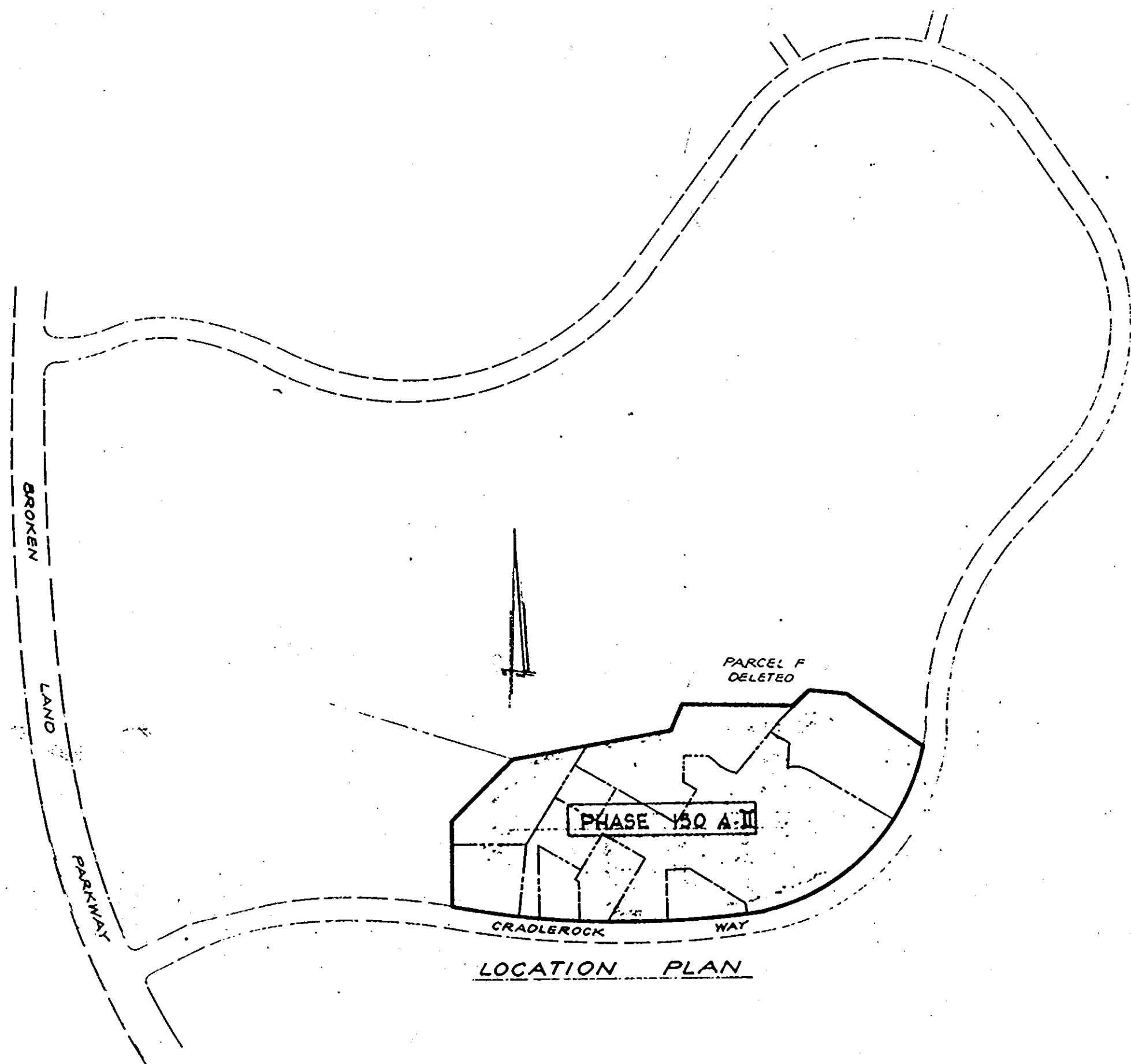


VICINITY MAP
Scale 1" = 2000'



LOCATION PLAN

SUMMARY OF AMENDMENTS
PHASE 150-A : AMENDED SHEETS 3 AND 4 OF 4. PURPOSE WAS TO DELETE PARCEL F OF 3.779 ACRES OF APARTMENT LAND USE FROM THIS PHASE.
PHASE 150-A-I : AMENDS SHEETS 2, 3, AND 4 OF 4. PURPOSE IS TO CHANGE 3.740 ACRES FROM CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE AND TO CHANGE OPEN SPACE LOT NUMBERS.
PHASE 150-A-II : AMENDS SHEET 2 OF 4 & 3 OF 4. PURPOSE IS TO REMOVE ALL REFERENCES TO APARTMENT LAND USE IN THE CRITERIA AND AMEND THE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 4 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 4-2-86 AS PLAT 3054A-7782

~~RECORDED~~ PLAT 3054-A-1402
 7-8-94 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
 SECTION 1 AREA 3

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 150-A-II
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 400' SHEET 1 OF 4

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



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 C. Lancaster 6-23-94
 H.C.P.B. SEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
150-A-I	4-2-86	3054A	7782 to 7785
150-A	4-14-75	Z8	136 to 139
150	5-20-74	Z8	15 to 18
		RECORDED	

FINAL DEVELOPMENT PLAN CRITERIA

The Area Included Within This Final Development Plan Phase is Applicable to Section 1, Area 3, of the Village of Owen Brown

1. PUBLIC STREETS AND ROADS - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office 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 Office 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 Office 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 Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 125-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 125-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-C-3-d(1):
The term "structure," as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a principal and intermediate divided arterial highway, no structure shall be located within 50' of the right-of-way line thereof nor within 50' of a public road owned and/or maintained by the County or State for any building permitted with B-1, B-2, S-C, POR, or M-1 use type areas of the New Town District, except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

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 applicable thereto will be made by the Howard County Office of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway, except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board, however, whenever a structure is located within 50 feet of the right-of-way of any public street, road, or highway, a public hearing must be held in accordance with Section 125-C-3 of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, buildings and other structures may be located at any location with commercial land use areas. 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):

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.

EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial 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, 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 space.

VILLAGE CENTER OPEN SPACE LAND USE AREAS

Lots 5, 6, 7 and 8 are to be used for all open space land uses including, but not limited to, all of the following:

- a. Operation of a public or private swimming pool.
- b. Operation of a community library facility.
- c. Operation of a community hall, including leasing of same for public or private use.
- d. Operation of a teen center building, including sales on the premises of food and beverages.
- e. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
- f. Use of the facilities to be constructed upon lots 5 and 6 for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.
- g. Operation of a private or public child day care center.
- h. Operation of a community play house.
- i. Religious facilities (Church).
- j. Shared parking with the Commercial Land Uses within this Phase, on Lot 8.

TENNIS COURT OPEN SPACE LAND USE

Lot 4 is to be used for all open space land uses including, but not limited to, operation and maintenance of public or private tennis courts, together with such minor commercial activities as are consistent with primary use of Lot 4 as a tennis facility, in accordance with a site development plan approved by the Howard County Planning Board, including such uses as operation of a snack bar, lunch counter, tennis pro shop, and similar activities.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3)

VILLAGE CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

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):

COMMERCIAL LAND USE AREAS - VILLAGE CENTER

In all commercial land use areas, the following parking requirements shall apply:

1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
2. Three (3) parking spaces shall be provided for each 1,000-square feet of office space in this Final Development Plan Phase.

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):

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.

NOTE: This plat is intended to supercede sheet 2 of 4 of FDP Phase 150-A-I recorded among the Land Records of Howard County on April 2, 1986 as Plat 3054-A-7783.

3054-A-1403
VILLAGE OF OWEN BROWN

SECTION 1 AREA 3

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

THE ROUSE BUILDING
COLUMBIA, MD, 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 150-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 4

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

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.

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
Employment Center Commercial	14.165
Open Space Credited	5.911
Non-Credited	3.740
Total	23.816

NOTE: This plan is intended to supersede Sheet 3 of 4 of Final Development Plan Phase 150A recorded among the Land Records of Howard County on April 2, 1986 as Plat 3054A-7784.

RECORDED PLAN 3054-A-1404
 7-8-84 ALONG THE LAND RECORDS
 HOWARD COUNTY, MD.
 VILLAGE OF OWEN BROWN

SECTION 1 AREA 3

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 COLUMBIA, MD 21044

COLUMBIA

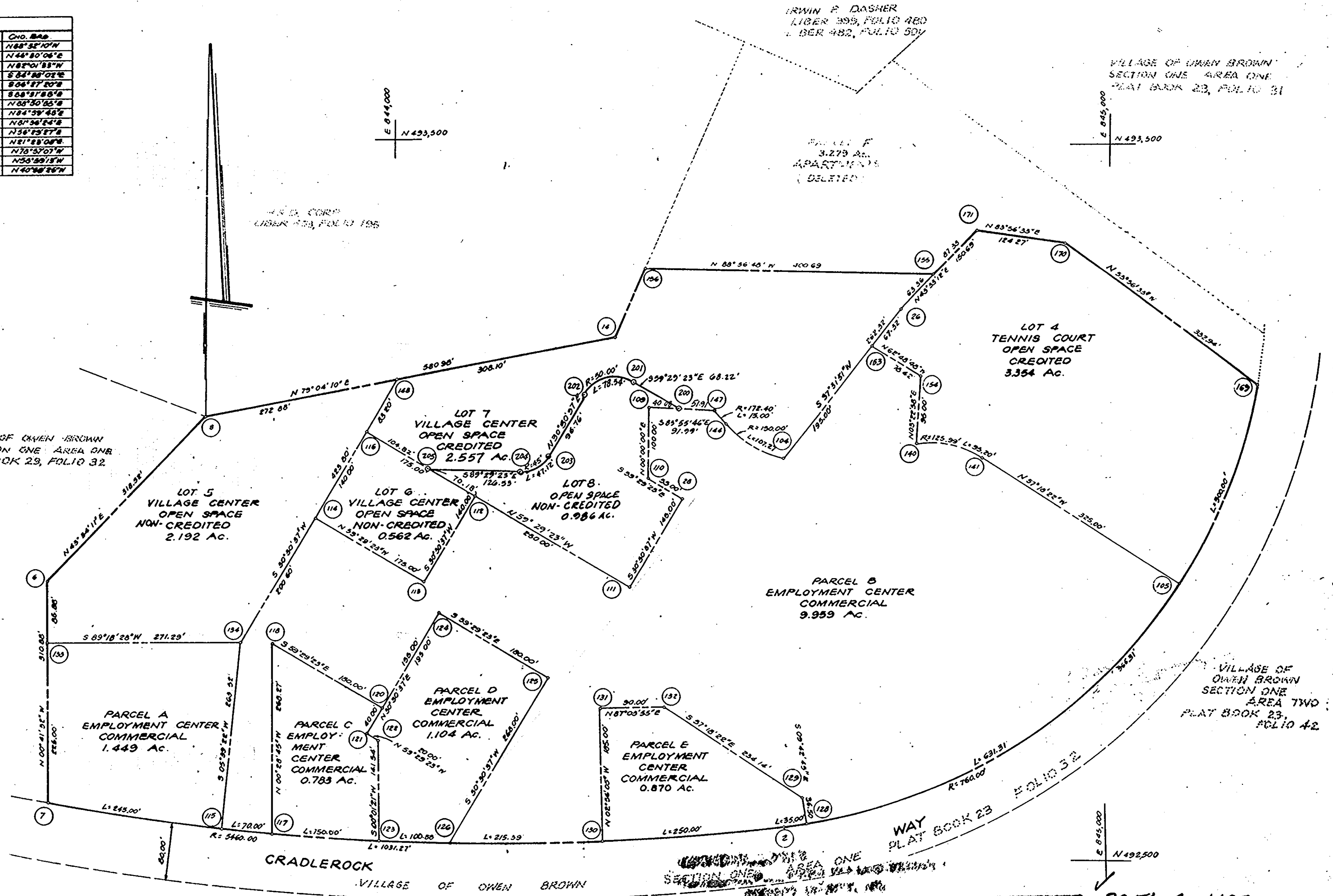
AMENDED
 FINAL DEVELOPMENT PLAN PHASE 150-A-II
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 4

DRWN. BY:
 CHKD BY:

CURVE DATA						
Pt. Nos.	RADIUS	DELTA	ARC	TANGENT	CHORD	CNO. BEG.
7-2	3460.00	17°04'58"	1034.87	519.49	1027.46	N88°35'10"W
2-169	760.00	72°50'56"	944.81	360.82	802.32	N44°50'06"E
7-115	3460.00	04°03'23"	245.00	122.55	244.95	N82°01'53"W
115-117	3460.00	01°03'33"	70.00	35.00	70.00	S84°28'02"E
117-123	3460.00	02°23'02"	130.00	75.00	149.89	S06°27'20"E
123-125	3460.00	01°40'14"	100.00	50.44	100.00	S68°37'55"E
125-130	3460.00	08°34'01"	215.59	107.78	215.56	N03°30'55"E
130-2	3460.00	04°03'54"	230.00	115.00	249.95	N84°39'43"E
2-128	760.00	07°38'18"	80.00	39.00	80.00	N01°36'24"E
128-105	760.00	47°53'37"	691.31	345.15	613.31	N58°23'27"E
105-168	760.00	22°27'00"	300.00	151.98	338.06	N81°58'08"E
141-140	125.93	45°17'50"	55.20	30.00	52.96	N76°37'07"W
104-144	150.00	40°58'26"	107.27	66.04	105.00	N55°55'18"W
144-147	172.40	04°35'06"	16.00	7.31	16.00	N40°58'36"W

COORDINATES		
Pt No	NORTH	EAST
2	2547.830	4530.880
6	2685.000	3520.000
7	2574.140	3523.785
8	3118.778	3735.935
14	3225.342	4305.971
26	3269.000	4709.000
28	3005.000	4405.000
103	3423.627	4886.010
104	3060.976	4549.700
105	2891.590	5036.078
109	3132.923	4337.615
110	3092.923	4837.615
111	2880.077	4331.325
112	3007.000	4116.000
113	2886.385	4044.923
114	2975.231	5894.154
115	2540.125	3766.356
116	3095.846	3965.231
117	2858.613	3836.026
118	2801.877	5835.785
120	2710.492	3900.062
121	2676.081	5966.534
122	2665.877	3905.785
123	2524.341	5995.729
124	2844.081	4067.554
125	2752.646	4222.631
126	2521.750	4006.571
128	2552.898	4585.502
129	2568.978	4578.544
130	2526.085	4501.887
131	2710.842	4292.416
132	2716.450	4582.287
134	2793.124	3521.051
134	2802.401	3792.508
140	3084.251	4732.148
141	3067.159	4823.369
144	3115.074	4459.811
147	3126.393	4448.375
148	3167.522	4007.468
180	3147.849	5201.467
151	3224.567	5036.372
152	3278.015	5056.003
153	3215.616	4467.991
154	3175.786	4737.749
155	3314.917	4752.655
156	3322.264	4352.034
159	3169.125	5205.562
170	3365.022	4936.406
171	3378.266	4812.826
200	3130.081	4327.602
201	3164.717	4328.826
202	3147.925	4270.364
203	3063.639	4221.238
204	3041.507	4182.068
205	3042.634	4055.543



This plat is intended to supersede sheet 4 of 4 of Final Development Plan Phase 150A recorded among the Land Records of Howard County on April 2, 1986 as Plat 3054A-7785

3054-A-1405
7-8-84
HOWARD COUNTY, MD

VILLAGE OF OWEN BROWN
SECTION I AREA 3
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE ROUSE BUILDING
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 150-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 4 OF 4

DRWN. BY:
CHKD. BY: