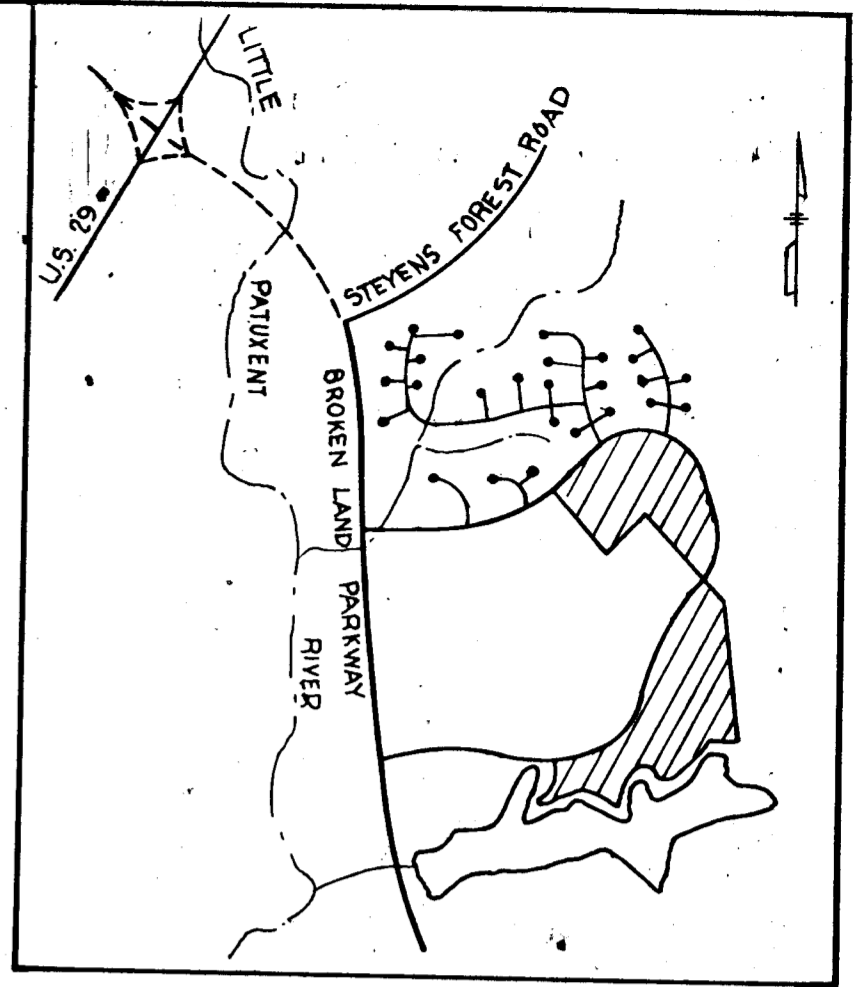
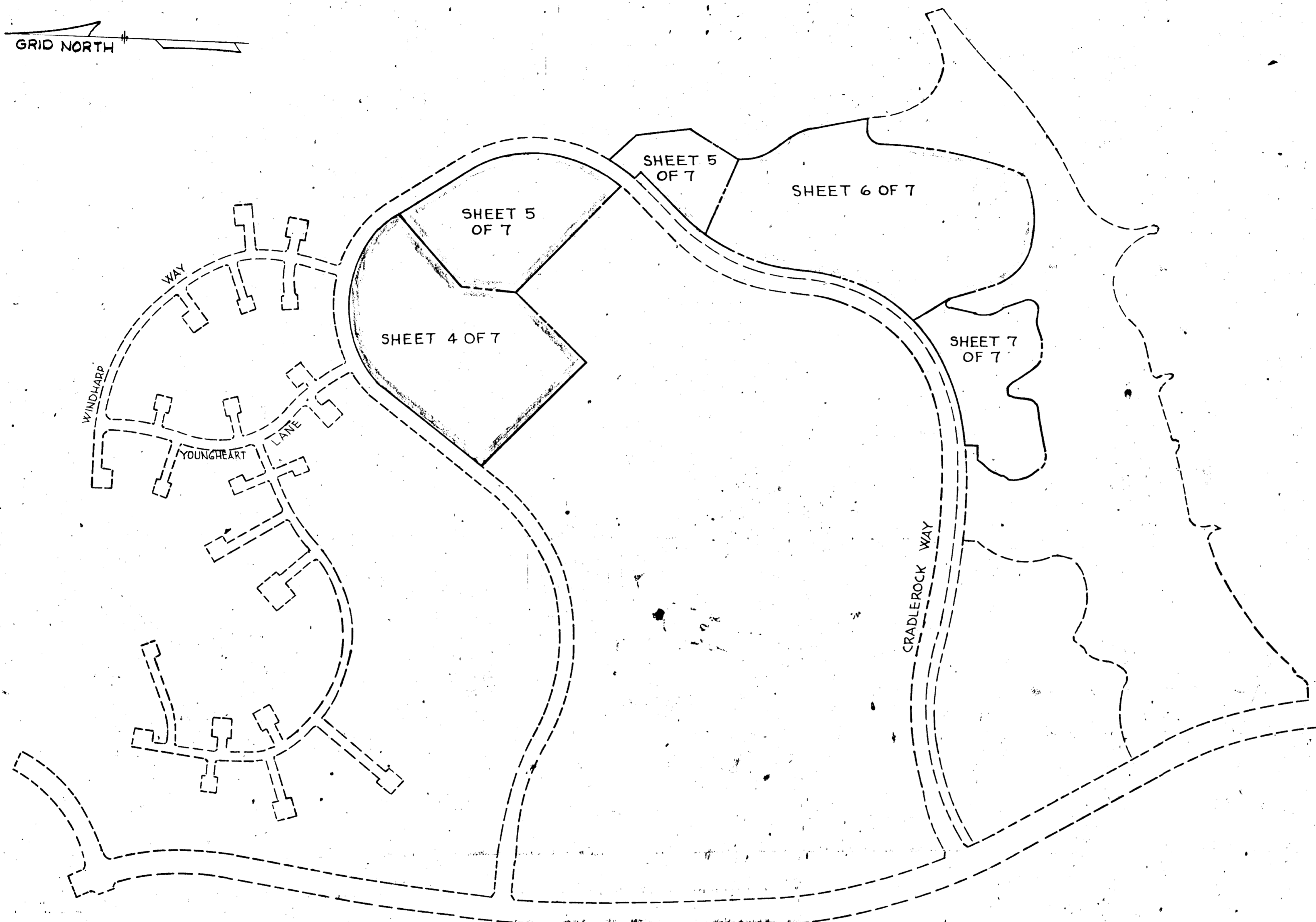


GRID NORTH



VICINITY MAP
Scale: 1" = 2,000'

RECEIVED
 JUN 05 1972
 BUREAU OF ENGINEERING
 INSPECTION SECTION

VILLAGE OF OWEN BROWN

SECTION 1, AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 127
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 7

PREPARED AS TO SHEETS 1 TO 7
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

[Signature]
 LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD
APPROVED AS TO LEGAL SUFFICIENCY

[Signature]
 H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PLAT BOOK 20, PAGE 130
 MAY 25 1972
 HOWARD COUNTY

FINAL DEVELOPMENT PLAN CRITERIA

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

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
2A. To be shown on subdivision plats, 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 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
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 17.031 B:
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 17.031 D:
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 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
shrubbery	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County 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.

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 spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30 per cent of the lot or project area.
- g. If, under a single ownership, no setback requirements apply to the common lot line between Parcels C and G.
- h. Sections 7.048, 7.06, and 7.07 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 offstreet 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. 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.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6D. OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:

7B-1 APARTMENT LAND USE AREAS

Parcel D, E shall be devoted to apartment uses provided, however, that no more than 20 dwelling units may be constructed on parcels D & E.

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

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

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts, except, however that gasoline service stations are prohibited.

7B-2 ATTACHED LAND USE AREAS

Parcel B shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 17.014B through 17.014B (4) 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 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 100 dwelling units may be constructed on Parcel B.

7E-1 OPEN SPACE LAND USE AREAS

Lots 5 & 7 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

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

Lots 2 & 3 are to be used for all open space land uses, including but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
- b. Operation of a public or private child care center.
- c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
 1. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
 2. Rummage sales, white elephant sales, cake sales, dances and similar activities.
 3. Operation of a community hall including leasing of same for public or private uses.
 4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lot 6 is to be used for open space purposes. Any portion of lot 275 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 17.018 of the Howard County Zoning Regulations. Direct vehicular access across Lot 6 to adjacent Parcels is specifically permitted at points of access approved by the Howard County Office of Planning and Zoning.

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 4 shall be used for a public school. In computing the amount of land devoted to the Open Space Land use under the requirements of Section 17.018 of the Howard County Zoning Regulations, only 90% of the area of Lots shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 17.018.

VILLAGE OF OWEN BROWN

SECTION 1 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD. 21043

COLUMBIA

RECORDED PLAT BOOK 20 FOLIO 131

MAY 25 1972

HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE 127

ELECTION DISTRICT HOWARD COUNTY, MD.

MARCH 1972

SHEET 2 OF 7

8. HEIGHT LIMITATIONS - Section 17.031 E:

8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within parcels 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 highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

8C-1 NEIGHBORHOOD CENTER - COMMERCIAL

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lot/parcel

8E OPEN SPACE LAND USE AREAS

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

9. PARKING REQUIREMENTS - Section 17.031 E:

9B-1 APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces containing a minimum area of two (2) hundred square feet for each dwelling unit shall be provided within each lot devoted to apartment uses.

9B-2 ATTACHED LAND USE AREAS

No less than two (2) offstreet parking spaces, each containing a minimum area of two (2) hundred square feet, for each dwelling unit shall be provided in proximity to such dwelling unit. Such parking spaces may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of 60' or greater.

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

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

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

9E OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 17.018 J (1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 17.031 E:

10A GENERALLY:

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

10B. ATTACHED LAND USE AREAS

- Setbacks shall conform to the provisions set forth in Section 6 above.
- 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 17.031 E:

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 17.031 E:

12B-1 APARTMENT LAND USE AREAS

In no event shall more than 30 per cent 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.

12B2 ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

12C COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

12E OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Commercial	2.039
Apartments	27.853
S.F.A.	10.640
Open Space Credited	34.026
Non-Credited	2.241
TOTAL	76.799

VILLAGE OF OWEN BROWN
SECTION 1 AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA MARYLAND 21043

COLUMBIA

RECORDED PLAT BOOK 20 FOLIO 132
ON May 25 1972 AMONG THE LAND RECORDS OF 6th ELECTION DISTRICT HOWARD COUNTY, MD.
HOWARD COUNTY, MD. MARCH, 1972 SHEET 3 OF 7

COORDINATES		
NO.	NORTH	SOUTH
102	495474.60	845122.41
103	495640.59	845163.63
284	494463.77	844823.84
284	494854.14	845181.88
431	494955.53	845071.34
432	494814.24	845077.44
438	494897.27	844192.28
439	494541.49	844710.61
440	494556.34	844840.90
523	495416.61	844568.63
528	495494.03	845423.69
530	495514.80	845401.66
531	495356.04	845287.97
537	495149.77	844933.54
551	495172.38	845156.88
554	495126.29	845160.35
562	494995.17	845138.84
563	495456.44	844539.17
636	495425.70	844575.22

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

VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
SHEET 5 OF 12

THE HOWARD RESEARCH AND
DEVELOPMENT CORP

LOT 1
OPEN SPACE
RESERVED FOR
SCHOOL SITE
10.000 Ac.
3.000 Acres Credited
1.000 Acre Non-Credited

LOT 2
OPEN SPACE
5.176 Ac.
Credited

PARCEL A
COMMERCIAL
1.037 Ac.

LOT 5
OPEN SPACE
2.247 Ac.
Credited

VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
SHEET 10 OF 12

VILLAGE OF OWEN BROWN
SECTION 1, AREA 2
SHEET 5 OF 7

THE HOWARD RESEARCH
AND DEVELOPMENT CORPORATION

VILLAGE OF OWEN BROWN

SECTION 1, AREA 2

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 2043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 127

RECORDED PLAT BOOK 20 FOLIO 236 ELECTION DISTRICT HOWARD COUNTY, MD.

May 25 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

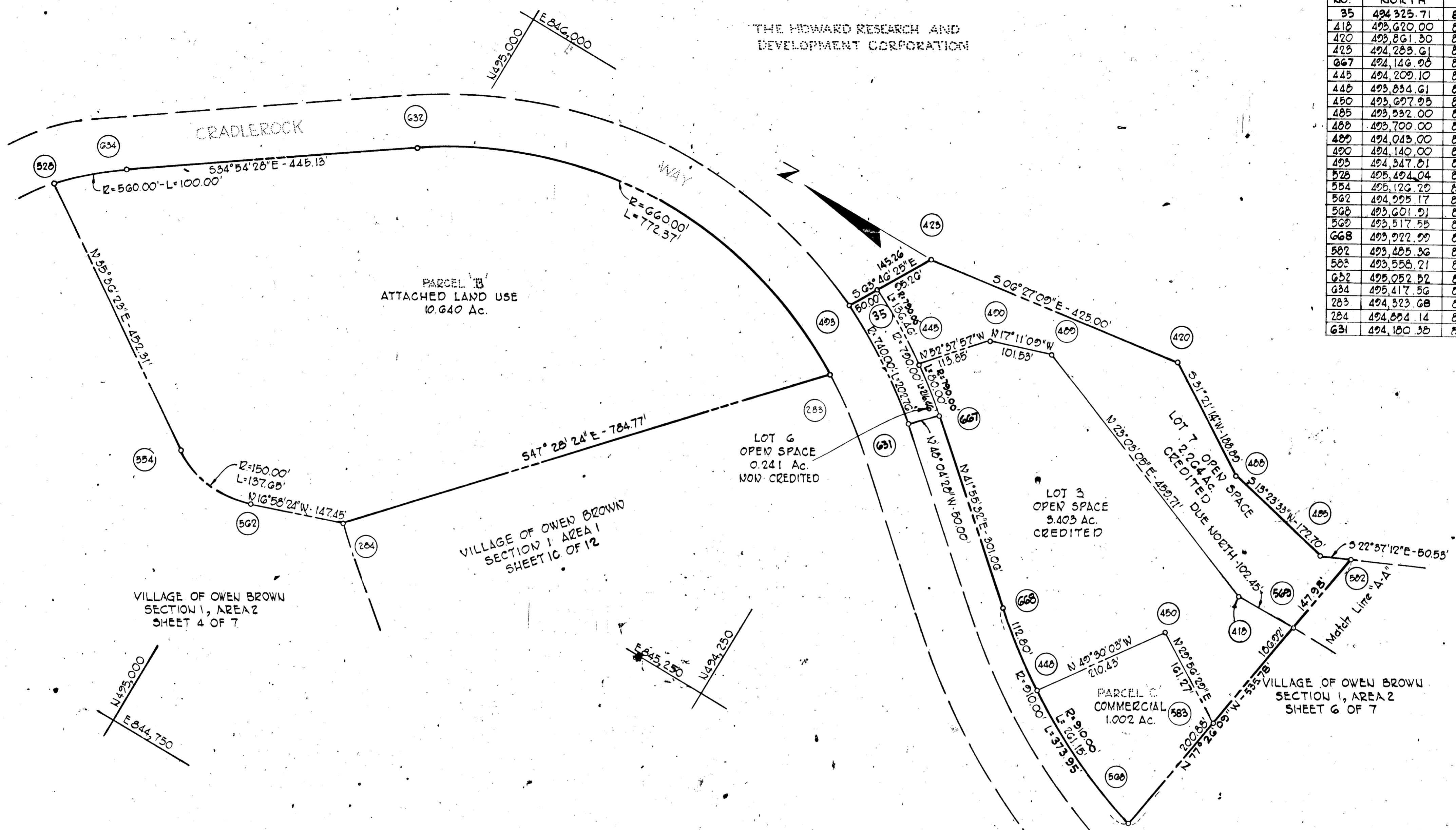
SCALE 1"=100'

SHEET 4 OF 7

1/21/77

COORDINATES		
NO.	NORTH	SOUTH
35	494,325.71	845,910.07
418	493,620.00	845,780.00
420	493,861.30	846,043.28
423	494,283.61	845,923.52
667	494,146.96	845,780.16
445	494,209.10	845,839.52
448	493,854.61	845,518.03
450	493,697.95	845,678.06
485	493,532.00	845,905.00
488	493,700.00	845,945.00
489	494,043.00	845,940.00
490	494,140.00	845,930.00
493	494,347.81	845,865.21
528	495,494.04	845,423.69
554	495,126.22	845,160.35
562	494,925.17	845,138.84
568	493,601.91	845,401.49
569	493,517.55	845,760.00
668	493,922.99	845,588.01
502	493,485.36	845,924.44
503	493,558.21	845,577.56
632	493,052.52	845,742.64
634	493,417.56	845,487.91
283	494,323.68	845,760.23
284	494,854.14	845,181.88
631	494,180.38	845,781.96

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION



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

COLUMBIA

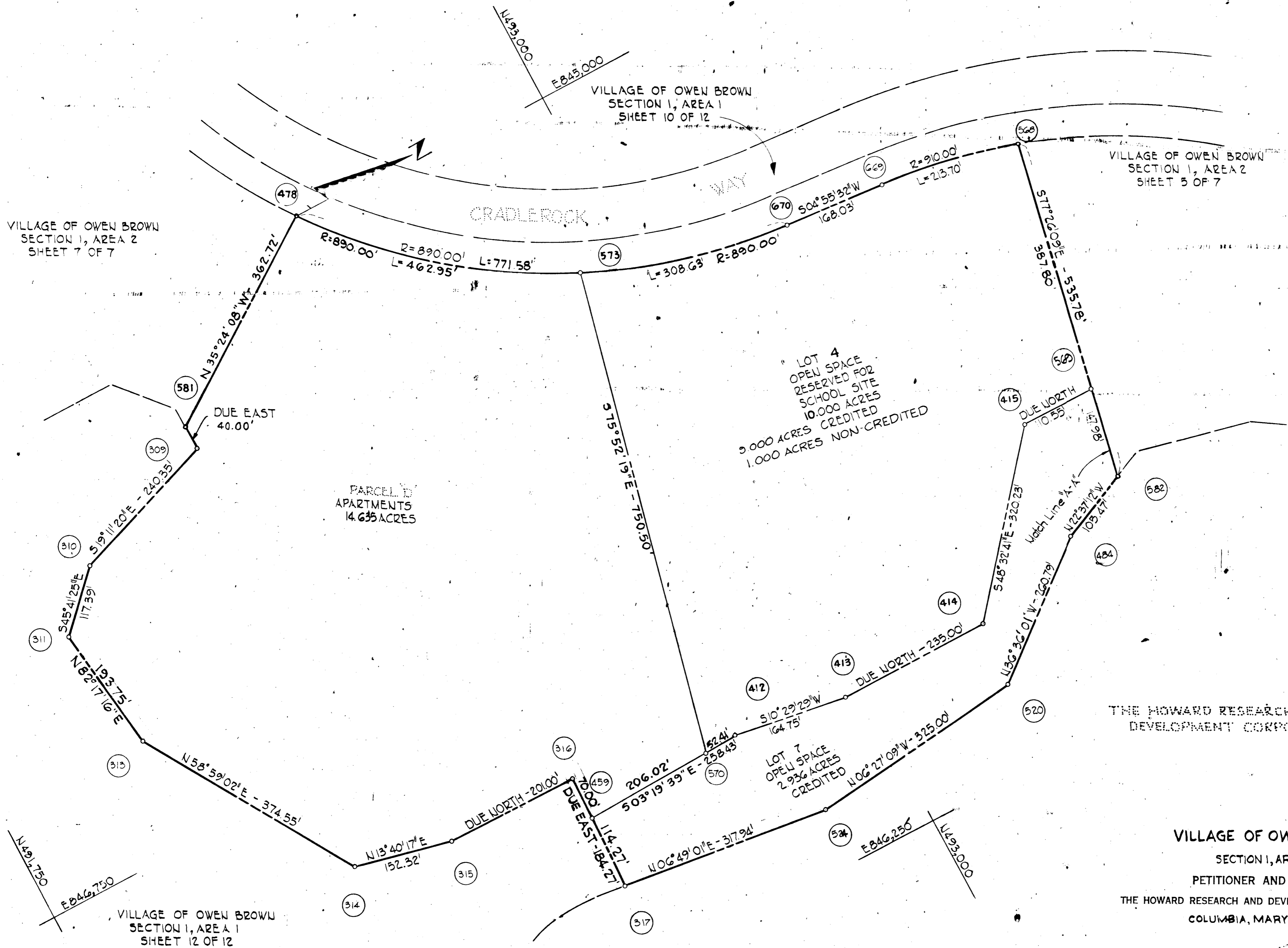
RECORDED PLAT BOOK 20 FOLIO 134
MAY 25 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE 127
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 5 OF 7

4/21/72

DRWN. BY:
CHKD. BY:

COORDINATES		
NO.	NORTH	EAST
670	493,225.69	845,344.00
309	492,281.00	845,223.00
310	492,054.00	845,302.00
311	491,972.00	845,386.00
313	491,998.00	845,578.00
314	492,191.00	845,899.00
315	492,339.00	845,935.00
316	492,540.00	845,935.00
317	492,540.00	846,119.27
412	492,798.00	845,990.00
413	492,960.00	846,020.00
414	493,195.00	846,020.00
415	493,407.00	845,780.00
459	492,540.00	846,005.00
478	492,576.66	844,972.87
484	493,388.00	845,965.00
520	493,78.64	846,120.49
524	492,855.70	846,157.01
568	493,601.91	845,401.49
569	493,517.55	845,780.00
570	492,745.68	845,993.04
573	492,928.86	845,265.24
581	492,281.00	845,183.00
582	493,485.36	845,924.44
669	493,393.09	845,958.42



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

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

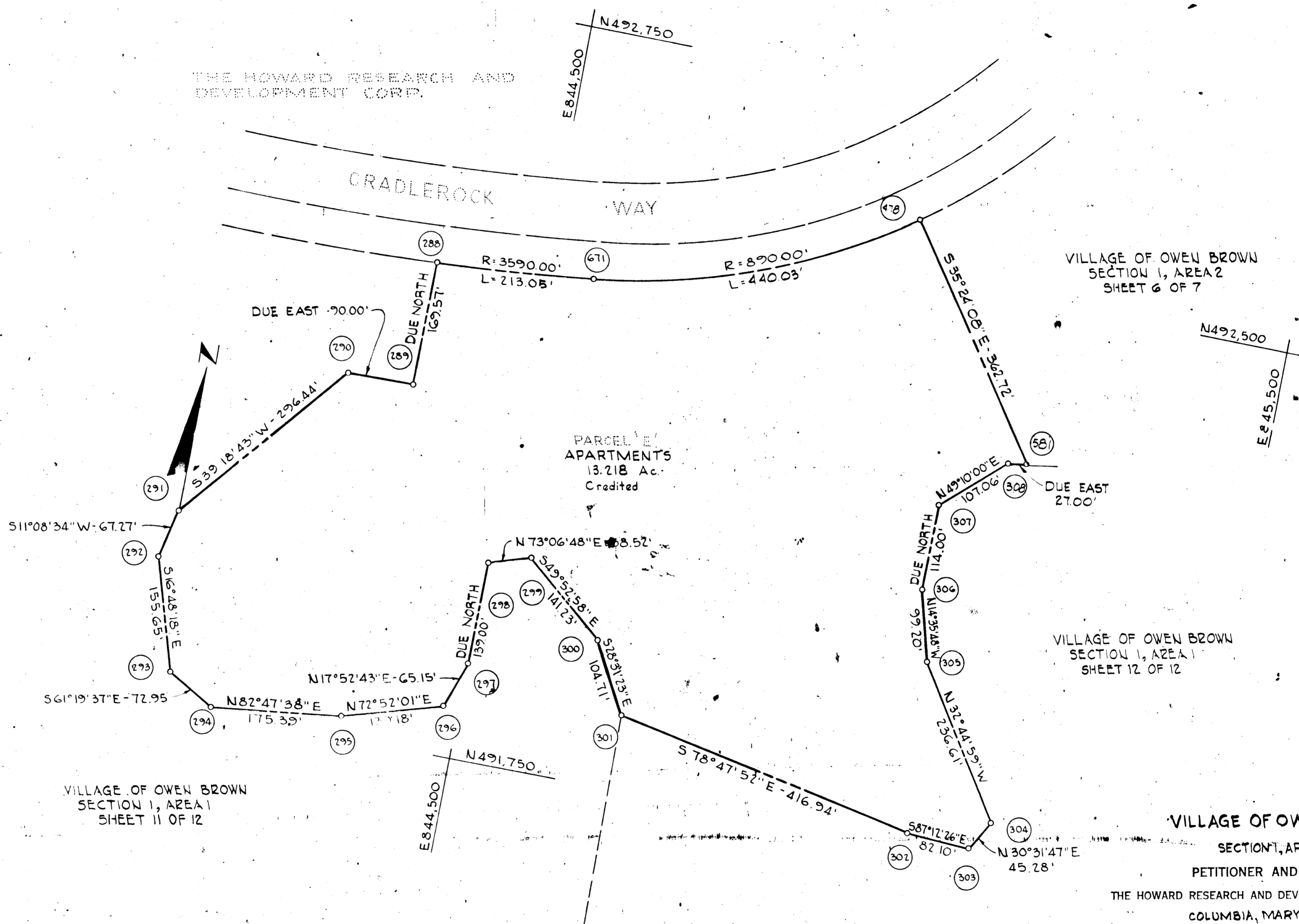
COLUMBIA

RECORDED PLAT BOOK 20 FOLIO 135
MAY 25 1972 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
FINAL DEVELOPMENT PLAN PHASE 127
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 6 OF 7

4/21/72
DRWN. BY:
CHKD. BY:

COORDINATES

NO.	NORTH	EAST
288	492,398.93	844,354.81
289	492,229.36	844,354.81
290	492,229.36	844,264.81
291	492,000.00	844,077.00
292	491,934.00	844,064.00
293	491,785.00	844,109.00
294	491,750.00	844,173.00
295	491,772.00	844,347.00
296	491,813.00	844,480.00
297	491,875.00	844,500.00
298	492,014.00	844,500.00
299	492,031.00	844,556.00
300	491,940.00	844,664.00
301	491,848.00	844,714.00
302	491,767.00	845,123.00
303	491,763.00	845,205.00
304	491,802.00	845,228.00
305	492,001.00	845,100.00
306	492,097.00	845,075.00
307	492,211.00	845,075.00
308	492,281.00	845,156.00
478	492,576.66	844,972.87
581	429,281.00	845,83.00
671	492,418.88	844,566.89



COLUMBIA

RECORDED PLAT BOOK 20 FOLIO 136
MAY 21 1972 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
FINAL DEVELOPMENT PLAN PHASE 127
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 7 OF 7

DRWN. BY:
CHKD. BY:

4/7/72