

VICINITY MAP
Scale: 1" = 2000'

SUMMARY OF AMENDMENTS

- Phase 113-A - Revised Sheets 1, 2, 3, 9, 10, 11 and 12 of 12. Purpose was to modify boundaries and delineation of parcels and to adjust land use acreages. Net effect was a reduction in area for Phase 113 is the amount of 1.388 acres. Adjacent phases were adjusted accordingly.
- Phase 113-A-1 - Revised Sheets 1, 2 and 3 of 12. Correct an error in the "Tabulation of Land Use" table included with the criteria.
- Phase 113-A-II - Revised Sheets 1, 2, 3 and 10 of 12. Purpose was to add Parcel F, Phase 150, comprised of 3.279 acres of apartment use, to Phase 113. Phase 150 was revised accordingly.
- Phase 113-A-III - Revised Sheets 1, 2, 3 and 9 of 12. Purpose is to change the land use for a portion of Parcel E-1, shown on plat recorded in Plat Book 20, Folio 276, from "Apartments" to "Attached" use.

NOTE: This plat is intended to supersede Sheet 1 of 12 recorded among the Land Records of Howard County on April 14, 1975 in Plat Book 28, Folio 125.

July 11 1975

LOCATION PLAN
Scale: 1" = 400'

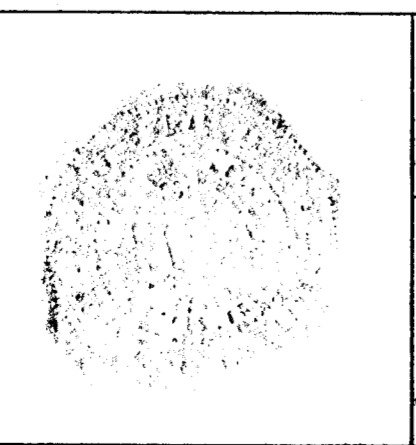
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VILLAGE OF OWEN BROWN
SECTION I, AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

PREPARED AS TO SHEETS 1 TO 12
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

#61

LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972

HOWARD COUNTY PLANNING BOARD

H. C. P. B. EXEC. SECRETARY DATE H. C. P. B. CHAIRMAN DATE

A-III			
A II	April 14, 1975	28	125 thru 128
A-I	Nov. 26, 1974	28	105 thru 107
A	March 21, 1974	20	273 thru 279
113	May 25, 1972	20	110 thru 121
PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
		RECORDED	

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 113-A-III
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 1 OF 12

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan Phase is applicable to Section 1, Area 1, 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	baywindows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling or accessory building

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
shrubs	fencing under 6' in height
trees	retaining walls under 5' 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 or any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7½ 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 if such construction is 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 C-1 and Section 1, Area 1, Parcel 5; Parcel D-1 and Section 1, Area 3, Parcel F.

- 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 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 as part of a Site Development Plan 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.

Division of Open Space 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, leasees, mortgagees, and others having an interest in such lots, which lots shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

7. PERMITTED USES - Section 17.031D:

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 B, D-1, E-4, and F-1 shall be devoted to apartment uses, provided, however, that no more than 428, 167, 115, and 320 dwelling units may be constructed on Parcels B, D-1, E-4, and F-1, respectively.

7B-2 ATTACHED LAND USE AREAS

Parcels A, E-2, E-3, and C-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 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 17.014 B (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, 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 259, 45, 80, and 95 dwelling units may be constructed on Parcels A, E-2, E-3, and C-1, respectively.

7C-1 OPEN SPACE LAND USE AREAS

Lots 267, 268, 269, 270, 271, 278, 279, 280, 281, 282, and 283 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-5 LAKE AND PARK OPEN SPACE LAND USE AREAS

Lot 280 is to be used for all open space purposes including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private lake and park.
- b. Operation of a public or private boating facility including boathouse, dock facilities and related appurtenances.
- c. Operation and maintenance of such commercial facilities as are consistent with the primary use of Lot 280 for park and recreational uses as approved by the Howard County Planning Board.
- d. Fishing, swimming, boating, and all other aquatic activities consistent with operation of a public lake and park.
- e. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, carnivals, rummage sales, white elephant sales, cake sales, dances, and similar activities.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots 278 and 279 are to be used for open space purposes. Any portion of Lots 278 and 279 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.

Direct vehicular access across Lots 278 or 279 to adjacent Parcels is specifically permitted at points of access approved by the Howard County Office of Planning and Zoning.

NOTE: This plat is intended to supercede Sheet 2 of 12 recorded among the Land Records of Howard County on April 14, 1975, in Plat Book 26, Folio 126, and shall apply to Phases 113, 113A, 113A-I, 113A-II, and 113A-III.

THE PURPOSE OF THIS AMENDMENT IS TO REVISE SECTION 7, PERMITTED USES, TO CHANGE THE LAND USE FROM "APARTMENTS" TO "ATTACHED" FOR PARCELS E-2 & E-3, WHICH PARCELS COMPRISE 12.574 ACRES OF PARCEL E-1 AS SHOWN ON PLATS RECORDED IN PLAT BOOK 28 FOLIOS 105 TO 111. THE LAND USE FOR PARCEL E-4, WHICH IS THE REMAINING 7.664 ACRES OF PARCEL E-1 IS RETAINED AS "APARTMENTS".

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INSPECTION SECTION

VILLAGE OF OWEN BROWN

SECTION 1 AREA I

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 113 A-III
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 12

6. HEIGHT LIMITATIONS - Section 17.031 E:

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 200 feet in height from the highest adjoining ground elevation adjacent to the building. No height limitation is imposed upon structures constructed within Parcels B, D-1, E-4, and F-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.

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 F:

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 (2) hundred square feet per each parking space shall be provided on each lot within single family land use areas.

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 parking space for each dwelling unit 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 (2) off-street parking spaces of same area shall be provided. Parking may be allowed on adjacent lot/parcel as 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 (2) hundred 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 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.

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.

10B ATTACHED LAND USE AREAS
a. Setbacks shall conform to the provisions set forth in Section 6 above.
b. 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:

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.

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.

NOTE: This plat is intended to supersede Sheet 3 of 12 recorded among the Land Records of Howard County on April 14, 1975, in Plat Book 28 Folio 127, and shall apply to Phases 113, 113A, 113A-I, 113A-II and 113A-III.

THE PURPOSE OF THIS AMENDMENT IS TO REVISE SECTION 7, PERMITTED USES, TO CHANGE THE LAND USE FROM "APARTMENTS" TO "ATTACHED" FOR PARCELS E-2 & E-3, WHICH PARCELS COMPRISE 12.574 ACRES OF PARCEL E-1 AS SHOWN ON PLATS RECORDED IN PLAT BOOK 28 FOLIOS 105 TO 111. THE LAND USE FOR PARCEL E-4, WHICH IS THE REMAINING 7.664 ACRES OF PARCEL E-1 IS RETAINED AS "APARTMENTS".

TABULATION OF LAND USE

LAND USE	PHASE 113	PHASE 113A-I	PHASE 113A-II	PHASE 113A-III	TOTAL
SFMD	85.222 Acres	0	0.064	0	85.286
Roadway	18.394	0	0.064	0	
Apartments	28.513	21.439	14.382	7.664	71.998
Roadway	2.632	4.679	4.932	1.612	
SFA	25.891	0	9.512	12.574	47.977
Roadway	3.526	0	0	1.432	
Open Space					
Credited	47.676	68.981	0	0	116.657
Non-Credited	0.956	0	6.157	0	7.113
TOTAL	188.258 Acres	90.420	30.115	20.238	329.031

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INSPECTION SECTION

VILLAGE OF OWEN BROWN

SECTION I AREA I

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 113 A - III

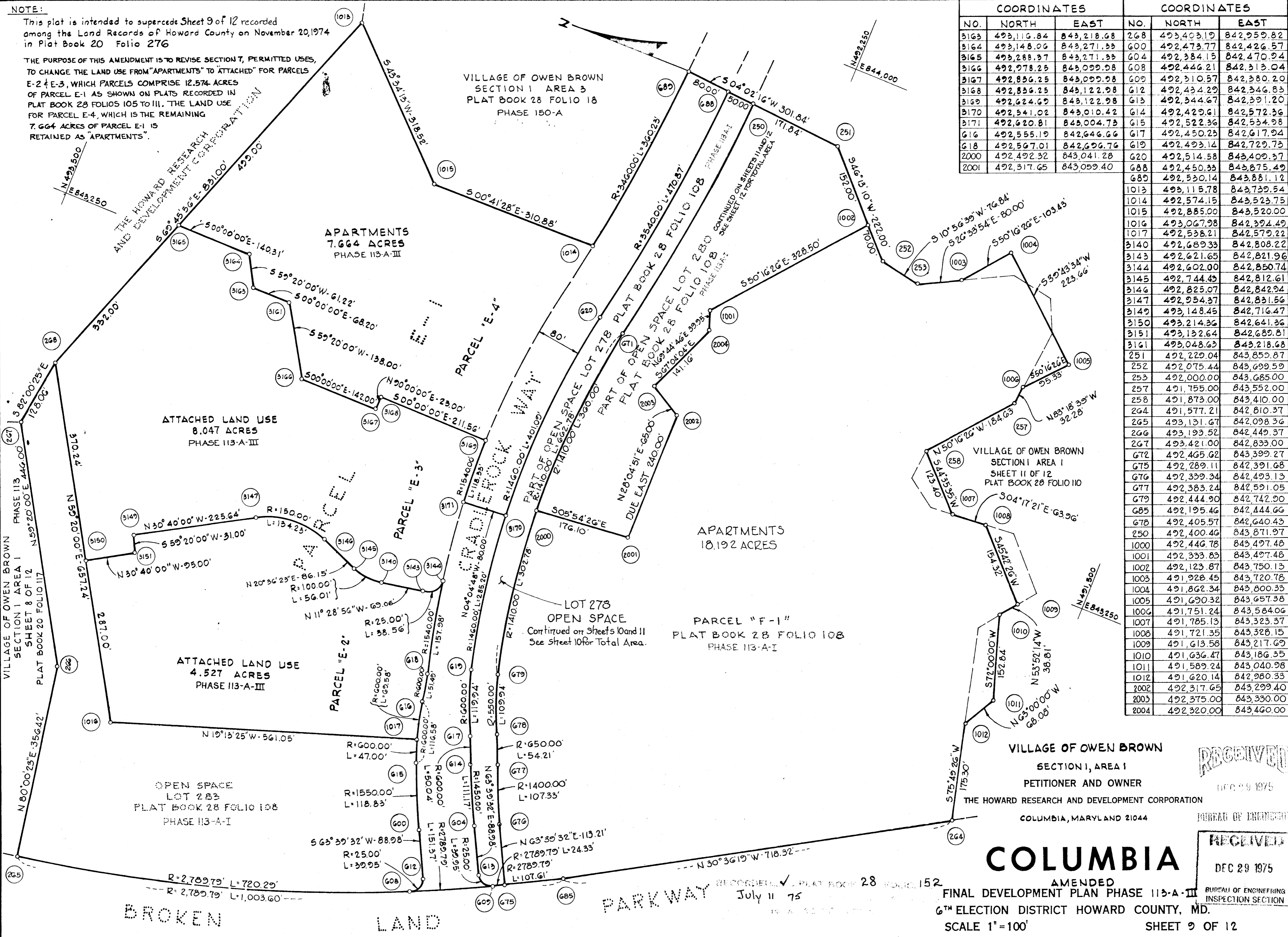
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 12

NOTE:

This plat is intended to supersede Sheet 9 of 12 recorded among the Land Records of Howard County on November 20, 1974 in Plat Book 20 Folio 276

THE PURPOSE OF THIS AMENDMENT IS TO REVISE SECTION 7, PERMITTED USES, TO CHANGE THE LAND USE FROM "APARTMENTS" TO "ATTACHED" FOR PARCELS E-2 & E-3, WHICH PARCELS COMPRISE 12.574 ACRES OF PARCEL E-1 AS SHOWN ON PLATS RECORDED IN PLAT BOOK 28 FOLIOS 105 TO 111. THE LAND USE FOR PARCEL E-4, WHICH IS THE REMAINING 7.664 ACRES OF PARCEL E-1 IS RETAINED AS "APARTMENTS".



COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
3163	493,116.84	843,218.68	268	493,403.19	842,959.82
3164	493,148.06	843,271.33	600	492,473.77	842,426.57
3165	493,288.37	843,271.33	604	492,384.15	842,470.94
3166	492,978.25	843,099.98	608	492,446.21	842,313.04
3167	492,836.25	843,099.98	609	492,310.57	842,380.20
3168	492,836.25	843,122.98	612	492,434.29	842,346.83
3169	492,624.69	843,122.98	613	492,344.67	842,391.20
3170	492,541.02	843,010.42	614	492,429.61	842,572.36
3171	492,620.81	843,004.73	615	492,522.36	842,534.98
616	492,555.19	842,646.66	617	492,450.25	842,617.94
618	492,567.01	842,696.76	619	492,493.14	842,729.73
2000	492,492.32	843,041.28	620	492,514.58	843,409.37
2001	492,317.65	843,059.40	688	492,450.35	843,875.49
			689	492,530.14	843,881.12
			1013	493,115.78	843,739.54
			1014	492,574.15	843,523.75
			1015	492,885.00	843,520.00
			1016	493,067.98	842,394.49
			1017	492,538.21	842,579.22
			3140	492,689.33	842,808.22
			3143	492,621.65	842,821.96
			3144	492,602.00	842,850.74
			3145	492,744.49	842,812.61
			3146	492,825.07	842,842.94
			3147	492,954.37	842,831.56
			3149	493,148.45	842,716.47
			3150	493,214.36	842,641.36
			3151	493,132.64	842,680.81
			3161	493,048.63	843,218.68
			251	492,229.04	843,859.87
			252	492,075.44	843,699.59
			253	492,000.00	843,685.00
			257	491,755.00	843,552.00
			258	491,873.00	843,410.00
			264	491,577.21	842,810.37
			265	493,131.67	842,098.36
			266	493,193.52	842,449.37
			267	493,421.00	842,833.00
			672	492,465.02	843,399.27
			675	492,289.11	842,391.68
			676	492,339.34	842,493.13
			677	492,383.24	842,591.05
			679	492,444.90	842,742.90
			685	492,195.46	842,444.66
			678	492,405.57	842,640.43
			250	492,400.46	843,871.97
			1000	492,446.78	843,497.48
			1001	492,333.83	843,497.48
			1002	492,123.87	843,750.13
			1003	491,928.45	843,720.78
			1004	491,862.34	843,800.33
			1005	491,690.32	843,657.38
			1006	491,751.24	843,584.06
			1007	491,785.13	843,323.37
			1008	491,721.35	843,328.15
			1009	491,613.58	843,217.69
			1010	491,636.47	843,186.35
			1011	491,589.24	843,040.98
			1012	491,620.14	842,980.33
			2002	492,317.65	843,299.40
			2003	492,375.00	843,330.00
			2004	492,320.00	843,460.00

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 SECTION 1, AREA 1
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044
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 INSPECTION SECTION

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 113-A-III
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 9 OF 12

DRWN. BY:
CHKD. BY: