

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 Cradlerock Road 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 LOCATIONS 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	dwellings, 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 nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1 B-2, S-C, M-R, 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 after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

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.

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 of 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 set-back areas provided all structures and construction is 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.

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 percent of the lot or project area.

g. If, under a single ownership, no setback requirements apply to the common lot line between Parcels D1 and E1.

h. Sections 7.04B, 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 into 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:

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.

7B-1 APARTMENT LAND USE AREAS

Parcels D1 and E1 shall be devoted to apartment uses provided, however, that no more than 219 and 219 dwelling units may be constructed on parcels D1 and E1.

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 D1 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"

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, 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 106 dwelling units may be constructed on Parcel B4.

7E-1 OPEN SPACE LAND USE AREAS

Lots 60, 61, 63 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

Lot 64 is 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 sale for public or private uses.
4. Operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.

7E-5 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lot 65 is to be used for open space purposes. Any portion of lot 65 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 17.01B of the Howard County Zoning Regulations.

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 62 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 17.01B 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 17.01B.

NOTE: This amended plat is intended to supersede Final Development Plan Phase 127-A recorded among the land records of Howard County in Plat Book 20 folios 288 thru 295.

THE PURPOSE OF THIS PLAT IS TO
REDESIGNATE 0.258ac± AS NON-CREDITED
OPEN SPACE IN LOT 64, AND TO CHANGE SECTION
7B-1 OF THE CRITERIA TO PROVIDE THAT 219 DWELLING
UNITS MAY BE CONSTRUCTED ON PARCEL E-1
VILLAGE OF OWEN BROWN



SECTION 1 AREA 2

DEC 26 1974

BUREAU OF ENGINEERING

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

LAKE ELKHORN VENTURE (OWNER OF PARCEL E-1)

SUITE 408 • 10750 COLUMBIA PIKE • SILVER SPRING, MARYLAND 20901

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 127-A-1

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 8

8. HEIGHT LIMITATIONS - Section 17.031

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 uses.

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 D-1 and E-1 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.

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 two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

9B-1 APARTMENT LAND USE AREAS

No less than 1 1/2 off-street parking spaces containing a minimum area of two hundred (200) square feet for each dwelling unit other than single-family attached units shall be provided within each lot devoted to apartment uses. For single family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of same area shall be provided.

Parking may be allowed on adjacent lot/parcel approved by the Howard County Planning Board.

9B-2 ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of two hundred (200) 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 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:

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.

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:

- 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 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:

12A 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 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.

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	1.037
Apartments	29.895
S.F.A.	10.640
Single Family Med. Den.	13.012
Open Space Credited	38.408
Open Space Non-Credited	4.243
TOTAL	97.235

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NOTE: THE PURPOSE OF THIS PLAT IS TO REDESIGNATE 0.258 Ac.± AS NON-CREDITED OPEN SPACE IN LOT G4. AND TO CHANGE SECTION 7B-1 OF THE CRITERIA TO PROVIDE THAT 219 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL E-1.

NOTE: This amended plat is intended to supersede Final Development Plan Phase 127-A recorded among the land records of Howard County in Plat Book 20 Folios 288 thru 295

VILLAGE OF OWEN BROWN
SECTION 1 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
LAKE ELKHORN VENTURE (OWNER OF PARCEL E-1)
SUITE 408 • 10750 COLUMBIA PIKE • SILVER SPRING, MARYLAND 20901

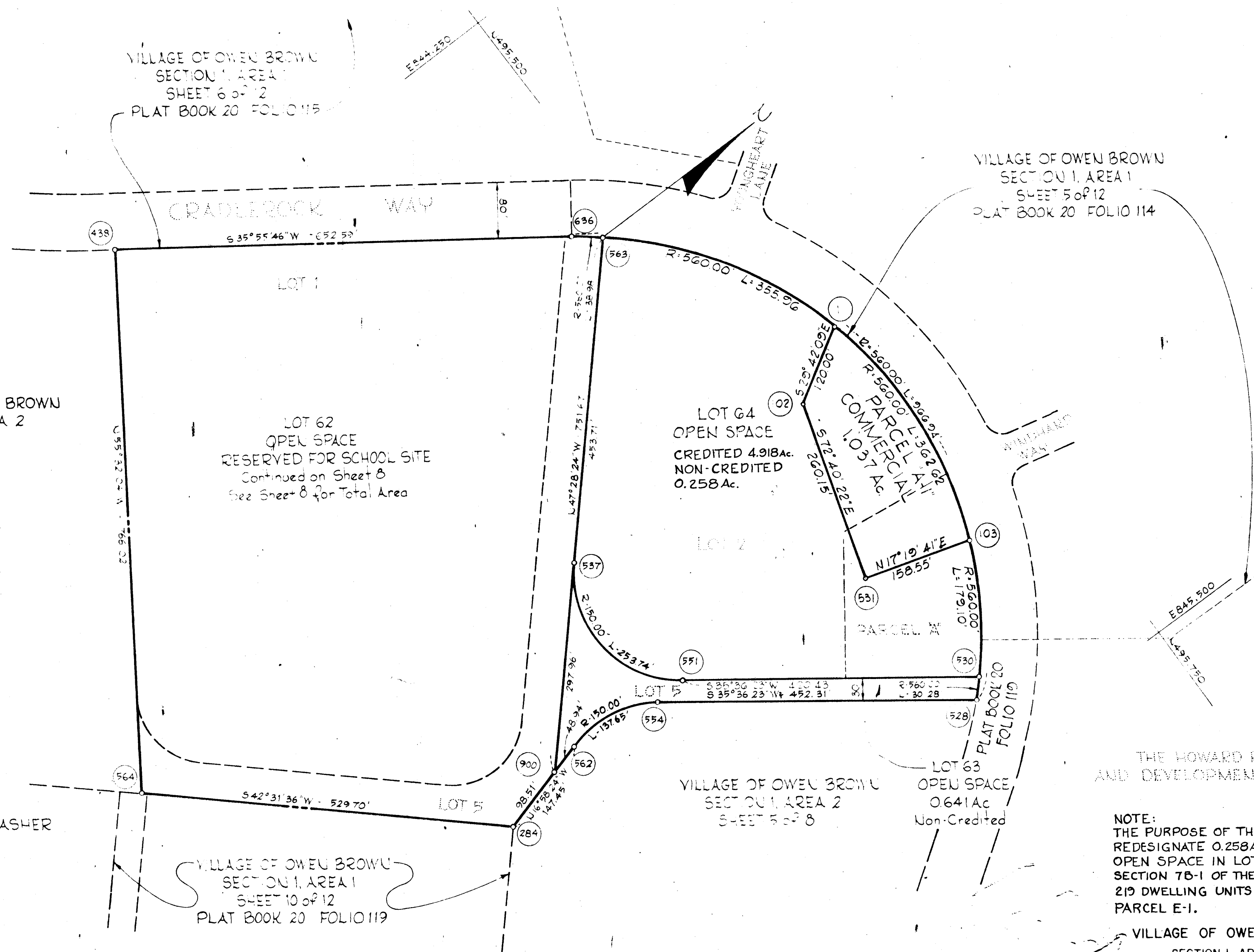
COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 127-A-1

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 8

COORDINATES		
No	NORTH	EAST
4-8	494,337.21	844,578.22
636	495,425.70	844,578.22
563	495,456.44	844,578.22
537	495,497.77	844,938.54
551	495,172.98	845,176.83
530	495,514.80	845,401.66
528	495,494.03	845,423.69
554	495,126.29	845,160.55
562	494,995.17	845,188.84
900	494,948.36	845,153.12
284	494,854.14	845,181.88
964	494,463.77	844,823.84
102	495,537.01	844,955.86
103	495,610.88	845,251.42
551	495,459.53	845,204.20
1	495,641.25	844,836.40



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THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

NOTE:
THE PURPOSE OF THIS PLAT IS TO REDESIGNATE 0.258Ac.± AS NON-CREDITED OPEN SPACE IN LOT 64, AND TO CHANGE SECTION 7B-1 OF THE CRITERIA TO PROVIDE THAT 219 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL E-1.

VILLAGE OF OWEN BROWN
SECTION I, AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
LAKE ELKHORN VENTURE (OWNER OF PARCEL E-1)
SUITE 408 • 10750 COLUMBIA PIKE • SILVER SPRING, MARYLAND 20901

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 127A-I
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 4 OF 8

VILLAGE OF OWEN BROWN
SECTION 1 AREA 2
SHEET 3 of 3

VILLAGE OF OWEN BROWN
SECTION 1 AREA 1
SHEET 6 of 12
PLAT BOOK 20 FOLIO 115

CRADLEROCK WAY

LOT 64
OPEN SPACE
CREDITED 4.918Ac.
NON-CREDITED 0.258Ac.

LOT 62
OPEN SPACE
RESERVED FOR SCHOOL SITE
Continued on Sheet 8
See Sheet 8 for Total Area

VILLAGE OF OWEN BROWN
SECTION I, AREA 2
SHEET 5 of 8

LOT 63
OPEN SPACE
0.641Ac
Non-Credited

VILLAGE OF OWEN BROWN
SECTION I, AREA 1
SHEET 10 of 12
PLAT BOOK 20 FOLIO 119

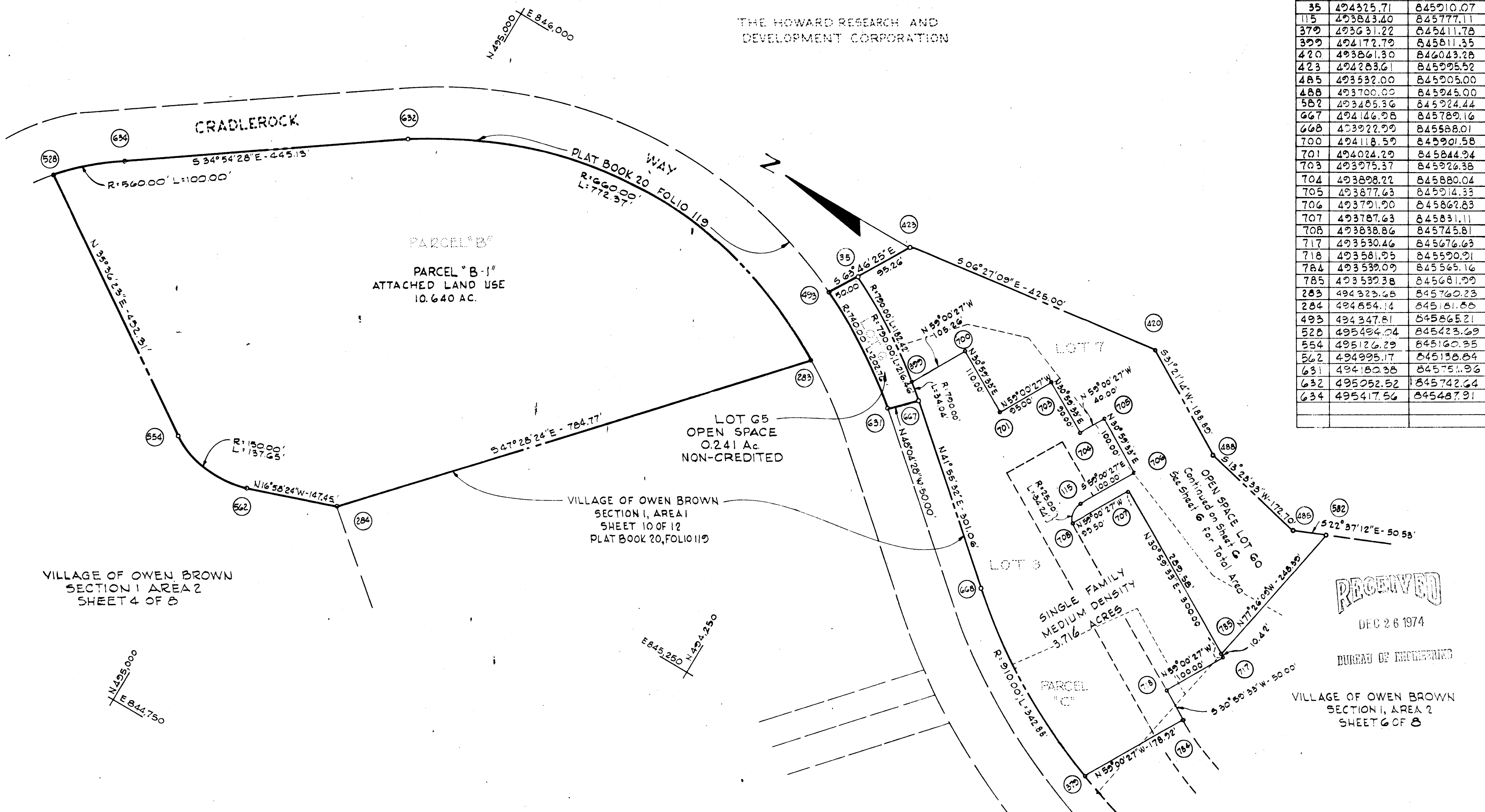
IRVIN DASHER

RECORDED PLAT BOOK 20 FOLIO 116
ON 11/26/74 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MD.

Note:
This amended plat is intended to supercede Final Development Plan Phase 127A recorded among the Land Records of Howard County in Plat Book 20 folios 288 thru 295.

COORDINATES		
NO.	NORTH	SOUTH
35	494325.71	845910.07
115	493843.40	845777.11
379	493631.22	845411.78
399	494172.79	845811.35
420	493861.30	846043.28
423	494283.61	845995.52
485	493532.00	845905.00
488	493700.00	845945.00
582	493485.36	845924.44
667	494146.98	845789.16
668	493922.99	845588.01
700	494118.59	845901.58
701	494024.29	845844.94
703	493975.37	845926.38
704	493898.22	845880.04
705	493877.63	845914.33
706	493791.90	845862.83
707	493787.63	845831.11
708	493838.86	845745.81
717	493530.46	845676.63
718	493581.95	845590.91
784	493539.09	845565.16
785	493539.38	845681.99
283	494323.68	845760.23
284	494654.14	845181.88
493	494347.81	845865.21
528	495494.04	845423.69
554	495126.29	845160.35
562	494995.17	845138.84
631	494180.38	845751.96
632	495052.52	845742.64
634	495417.56	845487.91

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION



VILLAGE OF OWEN BROWN SECTION 1 AREA 2 SHEET 4 OF 8

VILLAGE OF OWEN BROWN SECTION 1, AREA 1 SHEET 10 OF 12 PLAT BOOK 20, FOLIO 119

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VILLAGE OF OWEN BROWN SECTION 1, AREA 2 SHEET 6 OF 8

VILLAGE OF OWEN BROWN
SECTION 1, AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
LAKE ELKHORN VENTURE (OWNER OF PARCEL E-1)
SUITE 408 • 10750 COLUMBIA PIKE • SILVER SPRING, MARYLAND 20901

COLUMBIA

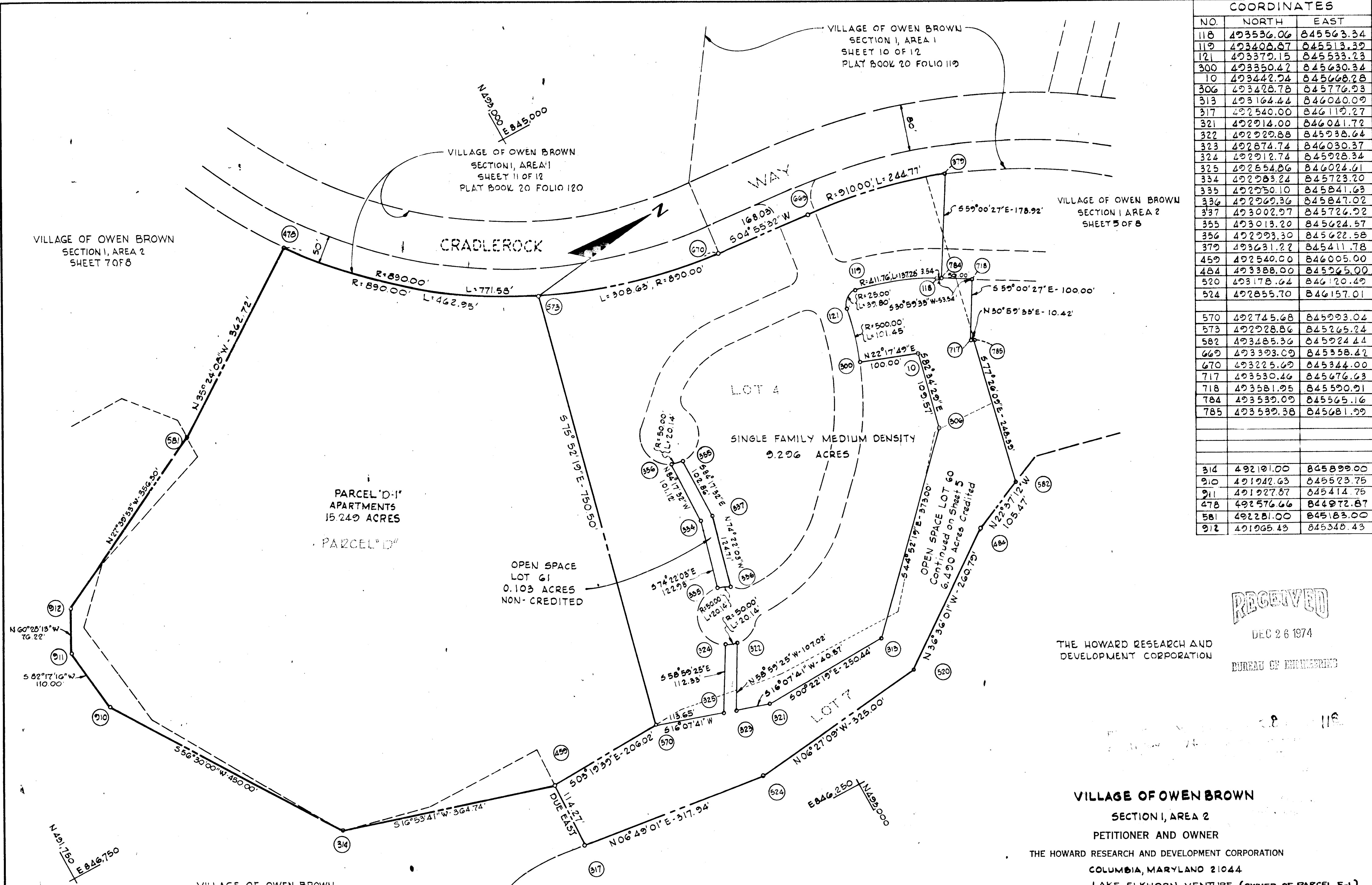
AMENDED FINAL DEVELOPMENT PLAN PHASE 127A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 5 OF 8

NOTE:
THE PURPOSE OF THIS PLAT IS TO REDESIGNATE 0.258 AC. AS NON-CREDITED OPEN SPACE IN LOT 64 AND TO CHANGE SECTION 7B-1 OF THE CRITERIA TO PROVIDE THAT 219 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL E-1.

Note:
This amended plat is intended to supersede Final Development Plan Phase 127A recorded among the Land Records of Howard County in Plat Book 20 Folios 288 thru 295.

RECORDED IN PLAT BOOK 20, FOLIO 117
ON 11/21/74
LAND RECORDS OF HOWARD COUNTY, MARYLAND

COORDINATES		
NO.	NORTH	EAST
118	493536.06	845563.34
119	493408.87	845513.32
121	493372.15	845533.23
300	493350.47	845630.34
10	493442.74	845668.28
306	493428.78	845776.23
313	493164.44	846040.09
317	492540.00	846119.27
321	492914.00	846041.72
322	492929.88	845938.64
323	492874.74	846030.37
324	492912.74	845928.34
325	492854.86	846024.61
334	492983.24	845723.20
335	492950.10	845841.63
336	492969.36	845847.02
337	493002.97	845726.92
355	493013.20	845624.57
356	492993.30	845622.58
379	493631.22	845411.78
459	492540.00	846005.00
484	493388.00	845965.00
520	493178.64	846120.49
524	492855.70	846157.01
570	492745.68	845993.04
573	492928.86	845265.24
582	493485.36	845924.44
669	493393.09	845358.42
670	493225.69	845344.00
717	493530.46	845676.63
718	493581.95	845590.91
784	493539.09	845565.16
785	493539.38	845681.99
314	492191.00	845899.00
910	491942.63	845523.75
911	491927.87	845414.75
478	492576.66	844972.87
581	492281.00	845183.00
912	491965.43	845346.43



Note:
This amended plat is intended to supercede Final Development Plan Phase 127-A recorded among the Land Records of Howard County, in Plat Book 20 folios 288 thru 295.

NOTE:
THE PURPOSE OF THIS PLAT IS TO REDESIGNATE 0.258 Ac.± AS NON-CREDITED OPEN SPACE IN LOT G4 AND TO CHANGE SECTION 7B-1 OF THE CRITERIA TO PROVIDE THAT 219 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL E-1.

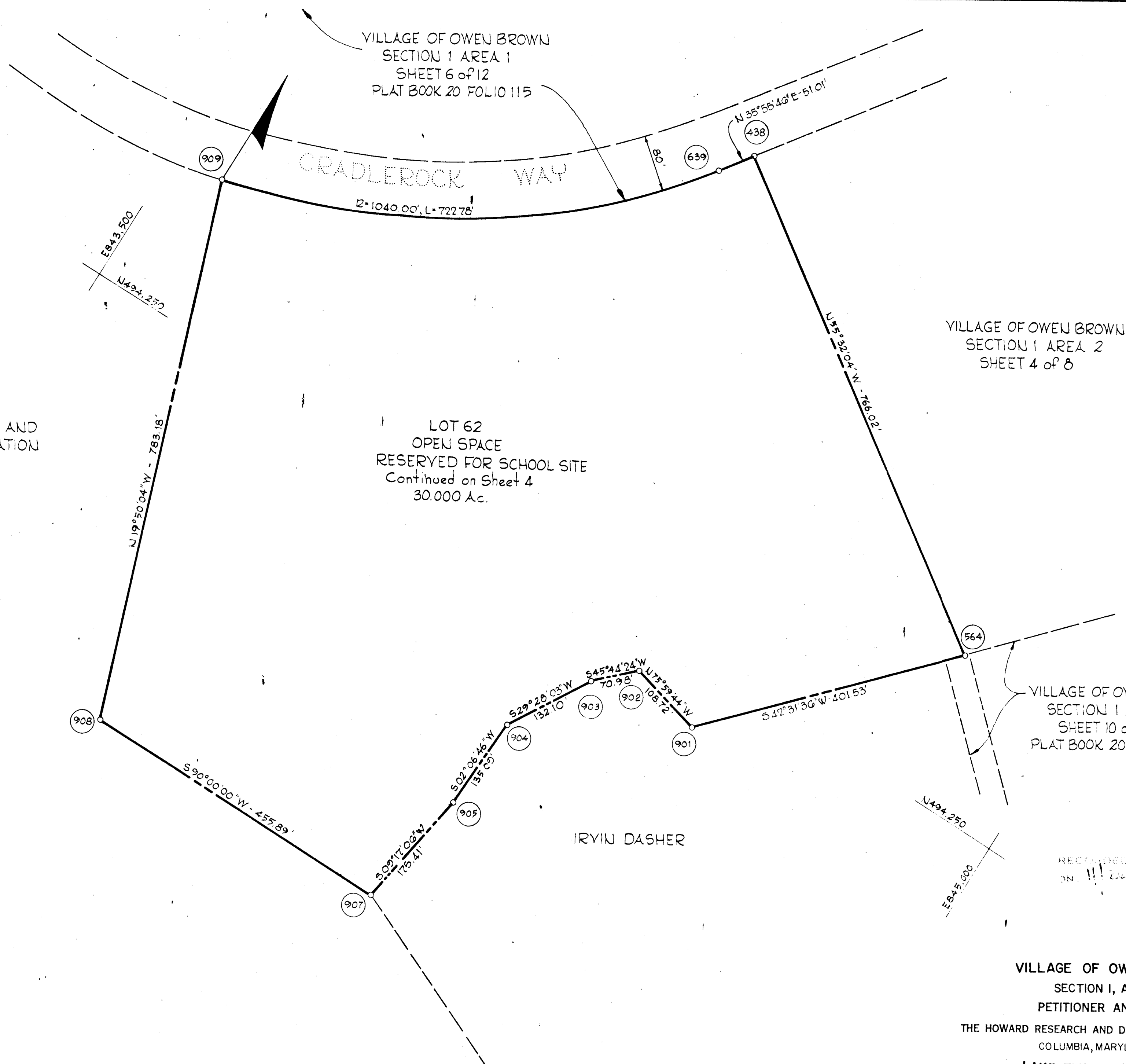
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VILLAGE OF OWEN BROWN
SECTION I, AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
LAKE ELKHORN VENTURE (OWNER OF PARCEL E-1)
SUITE 408 - 10750 COLUMBIA PIKE - SILVER SPRING, MARYLAND 20901

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 127A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 6 OF 8

COORDINATES

No.	NORTH	EAST
901	494,167.86	844,552.43
902	494,194.17	844,446.94
903	494,144.63	844,396.12
904	494,029.61	844,331.14
905	493,894.62	844,326.16
907	493,721.51	844,297.86
908	493,721.51	843,841.97
909	494,458.22	843,576.24
639	494,855.96	844,162.35
438	494,897.27	844,192.28
564	494,463.77	844,823.84



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RECORDED ✓ PLAT BOOK 20 FOLIO 120
 ON 11/26/74

Note:
 This amended plat is intended to supercede Final Development Plat Phase 127-A recorded among the Land Records of Howard County in Plat Book 20 Folio: 298 thru 295.

NOTE:
 THE PURPOSE OF THIS PLAT IS TO REDESIGNATE 0.258 ac.± AS NON-CREDITED OPEN SPACE IN LOT 64 AND TO CHANGE SECTION 7B-1 OF THE CRITERIA TO PROVIDE THAT 219 DWELLING UNITS MAY BE CONSTRUCTED ON PARCEL E-1.

VILLAGE OF OWEN BROWN SECTION 1, AREA 2 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044
 LAKE ELKHORN VENTURE (OWNER OF PARCEL E-1)
 SUITE 408 - 10750 COLUMBIA PIKE - SILVER SPRING, MARYLAND - 20901

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 127A-I
 6th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 8 OF 8