

VICINITY MAP  
SCALE: 1" = 1600'

SUMMARY OF AMENDMENTS

Phase 127-A - Revised all previously recorded sheets. Purpose was to modify the boundaries of the Phase and the parcels incorporated therein. Total area of the Phase was increased by 20.436 acres, including 13.012 Acres of Single Family Medium Density use. Section 7-A-2 was added to the criteria. Section 9-B-1 of the criteria was modified to clarify parking requirements for Single Family Attached use.

Phase 127-A-I-Revised all previously recorded sheets. Purpose was to redesignate 0.252 Acres used for parking in Lot 64 as non-credited open space and to change Section 7-B-1 of the criteria to provide that 219 dwelling units may be constructed on Parcel E-1.

Phase 127-A-II-Revises sheets 1,2,3,4 and 8 of 8. Purpose is to increase the total area of previously recorded Lot 62 by 3.165 acres, of which 2.648 acres is credited open space and 0.317 acres is non-credited open space.

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JAN 13 1976  
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July 11 1975  
28 144

VILLAGE OF OWEN BROWN

**RECEIVED**  
JAN 14 1976  
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INSPECTION SECTION

SECTION 1 AREA 2

PETITIONERS & OWNERS  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
THE BOARD OF EDUCATION OF HOWARD COUNTY

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE PHASE 127 A-II  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400' SHEET 1 OF 8

NOTE: This amended plat is intended to supercede Final Development Plan Phase 127A-I, Sheet 1 of 8, recorded among the Land Records of Howard County, Maryland, in Plat Book 28, Folio 113.

127-A II			
127-A I	November 26, 1974	28	113 thru 120
127-A	March 28, 1974	20	288 thru 295
127	May 25, 1972	20	130 thru 135
PHASE NO.	DATE	PLAT BOOK	FOLIO
RECORDED			

PREPARED AS TO SHEETS 1 TO 8  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS  
AMENDED MAY 27, 1965

*Walter Woodruff* 2568  
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 NOVEMBER 4, 1968  
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972  
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974

THE BOARD OF EDUCATION OF  
HOWARD COUNTY

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SEC. DATE H.C.P.B. CHAIRMAN DATE

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, S-1, 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 17.037f (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
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.

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 setback 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 through 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 D-1 and E-1.
- 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 off-street 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:

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 D-1 and E-1 shall be devoted to apartment uses provided, however, that no more than 219 and 219 dwelling units may be constructed on Parcels D-1 and E-1.

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-1 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". 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, 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 B-1.

7E-1 OPEN SPACE LAND USE AREAS

Lots 60, 61, and 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-6 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 17.018 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 17.018 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 of the Howard County Zoning Regulations.

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NOTE: The purpose of this plat is to add 2.848 acres as credited open space and 0.317 acres as non-credited open space to the previously recorded school site (lot 62). This amended plat is intended to supersede Final Development Plan Phase 127A-1, Sheet 2 of 8, recorded among the land records of Howard County in Plat Book 28, Folio 114 and shall apply to Phase 127-A 1 and 127-A 11.

July 11, 1975

VILLAGE OF OWEN BROWN

SECTION 1 AREA 2

PETITIONERS & OWNERS  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
THE BOARD OF EDUCATION OF HOWARD COUNTY

**COLUMBIA**

AMENDED  
FINAL DEVELOPMENT PLAN PHASE PHASE 127 A-II  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

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 parking space 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:

- 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 17.01B(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.

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	Total Acres	PHASE 127A-I	PHASE 127A-II
Employment Center Commercial	1.037	1.037	—
Apartments	29.895	29.895	—
SFA	10.640	10.640	—
Single Family Medium Density	13.012	13.012	—
Open Space Credited	41.256	11.256	30.000
Non-Credited	4.560	1.395	3.165
<b>TOTAL</b>	<b>100.400</b>	<b>67.235</b>	<b>33.165</b>

NOTE: The purpose of this plat is to add 2.848 acres as credited open space and 0.317 acres as non-credited open space to the previously recorded school site (lot 62).

This amended plat is intended to supersede Final Development Plan Phase 127A-I, Sheet 3 of 8, recorded among the land records of Howard County in Plat Book 28, Folio 115 and shall apply to Phase 127-A I and 127-A II.

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July 11, 1975

VILLAGE OF OWEN BROWN

SECTION 1 AREA 2

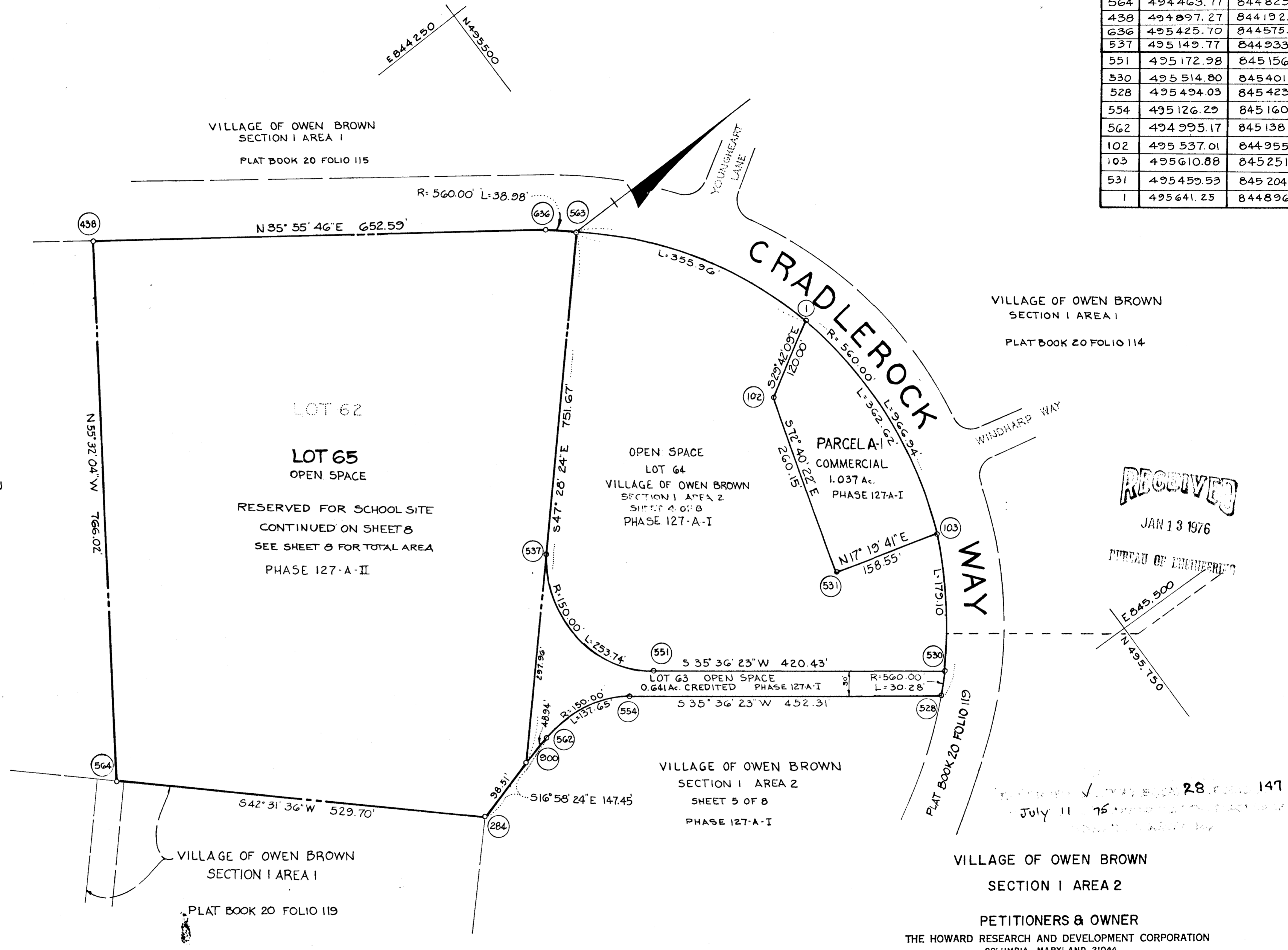
PETITIONERS & OWNERS  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
THE BOARD OF EDUCATION OF HOWARD COUNTY

**COLUMBIA**  
AMENDED  
FINAL DEVELOPMENT PLAN PHASE PHASE 127A-II  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 8

DRWN. BY:  
CHKD. BY:

COORDINATES		
NO.	NORTH	EAST
563	495 456.44	844.5
900	494 948.36	845 153.12
284	494 854.14	845 181.88
564	494 463.77	844 823.84
438	494 897.27	844 192.28
636	495 425.70	844 575.22
537	495 149.77	844 933.54
551	495 172.98	845 156.88
530	495 514.80	845 401.66
528	495 494.03	845 423.69
554	495 126.29	845 160.35
562	494 995.17	845 138.84
102	495 537.01	844 955.86
103	495 610.88	845 251.42
531	495 459.53	845 204.20
1	495 641.25	844 896.40



NOTE: The purpose of this plat is to add 2.848 acres as credited open space, and 0.317 acres, more or less, as non-credited open space to the previously recorded school site (lot 62).

This amended plat is intended to supercede Final Development Plan Phase 127A-I, Sheet 4 of 8, recorded among the Land Records of Howard County, Maryland, in Plat Book 28, Folio 116.

PETITIONERS & OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044

THE BOARD OF EDUCATION OF HOWARD COUNTY

**COLUMBIA**  
 AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 127A-II  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 100'  
 SHEET 4 OF 8

DRWN. BY:  
 CHKD. BY:



COORDINATES		
No.	NORTH	EAST
639	494855.96	844162.35
438	494897.27	844192.28
564	494463.77	844823.84
901	494167.86	844552.43
902	494194.17	844446.94
903	494144.63	844396.12
904	494029.61	844331.14
905	493894.62	844326.16
1000	493564.02	844272.11
1001	493614.98	843728.39
1002	494450.61	843544.15

VILLAGE OF OWEN BROWN  
SECTION I AREA I

PLAT BOOK 20 FOLIO 115

CRADLEROCK WAY  
R=1040.00' L=755.76'

LOT 62

LOT 65  
OPEN SPACE  
RESERVED FOR SCHOOL SITE  
(Continued on sheet 4)  
33.165 Ac.  
30.000 CREDITED  
3.165 NON-CREDITED

THE HOWARD RESEARCH & DEVELOPMENT CORP.  
LIBER 463 FOLIO 196

VILLAGE OF OWEN BROWN  
SECTION I AREA 2  
SHEET 4 of 8

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VILLAGE OF OWEN BROWN  
SECTION I AREA I  
PLAT BOOK 20 FOLIO 119

IRVIN DASHER  
LIBER 399 FOLIO 480

RECORDED  
July 11 1975  
28 148

VILLAGE OF OWEN BROWN  
SECTION I AREA 2

PETITIONERS & OWNERS  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044  
THE BOARD OF EDUCATION OF HOWARD COUNTY

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 127 A - II  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100'  
SHEET 8 OF 8

NOTE: The purpose of this plat is to add 2.848 acres as credited open space and 0.317 acres, more or less, as non-credited open space in lot 65, to the previously recorded school site (lot 62).  
This amended plat is intended to supersede final Development Plan Phase 127A-I, Sheet 8 of 8, recorded among the land records of Howard County, Maryland, in Plat Book 28, folio 170.