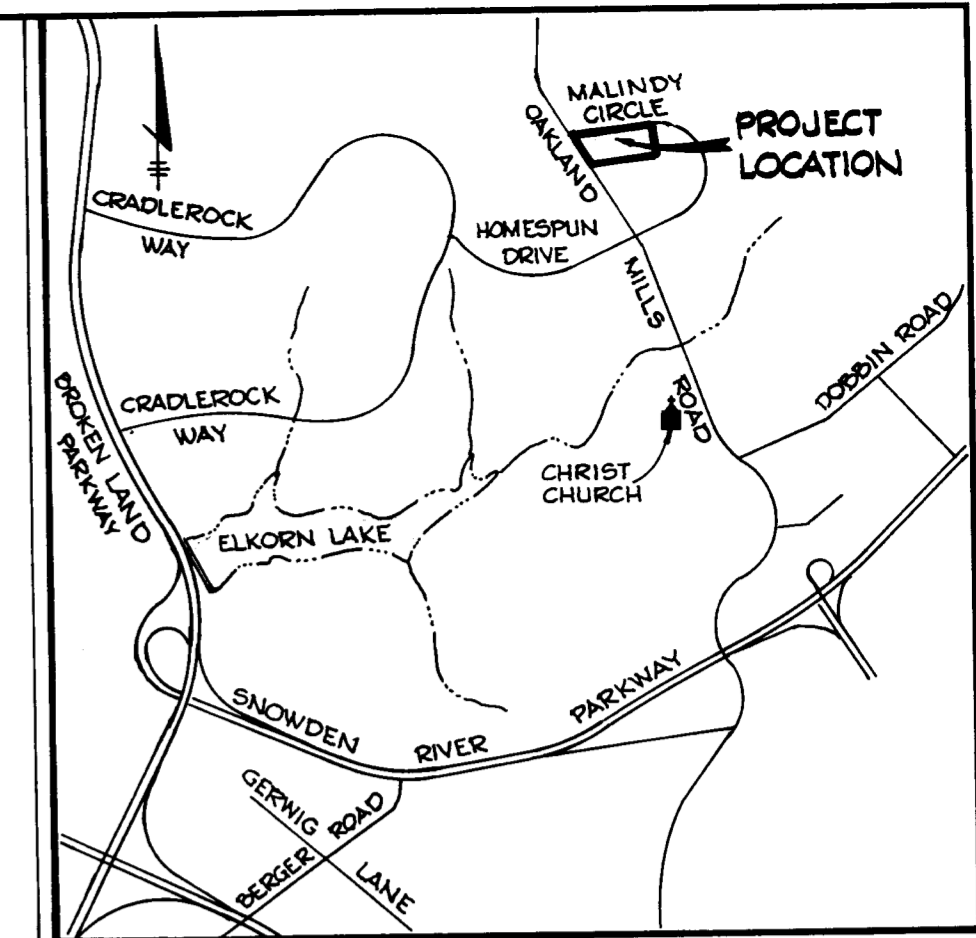


SHEET 3 OF 3

LOCATION PLAN
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2000'

RECEIVED
APR 7 1976
BUREAU OF ENGINEERING
INSPECTION SECTION

PETITIONER & OWNER
LANDBORG, INCORP - TRUSTEE
SUITE 210
1000 CENTURY PLAZA
COLUMBIA, MARYLAND, 21044

VILLAGE OF OWEN BROWN
SECTION 4, AREA 2

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 1G1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN 10-29-75 SHEET 1 OF 3

*Free copy
of
FDP-161*

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED B.C.C. CASE 500 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
HOWARD COUNTY PLANNING BOARD

H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

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):
 - A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
 - B. Vehicular ingress and egress to Malindy Circle 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
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 nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

- 6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY
No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7 1/2 feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:
7A-2 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS
All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.

8. HEIGHT LIMITATIONS - Section 17.031 E:
8A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

9. PARKING REQUIREMENTS - Section 17.031 E:
9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

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:
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures, except that a greater percentage of coverage of any such lot, not to exceed forty percent (40%) may be permitted if such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

TABULATION OF LAND USE	
SINGLE FAMILY MEDIUM DENSITY	5.000 ACRES
SINGLE FAMILY MEDIUM DENSITY RIGHT-OF-WAY (0.981 ACRES)	
TOTAL	5.000 ACRES

3393

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SECTION 4 , AREA 2

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 1G1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
10-29-75 SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
119	494978.7600	847390.9800
120	495260.8100	847211.0900
122	495461.9000	847908.2600
123	495152.9900	847997.1100

