

VICINITY MAP
Scale: 1:1600

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 127 A-V, SHEET 1 OF 8, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT No. 3054 A-1260.

LOCATION PLAN
Scale: 1:400

PHASE NO.	DATE	PLAT BOOK	FOLIO
127-A-V	DEC. 18, 1992	3054-A	1260-1267
127-A-IV	JULY 8, 1982	3054-A	458 thru 465
127-A-III	July 27, 1976	3054	CC thru FF
127-A-II	July 11, 1975	28	144 thru 148
127-A-I	November 26, 1974	28	113 thru 120
127-A	March 28, 1974	20	288 thru 295
127	May 25, 1972	20	130 thru 130

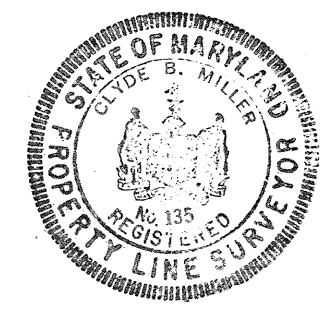
- SUMMARY OF AMENDMENTS**
- PHASE 127-A: REVISED ALL PREVIOUSLY RECORDED SHEETS. PURPOSE WAS TO MODIFY THE BOUNDARIES OF THE PHASE AND THE PARCELS INCORPORATED THEREIN TOTAL AREA OF THE PHASE WAS INCREASED BY 20.43% ACRES, INCLUDING 13.012 ACRES OF SINGLE FAMILY MEDIUM DENSITY USE SECTION 7-A-2 WAS ADDED TO THE CRITERIA. SECTION 9-B-1 WAS MODIFIED TO CLARIFY PARKING REQUIREMENTS FOR SINGLE FAMILY ATTACHED-USE.
 - PHASE 127 A-I: REVISED ALL PREVIOUSLY RECORDED SHEETS. PURPOSE WAS TO REDESIGNATE 0.258 ACRES USED FOR PARKING IN LOT 64 AS NON-CREDITED OPEN SPACE AND TO CHANGE SECTION 7-B-1 OF THE CRITERIA TO PROVIDE THAT 219 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL E-1.
 - PHASE 127 A-II: REVISED SHEETS 1, 2, 3, 4, AND 8 OF 8. PURPOSE IS TO INCREASE THE TOTAL AREA OF (PREVIOUSLY RECORDED LOT 62 BY 3.165 ACRES, OF WHICH 2.848 ACRES IS CREDITED OPEN SPACE AND 0.317 ACRES IS NON-CREDITED OPEN SPACE.
 - PHASE 127 A-III: REVISED SHEETS 1, 2, 3, AND 6 OF 8. PURPOSE IS TO CHANGE THE LAND USE FOR PARCEL D-1 SHOWN ON PLAT RECORDED IN PLAT BOOK 28, FOLIO 118, FROM "APARTMENTS" TO "ATTACHED" USE.
 - PHASE 127 A-IV: REVISED SHEETS 1, 2, 3, AND 8 OF 8. PURPOSE IS TO ADD 0.659 ACRES OF SINGLE FAMILY MEDIUM DENSITY LAND USE TO THIS PHASE, AND REVISE CRITERIA SHEETS 2 AND 3 TO CHANGE REFERENCES TO THE LATEST ZONING REGULATIONS AND THE SIZE OF PARKING SPACES ALLOWED PER THESE ZONING REGULATIONS.
 - PHASE 127 A-V: REVISED SHEETS 1, 2, 3, AND 8 OF 8. PURPOSE IS TO DELETE 0.567 ACRES OF SINGLE FAMILY MEDIUM DENSITY LAND USE FROM THIS PHASE, ADDING IT TO PHASE 212 A AS OPEN SPACE AND APARTMENTS, AND REVISED CRITERIA TO THE LATEST ZONING REFERENCES.
 - PHASE 127 A-VI: Revised sheets 1, 3 and 4 of 8. Purpose is to redesignate 0.22 acres of credited open space used for parking in Lot 64 as non-credited open space; redesignate 0.641 acres of non-credited open space in Lot 63 to credited and correct tabulation chart on sheet 3 to reflect all changes.

11/4/94 3054-A-1455
 VILLAGE OF OWEN BROWN
 SECTION 1, AREA 2

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 C/O THE ROUSE COMPANY
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 127 A-VI
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MAY 25, 1994

PREPARED AS TO SHEETS 1 TO 8
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED OCTOBER 18, 1993



Clyde B. Hill
 5-25-94
 LAND SURVEYOR'S SIGNATURE

AMENDED Z.B. CASE 937 M APPROVED NOVEMBER 19, 1992
 BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1968
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 910 RESOLUTION APPROVED OCTOBER 17, 1992

HOWARD COUNTY PLANNING BOARD
 H.C.P.D. EXEC. SEC. DATE H.C.P.D. CHAIRMAN DATE
 10/28/94 10-27-94

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 1, AREA 2, OF THE VILLAGE OF OWEN BROWN.

1. PUBLIC STREET AND ROADS - SECTION 125-c-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

2. PUBLIC RIGHTS-OF-WAY - SECTION 125-c-3-b:

2A TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

2B VEHICULAR INGRESS AND EGRESS TO CRADLEROCK WAY WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125-c-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

4. DRAINAGE FACILITIES - SECTION 125-c-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - SECTION 125-c-3-c:

TO BE SHOWN ON FINAL DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

6. PERMITTED GENERAL LOCATION 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	DWELLINGS, OR ACCESSORY BUILDINGS

ALL SETBACK AREAS SHALL BE CLEAR OF ANY PROTRUSIONS, EXTENSIONS, OR CONSTRUCTION OF ANY TYPE, AND WHERE ANY LAND USE IS ADJACENT TO A PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY, 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 SETBACKS APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

FENCES OR WALLS, IF LOCATED WITH 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 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 SETBACK AREAS PROVIDED ALL STRUCTURES AND CONSTRUCTION IS DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE PLANNING BOARD MAY, UPON APPLICATION, DESIGNATE ON A SUBDIVISION PLAT A LOT, LOTS, OR PARCELS, AS "COMMON OPEN AREAS" WHICH WILL NOT BE CREDITED TO "OPEN SPACE", BUT WILL BE CREDITED TO THE SINGLE FAMILY LOW AND/OR MEDIUM DENSITY OF THE PHASE IN WHICH IT PRESENTLY EXISTS.

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 PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY. 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.

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.

e. NOT WITHSTANDING 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 (30%) OF THE LOT OR PROJECT AREA.

g. SUBTITLE 5 OF THE HOWARD COUNTY CODE SHALL

APPLY TO ALL APARTMENT LAND USE AREAS.

h. ALL OPEN SPACES IN THE PROJECT AREAS, EXCEPT DRIVEWAYS AND OFF-STREET 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.

6B-2 ATTACHED LAND USE AREAS

NO STRUCTURES SHALL BE LOCATED UPON LOTS DEVOTED TO ATTACHED LAND USES WITHIN 30 FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD, OR HIGHWAY. 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. EXCEPT AS RESTRICTED BY THIS PARAGRAPH 6B-2, BUILDINGS AND OTHER STRUCTURES MAY BE LOCATED AT ANY LOCATION WITHIN ATTACHED LAND USE AREAS. WHENEVER AN ATTACHED LAND USE, SINGLE FAMILY DWELLING IS CONSTRUCTED, A MAINTENANCE AGREEMENT FOR THE PARTY WALL SIDE OF THE STRUCTURE AS WELL AS ANY APPROVED OVERHANGS PROTRUDING ONTO THE ADJACENT LOT OR LOTS MUST BE INCLUDED IN THE DEED OF CONVEYANCE AND RECORDING REFERENCE OF SAME FURNISHED TO THE DEPARTMENT OF PLANNING AND ZONING. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

COMMON AREAS IN THE PROJECT 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 125-C-3-d(2)

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.

7B-1 APARTMENT LAND USE AREAS

PARCEL E-1 AND SHALL BE DEVOTED TO APARTMENT USES PROVIDED, HOWEVER, THAT NO MORE THAN 219 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL E-1.

7C-1 EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER - COMMERCIAL

ALL USES PERMITTED IN COMMERCIAL DISTRICTS OR COMMERCIAL LAND USE ZONES ARE PERMITTED INCLUDING, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:

- USES PERMITTED IN B-1 DISTRICTS.
- USES PERMITTED IN S-C DISTRICTS, EXCEPT, HOWEVER, THAT GASOLINE SERVICE STATIONS ARE PROHIBITED.

7B-2 ATTACHED LAND USE AREAS

PARCEL B-1 AND PARCEL D-1 SHALL BE DEVOTED TO ATTACHED LAND USE PROVIDED, HOWEVER, THAT NO MORE THAN AN OVERALL AVERAGE OF TEN DWELLING UNITS PER ACRE MAY BE CONSTRUCTED UPON SUCH LAND, AND FURTHER PROVIDED, THAT THE ATTACHED DWELLING UNITS SHALL BE CONSTRUCTED IN GROUPS HAVING NO MORE THAN TEN (10) UNITS ATTACHED TO ONE ANOTHER AND SHALL BE CONSTRUCTED IN SUCH PHYSICAL RELATION TO EACH OTHER AS MAY BE SPECIFICALLY APPROVED BY THE HOWARD COUNTY PLANNING BOARD AS A PART OF THE SITE DEVELOPMENT PLAN REFERRED TO HEREIN IN SECTION 6.

ATTACHED LAND USE AREAS SHALL BE CONSIDERED AS "APARTMENTS". DIVISION OF ATTACHED LAND USE AREAS INTO INDIVIDUAL LOTS TO BE OWNED INDIVIDUALLY, WITHOUT FRONT YARD, WITHOUT REAR YARD, AND WITH GROUPS OF LOTS SURROUNDED BY COMMON AREAS OWNED JOINTLY BY ALL LOT OWNERS OR OWNED JOINTLY BY GROUPS OF LOT OWNERS, 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, LEASEES, MORTGAGEES AND OTHERS HAVING AN INTEREST IN SUCH LOTS, WHICH AREAS SHALL PROVIDED VEHICULAR AND PEDESTRIAN ACCESS TO SUCH LOTS ACROSS PARKING AND OTHER COMMON SPACES. ALL, OR A PORTION, OF SUCH LOTS MAY BE UNDER ONE OR SEVERAL OWNERSHIPS AND MAY BE OPERATED AS RENTAL UNITS. NO MORE THAN 106 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL B-1 AND NO MORE THAN 152 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL D-1.

7E-1 OPEN SPACE LAND USE AREAS

LOTS 60, 61, AND 63 ARE 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 DEPARTMENT OF PLANNING AND ZONING.

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

LOT 64 IS TO BE USED FOR ALL OPEN SPACE LAND USES, INCLUDING BUT NOT LIMITED TO, ALL OF THE FOLLOWING:

- OPERATION AND MAINTENANCE OF A PUBLIC OR PRIVATE PARK, PLAYGROUND, SWIMMING POOL AND SIMILAR COMMUNITY RECREATIONAL USES.
- OPERATION OF A PUBLIC OR PRIVATE CHILD CARE CENTER.
- OPERATION OF A NEIGHBORHOOD COMMUNITY CENTER WHICH MAY BE USED FOR ALL COMMUNITY ACTIVITIES CUSTOMARY TO A NEIGHBORHOOD CENTER INCLUDING, BUT NOT LIMITED TO:
 - THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNIVALS.
 - RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES.
 - OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SALE FOR PUBLIC OR PRIVATE USES.
 - OPERATION OF SUCH COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH A NEIGHBORHOOD CENTER SUCH AS A SNACK BAR.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

LOT 65 IS TO BE USED FOR OPEN SPACE PURPOSES. ANY PORTION OF LOT 65 MAY BE USED AS A VEHICULAR RIGHT-OF-WAY FOR A PUBLIC OR PRIVATELY OWNED TRANSPORTATION SYSTEM. IN THE EVENT THAT A PORTION OF SUCH LOT IS USED AS A VEHICULAR RIGHT-OF-WAY OR IN ANY EVENT A RIGHT-OF-WAY STRIP, NO LESS THAN 30 FEET IN WIDTH SHALL BE CLASSIFIED AS NON-CREDITED OPEN SPACE FOR THE PURPOSE OF LAND USE ALLOCATIONS UNDER SECTION 125-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

LOT 62 SHALL BE USED FOR A PUBLIC SCHOOL. IN COMPUTING THE AMOUNT OF LAND DEVOTED TO THE OPEN SPACE LAND USE UNDER THE REQUIREMENT OF SECTION 125-A-8 OF THE 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.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 127-A-V, SHEET 2 OF 8, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT 3054 A-1261 AND SHALL APPLY TO PHASE 127 A-I, 127 A-II, AND 127 A-III, AND 127 A-IV, AND 127 A-V.

RECORDED IN PLAT 3054-A-1456
 11/14
 IS 94 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

VILLAGE OF OWEN BROWN
 SECTION 1, AREA 2

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 C/O THE ROUSE COMPANY
 COLUMBIA, MARYLAND
 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 127 A-VI
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MAY 25, 1994
 SHEET 2 OF 8

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

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.

8B-1 APARTMENT LAND USE AREAS

NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 40 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING. NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN PARCELS D-1 AND E-1 PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

8B-2 ATTACHED LAND USE AREAS

NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED TO ANY HEIGHT PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

8C-1 NEIGHBORHOOD CENTER - COMMERCIAL

NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING UPON LOT/PARCEL.

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):

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 ONE-HUNDRED EIGHTY (180) 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.

9B-1 APARTMENT LAND USE AREAS

NO LESS THAN 1-1/2 OFF-STREET PARKING SPACES CONTAINING A MINIMUM AREA OF ONE-HUNDRED EIGHTY (180) SQUARE FEET 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. PARKING MAY BE ALLOWED ON ADJACENT LOT/PARCEL APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

9B-2 ATTACHED LAND USE AREAS

NO LESS THAN TWO (2) OFF-STREET PARKING SPACES CONTAINING A MINIMUM AREA OF ONE-HUNDRED EIGHTY (180) SQUARE FEET, FOR EACH DWELLING SHALL BE PROVIDED IN PROXIMITY TO SUCH DWELLING UNIT, MAY BE INCLUDED AS PART OF A COVERED PUBLIC PARKING STRUCTURE PROVIDED FOR RESIDENTS, TENANTS, AND GUESTS. SUCH PARKING AREAS MAY BE PARALLEL SPACES LOCATED ON PAVED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR ADJACENT TO SERVICE DRIVES, OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH PUBLICLY MAINTAINED ROADWAYS OR SERVICE DRIVES. SUCH PARKING AREAS SHALL NOT BE PART OF THE DEDICATED PUBLICLY MAINTAINED RIGHT-OF-WAY OF SUCH ROADWAYS, NOR SHALL THEY BE PERMITTED ADJACENT TO ANY ROADWAY WITH A RIGHT-OF-WAY WIDTH OF 60' OR GREATER.

9C-1 COMMERCIAL LAND USE AREAS - NEIGHBORHOOD & VILLAGE CENTER

IN ALL COMMERCIAL LAND USE AREAS, THE FOLLOWING PARKING REQUIREMENTS SHALL APPLY:

- a. FIVE (5) PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF NET LEASABLE RETAIL COMMERCIAL AREA.
- b. THREE (3) PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF OFFICE SPACE IN THIS FINAL DEVELOPMENT PLAN PHASE.

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.

11. MINIMUM LOT SIZES - SECTION 125-C-3-d(3):

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 125-C-3-d(3):

12A 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. NO LIMITATION IS IMPOSED UPON THE AREA USED FOR SIDEWALKS, TREES AND SHRUBBERY, AND SIMILAR MINOR STRUCTURES.

12B-1 APARTMENT LAND USE AREAS

IN NO EVENT SHALL MORE THAN 30 PERCENT (30%) OF ANY PARCEL 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.

12B-2 ATTACHED LAND USE AREAS

NO COVERAGE REQUIREMENT IS IMPOSED UPON LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO ATTACHED LAND USES, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

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.

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	TOTAL ACRES	PHASE 127	PHASE 127-A	PHASE 127-A-I	PHASE 127-A-II	PHASE 127-A-III	PHASE 127-A-IV	PHASE 127-A-V	PHASE 127-A-VI
EMPLOYMENT CENTER COMMERCIAL	1.037	2.039	-1.002	-	-	-	-	-	-
APARTMENTS	14.646	27.853	+2.042	-	-	-15.249	-	-	-
SFA	25.889	10.640	-	-	-	+15.249	-	-	-
SINGLE FAMILY MEDIUM DENSITY	13.104	-	13.012	-	-	-	+0.659	-0.567	-
OPEN SPACE CREDITED	41.829	34.026	+4.640	-0.258	+3.000	-	-	-	+0.421
NON-CREDITED	3.987	2.241	+1.744	+0.258	+0.165	-	-	-	-0.421
TOTAL	100.492	76.799	20.436	-	3.165	-	+0.659	-0.567	-

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 127-A-V, SHEET 3 OF 8, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT 3054A-1262 AND SHALL APPLY TO PHASE 127 A-I, 127 A-II, AND 127 A-III, AND 127 A-IV, AND 127 A-V.

RECORDED IN PLAT 3054-A-1457
ON 11/4/94 AT 9:18 AM AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

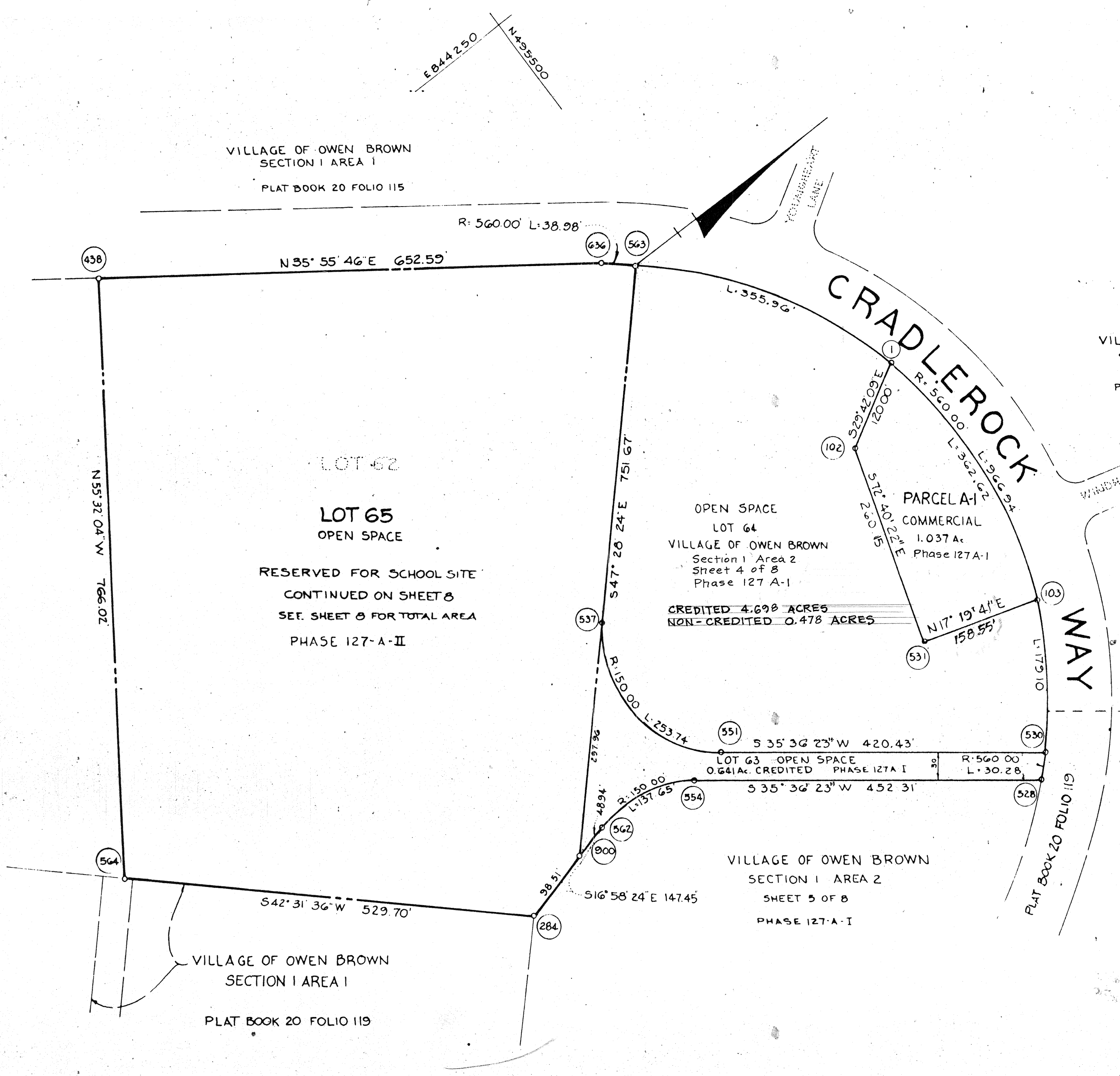
VILLAGE OF OWEN BROWN
SECTION 1, AREA 2

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
C/O THE ROUSE COMPANY
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 127 A-VI
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MAY 25, 1994
SHEET 3 OF 8

COORDINATES		
NO.	NORTH	EAST
563	495456.44	844.5
900	494948.36	845153.12
284	494854.14	845181.88
564	494463.77	844823.84
438	494897.27	844192.28
636	495425.70	844575.22
537	495149.77	844933.54
551	495172.98	845156.88
530	495514.80	845401.66
528	495494.03	845423.69
554	495126.29	845160.35
562	494995.17	845138.84
102	495537.01	844955.86
103	495610.88	845251.42
531	495459.53	845204.20
1	495641.25	844896.40



LOT 65
VILLAGE OF OWEN BROWN
SECTION I AREA 2
SHEET 8 of 8

LOT 62

LOT 65
OPEN SPACE

RESERVED FOR SCHOOL SITE
CONTINUED ON SHEET 8
SEE SHEET 8 FOR TOTAL AREA
PHASE 127-A-II

OPEN SPACE
LOT 64
VILLAGE OF OWEN BROWN
Section I Area 2
Sheet 4 of 8
Phase 127 A-1

CREDITED 4.698 ACRES
NON-CREDITED 0.478 ACRES

LOT 63 OPEN SPACE
0.641Ac. CREDITED PHASE 127A I

PARCEL A-1
COMMERCIAL
1.037 Ac
Phase 127A-1

VILLAGE OF OWEN BROWN
SECTION I AREA 1
PLAT BOOK 20 FOLIO 114

VILLAGE OF OWEN BROWN
SECTION I AREA 1
PLAT BOOK 20 FOLIO 119

VILLAGE OF OWEN BROWN
SECTION I AREA 2
SHEET 5 OF 8
PHASE 127-A-I

AMENDED PLAT 3054-A-1458
1114 94
RECORDED IN THE LAND RECORDS OF
HOWARD COUNTY, MD.
VILLAGE OF OWEN BROWN
SECTION I, AREA 2

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
C/O THE ROUSE COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

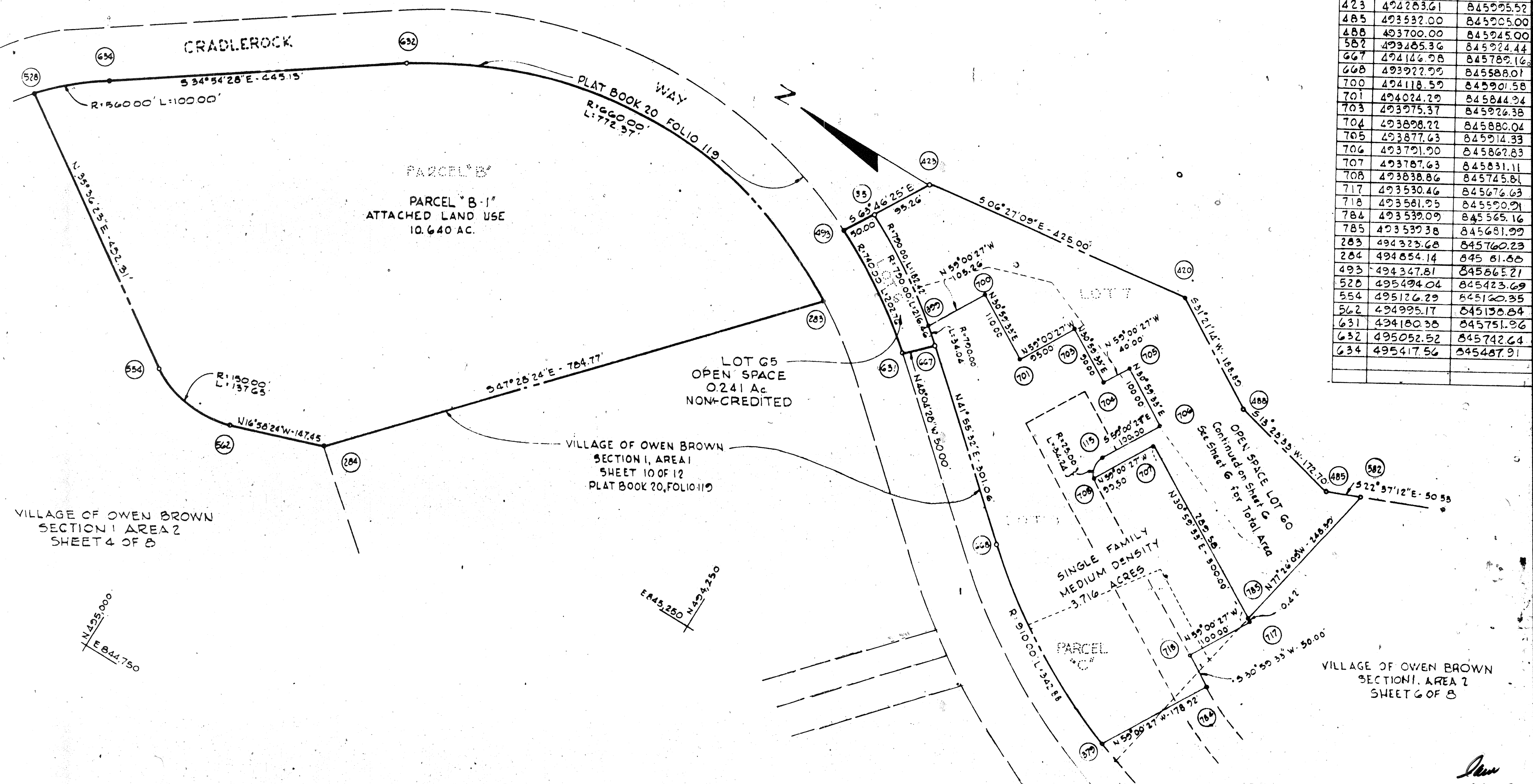
AMENDED
FINAL DEVELOPMENT PLAN PHASE 127 A-VI
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DATE: MAY 25, 1994
SCALE: 1" = 100'
SHEET 4 OF 8

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
DEVELOPMENT PLAN PHASE 127-A-V, SHEET 4 OF 8,
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
AS PLAT No. 3054-A-1263.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COORDINATES		
NO	NORTH	SOUTH
35	494325.71	845910.07
115	493843.40	845777.11
379	493631.22	845411.78
399	494172.79	845811.35
420	493861.30	846043.28
423	494283.61	845995.52
485	493532.00	845905.00
488	493700.00	845945.00
582	493485.36	845924.44
667	494146.98	845789.16
668	493922.99	845588.01
700	494118.59	845901.58
701	494024.29	845844.94
703	493975.37	845926.38
704	493898.22	845880.04
705	493877.63	845914.33
706	493791.90	845862.83
707	493787.63	845831.11
708	493838.86	845745.81
717	493530.46	845676.63
718	493581.95	845590.91
784	493539.09	845565.16
785	493539.38	845681.99
283	494325.68	845760.23
284	494854.14	84581.88
493	494347.81	845865.21
520	495494.04	845423.69
554	495126.29	845160.35
562	494995.17	845138.84
631	494180.38	845751.96
632	495052.52	845742.64
634	495417.56	845487.91



VILLAGE OF OWEN BROWN SECTION I, AREA 2 SHEET 4 OF 8

VILLAGE OF OWEN BROWN SECTION I, AREA 2 SHEET 6 OF 8

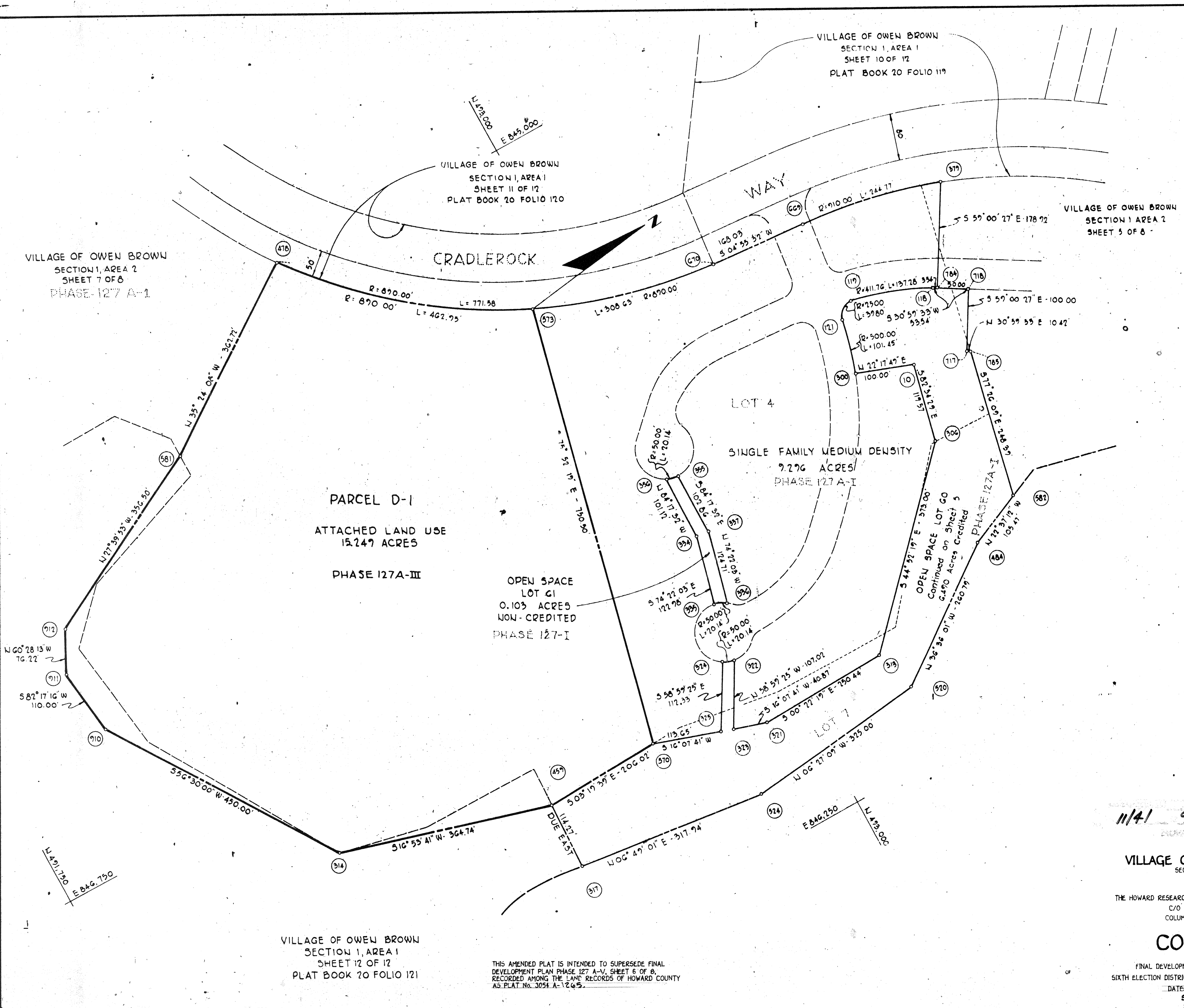
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 127 A-V, SHEET 5 OF 8, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3054 A-1264.

11/4/94
 3054-A-1459
 HOWARD COUNTY, MD

VILLAGE OF OWEN BROWN SECTION I, AREA 2
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 C/O THE ROUSE COMPANY
 COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 127 A-VI
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MAY 25, 1994
 SCALE: 1" = 100'
 SHEET 5 OF 8



COORDINATES		
NO	NORTH	EAST
118	473536.06	845563.34
119	473408.87	845515.37
121	473377.15	845533.23
300	473350.42	845630.34
10	473442.74	845628.28
306	473428.78	845776.93
313	473164.44	846040.09
317	472540.00	846117.27
321	472714.00	846041.72
322	472727.88	845938.64
323	472874.74	846030.37
324	472912.74	845978.34
325	472854.86	846024.61
334	472783.24	845723.20
335	472750.10	845841.63
336	472767.36	845847.02
337	473002.77	845726.92
355	473013.20	845624.37
356	472773.30	845622.58
379	473631.22	845411.78
457	472540.00	846005.00
484	473388.00	845765.00
520	473178.64	846120.47
524	472833.70	846157.01
570	472745.68	845973.04
573	472728.86	845265.24
587	473485.36	845724.44
667	473373.07	845338.42
670	473225.67	845344.00
717	473530.46	845676.63
718	473581.95	845570.91
784	473537.09	845365.16
785	473537.38	845681.77
814	472171.00	845877.00
910	471942.63	845523.75
911	471927.87	845414.75
478	472376.66	844772.87
581	472281.00	845183.00
912	471965.43	845348.43

VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
SHEET 12 OF 12
PLAT BOOK 20 FOLIO 121

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
DEVELOPMENT PLAN PHASE 127 A-V, SHEET 6 OF 8,
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY
AS PLAT No. 3054 A-1265.

11/4/94 3054-A-1460
HOWARD COUNTY

VILLAGE OF OWEN BROWN
SECTION 1, AREA 2

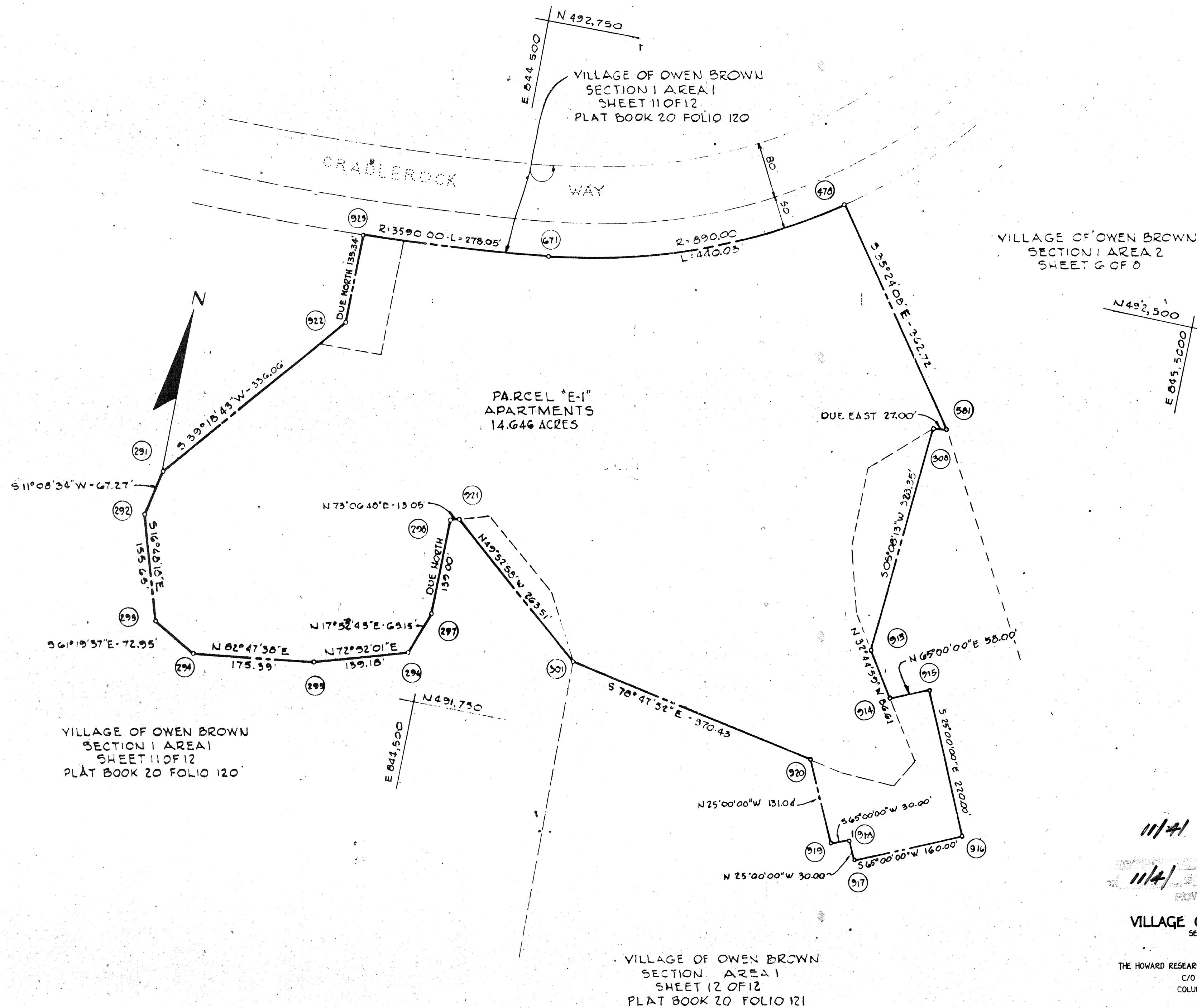
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
C/O THE ROUSE COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 127 A-V1
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DATE: MAY 25, 1994
SCALE: 1" = 100'
SHEET 6 OF 8

COORDINATES		
NO	NORTH	EAST
29	492000.00	844077.00
292	491934.00	844064.00
293	491785.00	844109.00
294	491750.00	844173.00
295	491773.00	844347.00
296	491813.00	844480.00
297	491875.00	844500.00
298	492014.00	844500.00
30	491848.00	844714.00
308	492281.00	845156.00
478	492576.66	844972.87
581	492281.00	845183.00
67	492418.88	844566.89
713	491950.05	845127.05
914	491886.10	845173.00
915	491910.67	845226.47
916	491711.23	845319.45
917	491642.76	845172.68
918	491669.05	845159.04
919	491657.28	845132.76
920	491776.04	845077.38
921	492017.79	844512.49
922	492260.01	844289.91
923	492395.35	844289.91



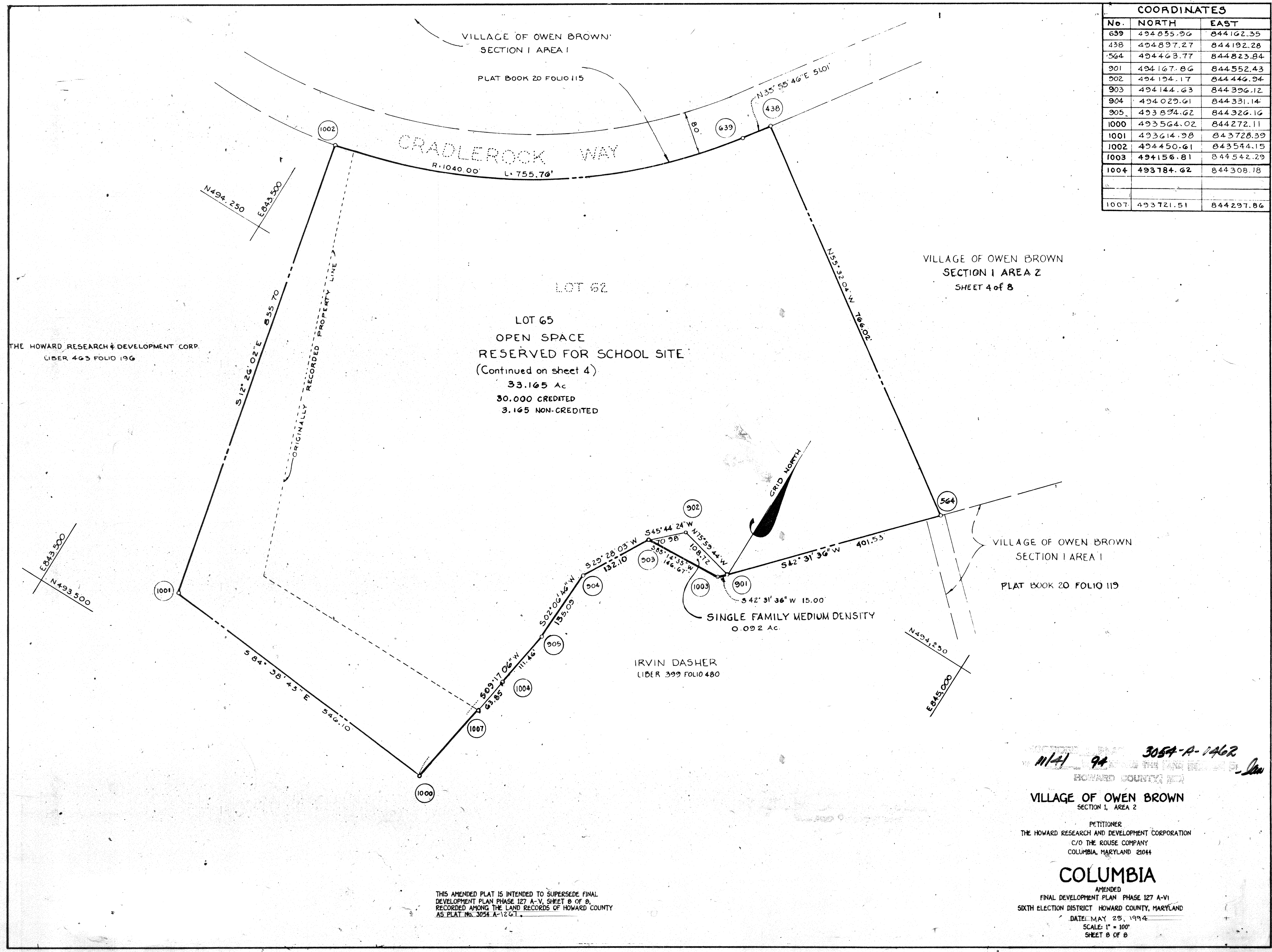
THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 127 A-V, SHEET 7 OF 8, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT No. 3054-A-1262.

11/4/94 3054-A-1461
 11/4/94 3054-A-1461
 HOWARD COUNTY, MD

VILLAGE OF OWEN BROWN
 SECTION 1, AREA 2
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 C/O THE ROUSE COMPANY
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED -
 FINAL DEVELOPMENT PLAN PHASE 127 A-VI
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MAY 25, 1994
 SCALE: 1" = 100'
 SHEET 7 OF 8

COORDINATES		
No.	NORTH	EAST
639	494855.96	844162.35
438	494897.27	844192.28
564	494463.77	844823.84
901	494167.86	844552.43
902	494194.17	844446.94
903	494144.63	844396.12
904	494029.61	844331.14
905	493894.62	844326.16
1000	493564.02	844272.11
1001	493614.98	843728.39
1002	494450.61	843544.15
1003	494156.81	844542.29
1004	493784.62	844308.18
1007	493721.51	844297.86



THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 127 A-V, SHEET 8 OF 8, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3054 A-12 & 1.

11/4/94 3054-A-1462
 HOWARD COUNTY, MD
VILLAGE OF OWEN BROWN
 SECTION 1, AREA 2
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 C/O THE ROUSE COMPANY
 COLUMBIA, MARYLAND 21044
COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 127 A-VI
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MAY 25, 1994
 SCALE: 1" = 100'
 SHEET 8 OF 8