

VICINITY MAP
SCALE: 1" = 2000'

SUMMARY OF AMENDMENTS

- PHASE 118 PART I-A Divides former Parcel A into Parcel A-1 with Attached Land Use and Parcel A-2 with Apartment Land Use.
- PHASE 118 PART I-A-I Changes land use for Parcel A-2 from Apartments to Attached.
- PHASE 118 PART I-A-II AMENDS SHEETS 2, 3, AND 4 OF 5. PURPOSE IS TO CHANGE 22.644 ACRES OF ATTACHED LAND USE TO SINGLE FAMILY MEDIUM DENSITY.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 118 PART I-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON FEB. 8, 1979 AS PLAT 3054A-177

RECORDED PLAT 3054A-907
ON July 8, 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 2, AREA 1
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MD. 21044

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985.



[Signature]
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 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

HOWARD COUNTY PLANNING BOARD
[Signature] 6-24-87 *[Signature]* 6/24/87
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

118 PART I-A-I	FEBRUARY 8, 1979	3054 A-177 thru 181
118 PART I-A	AUGUST 4, 1978	3054 A-110 thru 115
118 PART I	MARCH 29, 1973	20 188 thru 192
PHASE OR AMENDMENT	DATE	PLAT BOOK FOLIO
		RECORDED

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 118 PART I-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400'
SHEET 1 OF 6

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 118 PART 1-A-II

The Area included within this Final Development Plan Phase is applicable to Section 2, Area 1, of the Village of Owen Brown.

1. PUBLIC STREET AND ROADS - Section 122-C-3-b
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b
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 122-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 122-C-3-d (1)
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

roof or building overhangs	porches
bay windows	privacy walls or screens
all parts of any buildings, 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 residential structure shall be located within 100 feet of the right-of-way line thereof except, however, that structures may be constructed at any location with 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:

cornices and eaves	trellises
walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures
chimneys	

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 feet in height if solid or closed nor 5 feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6A SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

No structure shall be located upon lots devoted to single family 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 100 feet of a principal arterial highway, 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.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be 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.

Permanent access to lots may be provided by means of perpetual common reciprocal access easement as shown on the final subdivision plat.

6B-2 ATTACHED LAND USE AREAS

No structure shall be located upon lots devoted to attached land uses within 20 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 Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

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 122-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, including private recreation facilities such as swimming pool, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

7B-2 ATTACHED LAND USE AREAS

Parcel A-4 shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten (10) 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" for the purpose of application of the use limitations Section 119-A-5b 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 times one or more areas adjoining such lots, for use in common by the owners, lessees, 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 150 dwelling units may be constructed within this Final Development Plan Phase.

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 is 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 Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 122-C-3-d (3)

8A SINGLE FAMILY 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-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from 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 122-C-3-d (3)

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred eighty (180) 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 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 may be permitted within a portion of the public right-of-way; however, when parking is allowed in the public right-of-way, the travelled portion of the right-of-way shall be owned and maintained by the County and the remaining section of the right-of-way will be owned by the County, but privately maintained. The travelled portion shall be 29 feet back of curb to back of curb, and the right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 122-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 the easement or right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 118 PART 1A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON FEB. 8, 1979 AS PLAT 3054A 17B.

RECORDED PLAT 3054A-08
ON July 8, 1987 AMONG THE LAND RECORDS
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 2 AREA 1

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 118 PART 1-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 6

11. MINIMUM LOT SIZES - Section 122-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 122-C-3-d (3)

No coverage requirement is imposed upon land within this Final Development Plan Phase, 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	Acres
Attached Roadway 6.012	21.895
Single Family Medium Density Roadway 5.808	22.644
Commercial Roadway 1.449	1.449
Open Space Credited	18.816
Total	64.804

RECORDED PLAT 3054A-909
ON July 8 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN

SECTION 2, AREA 1

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

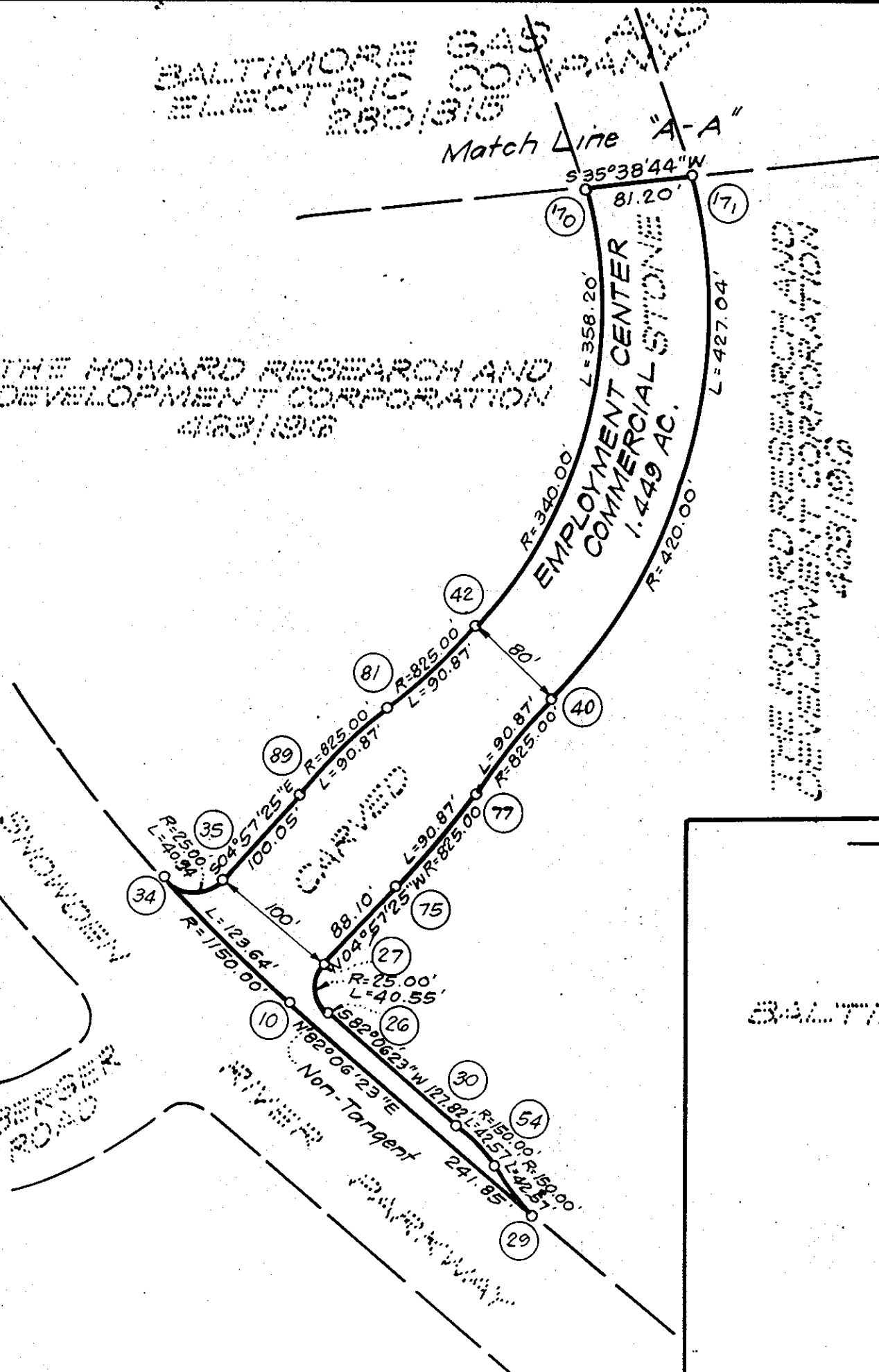
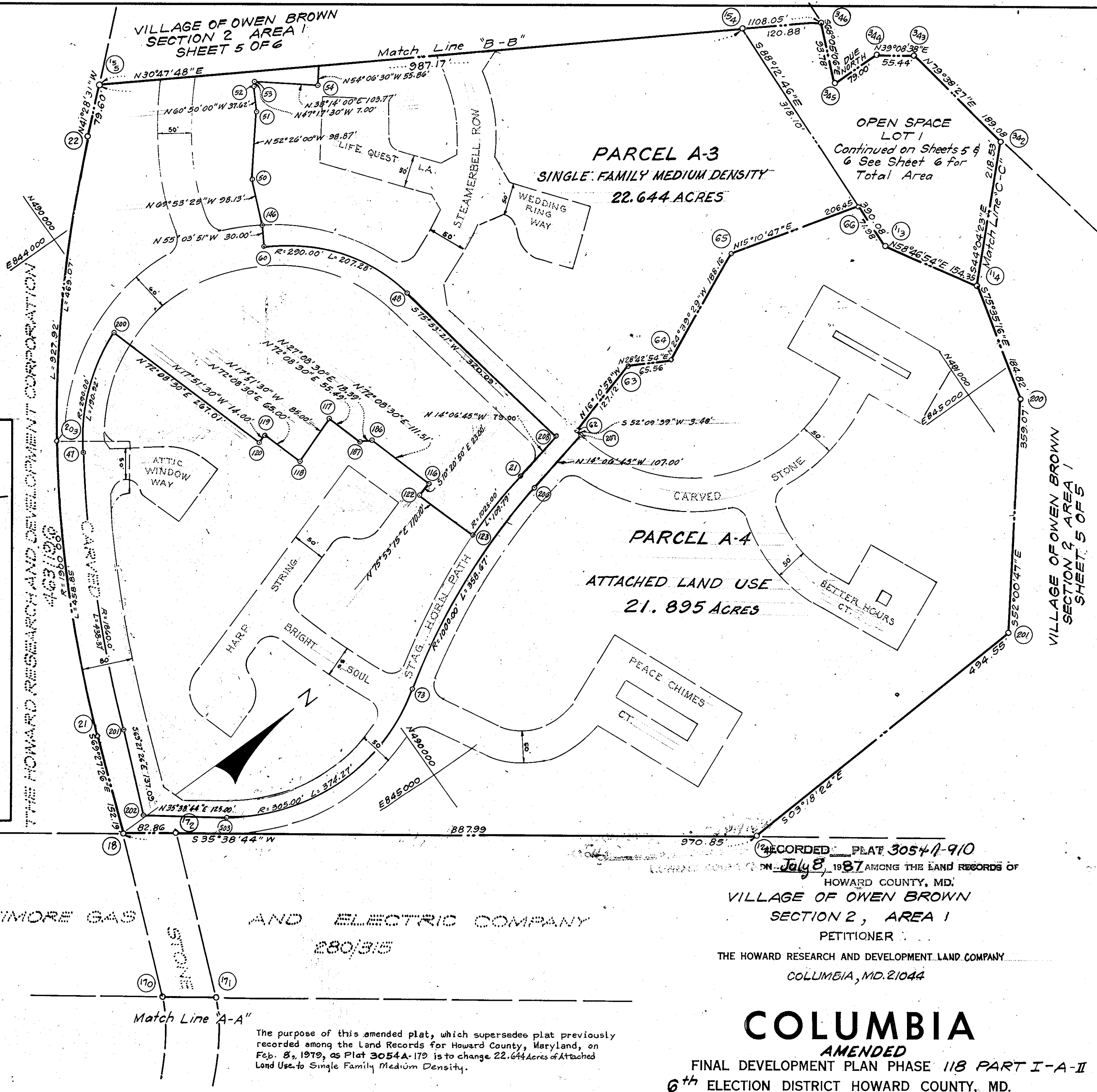
AMENDED

FINAL DEVELOPMENT PLAN PHASE 118 PART 1-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 6

COORDINATE SCHEDULE		COORDINATE SCHEDULE			
NO.	NORTH	EAST	NO.	NORTH	EAST
10	488 887.84	845 349.66	47	489 849.74	844 280.61
18	489 558.33	844 797.75	200	489 999.30	844 167.53
21	489 611.73	844 655.24	201	489 649.18	844 669.27
22	490 132.55	843 898.40	202	489 601.08	844 797.65
26	488 903.86	845 377.76	21	490 372.70	844 701.96
27	488 926.46	845 349.42	59	490 476.64	844 675.83
29	488 921.06	845 589.21	48	490 371.28	844 372.26
30	488 921.41	845 504.37	62	490 480.41	844 697.43
34	488 878.75	845 226.41	63	490 602.50	844 662.00
35	488 905.91	845 250.82	64	490 660.00	844 693.50
40	489 194.07	845 316.17	65	490 831.00	844 615.00
42	489 187.15	845 236.47	66	491 030.25	844 669.06
54	488 921.24	845 546.79	50	490 307.02	844 088.49
75	489 014.23	845 341.81	51	490 367.30	844 010.12
77	489 104.15	845 328.99	52	490 385.64	844 397.27
81	489 096.37	845 239.32	53	490 390.38	844 397.13
89	489 005.59	845 242.18	54	490 471.90	844 036.35
113	491 028.00	844 741.00	58	490 428.11	844 598.32
114	491 108.00	844 873.00	503	489 702.66	844 870.49
200	491 062.00	845 052.00	122	490 240.29	844 624.67
201	490 841.00	845 335.00	115	490 279.16	844 635.76
124	490 347.28	845 363.53	116	490 262.91	844 620.54
154	491 040.17	844 351.11	117	490 195.34	844 453.19
155	490 192.19	843 845.68	118	490 114.43	844 479.26
170	489 466.72	845 039.70	119	490 094.50	844 417.39
171	489 532.70	845 087.02	120	490 081.18	844 421.88
172	489 625.67	844 846.04	121	490 008.50	844 196.09
342	491 265.00	844 721.00	123	490 267.86	844 734.37
343	491 231.00	844 535.00	146	490 273.28	844 180.64
344	491 188.00	844 500.00	186	490 228.71	844 514.40
345	491 109.00	844 500.00	208	490 449.32	844 082.70
346	491 144.00	844 413.00	207	490 482.56	844 700.11
187	490 212.35	844 506.01	73	490 053.87	844 873.50
203	489 822.81	844 249.08			

VILLAGE OF OWEN BROWN
SECTION 2 AREA 1
SHEET 5 OF 6

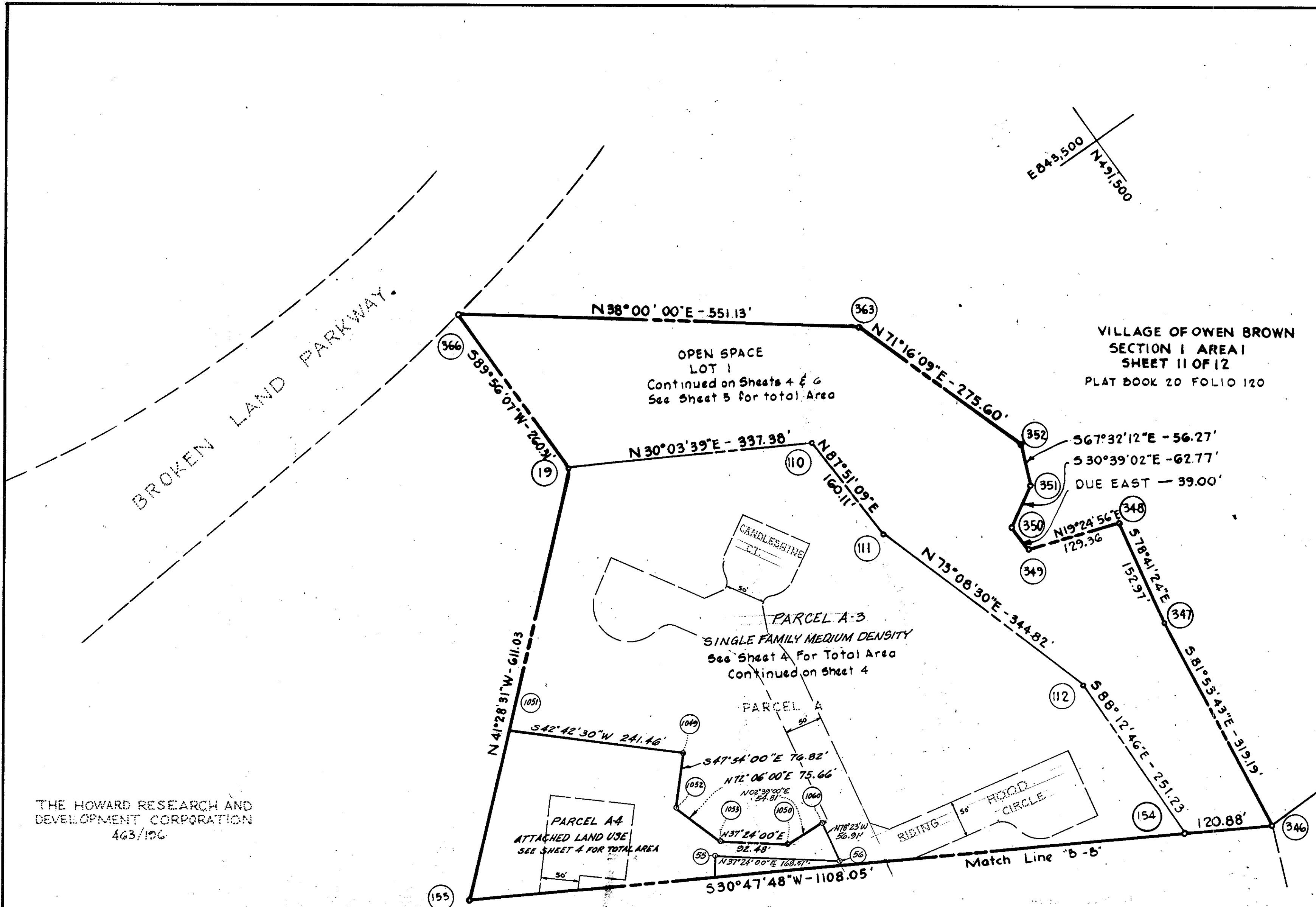


RECORDED PLAT 30541-910
ON July 8, 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.
VILLAGE OF OWEN BROWN
SECTION 2, AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MD. 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 118 PART I-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 4 OF 6

The purpose of this amended plat, which supersedes plat previously recorded among the Land Records for Howard County, Maryland, on Feb. 8, 1979, as Plat 3054A-179 is to change 22.644 Acres of Attached Land Use to Single Family Medium Density.

COORDINATES		
No.	NORTH	EAST
110	490,942.00	843,610.00
111	490,948.00	843,770.00
112	491,048.00	844,100.00
119	490,650.00	843,441.00
153	490,197.19	843,845.68
154	491,040.17	844,351.11
346	491,144.00	844,413.00
347	491,189.00	844,097.00
348	491,219.00	843,947.00
349	491,097.00	843,904.00
350	491,097.00	843,865.00
351	491,151.00	843,833.00
352	491,172.50	843,781.00
363	491,084.00	843,520.00
366	490,649.71	843,180.69
1051	490,372.58	843,686.23
1049	490,550.00	843,850.00
1052	490,498.50	843,907.00
1053	490,521.75	843,970.00
1050	490,595.22	844,035.17
1060	490,649.97	844,037.70
55	490,504.64	843,991.10
56	490,638.51	844,093.44



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
463/196

VILLAGE OF OWEN BROWN
SECTION 2, AREA 1
SHEET 4 OF 6

RECORDED PLAT 3054A-91A
ON July 8 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

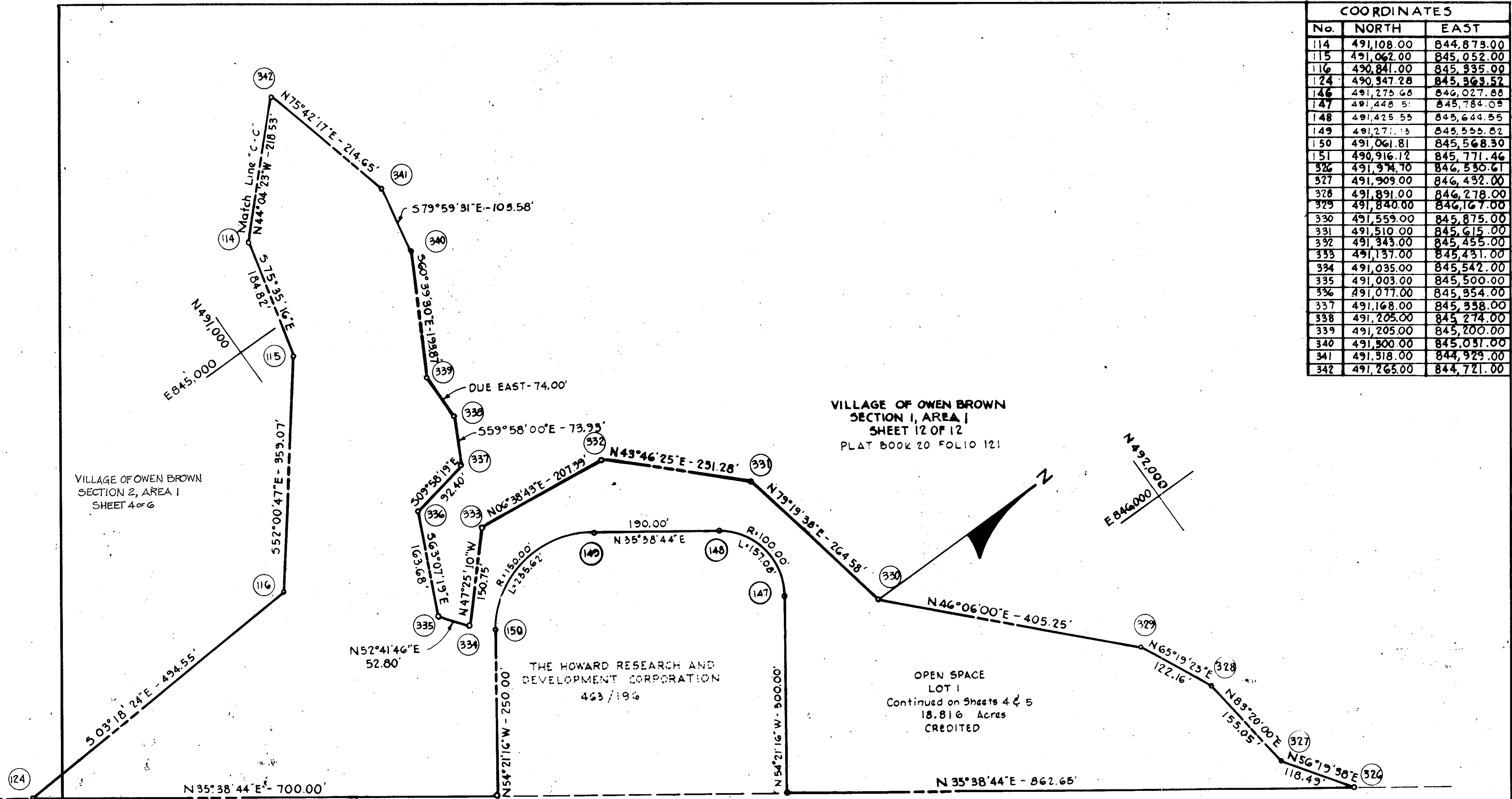
Note: This plat is intended to supersede Sheet 5 of 6 recorded among the Land Records of Howard County on February 8, 1979 as Plat 3054A-180

VILLAGE OF OWEN BROWN
SECTION 2, AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21043

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 118 PART I-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100
SHEET 5 OF 6

DRWN. BY:
CHKD. BY:

COORDINATES		
No.	NORTH	EAST
114	491,108.00	844,873.00
115	491,062.00	845,052.00
116	490,841.00	845,335.00
124	490,347.28	845,363.52
146	491,275.68	846,027.88
147	491,448.50	845,784.09
148	491,425.55	845,644.55
149	491,271.13	845,555.82
150	491,061.81	845,568.30
151	490,916.12	845,771.46
326	491,974.70	846,530.61
327	491,909.00	846,432.00
328	491,891.00	846,278.00
329	491,840.00	846,167.00
330	491,559.00	845,875.00
331	491,510.00	845,615.00
332	491,343.00	845,455.00
333	491,137.00	845,431.00
334	491,035.00	845,542.00
335	491,003.00	845,500.00
336	491,077.00	845,354.00
337	491,168.00	845,338.00
338	491,205.00	845,274.00
339	491,205.00	845,200.00
340	491,500.00	845,037.00
341	491,518.00	844,929.00
342	491,265.00	844,721.00



Note: This plat is intended to supersede Sheet 6 of 6 recorded among the Land Records of Howard County on February 8, 1979 as Plat 3054-A-181.

RECORDED PLAT 3054A-912
ON July 8, 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

BALTIMORE GAS AND ELECTRIC COMPANY

VILLAGE OF OWEN BROWN
SECTION 2 AREA 1
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21043

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 118 PART I -A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 6 OF 6

DRWN. BY:
CHKD. BY: