

SUMMARY OF AMENDMENTS

- Phase 113A - Revised Sheets 1, 2, 3, 9, 10, and 12 of 12. Purpose was to modify boundaries and delineation of parcels and to adjust land use acreages. Net effect was a reduction in area for Phase 113 in the amount of 1.388 acres. Adjacent phases were adjusted accordingly.
- Phase 113A-1 - Revised Sheets 1, 2 and 3 of 12. Correct an error in the "Tabulation of Land Use" table included with the criteria.
- Phase 113A-II - Revised Sheets 1, 2, 3 and 10 of 12. Purpose was to add Parcel F, Phase 150, comprised of 3.279 acres of apartment use, to Phase 113. Phase 150 was revised accordingly.
- Phase 113A-III - Revised Sheets 1, 2, 3 and 9 of 12. Purpose is to change the land use for a portion of Parcel E-1, shown on plat recorded in Plat Book 20, Folio 276, from "apartments" to "Attached" use.
- Phase 113A-IV - Revised Sheets 1, 2, 3 and 9 of 12. Purpose is to change land use for Parcel F-4, shown on plat recorded in plat book 28, Folio 152, from "Apartments" to "Attached" use.
- Phase 113A-V - Revised sheets 1, 3, 9, 10 and 11. Purpose is to change a portion of Lot 278 from Open Space to Single Family Attached (roadway) as shown on sheet 11 of 12.
- Phase 113A-VI - Revises Sheets 1, 2, 3, 9, 10 and 11 to 1) divide Parcel D-2 into Parcel D-3 with Attached Land Use and Parcel D-4 with Apartment Land Use, 2) divide Parcel F-1 into Parcel F-2 with Attached Land Use and Parcel F-3 with Apartment Land Use, 3) divide Open Space Lot 283 into Lots 285 and 286 and changing 0.064 acres to Attached Land Use for access to Parcel F-2, 4) modify the land use and number of units in Sections 7-B-1, 7-B-2, 7-E-1 and 7-E-6 of the Criteria, 5) modify parking requirements in Section 9-B-1 of the Criteria and 6) revise the Land Use Tabulation in the Criteria as the result of the above changes.
- Phase 113A-VII - Revises sheets 1, 2, 3 and 8. Purpose is to divide Parcel B into Parcels B-1, with Apartment Land Use and Parcel B-2, into Attached Land Use.
- Phase 113A-VIII - Revises sheets 1, 2, 3, 9 and 11. Purpose is to change F-3 Apartment Land Use, and to divide open space lots 280 and 285 and change .151 Ac. and .064 Ac. respectively into attached Land Use. Also to divide Open Space Lot 285 and to change 0.115 Acre to Apartment Land Use (Roadway) to serve adjacent Parcel E-1.
- Phase 113A-IX - Revises sheet 3. Purpose is to change the size of parking spaces under Section 9 to conform with the recently adopted zoning regulations.
- Phase 113A X: Revises Sheets 3, 9, and 11 of 12. Purpose is to change 1.929 acres of Apartment Land Use in roadway to Commercial. Change 0.768 Acres of Non-Credited Open Space To Credited On Lot 207, Change 0.600 Acres of Credited Open Space To Non-Credited Open Space On Lot 280, Adjust Tabulation Block, And Change Criteria References To Current Zoning Regulations.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 12 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON OCT. 29, 1981 AS PLAT 3054A-397

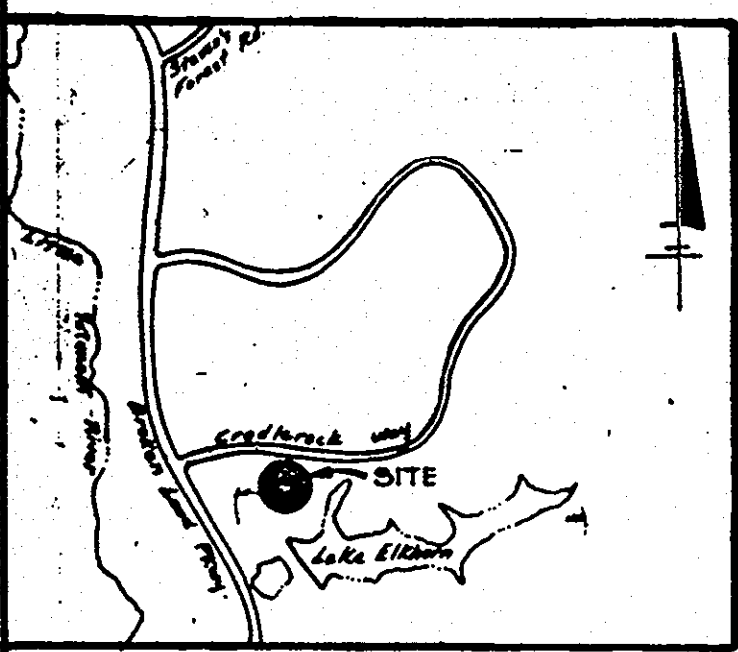
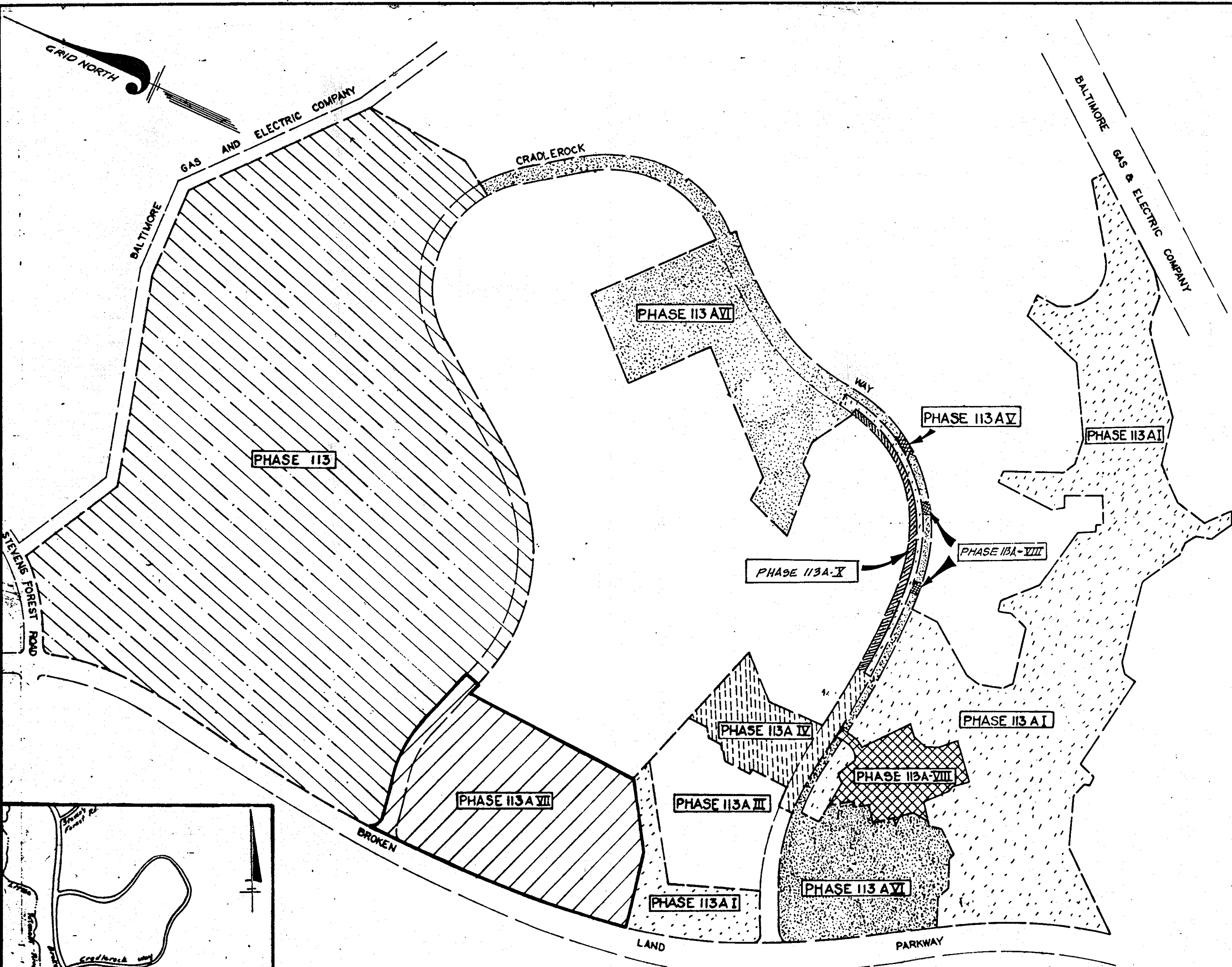
**VILLAGE OF OWEN BROWN
SECTION 1 AREA 1**

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

PLAT 3054A-1473 DATE 4/13/95
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 113A-X

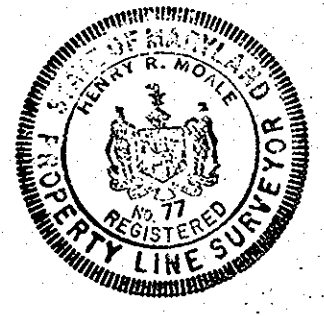
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 12



A-IX	Oct. 29, 1981	3054 A 397 thru 408
A-VIII	Oct. 17, 1978	3054 A-141 thru A-152
A-VII	Feb. 17, 1978	3054 A-36 thru A-47
A-VI	June 17, 1977	3054 A-9 thru A-20
A-V	Oct. 1, 1976	3054 GG, HH, II, JJ
A-IV	Feb. 25, 1976	3395 thru 3398
A-III	July 11, 1975	28 149 thru 152
A-II	April 14, 1975	28 125 thru 128
A-I	Nov. 26, 1974	28 105 thru 107
A	March 21, 1974	20 273 thru 279
113	May 25, 1972	20 110 thru 121
Phase or Amendment	Date	Plat Book Folio
		Recorded

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993

J. Richard Wolfe
PROPERTY LINE SURVEYOR



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992

HOWARD COUNTY PLANNING BOARD

James R. Butler 4/13/95 DATE
H.C.P.B. SEC. SECRETARY

Paul C. Lerner 4-13-95 DATE
H.C.P.B. CHAIRMAN

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan Phase is applicable to Section 1, Area 1, of the Village of Owen Brown.

1. **PUBLIC STREET AND ROADS - Section 125 C-3-b**
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.
2. **PUBLIC RIGHTS-OF-WAY - Section 125 C-3-b**
2A To be shown on subdivision plat, 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 125 C-3-b**
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.
4. **DRAINAGE FACILITIES - Section 125 C-3-b**
To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.

5. **RECREATION, 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 LOCATION OF BUILDINGS AND STRUCTURES - Section 125 C-3-d**
The term "structures", 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 building |

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 |
| 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 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 or 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 setback areas if such construction is 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 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.
- 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 space or access driveway to parking areas shall be nearer than 20' from an apartment building.
- e. Notwithstanding the provisions of paragraphs a through 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, no setback requirements apply to the common lot line between Parcels C-1 and Section 1, Area 2, Parcel B.
- h. Section 110.C-2-d and 110-D 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 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 structure 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, nor within 50 feet of any road designated by the Howard County Planning Board as a primary highway or freeway. 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 conveyance and recording reference of same furnished to the Office 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 as part of a Site Development Plan 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.

Division of Open Space Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road 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 shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

7. PERMITTED USES - Section

7A-2 SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All areas 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 B-1 shall be devoted to Apartment Uses, provided, however, that no more than 203 dwelling units may be constructed.

Parcel D-4 shall be devoted to apartment use, provided that no more than 138 dwelling units, may be constructed thereon. However, a mid-rise apartment facility containing not more than 188 dwelling units, may be constructed on such an apartment facility with not less than fifty percent (50%) of the units devoted to housing the elderly as qualified under Section 202 and/or Section 8 of the Federal Housing Assistance Program as provided in the Housing and Community Development Act of 1974 or under a similar federal, state or county program intended to promote housing for the elderly.

7B-2 ATTACHED LAND USE AREAS

Parcels A, B-2, E-4, E-2, E-3, D-3, F-2, F-3 and C-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 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 part of the Site Development Plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 125 A-5-b of the Howard County Zoning Regulations. 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 time 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 provide 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 259, 150, 76, 45, 80, 51, 129, 55 and 95 dwellings units may be constructed on Parcels A, B-2, E-4, E-2, E-3, D-3, F-2, F-3 and C-1, respectively.

7E-1 OPEN SPACE LAND USE AREAS

Lots 267, 269, 270, 271, 279, 280, 281, 282, 284, 285 and 286 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle paths. 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.

7E-5 LAKE AND PARK OPEN SPACE LAND USE AREAS

Lot 280 is to be used for all open space purposes including, but not limited to all of the following:

- a. Operation and maintenance of a public or private lake and park.
- b. Operation of a public or private boating facility including boathouse, dock facilities and related appurtenances.
- c. Operation and maintenance of such commercial facilities as are consistent with the primary use of Lot 280 for park and recreational uses as approved by the Howard County Planning Board.
- d. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
- e. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, carnivals, rummage sales, white elephant sales, cake sales, dances and similar activities.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 279, 284 and 286 thru 290 are to be used for open space purposes. Any portion of Lots 279, 284 and 286 thru 290 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 lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually used as a 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 119 A-5 of the Howard County Zoning Regulations.

Direct vehicular access across Lots 279, 284 and 286 thru 290 to adjacent parcels is specifically permitted at points of access approved by the Howard County Office of Planning and Zoning.

NOTE: This plat is intended to supersede Sheet 2 of 12 recorded among the Land Records of Howard County on Oct. 29, 1981, as Plat 3054-A-398 and shall apply to Phases 113, 113A, 113A-1, 113A-11, 113A-111, 113A-1111, 113A-11111, 113A-111111, 113A-1111111, 113A-11111111, 113A-111111111, 113A-1111111111, and 113A-11111111111.

PLAT DATE

VILLAGE OF OWEN BROWN
SECTION 1 AREA 1

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD. 21044

3054-A-1474

PLAT DATE 4/27/85

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 113A-X

6th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 12

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 use.

8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 200 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcels B and D-4 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.

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 and sixty-two (162) square feet per each parking space shall be provided on each lot within single family land use areas.

9B-1 APARTMENT LAND USE AREAS

No less than 1 1/2 off-street parking spaces, containing a minimum area of one hundred and sixty-two (162) square feet for each parking space, shall be provided for each dwelling unit within Parcels B and D-4. Provided, however, that in the event a facility qualifies under Section 202 and/or Section 8 of the Federal Housing Assistance Payments Program, or a similar federal, state or county program intended to promote housing for the elderly and handicapped, the parking requirements may be modified as approved by the Howard County Planning Board.

In the event the units qualified under a Housing Assistance Program are withdrawn from such program, the owner of the apartment facility shall immediately notify the Office of Planning and Zoning and the Bureau of Inspections and Permits, Department of Public Works, and he will be obligated to provide such additional parking spaces as are necessary to meet the parking requirements first above stated (1 1/2 spaces per dwelling unit) prior to further occupancy of the withdrawn units.

9B-2 ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred sixty-two (162) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests. Such parking spaces may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to 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.

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.

10B ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by 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(6):

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, paved parking areas, 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.

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.

NOTE: This plat is intended to supersede Sheet 3 of 12 recorded among the Land Records of Howard County on October 29, 1981 as Plat No. 3054-A-399 and shall apply to Phase 113, 113A, 113A-I, 113A-II, 113A-III, 113A-IV, 113A-V, 113A-VI, 113A-VII, 113A-VIII, 113A-IX, 113A-X.

TABULATION OF LAND USE

LAND USE	PHASE 113	PHASE 113A-I	PHASE 113A-II	PHASE 113A-III	PHASE 113A-IV	PHASE 113A-V	PHASE 113A-VI
SFMD	85.222	0	0	0	0	0	0.064
Roadway	18.394						0.064
Apartments	15.001	3.247	0	0	0	0	9.245
Roadway	0	3.247					4.932
SFA	10.890	0	0	12.574	7.664	0.103	27.605
Roadway	1.366			1.432	1.612	0.103	1.364
OPEN SPACE							
Credited	46.472	67.830	0	0	0	0	0
Non-Credited	0.956	3.271	0	0	0	0	2.540
TOTAL	158.541	74.348	0	12.574	7.664	0.103	39.454

LAND USE	PHASE 113A-VII	PHASE 113A-VIII	PHASE 113A-IX	PHASE 113A-X	TOTAL
SFMD		0	0	0	SFMD 85.286
Roadway					Roadway 18.458
Apartments	13.512	0.115	0	- 1.929	APARTMENTS 39.191
Roadway	2.632	0.115		- 1.929	Roadway 6.997
SFA	15.00	5.515	0		SFA 79.352
Roadway	2.160	0.215		Commercial 1.929	Roadway 6.252
OPEN SPACE				Commercial roadway 1.929	COMMERCIAL 1.929
Credited	1.204	0	0	0.768	OPEN SPACE 115.674
Non-Credited		0	0	0.600	Credited 6.599
TOTAL	29.716	5.630	0	0	328.031

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.

10B ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by 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.

VILLAGE OF OWEN BROWN

SECTION I AREA I

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD. 21044

PLAT
3054-A-1415

DATE
4/29/95

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 113 A - X

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 12

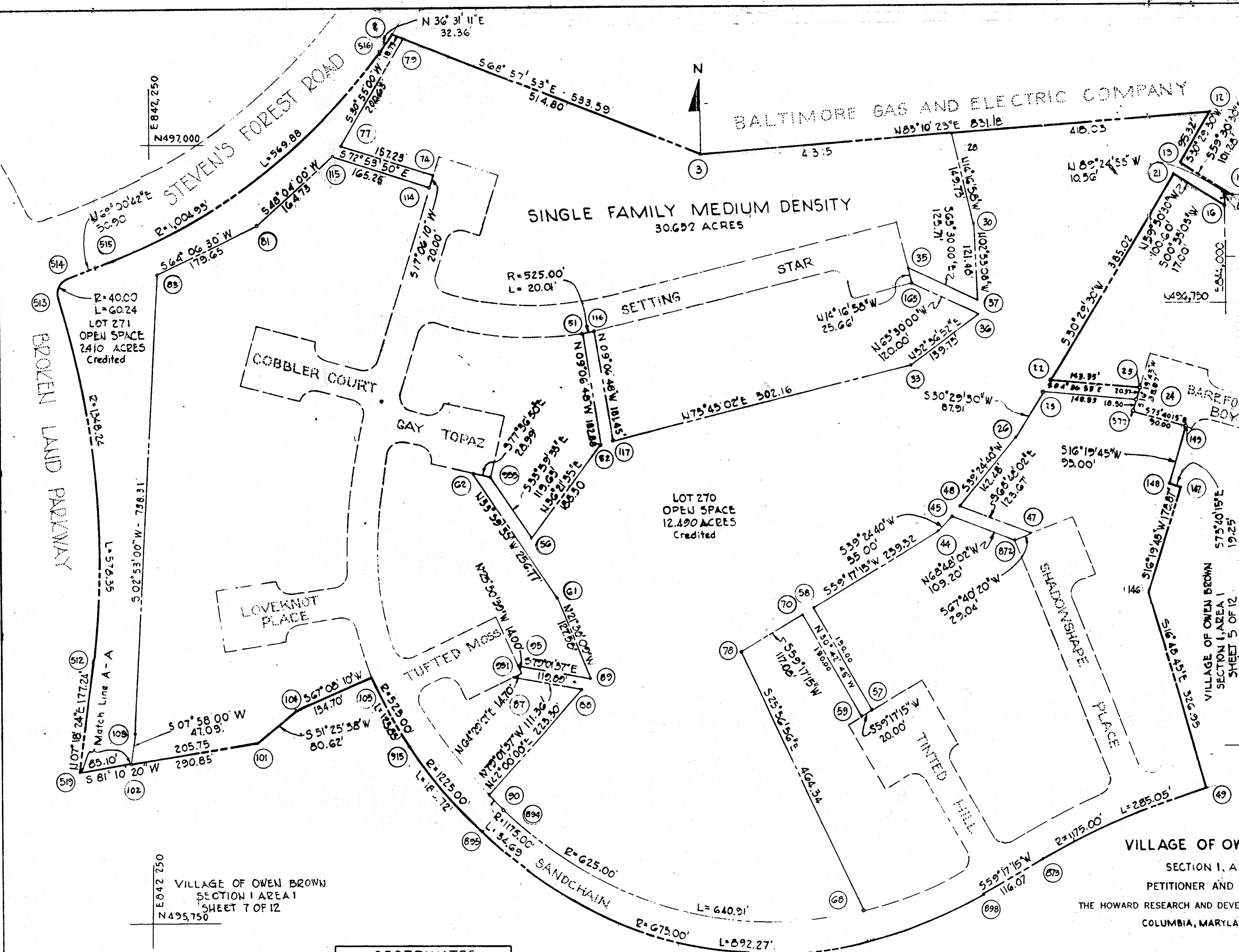
P L A T D A T E

COORDINATE

No	NORTH	EAST
2	497,177.59	842,646.25
3	496,986.06	843,144.28
12	497,056.00	843,972.51
13	496,973.87	843,924.15
14	496,922.48	844,011.42
16	496,905.59	844,000.09
21	496,956.63	843,914.00
22	496,624.86	843,718.64
23	496,611.41	843,861.33
24	496,591.86	843,855.20
25	496,605.83	843,707.43
26	496,530.08	843,662.82
149	496,548.81	843,936.77
28	497,020.85	843,555.97
30	496,875.73	843,592.90
33	496,647.05	843,489.11
35	496,806.53	843,484.63
36	496,731.90	843,600.15
37	496,754.40	843,599.02
44	496,576.69	843,536.76
45	496,403.73	843,559.00
47	496,375.27	843,687.66
48	496,419.99	843,572.56
49	495,967.60	843,972.81
52	496,518.21	842,983.02
56	496,366.57	842,871.36
57	496,091.11	843,428.06
58	496,254.46	843,331.02
59	496,080.09	843,410.86
61	496,259.10	842,919.73
62	496,471.99	842,776.17
68	495,766.29	843,416.35
70	496,244.24	843,313.82
74	496,957.48	842,710.99
77	496,998.72	842,560.71
78	496,134.44	843,213.16
79	497,170.84	842,663.79
81	496,871.88	842,424.62
83	496,793.43	842,263.00
87	496,144.56	842,941.83
88	496,123.16	842,951.15
89	496,140.51	842,966.76
90	495,957.22	842,801.73
95	496,163.33	842,849.07
101	496,041.00	842,422.65
102	496,009.42	842,219.34
104	496,091.26	842,485.68
105	496,143.60	842,609.80
109	496,056.06	842,225.86
114	496,933.36	842,705.11
115	496,981.96	842,547.17
118	496,457.64	843,910.06
146	496,290.58	843,878.24
147	496,452.23	843,928.53
165	496,781.67	843,490.96
512	496,172.16	842,157.79
515	496,743.92	842,107.94
514	496,793.14	842,131.81
515	496,811.37	842,179.33
519	495,996.36	842,135.24
577	496,574.11	843,850.40
815	496,922.59	844,000.86
872	496,364.24	845,660.80
873	495,853.02	843,712.56
893	495,723.73	843,612.77
931	496,150.69	842,855.10
955	496,465.77	842,804.49

No	NORTH	EAST
51	496,698.78	842,954.05
116	496,702.33	842,973.74
117	496,523.17	843,002.48
516	497,151.58	842,627.00
894	495,932.37	842,825.88
895	495,896.93	842,790.51
915	496,036.15	842,670.87

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 12 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON OCT. 23, 1981 AS PLAT 3054-A-400



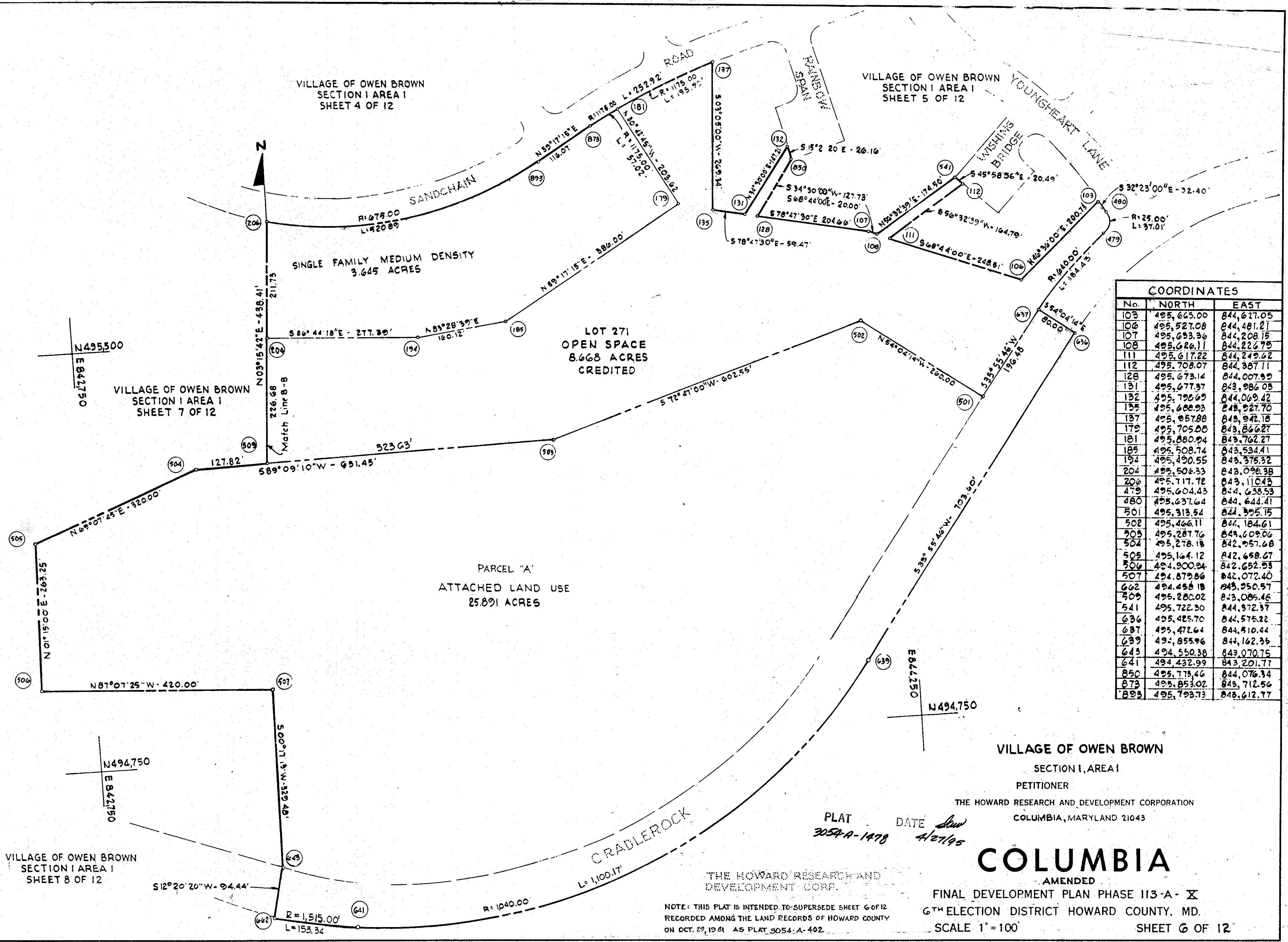
VILLAGE OF OWEN BROWN
SECTION I, AREA I
SHEET G OF 12

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

PLAT 3054-A-1476
DATE 1/27/85

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 113 A - X
G¹ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 4 OF 12



COORDINATES		
No.	NORTH	EAST
103	495,665.00	844,627.05
106	495,527.08	844,481.21
107	495,653.36	844,208.15
108	495,626.11	844,226.79
111	495,617.22	844,249.42
112	495,708.07	844,387.11
128	495,673.14	844,007.99
131	495,677.37	843,986.09
132	495,790.69	844,069.42
135	495,688.93	843,927.70
137	495,857.88	843,942.18
179	495,705.00	843,866.27
181	495,880.94	843,762.27
185	495,508.74	843,534.41
194	495,490.55	843,375.32
204	495,506.33	843,098.98
206	495,717.72	843,110.43
479	495,604.43	844,638.53
480	495,637.64	844,644.41
501	495,313.54	844,395.15
502	495,426.11	844,184.61
503	495,287.76	843,609.06
504	495,278.18	842,957.68
505	495,164.12	842,658.67
506	494,900.94	842,652.93
507	494,879.86	842,072.40
602	494,458.18	843,950.57
609	495,280.02	843,085.46
541	495,722.30	844,972.37
636	495,425.70	844,575.22
637	495,472.64	844,510.44
639	495,855.96	844,162.36
643	494,550.38	843,070.75
641	494,432.99	843,201.77
850	495,773.46	844,076.34
873	495,853.02	843,712.56
893	495,793.73	843,612.77

VILLAGE OF OWEN BROWN
SECTION I, AREA I
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 113-A-X
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 100'

SHEET 6 OF 12

PLAT DATE *slw*
3054-A-1478 4/27/95

THE HOWARD RESEARCH AND DEVELOPMENT CORP.

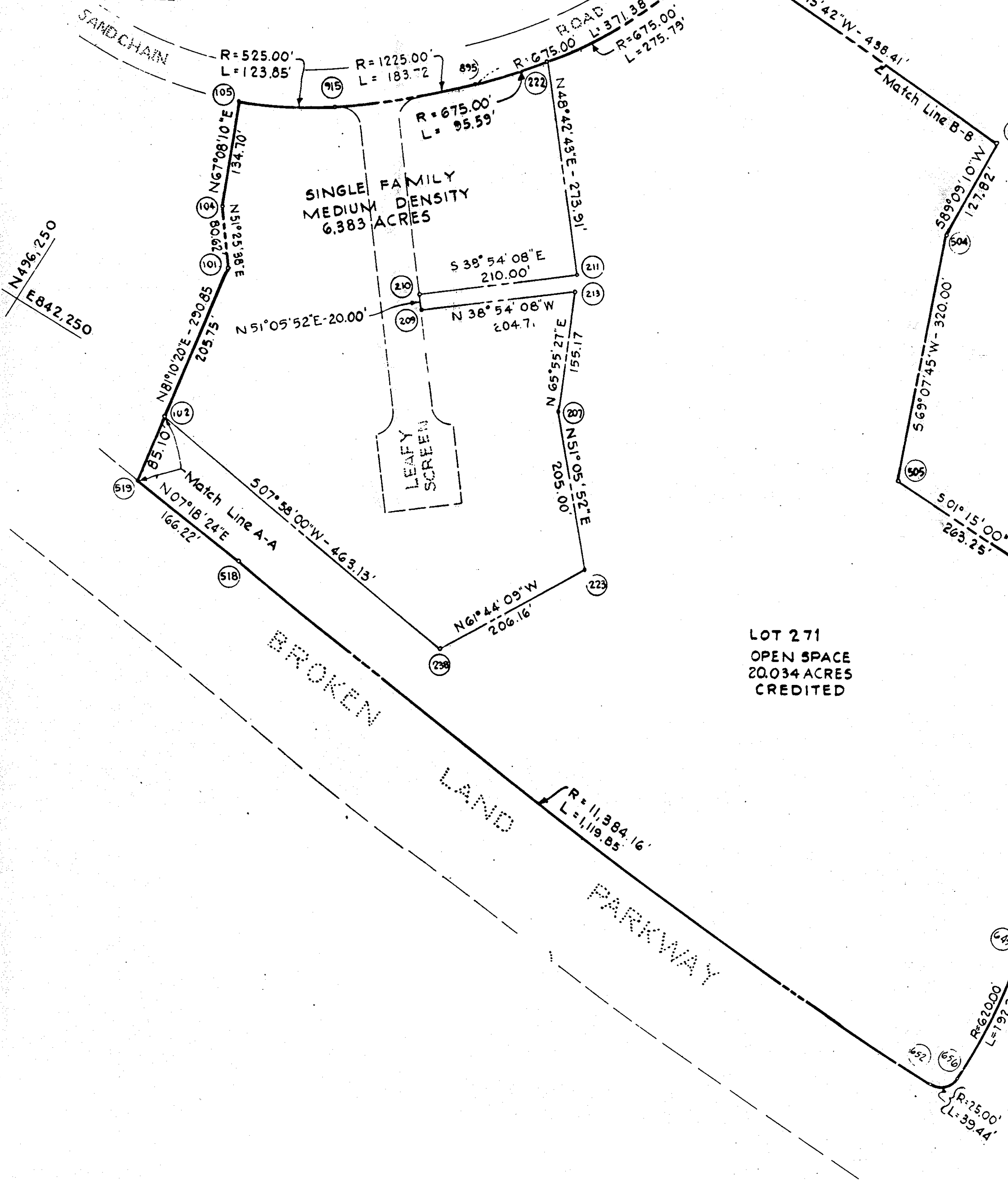
NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 6 OF 12 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON OCT. 29, 1981 AS PLAT 3054-A-492

VILLAGE OF OWEN BROWN
SECTION I AREA I
SHEET 4 OF 12

VILLAGE OF OWEN BROWN
SECTION I AREA I
SHEET 6 OF 12

VILLAGE OF OWEN BROWN
SECTION I AREA I
SHEET 8 OF 12

COORDINATES		
No.	NORTH	EAST
101	496,041.00	842,422.65
102	496,009.42	842,219.34
104	496,091.26	842,485.68
105	496,148.60	842,609.80
206	495,717.72	843,110.43
207	495,581.88	842,496.26
209	495,804.49	842,309.37
210	495,817.05	842,524.94
211	495,653.62	842,656.82
213	495,645.18	842,637.93
222	495,834.36	842,862.63
223	495,453.14	842,336.73
238	495,550.76	842,155.15
504	495,278.13	842,957.68
505	495,164.12	842,658.67
506	494,900.94	842,652.93
507	494,879.86	843,072.40
509	495,280.02	843,085.48
518	495,831.49	842,114.10
519	495,996.36	842,135.24
643	494,550.38	843,070.75
645	494,715.08	842,240.68
652	494,715.52	842,026.50
656	494,689.80	842,050.92
658	494,744.24	842,467.62
659	494,674.50	842,781.30
895	495,896.98	842,790.51
915	496,036.18	842,670.87



PLAT 3054-A-1479 DATE *Jan 4/27/95*
VILLAGE OF OWEN BROWN
 SECTION I, AREA I
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21043

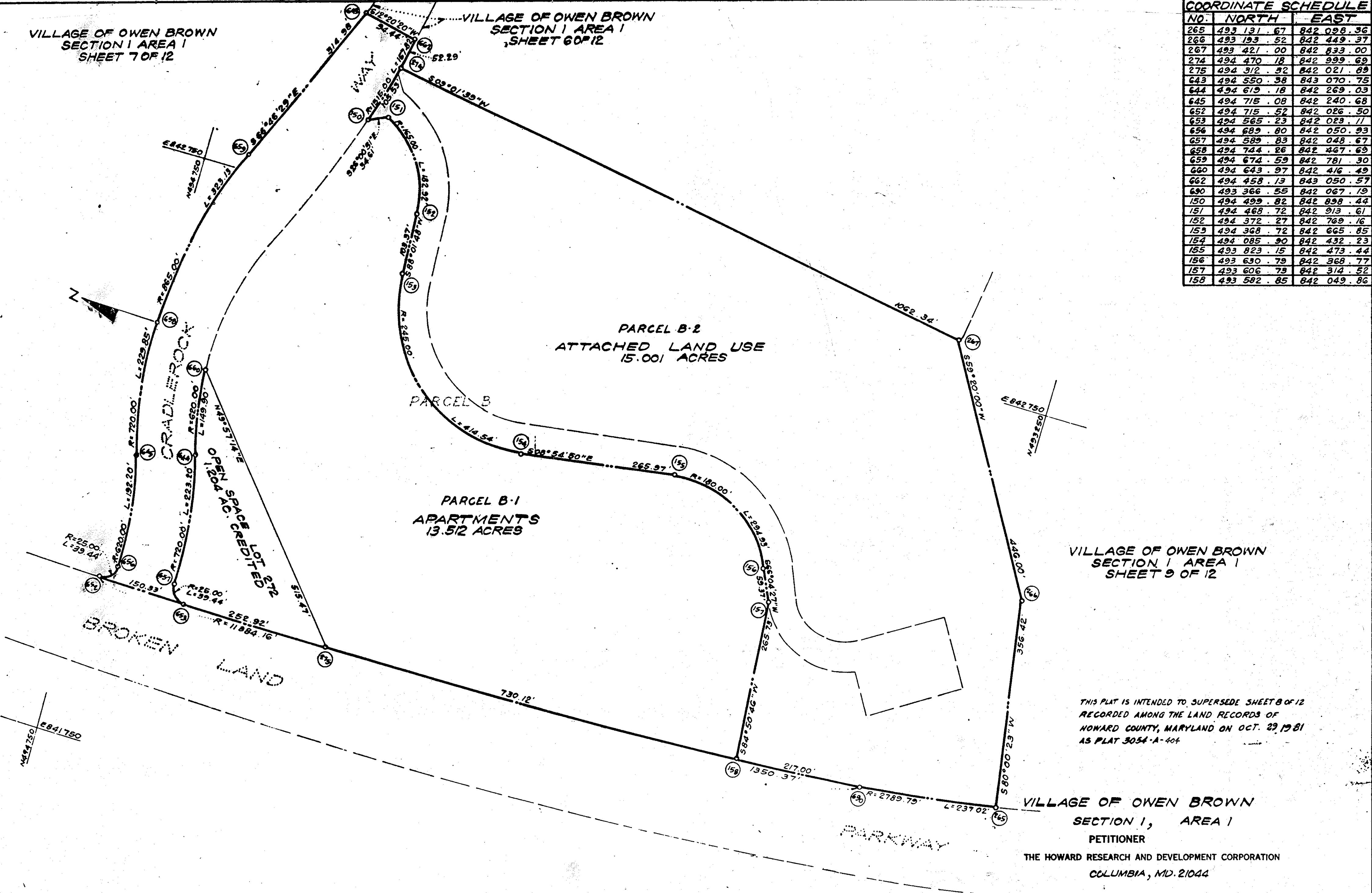
COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 113A-X
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 7 OF 12

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 7 OF 12 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON OCT. 29, 1981 AS PLAT 3054-A-403

VILLAGE OF OWEN BROWN
SECTION 1 AREA 1
SHEET 7 OF 12

VILLAGE OF OWEN BROWN
SECTION 1 AREA 1
SHEET 6 OF 12

COORDINATE SCHEDULE			
NO.	NORTH	EAST	
265	493 131 .67	842 098 .36	
266	493 193 .52	842 449 .37	
267	493 421 .00	842 833 .00	
274	494 470 .18	842 999 .69	
275	494 312 .32	842 021 .69	
643	494 550 .38	843 070 .75	
644	494 619 .18	842 269 .03	
645	494 715 .08	842 240 .68	
652	494 715 .52	842 026 .50	
653	494 565 .23	842 029 .11	
656	494 689 .80	842 050 .93	
657	494 589 .83	842 048 .67	
658	494 744 .26	842 467 .69	
659	494 674 .59	842 781 .30	
660	494 643 .97	842 416 .49	
662	494 458 .13	843 050 .57	
690	493 366 .55	842 067 .19	
150	494 499 .82	842 898 .44	
151	494 468 .72	842 913 .61	
152	494 372 .27	842 769 .16	
153	494 368 .72	842 665 .85	
154	494 085 .90	842 432 .23	
155	493 823 .15	842 473 .44	
156	493 630 .79	842 368 .77	
157	493 606 .79	842 314 .52	
158	493 582 .85	842 049 .86	



VILLAGE OF OWEN BROWN
SECTION 1 AREA 1
SHEET 9 OF 12

THIS PLAT IS INTENDED TO SUPERSEDE SHEET 8 OF 12
RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND ON OCT. 29 1981
AS PLAT 3054-A-404

VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

PLAT DATE
3054-A-1480 4/21/95
Law

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 113A-X
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 8 OF 12

NOTE

This plat is intended to supersede Sheet 9 of 12 recorded among the Land Records of Howard County, Md. on Oct. 29, 1981 as Plat 3054-A-405

84	492,446.68	843,497.99	5	492,534.74	843,516.80
87	492,500.36	843,482.13	6	492,490.22	843,878.30
88	492,471.58	843,502.24			
90	492,483.71	843,580.02			
91	492,463.20	843,551.53			
94	492,438.29	843,547.29			

33	492,482.74	842,793.63
34	492,458.92	842,798.66
35	492,469.24	842,847.58
36	492,493.07	842,842.55
38	492,522.86	842,862.70
79	492,308.16	843,542.16
80	492,416.55	843,492.87
81	492,356.13	843,461.20
82	492,328.49	843,503.90
83	492,330.56	843,435.04

COORDINATES			COORDINATES		
NO	NORTH	EAST	NO	NORTH	EAST
3163	493,116.84	843,218.65	258	493,403.19	842,959.82
3164	493,148.06	843,271.33	600	492,473.77	842,426.57
3165	493,288.37	843,271.33	604	492,384.15	842,470.24
3166	492,278.25	843,099.98	608	492,446.21	842,313.04
3167	492,836.25	843,099.98	609	492,310.57	842,380.20
3168	492,836.25	843,122.98	612	492,434.29	842,346.83
3169	492,624.69	843,122.98	613	492,344.67	842,391.20
3170	492,541.02	843,010.42	614	492,429.61	842,572.36
3171	492,620.81	843,004.73	615	492,522.36	842,534.98
616	492,555.19	842,646.66	617	492,450.23	842,617.94
618	492,567.01	842,696.76	619	492,423.14	842,729.73
2000	492,492.32	843,041.28	620	492,514.58	843,409.37
2001	492,317.65	843,059.40	688	492,450.33	843,875.42
23	492,317.65	843,168.04	689	492,530.14	843,881.12
31	492,501.84	842,763.16	1013	493,115.78	843,739.54
			1014	492,574.15	843,529.75
			1015	492,865.00	843,520.00
			1016	493,067.98	842,324.42
			1017	492,538.21	842,538.21
			3140	492,689.33	842,808.22
			3143	492,621.65	842,821.96
			3144	492,602.00	842,850.74
			3145	492,744.45	842,812.61
			3146	492,825.07	842,842.94
			3147	492,954.37	842,831.56
			3149	493,148.45	842,716.47
			3150	493,214.36	842,641.36
			3151	493,132.64	842,689.81
			3161	493,048.63	843,218.68
			251	492,229.04	843,659.87
			252	492,079.44	843,699.59
			253	492,000.00	843,685.00
			257	491,753.00	843,552.00
			258	491,873.00	843,410.00
			264	491,577.21	842,810.37
			265	493,131.67	842,098.36
			266	493,123.52	842,449.37
			267	493,421.00	842,839.27
			672	492,465.62	843,399.27
			675	492,289.11	842,391.68
			676	492,359.34	842,493.73
			677	492,363.24	842,591.05
			679	492,441.90	842,742.90
			685	492,195.46	842,444.66
			678	492,405.57	842,640.45
			250	492,400.46	843,871.97
			1000	492,446.78	843,497.48
			1001	492,335.83	843,497.48
			1002	492,123.87	843,750.15
			1003	491,928.45	843,720.78
			1004	491,862.34	843,800.33
			005	491,690.32	843,699.89
			1006	491,751.24	843,584.06
			1007	491,785.13	843,323.37
			1008	491,721.35	843,328.15
			1009	491,619.58	843,217.63
			1010	491,636.47	843,186.95
			1011	491,589.24	843,040.98
			1012	491,620.14	842,980.33
			2002	492,317.65	843,299.40
			2003	492,375.00	843,390.00
			2004	492,320.00	843,460.00
			14	491,810.45	843,357.20
			15	491,884.38	843,353.23

VILLAGE OF OWEN BROWN
SECTION 1 AREA 3
PLAT BOOK 28 FOLIO 18
PHASE 150-A-1

PARCEL E-4
ATTACHED LAND USE
7.664 ACRES
PHASE 113 A-IX

PARCEL F-3
ATTACHED LAND USE
5.300 AC.

PARCEL F-2
ATTACHED LAND USE
12.892 AC.

PARCEL E-2
PLAT BOOK 28 FOLIO 152
PHASE 113 A-III
ATTACHED LAND USE
4.527 ACRES

LOT 283
OPEN SPACE
5.781 ACRES
CREDITED
PLAT BOOK 28 FOLIO 108
PHASE 113 A-I

LINE CHART

1	R=25.00', L=1.07'	10	R=5.00', L=7.85'
2	S48°21'01"E 29.59'	11	S28°34'48"W 17.61'
3	R=108.00', L=61.60'	12	N54°25'12"W 36.00'
4	S61°04'47"E 111.07'	13	N28°24'48"E 17.00'
5	R=50.00', L=19.30'	14	R=5.00', L=7.85'
6	S28°40'46"W 30.17'	15	N54°25'12"W 20.28'
7	R=38.00', L=18.07'	16	R=148.00', L=76.00'
8	R=5.00', L=6.92'	17	N28°25'30"W 21.55'
9	N40°17'30"E 18.34'	18	R=50.00', L=40.87'
10	S40°41'21"E 126.00'	19	N81°04'47"W 76.00'
11	S40°17'30"W 15.82'	20	R=132.00', L=134.01'
12	R=5.00', L=8.27'	21	N48°21'01"W 5.00'
13	S54°30'05"E 14.56'	22	R=25.00', L=7.85'
14	S35°30'05"W 06.00'	23	R=160.34', L=31.64'
15	S34°30'05"W 13.01'		

COORDINATES

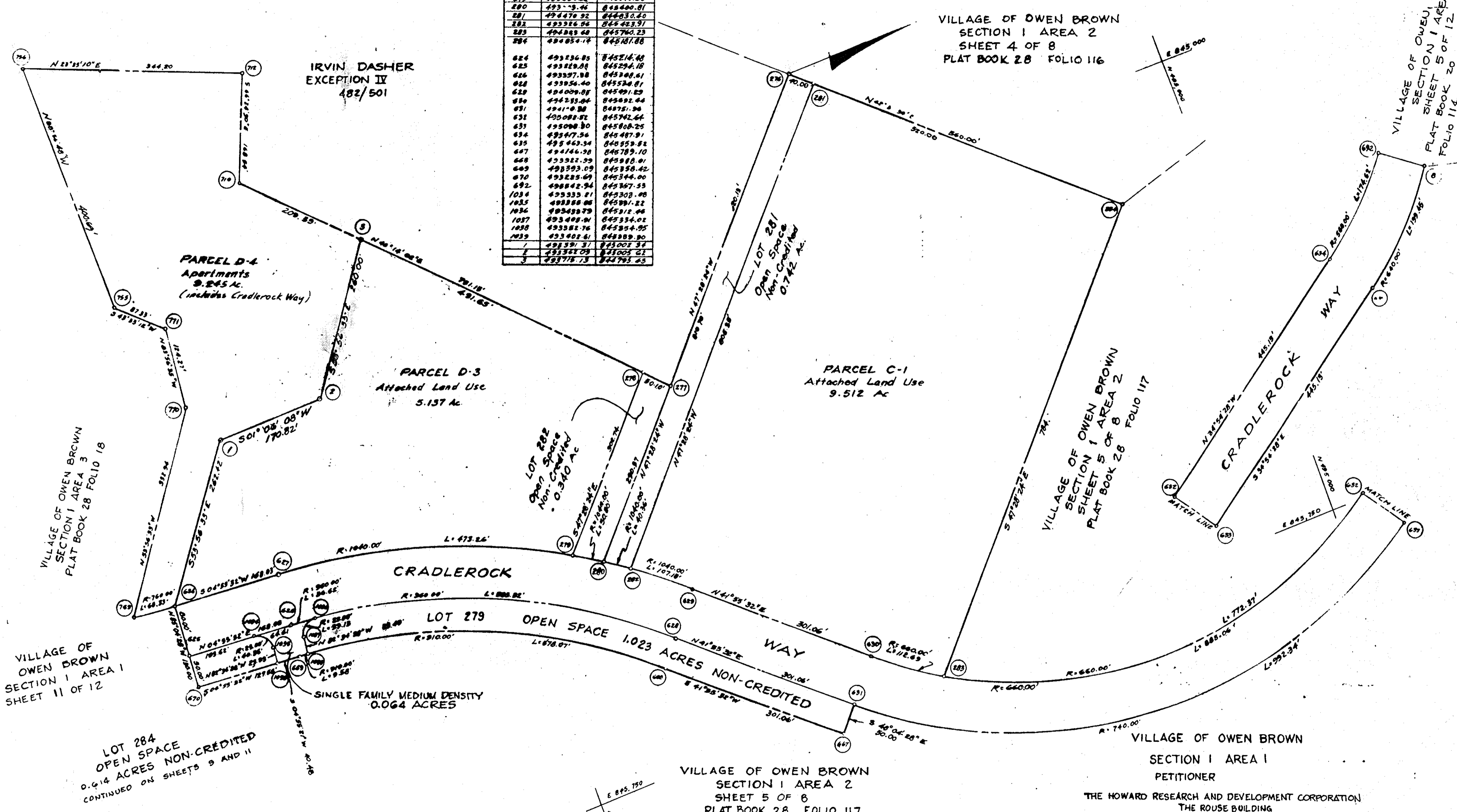
	NORTH	EAST
16	491,916.91	843,320.70
17	491,914.65	843,268.95
18	491,941.66	843,295.96
19	492,032.87	843,204.74
20	492,136.11	843,307.98
21	492,192.68	843,251.41
22	492,212.48	843,271.21

VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
3054-A-1481
PLAT DATE
11/21/85

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 113A-X
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 9 OF 12

DRAWN BY:
CHKD. BY:

COORDINATES		
Pt. No.	NORTH	EAST
6	495604.63	845415.94
710	493670.29	844444.22
712	493677.73	844489.76
755	493314.92	844782.66
756	493322.88	844352.03
769	493108.13	843285.36
770	493368.05	844984.41
771	493378.21	844713.83
874	494441.44	844803.36
877	494042.87	845186.67
878	494056.21	844180.49
879	493850.58	843773.60
880	493759.46	844400.81
881	494470.92	844830.40
882	493926.56	844423.91
883	494083.68	845760.23
884	494050.14	845181.88
884	493236.85	845214.48
885	493820.88	845294.18
886	493397.88	845308.61
888	493854.40	845320.81
889	494059.07	845491.23
890	494233.04	845682.64
891	494170.30	845751.30
892	495088.82	845742.64
893	495098.30	845808.25
894	495477.56	845487.91
895	495463.34	845558.82
897	494744.98	845789.10
898	495322.99	845888.01
899	493393.09	845350.42
900	493225.69	845344.00
892	498842.94	845367.53
1034	495333.21	845303.88
1035	493388.86	845391.22
1036	493488.79	845312.46
1037	493408.91	845334.02
1038	493382.76	845354.95
1039	493402.61	845389.80
1	493391.31	845002.34
2	493348.09	845005.62
3	493718.13	844795.63



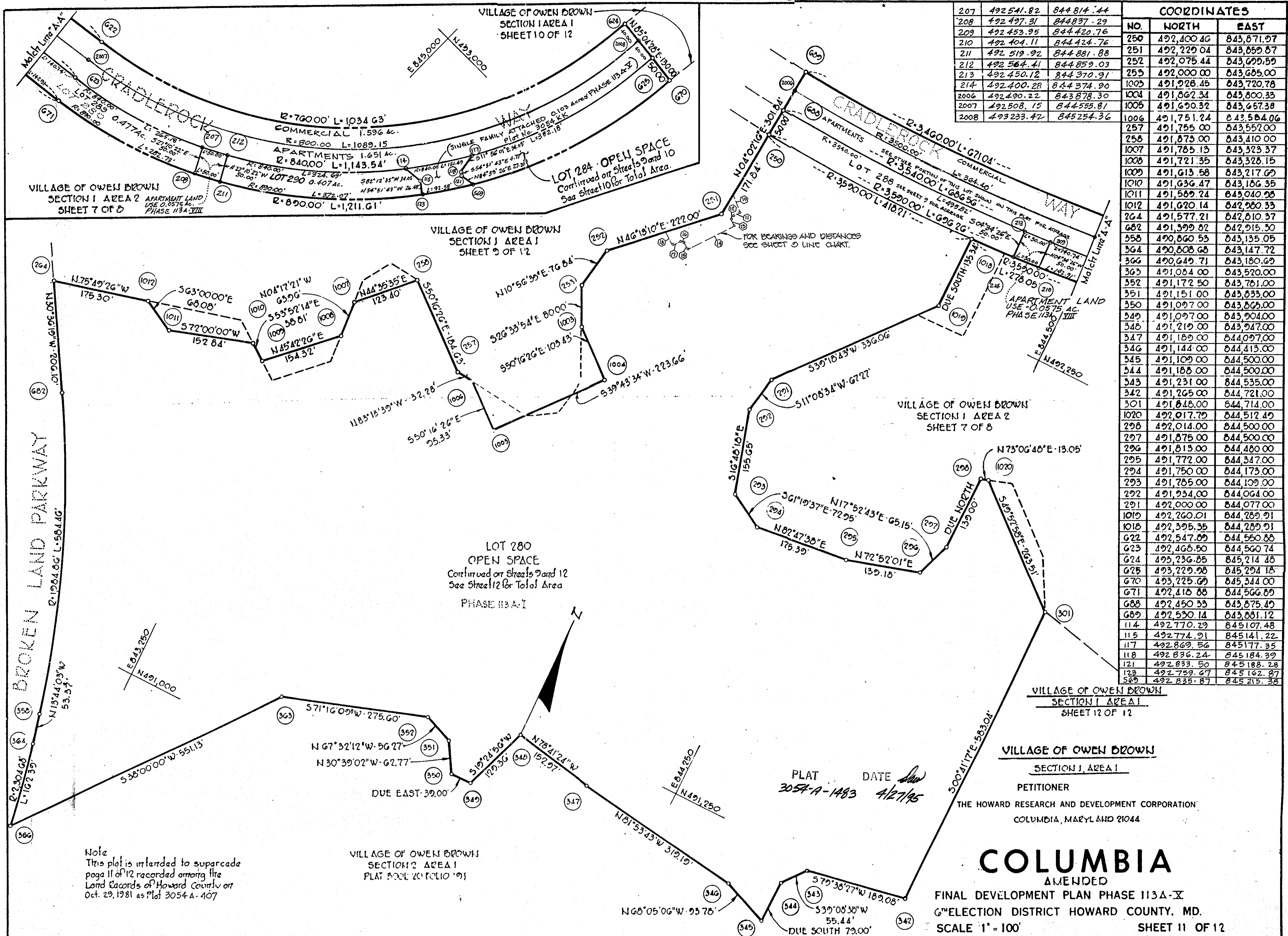
This plat is intended to supersede sheet 10 of 12 of the Final Development Plan Phase 113A-X recorded among the Land Records of Howard County at Plat No 3054-A-406 Oct. 29, 1981

VILLAGE OF OWEN BROWN
SECTION I AREA 2
SHEET 5 OF 8
PLAT BOOK 28 FOLIO 117

VILLAGE OF OWEN BROWN
SECTION I AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
COLUMBIA, MARYLAND 21044

PLAT DATE
3054-A-1482 4/27/95

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 113A-X
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 10 OF 12



COORDINATES		
NO.	NORTH	EAST
207	492 541.82	844 814.44
208	492 497.31	844 837.29
209	492 453.95	844 420.76
210	492 404.11	844 424.76
211	492 519.92	844 881.88
212	492 564.41	844 859.03
213	492 450.12	844 370.91
214	492 400.28	844 374.90
2006	492 490.22	843 878.30
2007	492 508.15	844 555.81
2008	493 233.42	845 254.36
1006	491,751.24	843,584.06
257	491,755.00	843,552.00
258	491,875.00	843,410.00
1007	491,785.15	843,323.37
1008	491,721.35	843,328.15
1009	491,613.58	843,217.69
1010	491,636.47	843,186.35
1011	491,589.24	843,040.25
1012	491,620.14	842,980.33
264	491,577.21	842,810.37
682	491,599.82	842,915.50
558	490,860.53	843,135.05
564	490,808.68	843,147.72
366	490,649.71	843,180.69
363	491,084.00	843,520.00
352	491,172.50	843,781.00
351	491,151.00	843,833.00
350	491,097.00	843,865.00
349	491,097.00	843,904.00
348	491,219.00	843,947.00
347	491,189.00	844,097.00
346	491,144.00	844,413.00
345	491,109.00	844,500.00
344	491,188.00	844,500.00
343	491,231.00	844,535.00
342	491,265.00	844,721.00
301	491,848.00	844,714.00
1020	492,017.79	844,512.49
298	492,014.00	844,500.00
297	491,875.00	844,500.00
296	491,813.00	844,480.00
295	491,772.00	844,347.00
294	491,750.00	844,173.00
293	491,785.00	844,109.00
292	491,934.00	844,064.00
291	492,000.00	844,077.00
1019	492,260.01	844,289.91
1018	492,395.35	844,289.91
622	492,547.89	844,550.88
623	492,468.50	844,560.74
624	493,236.85	845,214.48
625	493,229.98	845,294.18
670	493,225.69	845,344.00
671	492,418.88	844,566.89
688	492,450.33	843,875.49
689	492,590.14	843,881.12
114	492,770.29	845,107.48
115	492,774.91	845,141.22
117	492,869.56	845,177.35
118	492,836.24	845,184.39
121	492,833.50	845,188.28
123	492,759.67	845,162.87
589	492,838.87	845,215.38

Note
This plat is intended to supacade
page 11 of 12 recorded among the
Land Records of Howard County on
Oct. 29, 1981 as Plat 3054 A-407

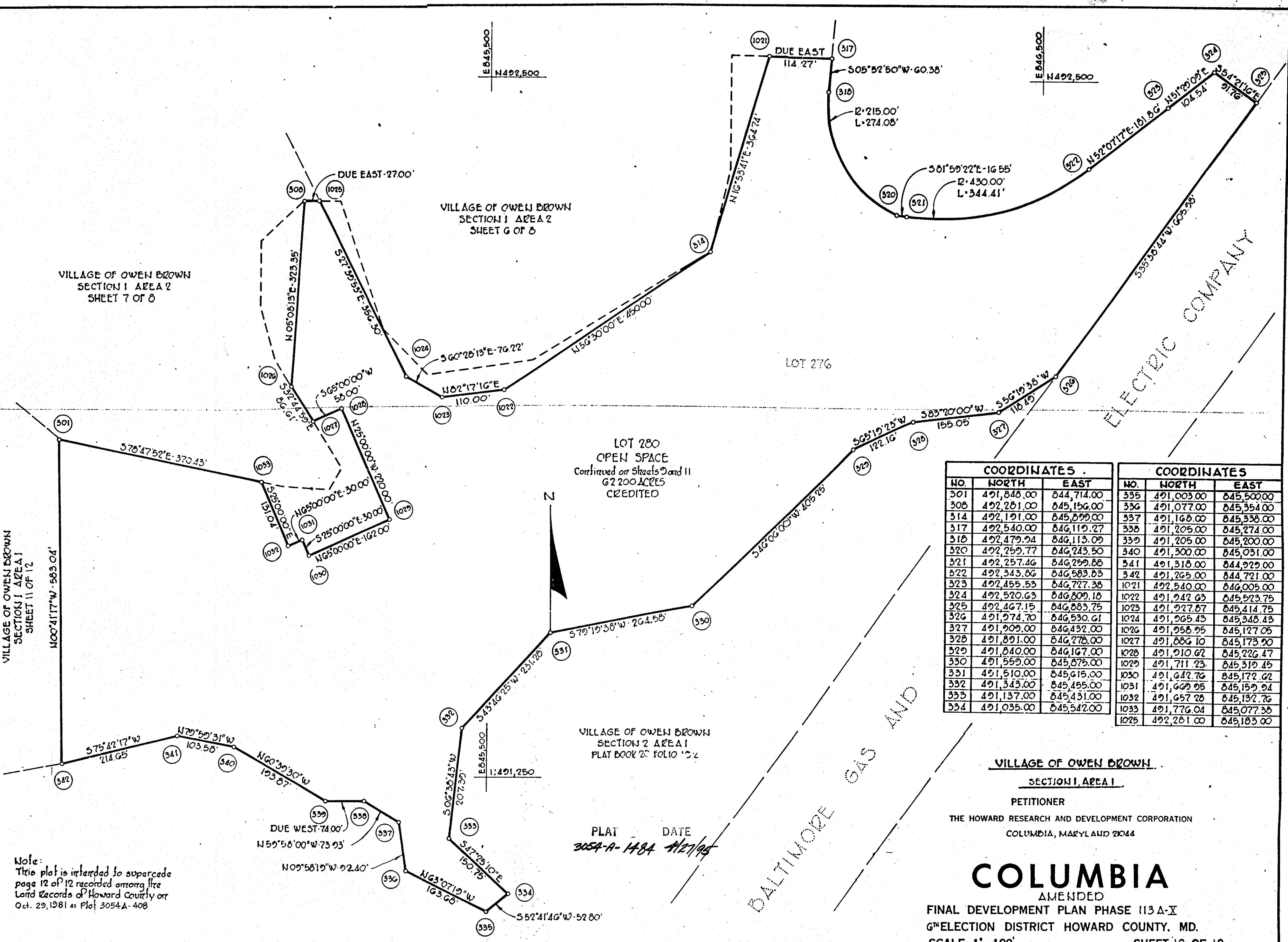
PLAT DATE
3054-A-1483 4/27/85

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

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 113A-X
G¹ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 11 OF 12



COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
301	491,848.00	844,714.00	335	491,003.00	845,500.00
308	492,281.00	845,156.00	336	491,077.00	845,354.00
314	492,191.00	845,899.00	337	491,168.00	845,336.00
317	492,540.00	846,119.27	338	491,205.00	845,274.00
318	492,479.94	846,113.09	339	491,205.00	845,200.00
320	492,259.77	846,243.50	340	491,300.00	845,031.00
321	492,257.46	846,259.88	341	491,318.00	844,929.00
322	492,343.86	846,583.83	342	491,265.00	844,721.00
323	492,455.53	846,727.38	1021	492,540.00	846,005.00
324	492,520.63	846,809.18	1022	491,942.63	845,523.75
325	492,467.15	846,883.75	1023	491,927.87	845,414.75
326	491,974.70	846,530.61	1024	491,965.43	845,348.43
327	491,909.00	846,432.00	1026	491,958.95	845,127.05
328	491,891.00	846,278.00	1027	491,886.10	845,173.90
329	491,840.00	846,167.00	1028	491,910.62	845,226.47
330	491,559.00	845,875.00	1029	491,711.23	845,319.45
331	491,510.00	845,615.00	1030	491,642.76	845,172.62
332	491,343.00	845,455.00	1031	491,669.95	845,159.94
333	491,137.00	845,431.00	1032	491,657.28	845,132.76
334	491,035.00	845,542.00	1033	491,776.04	845,077.38
			1025	492,281.00	845,183.00

Note:
This plat is intended to supersede
page 12 of 12 recorded among the
Land Records of Howard County on
Oct. 29, 1981 as Plat 3054A-408

PLAT DATE
3054-A-1484 11/27/95

VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 113A-X
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 12 OF 12