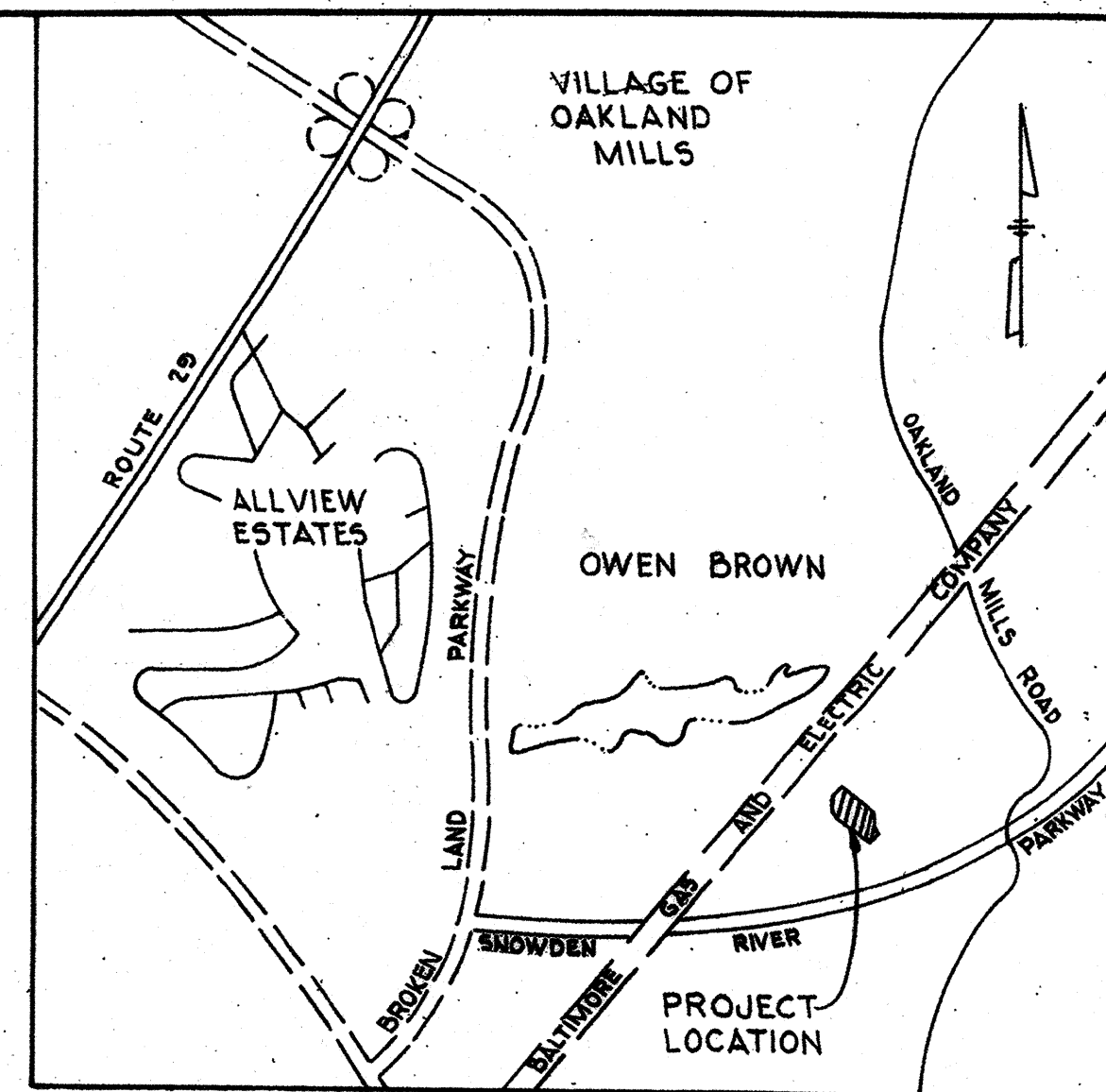


**KEY MAP**  
Scale: 1" = 400'



**VICINITY MAP**  
Scale: 1" = 3000'

**PHASE 118-A PART V** CHANGED THE LAND USE OF LOT 325 TO INCLUDE ALL OTHER COMMUNITY OPEN SPACE USES ALLOWED ON LOT 337  
 ADDED FDP CRITERIA SHEET 3 OF 3. REMOVED CRITERIA FOR LOTS 325 AND 337 FROM PHASE 118-A-II PART III  
 DESIGNATED LOCATION OF 0.191 AC. OF NON-CREDITED AREA.  
 REVISED NOTE 7A-3 CHANGED SHALL TO MAY TO ALLOW AN OPEN SPACE USE OTHER THAN A SCHOOL.

HOWARD COUNTY, MD.  
**VILLAGE OF OWEN BROWN**  
 SECTION 2, AREA 3  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044

PLAT No. 17570  
7/8/05

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 118-A PART V  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 400' SHEET 1 OF 3

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

MAY 16, 2005



*George Chagetas*  
 SURVEYOR'S SIGNATURE

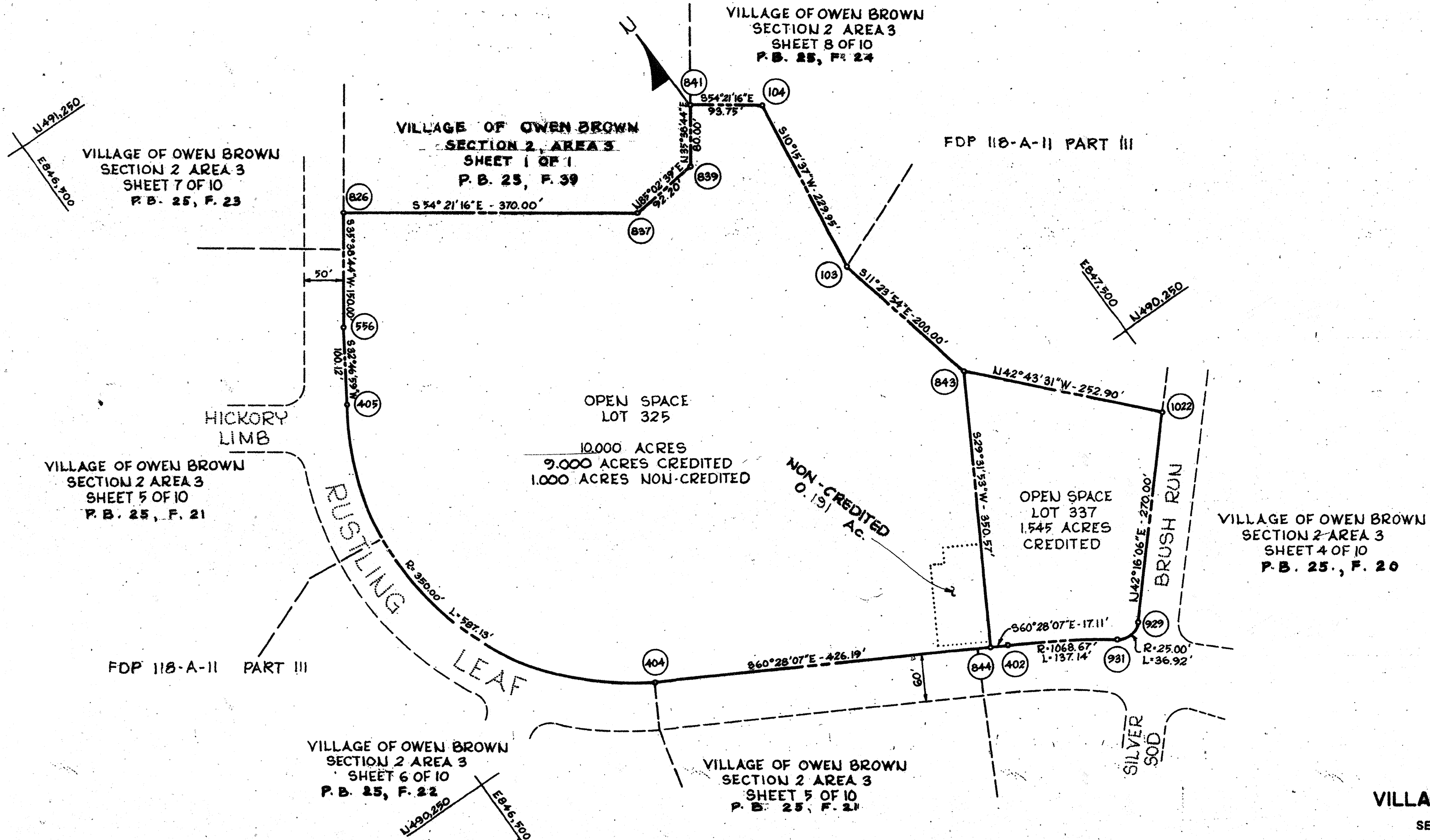
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
 BOARD OF COUNTY COMM. B. C. C. CASE 412  
 RESOLUTION APPROVED AUGUST 10, 1965  
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
 AMENDED B.C.C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972

HOWARD COUNTY PLANNING BOARD

*David A. Wyle* 4/1/05 H.C.P.B. EXEC. SEC. DATE  
*[Signature]* 4/23/05 H.C.P.B. CHAIRMAN DATE

**COORDINATES**

No.	NORTH	EAST
826	490,949.61	846,786.10
837	490,733.99	847,086.78
839	490,741.95	847,178.63
841	490,806.97	847,225.25
104	490,752.33	847,301.43
103	490,526.06	847,260.45
843	490,330.00	847,300.00
1022	490,144.46	847,471.86
929	489,944.66	847,290.26
931	489,941.48	847,256.76
402	490,016.54	847,142.09
844	490,024.97	847,127.20
404	490,235.04	846,756.38
405	490,743.54	846,644.47
556	490,827.72	846,698.68



HOWARD COUNTY, MD.

**VILLAGE OF OWEN BROWN**

SECTION 2 AREA 3  
PETITIONER AND OWNER

PLAT No. 17571  
7/8/05

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 118-A PART V  
6<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100'  
SHEET 2 OF 3

**FINAL DEVELOPMENT PLAN CRITERIA**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 118 PART V-A IS APPLICABLE TO SECTION 2, AREA 3 OF THE VILLAGE OF OWEN BROWN.

1. PUBLIC STREETS AND ROADS—SECTION 125-C-3-b:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
2. PUBLIC RIGHTS—OF—WAY—SECTION 125-C-3-b:
  - 2A. TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
  - 2B. VEHICULAR INGRESS AND EGRESS TO OAKLAND MILLS, SNOWDEN RIVER PARKWAY, RUSTLING LEAF, BRUSH RUN, AND DEEPAGE DRIVE WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
3. MAJOR UTILITY RIGHTS—OF—WAY—SECTION 125-C-3-b:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
4. DRAINAGE FACILITIES—SECTION 125-C-3-b:  
TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY HOWARD COUNTY DEPT. OF PLANNING AND ZONING AND DEPT. OF PUBLIC WORKS.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES—SECTION 125-C-3-c:  
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 125-C-3-d(1): 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, 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                  | 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 SETBACK APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPT. 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.

6D. NO STRUCTURE WITH 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 125-C-3-d(2):

7E-1. OPEN SPACE LAND USE AREAS

LOTS 325 AND 337 MAY 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 DEPT. OF PLANNING AND ZONING.

7E-2. NEIGHBORHOOD CENTER—OPEN SPACE LAND USE AREAS

- LOTS 325 AND 337 MAY BE USED FOR ALL OPEN SPACE LAND USES, INCLUDING, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:
- a. OPERATION AND MAINTENANCE OF A PUBLIC OR PRIVATE PARK, PLAYGROUND, SWIMMING POOL AND SIMILAR COMMUNITY RECREATIONAL USES.
  - b. OPERATION OF A PUBLIC OR PRIVATE CHILD CARE CENTER
  - c. OPERATION OF A NEIGHBORHOOD COMMUNITY CENTER WHICH MAY BE USED FOR ALL COMMUNITY ACTIVITIES CUSTOMARY TO A NEIGHBORHOOD CENTER, INCLUDING, BUT NOT LIMITED TO:

1. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNIVALS.
2. RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES.
3. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USES.
4. OPERATION OF SUCH COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH A NEIGHBORHOOD CENTER SUCH AS A SNACK BAR. (SNACK BAR AREA, FOOD SELLING AREA, AND STORAGE AREA, GENERALLY NOT EXCEEDING 1,000 SQ. FT.)

7E-7. SCHOOL SITES OPEN SPACE LAND USES

LOT 325 MAY BE USED FOR A PUBLIC SCHOOL. IN COMPUTING THE AMOUNT OF LAND DEVOTED TO THE OPEN SPACE LAND USE UNDER THE REQUIREMENTS OF SECTION 125-A-8 OF HOWARD COUNTY ZONING REGULATIONS, ONLY 90% OF THE AREA OF LOTS SHALL BE EVALUATED AS OPEN SPACE LAND USE IN COMPUTING THE MINIMUM AREA AS REQUIRED BY SECTION 125-A-8.

8. HEIGHT LIMITATIONS—SECTION 125-C-3-d(3):

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 125-C-3-d(3):

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 125 A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.

10. SETBACK PROVISIONS—SECTION 125-C-3-d(3):

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.

12. COVERAGE REQUIREMENTS—SECTION 125-C-3-d(3):

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.

THIS PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 118 PART V RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 8-14-97 AS PLAT 3054A 1648.

Plat No. 17572  
7/8/05

VILLAGE OF OWEN BROWN  
SECTION 2 AREA 3  
PETITION AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 118-A-PART V  
6TH ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: AS SHOWN

SHEET 3 OF 3

**TABULATION OF LAND USE**

LAND USE	PHASE 118-A PART V
OPEN SPACE—CREDITED	10.545 AC.
NON-CREDITED	1.000 AC.
TOTAL	11.545 AC.