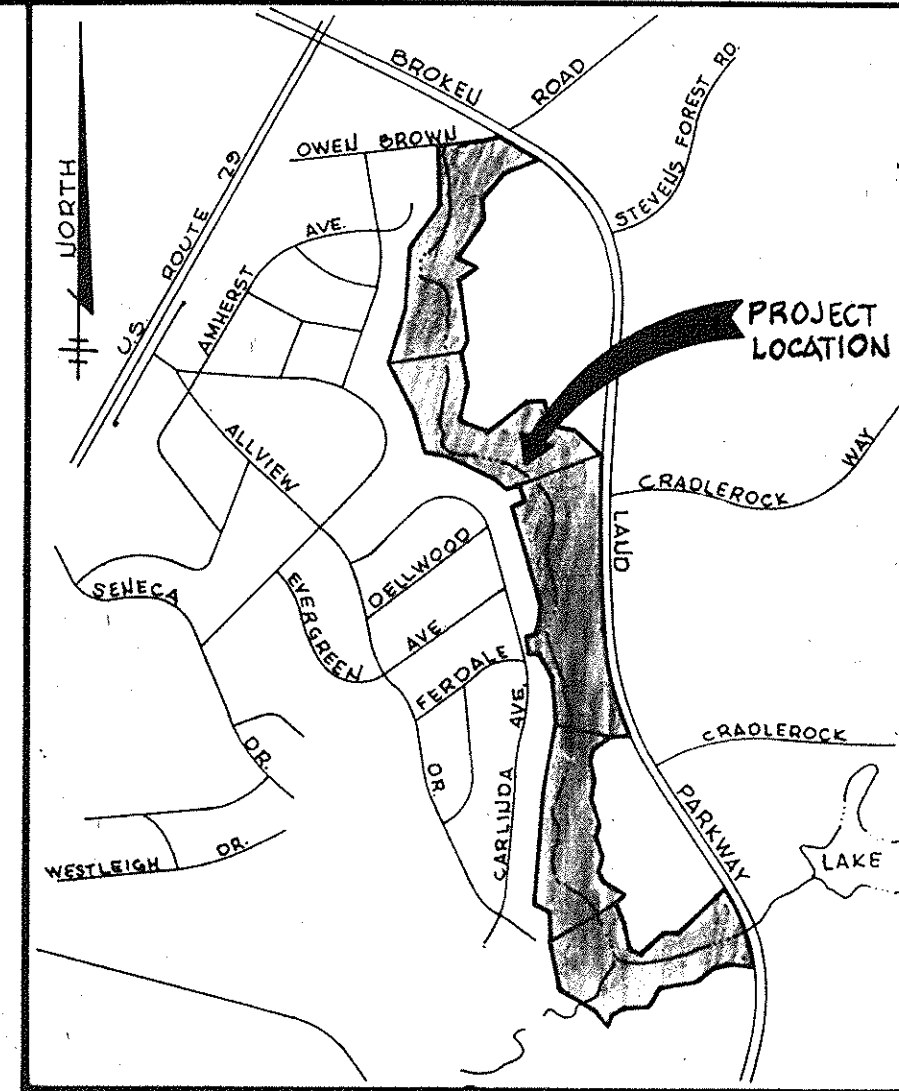


LOCATION PLAN  
SCALE: 1" = 600'



VICINITY MAP  
Scale: 1" = 1600'

**SUMMARY OF AMENDMENTS**  
 PHASE 155-A: AMENDS SHEETS 2 AND 7 OF 7. PURPOSE IS TO CHANGE THE LOCATION OF THE NON-CREDITED OPEN SPACE, (WHICH IS THE RIGHT-OF-WAY FOR STEVENS FOREST ROAD) TO BE CONSISTENT WITH ITS FINAL ALIGNMENT RESULTING IN AN INCREASE IN THE TOTAL CREDITED OPEN SPACE BY 0.324 AND DECREASE THE TOTAL NON-CREDITED OPEN SPACE BY 0.324 ACRES.

RECORDED 8-28-90 PLAT FDP-155A-3054-A  
 AMONG THE LAND RECORDS OF 1136  
 HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN  
 SECTION 5 AREA 2

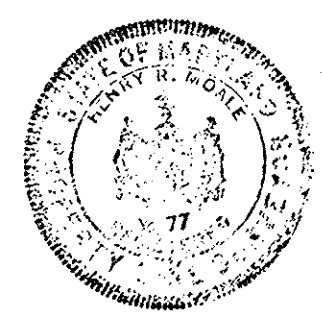
PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 155-A  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SHEET 1 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 155 SHEET 1 OF 7 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIO 91.

PREPARED AS TO SHEETS 1 TO 7 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985

*[Signature]*  
 LAND 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]* 8/14/90 *[Signature]* 8/14/90  
 H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

|       |              |      |            |
|-------|--------------|------|------------|
|       |              |      |            |
| 155   | NOV. 4, 1974 | 28   | 91 THRU 97 |
| PHASE | DATE         | BOOK | FOLIO      |
|       | RECORDATION  |      |            |

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 155-A is Applicable to Section 5, Area 2, 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 Dept. 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 Dept. 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 Dept. 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 Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b:  
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 122-C-3-e:  
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(i):

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 arterial or intermediate divided arterial highway, no structure shall be located within 50' of the right-of-way line thereof nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with B-1, B-2, S-C, 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 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 Dept. of Planning and Zoning.

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

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):

OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land use including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Dept. of Planning and Zoning.

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

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):

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 122-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 122-C-3-d(4):

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 122-C-3-d(5):

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(6):

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          |
|--------------|----------------|
| Open Space   |                |
| Credited     | 112.231        |
| Non-Credited | 0.964          |
| <b>Total</b> | <b>113.195</b> |

RECORDED PLAT 155A-3054-A-1137  
ON 8-28-90 IN 90 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN  
SECTION 5 AREA 2

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

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 155-A  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE  
FINAL DEVELOPMENT PLAN PHASE 155 SHEET 2 OF 7  
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY  
IN PLAT BOOK 28 FOLIO 92.

| COORDINATES |            |            |
|-------------|------------|------------|
| NO.         | NORTH      | EAST       |
| 32          | 491,334.07 | 841,821.19 |
| 33          | 491,063.79 | 841,926.30 |
| 34          | 490,936.79 | 841,954.06 |
| 35          | 490,906.01 | 842,016.93 |
| 36          | 491,106.38 | 842,260.00 |
| 37          | 491,059.45 | 842,359.49 |
| 38          | 491,415.04 | 842,732.02 |
| 39          | 491,323.45 | 842,786.20 |
| 40          | 490,727.30 | 842,644.83 |
| 41          | 490,557.70 | 842,538.85 |
| 42          | 490,441.48 | 842,428.88 |
| 43          | 490,244.82 | 842,392.43 |
| 44          | 490,198.46 | 842,327.24 |
| 45          | 490,174.75 | 842,189.26 |
| 46          | 490,102.90 | 842,154.09 |
| 47          | 489,951.27 | 842,168.46 |
| 48          | 490,194.52 | 841,807.30 |
| 49          | 490,359.84 | 841,377.25 |
| 50          | 490,784.82 | 841,303.61 |
| 51          | 491,144.89 | 841,335.27 |
| 50          | 490,724.50 | 843,010.92 |
| 51          | 490,818.33 | 842,909.72 |
| 52          | 490,837.69 | 842,811.61 |

VILLAGE OF OWEN BROWN SECTION 5, AREA 2 SHEET NO. 4 OF 7

ALLVIEW ESTATES PB. G, F.56

ALLVIEW ESTATES PB. G, F.18

VILLAGE OF OWEN BROWN SECTION 3, AREA 1 PB. 23, F.44

OPEN SPACE LOT I CONTINUED ON SHEETS 4,5,6,7 112.231 ACRES - CREDITED 0.964 ACRES NON-CREDITED

VILLAGE OF OWEN BROWN SECTION 5, AREA 2

VILLAGE OF OWEN BROWN SECTION 5, AREA 1 PLAT # 6126

LOT 1 VILLAGE OF OWEN BROWN SECTION G, AREA 1 PLAT # 6128

VILLAGE OF OWEN BROWN SECTION G, AREA 1 PLAT # 6126

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

**COLUMBIA** AMENDED

FINAL DEVELOPMENT PLAN PHASE 155-A 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD. SCALE 1"=100' SHEET 30F7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 155 SHEET 3 OF 7 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIO 93.

RECORDED PLAT FDP-3054-A-1138 8-28-90 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.



VEHICULAR INGRESS AND EGRESS IS RESTRICTED

R=1834.86

L=648.00

U 09° 49' 52" W 433.31

U 08° 58' 18" W 460.73

U 56° 02' 32" W 435.44

U 10° 30' 00" W 200.00

S 54° 35' 00" W 80.00

S 80° 15' 00" W 140.00

S 26° 05' 00" W 80.00

S 05° 25' 00" E 152.31

S 32° 00' 00" W 200.00

S 43° 25' 00" W 160.00

U 78° 50' 00" W 100.00

U 47° 10' 00" W 138.00

S 54° 45' 00" E 110.00

S 64° 55' 00" E 70.00

U 50° 30' 00" E 315.00

S 12° 20' 00" E 130.00

S 21° 15' 00" E 290.00

U 46° 20' 00" E 515.00

S 30° 36' 19" E 106.42

U 68° 43' 41" E 521.45

U 05° 01' 28" E 361.46

E 842.000

U 490.500

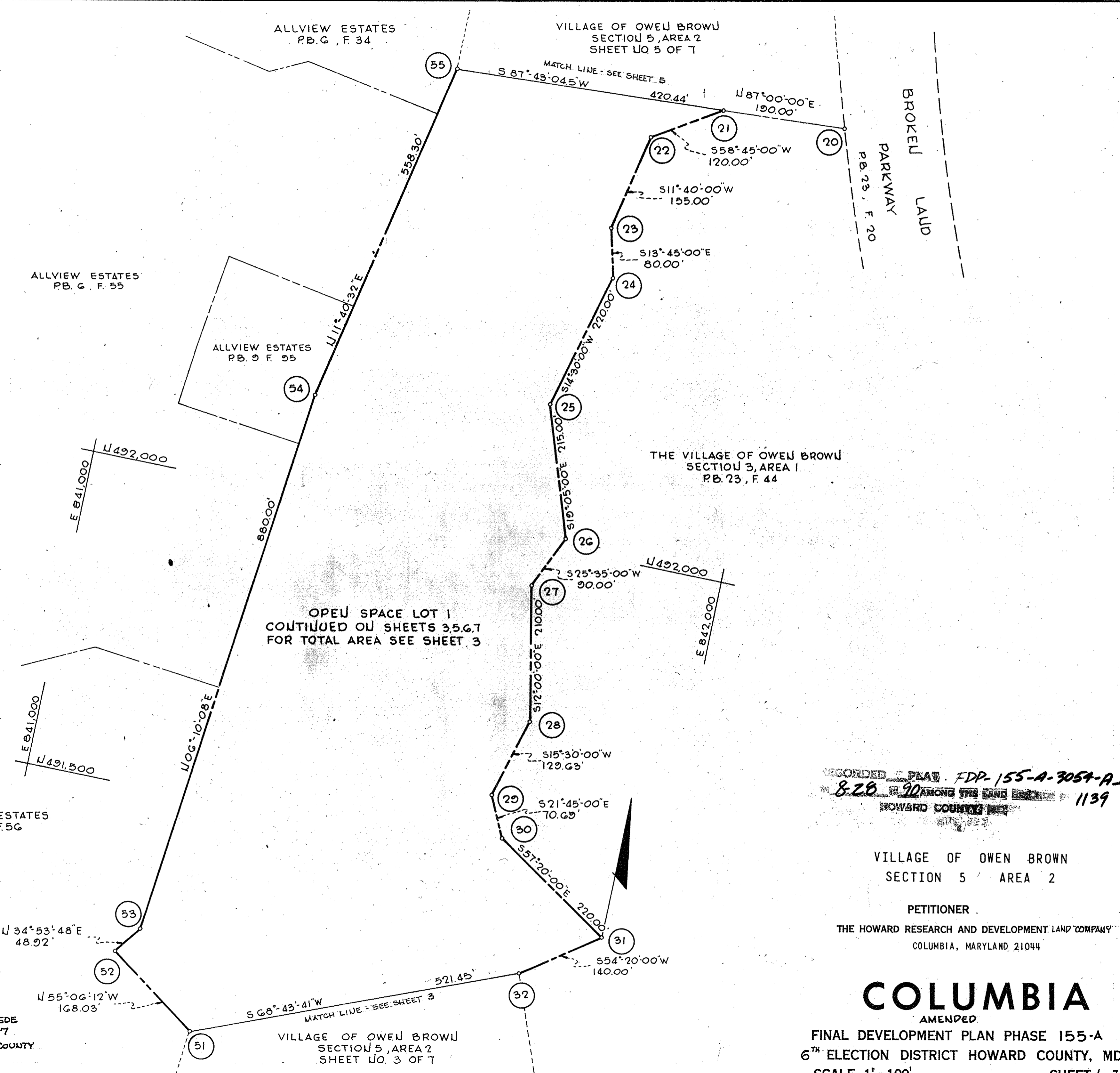
E 842.000

U 491.500

E 842.500

N 39° 15' 00" E

| COORDINATES |            |            |
|-------------|------------|------------|
| NO.         | NORTH      | EAST       |
| 20          | 492,729.48 | 842,042.83 |
| 21          | 492,719.53 | 841,853.09 |
| 22          | 492,657.28 | 841,750.50 |
| 23          | 492,505.48 | 841,719.15 |
| 24          | 492,427.77 | 841,738.17 |
| 25          | 492,214.78 | 841,683.08 |
| 26          | 492,011.60 | 841,753.38 |
| 27          | 491,930.42 | 841,714.51 |
| 28          | 491,725.01 | 841,758.17 |
| 29          | 491,600.10 | 841,723.53 |
| 30          | 491,534.45 | 841,749.73 |
| 31          | 491,415.70 | 841,934.93 |
| 32          | 491,334.07 | 841,821.19 |
| 51          | 491,144.89 | 841,335.27 |
| 52          | 491,241.02 | 841,197.45 |
| 53          | 491,281.14 | 841,225.44 |
| 54          | 492,156.05 | 841,320.00 |
| 55          | 492,702.80 | 841,432.98 |



NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 155 SHEET 4 OF 7 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28, FOLIO 94.

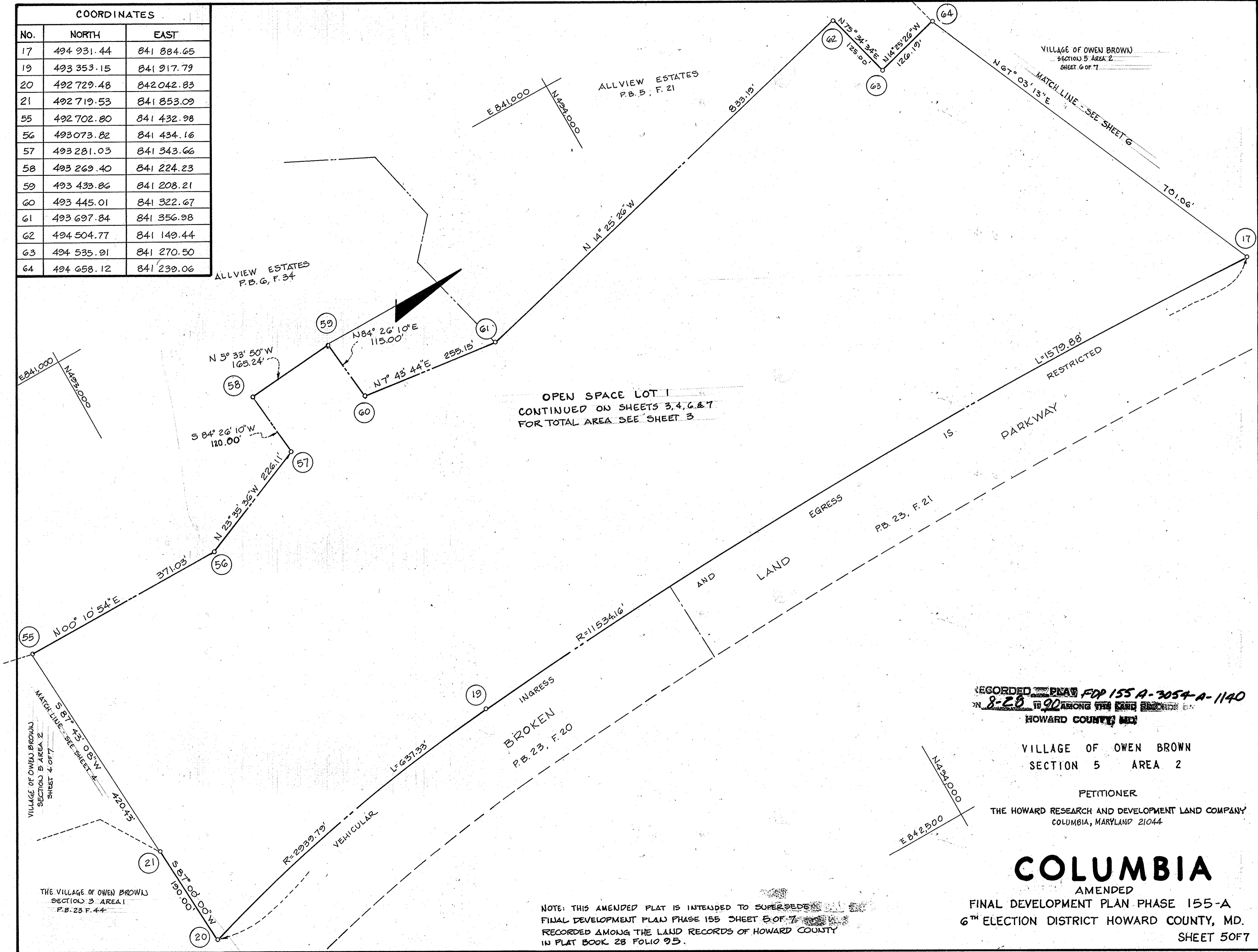
RECORDED PLAN FDP-155-A-3054-A-8.28 P. 90 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD 1139

VILLAGE OF OWEN BROWN SECTION 5 AREA 2  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 155-A  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE 1" = 100' SHEET 4 of 7



| COORDINATES |            |            |
|-------------|------------|------------|
| No.         | NORTH      | EAST       |
| 17          | 494 931.44 | 841 884.65 |
| 19          | 493 353.15 | 841 917.79 |
| 20          | 492 729.48 | 842 042.83 |
| 21          | 492 719.53 | 841 853.09 |
| 55          | 492 702.80 | 841 432.98 |
| 56          | 493 073.82 | 841 434.16 |
| 57          | 493 281.03 | 841 343.66 |
| 58          | 493 269.40 | 841 224.23 |
| 59          | 493 433.86 | 841 208.21 |
| 60          | 493 445.01 | 841 322.67 |
| 61          | 493 697.84 | 841 356.98 |
| 62          | 494 504.77 | 841 149.44 |
| 63          | 494 535.91 | 841 270.50 |
| 64          | 494 658.12 | 841 239.06 |



OPEN SPACE LOT 1  
CONTINUED ON SHEETS 3, 4, 6 & 7  
FOR TOTAL AREA SEE SHEET 3

RECORDED PLAN FDP 155 A-3054-A-1140  
ON 8-28-90 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

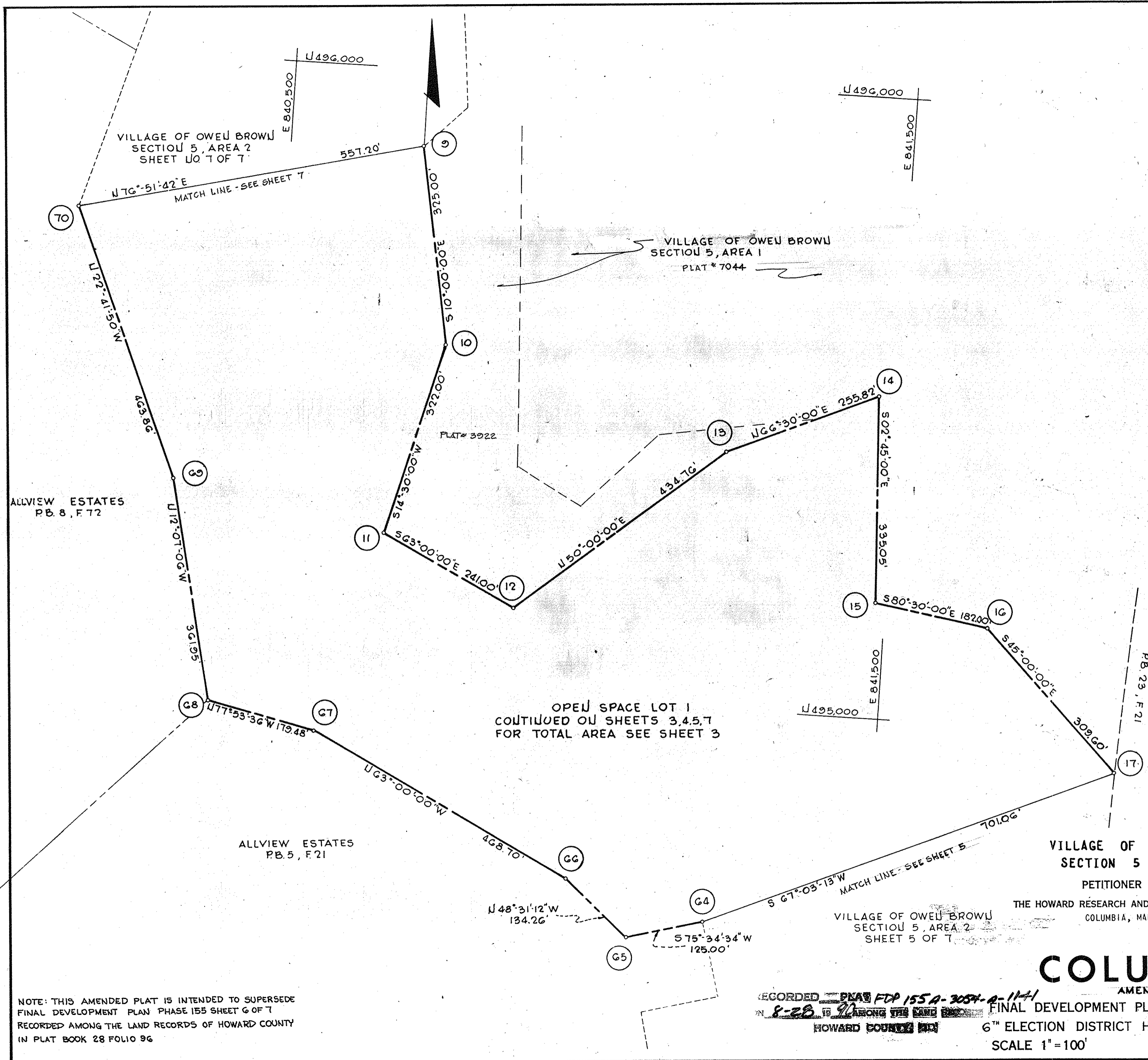
VILLAGE OF OWEN BROWN  
SECTION 5 AREA 2

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

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE 155-A  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 5 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE  
FINAL DEVELOPMENT PLAN PHASE 155 SHEET 5 OF 7  
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY  
IN PLAT BOOK 28 FOLIO 95.

| COORDINATES |            |            |
|-------------|------------|------------|
| NO.         | NORTH      | EAST       |
| 9           | 495,874.82 | 840,711.96 |
| 10          | 495,554.75 | 840,768.40 |
| 11          | 495,243.01 | 840,687.78 |
| 12          | 495,133.60 | 840,902.51 |
| 13          | 495,413.06 | 841,235.55 |
| 14          | 495,515.06 | 841,470.15 |
| 15          | 495,180.40 | 841,486.22 |
| 16          | 495,150.36 | 841,665.73 |
| 17          | 494,931.44 | 841,884.65 |
| 64          | 494,658.12 | 841,239.06 |
| 65          | 494,626.98 | 841,118.00 |
| 66          | 494,715.91 | 841,017.42 |
| 67          | 494,928.70 | 840,599.80 |
| 68          | 494,966.34 | 840,424.31 |
| 69          | 495,320.22 | 840,348.33 |
| 70          | 495,748.16 | 840,169.34 |



NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 155 SHEET 6 OF 7 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 28 FOLIO 96

RECORDED PLAT FDP 155-A-3054-A-1141 AMENDED 8-28-90 ALONG THE LAND RECORDS OF HOWARD COUNTY, MD. FINAL DEVELOPMENT PLAN PHASE 155-A 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD. SCALE 1"=100' SHEET 6 OF 7

DRWN. BY: CHKD. BY:



