

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 0.258 Acres used for parking in Lot G4 as non-credited open space and to change Section 7-B-1 of the criteria to provide that 217 dwelling units may be constructed on Parcel E-1.
- Phase 127-A-II: Revised sheets 1, 2, 3, 4, and 8 of 8. Purpose is to increase the total area of previously recorded Lot G2 by 3.165 acres, of which 2.848 acres is credited open space and 0.317 acres is non-credited open space.
- Phase 127-A-III: Revised sheets 1, 2, 3 and 6 of 8. Purpose is to change the land use for Parcel D-1 shown on Plat recorded in Plat Book 28, Folio 118, from "Apartments" to "Attached" use.

NOTE:
This amended plat is intended to supersede Final Development Plan Phase 127A-II, Sheet 1 of 8, recorded among the Land Records of Howard County, Maryland, in Plat Book 28, Folio 144.

LOCATION PLAN
Scale: 1/400

127-A-III	July 27, 1976	3054	CC thru FF
127-A-II	July 11, 1975	28	144 thru 148
127-A-I	November 26, 1974	28	113 thru 120
127-A	March 28, 1974	20	288 thru 275
127	May 25, 1972	20	190 thru 136
PHASE NO.	DATE	PLAT BOOK	FOLIO
RECORDED			

X 3054 CC
7/27/76
HOWARD COUNTY, MD.

RECEIVED

VILLAGE OF OWEN BROWN

OCT 18 1976

SECTION 1, AREA 2

BUREAU OF ENGINEERING

PETITIONERS & OWNERS
OWEN BROWN-TATSFIELD DEVELOPMENT COMPANY
COLUMBIA, MARYLAND
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 127 A-III
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 1 OF 8

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

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 608 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974

HOWARD COUNTY PLANNING BOARD

LAND SURVEYOR'S SIGNATURE

H. C. P. B. EXEC. 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, B-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 17.037E (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 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 (30%) of the lot or project area.
- g. Sections 7.048, 7.06, and 7.07 of the Howard County Zoning Regulations shall apply to all apartment land use areas.
- h. 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

Parcel E-1 shall be devoted to apartment uses provided, however, that no more than 219 dwelling units may be constructed on Parcel 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 and Parcel D-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, 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 and no more than 152 dwelling units may be constructed on Parcel D-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 requirement of Section 17.019 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.

Note:

The purpose of this plat is to change the land use for Parcel D-1 shown on Plat recorded in Plat Book 28, Folio 118, from "Apartments" to "Attached" use.

This amended plat is intended to supersede Final Development Plan Phase 127A-II, Sheet 2 of 8, recorded among the land records of Howard County in Plat Book 28, Folio 145 and shall apply to Phase 127A-I, 127A-II, and 127A-III.

3054 DD
7/27/16

VILLAGE OF OWEN BROWN
SECTION 1 AREA 2

PETITIONERS & OWNERS
OWEN BROWN - TATSFIELD DEVELOPMENT COMPANY
COLUMBIA, MARYLAND
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 127A-III
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 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:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
- b. 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 17.018J (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 (30%) 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	PHASE 127A-III
Employment Center Commercial	1.037	1.037	—	—
Apartments	14.646	14.646	—	—
SFA	25.889	10.640	—	15.249
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	—
TOTAL	100.400	51.986	33.165	15.249

Note:

The purpose of this plat is to change the land use for Parcel D-1 shown on Plat recorded in Plat Book 28, Folio 118, from "Apartments" to "Attached" use.

This amended plat is intended to supersede Final Development Plan Phase 127A-II, Sheet 3 of 8, recorded among the land records of Howard County in Plat Book 28, Folio 146 and shall apply to Phase 127A-I, 127A-II, and 127A-III.

RECORDED X PLAT 3054 EE
ON 7/27/2016
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 1 AREA 2

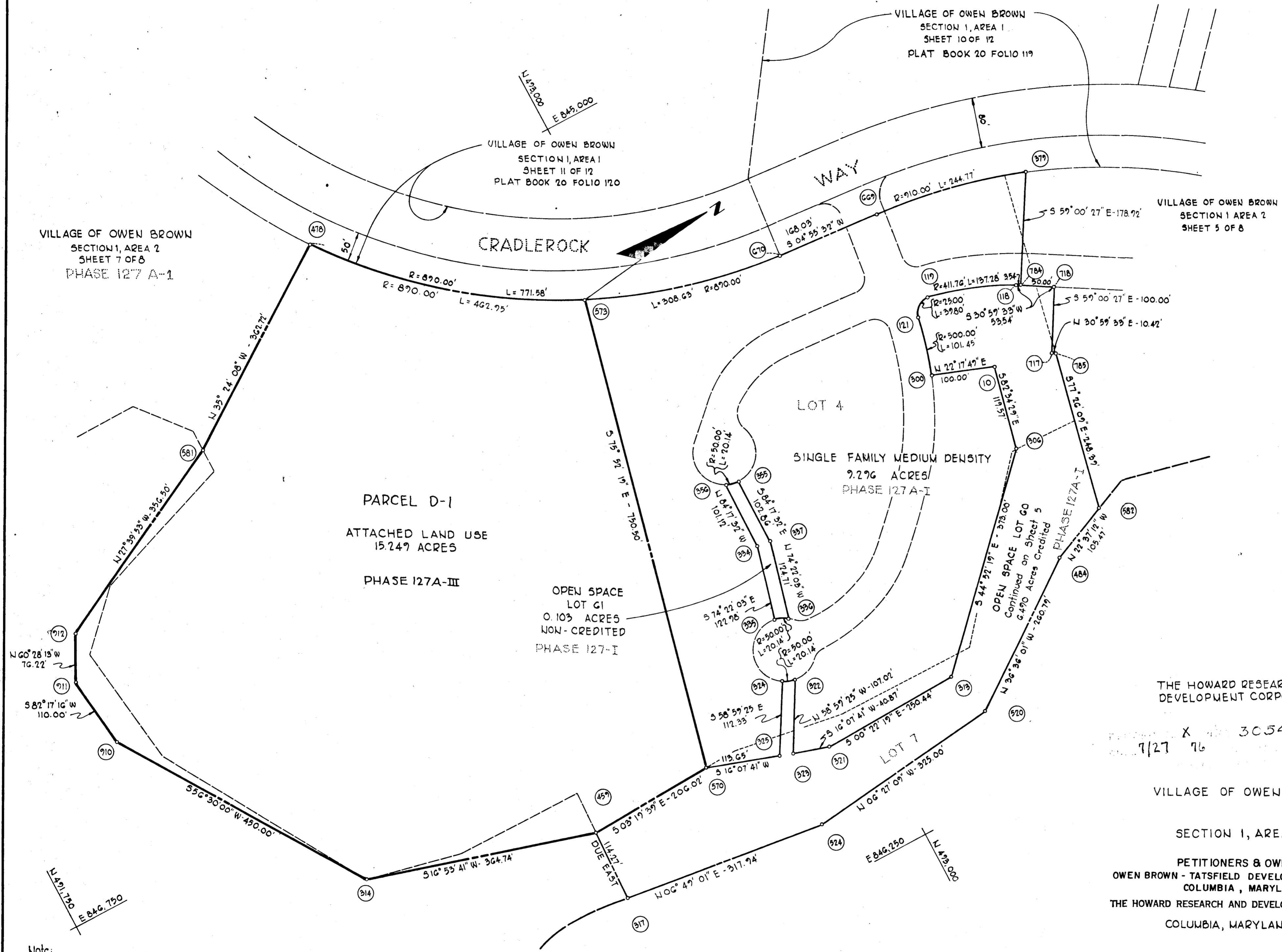
PETITIONERS & OWNERS
OWEN BROWN - TATSFIELD DEVELOPMENT COMPANY
COLUMBIA, MARYLAND
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 127 A- III
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 8

COORDINATES		
No.	NORTH	EAST
118	493536.06	845593.34
119	493408.87	845512.37
121	493377.15	845533.23
300	493350.42	845630.34
10	493442.74	845628.28
306	493428.78	845776.93
313	493164.44	846040.09
317	492540.00	846117.27
321	492714.00	846041.71
322	492727.88	845738.64
323	492874.74	846030.37
324	492912.74	845728.34
325	492854.86	846024.61
334	492783.24	845723.20
335	492750.10	845841.63
336	492767.36	845847.02
337	493002.77	845726.72
355	493013.20	845624.57
356	492773.30	845622.58
379	493631.22	845411.78
457	492540.00	846005.00
484	493388.00	845765.00
520	493178.64	846170.47
524	492855.70	846157.01
570	492745.68	845773.04
573	492728.86	845765.24
582	493485.36	845724.44
667	493373.07	845358.42
670	493225.67	845344.00
717	493530.46	845676.63
718	493581.75	845570.71
784	493537.07	845565.16
785	493537.38	845681.77
314	492191.00	845877.00
710	491942.63	845523.75
711	491727.87	845414.75
478	492576.66	844772.87
581	492281.00	845183.00
712	491965.43	845348.43



Note:
This amended plat is intended to supersede Sheet G of B recorded among the Land Records of Howard County on November 26, 1974 in Plat Book 28 Folio 118.

VILLAGE OF OWEN BROWN
SECTION 1, AREA 1
SHEET 12 OF 12
PLAT BOOK 20 FOLIO 121

NOTE:
THE PURPOSE OF THIS PLAT IS TO CHANGE THE LAND USE FOR PARCEL D-1 SHOWN ON PLAT RECORDED IN PLAT BOOK 28, FOLIO 118, FROM "APARTMENTS" TO "ATTACHED" USE.

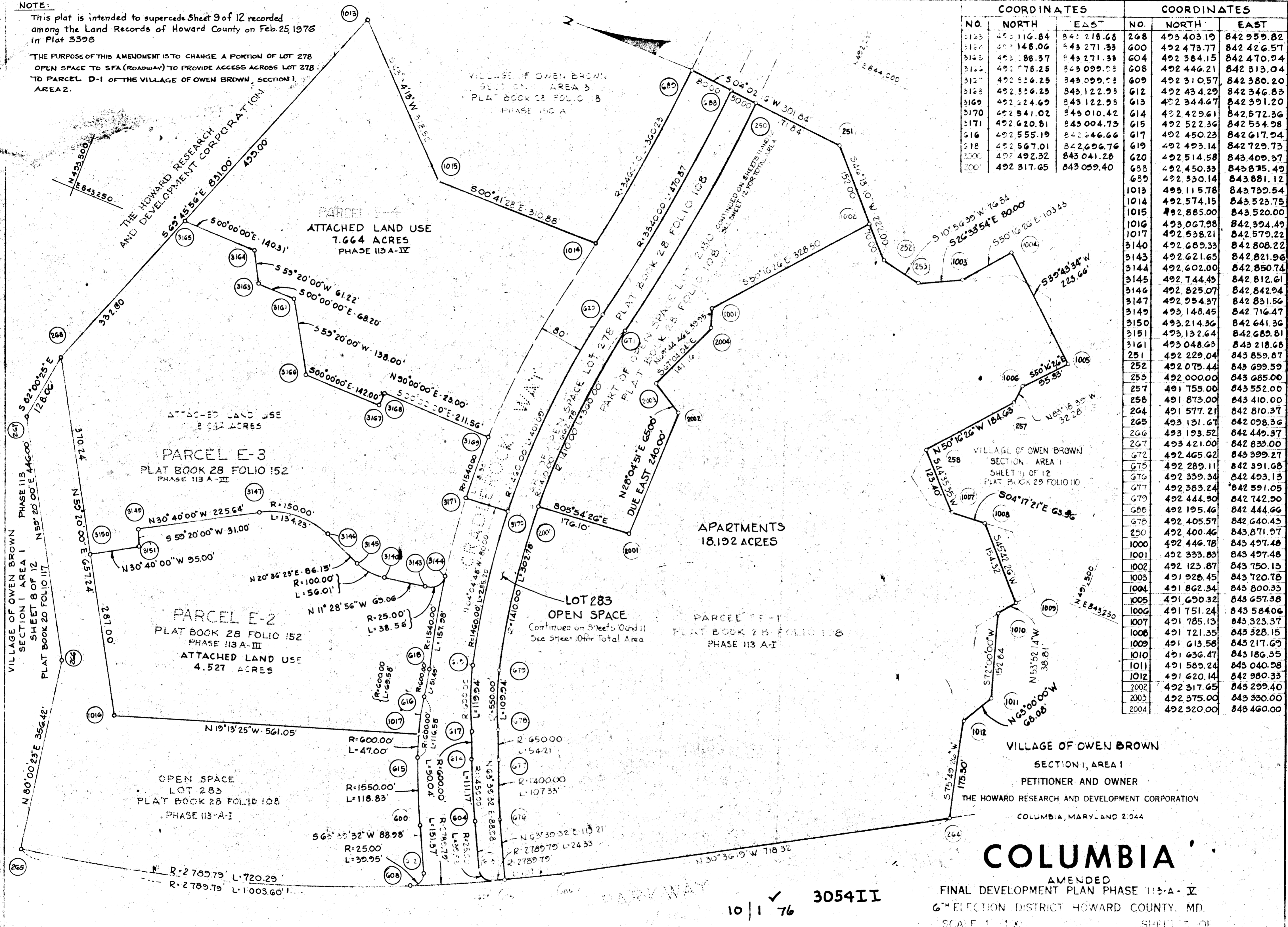
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
X 3054 FF
7/27 76
VILLAGE OF OWEN BROWN
SECTION 1, AREA 2
PETITIONERS & OWNERS
OWEN BROWN - TATSFIELD DEVELOPMENT COMPANY
COLUMBIA, MARYLAND
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

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

NOTE:

This plat is intended to supercede Sheet 9 of 12 recorded among the Land Records of Howard County on Feb. 25, 1976 in Plat 3398

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE A PORTION OF LOT 278 OPEN SPACE TO SFA (ROADWAY) TO PROVIDE ACCESS ACROSS LOT 278 TO PARCEL D-1 OF THE VILLAGE OF OWEN BROWN, SECTION I, AREA 2.

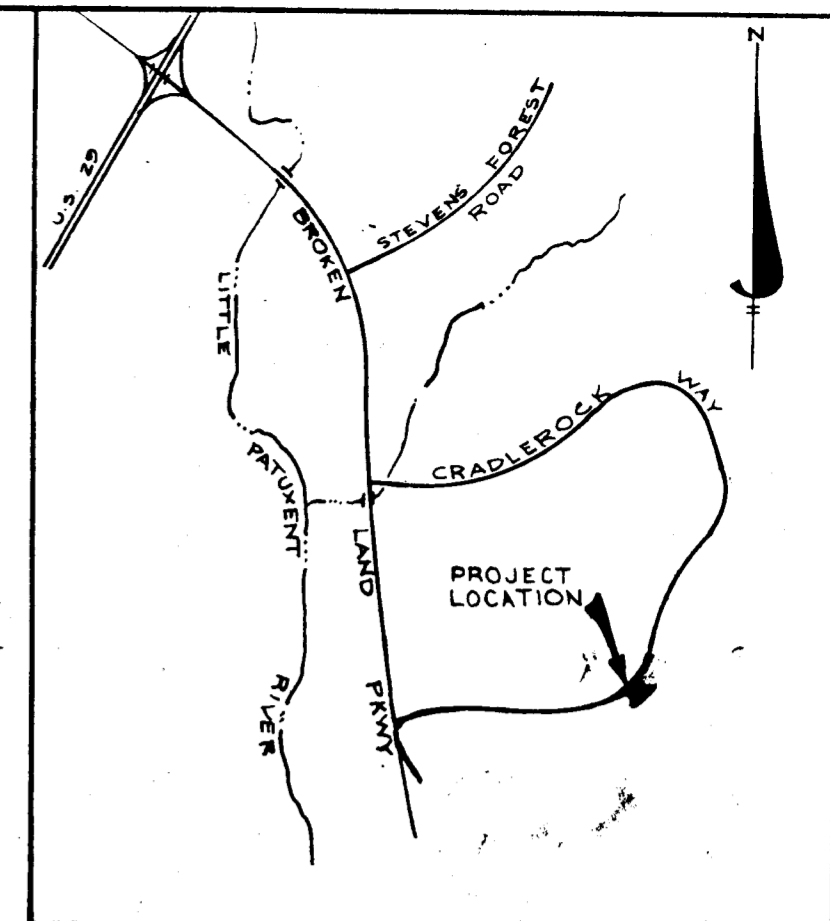
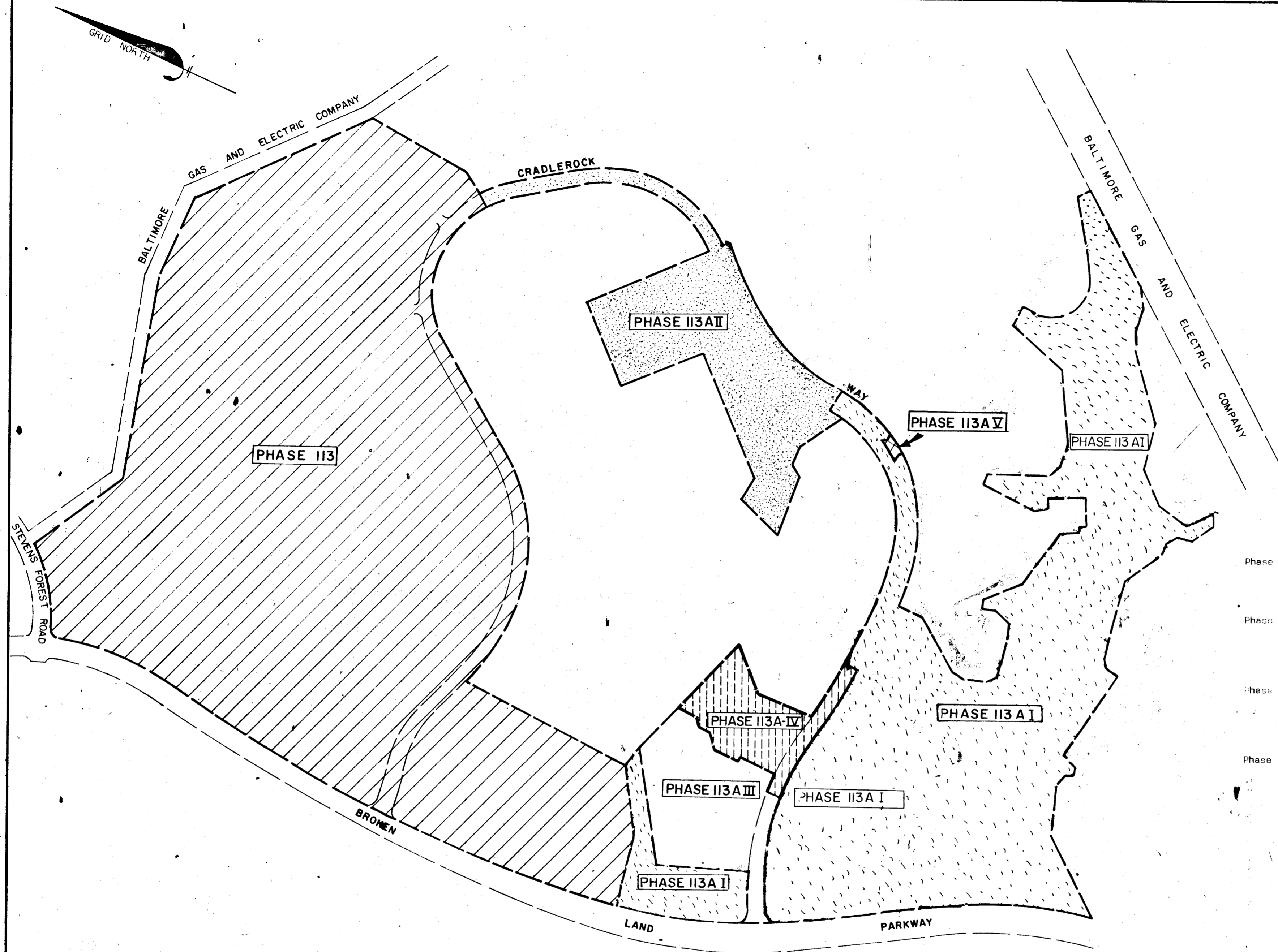


COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
3123	492 116.84	842 218.68	268	492 403.19	842 959.82
3124	492 148.06	842 271.33	600	492 473.77	842 426.57
3125	492 188.37	842 271.33	604	492 384.15	842 470.94
3126	492 178.25	842 099.53	608	492 446.21	842 313.04
3127	492 226.25	842 099.53	609	492 310.57	842 380.20
3128	492 236.25	842 122.93	612	492 434.29	842 346.83
3129	492 224.69	842 122.93	613	492 344.67	842 391.20
3170	492 241.02	842 010.42	614	492 429.61	842 572.36
3171	492 220.81	842 004.73	615	492 522.36	842 534.98
616	492 555.19	842 646.66	617	492 450.23	842 617.94
618	492 567.01	842 696.76	619	492 493.14	842 729.73
2000	492 492.32	842 041.28	620	492 514.58	842 409.37
2001	492 317.65	842 059.40	638	492 450.35	842 875.49
			639	492 530.14	842 681.12
			1013	492 115.78	842 739.54
			1014	492 574.15	842 523.75
			1015	492 885.00	842 520.00
			1016	492 067.98	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	492 744.45	842 812.61
			3146	492 825.07	842 842.94
			3147	492 954.37	842 831.56
			3149	492 148.45	842 716.47
			3150	492 214.36	842 641.36
			3151	492 132.64	842 689.81
			3161	492 048.63	842 218.68
			251	492 229.04	842 859.87
			252	492 075.44	842 699.59
			253	492 000.00	842 685.00
			257	491 755.00	842 552.00
			258	491 873.00	842 410.00
			264	491 577.21	842 810.37
			265	492 131.67	842 098.36
			266	492 193.52	842 449.37
			267	492 421.00	842 833.00
			672	492 465.62	842 399.27
			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
			250	492 400.46	842 871.97
			1000	492 446.78	842 497.48
			1001	492 333.83	842 497.48
			1002	492 123.87	842 750.15
			1003	491 928.45	842 720.78
			1004	491 862.34	842 800.33
			1005	491 690.32	842 657.38
			1006	491 751.24	842 584.06
			1007	491 785.13	842 323.37
			1008	491 721.35	842 328.15
			1009	491 613.58	842 217.69
			1010	491 636.47	842 186.35
			1011	491 589.24	842 040.98
			1012	491 620.14	842 980.33
			2002	492 317.65	842 299.40
			2003	492 375.00	842 330.00
			2004	492 320.00	842 460.00

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-IV
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 7 OF 12

10/1 ✓ 76 3054II



VICINITY MAP
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 1.588 acres. Adjacent phases were adjusted accordingly.
- Phase 113-A-I - 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.
- Phase 113-A-IV - Revised Sheets 1, 2, 3 and 9 of 12. Purpose is to change land use for Parcel E-4, shown on plat recorded in plat book 28, folio 152, from "Apartments" to "Attached" use.
- Phase 113-A-V - Revised sheets 1, 3, 9, 10, and 11. Purpose is to change a portion of lot 278 from Open Space to Single Family Attached (roadway) as shown on sheet 11 of 12.

NOTE: This plat is intended to supersede Sheet 1 of 12 recorded among the Land Records of Howard County on February 25, 1976 in Plat No. 3395.

RECORDED 10/11/76 3054 GG

VILLAGE OF OWEN BROWN
SECTION I AREA I

RECEIVED

PETITIONER AND OWNER
OCT 15 1976

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

BUREAU OF ENGINEERING

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 113-A - V

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 1 OF 12

LOCATION PLAN
1" = 400'

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

H. Richard Steele
REGISTERED PROFESSIONAL LAND SURVEYOR'S SIGNATURE
REG. NO. 77

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
AMENDED B.C.C. CASE 644 RESOLUTION APPROVED JANUARY 24, 1974

HOWARD COUNTY PLANNING BOARD

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

Phase of Amendment	Date	Plat Book	Folio
A-V			
A-IV	Feb. 25, 1976	3395 thru 3398	
A-III	July 11, 1975	25	149 thru 152
A-II	April 14, 1975	25	125 thru 128
A-I	Nov. 26, 1974	25	105 thru 107
A	March 21, 1974	26	273 thru 279
113	May 25, 1972	20	110 thru 121

DRWN. BY:
CHKD. BY:

8. 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-2 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 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 (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 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 (30%) 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 Feb. 25, 1976 in Plat no. 3397, and shall apply to Phase 113, 113A, 113A-I, 113A-II, 113A-III, 113A-IV, and 113A-V. The purpose of this amendment is to change a portion of Lot 278, Open Space to Single Family Attached (roadway) in order to provide access across Lot 278 to Parcel D-1 of the Village of Owen Brown, Section 1, Area 2.

TABULATION OF LAND USE

LAND USE	PHASE 113	PHASE 113A-I	PHASE 113A-II	PHASE 113A-III	PHASE 113A-IV	PHASE 113A-V	TOTAL
SFMD	85.222 Acres	0	0.064	0	0	0	85.286
Roadway	18.394	0	0.064	0	0	0	
Apartments	26.513	21.439	14.382	0	0	0	64.334
Roadway	2.632	4.679	4.932	0	0	0	
SFA	25.891	0	9.512	12.574	7.664	0.103	55.744
Roadway	3.526	0	0	1.432	1.612	0.103	
Open Space	47.676	68.981	0	0	0	0	116.657
Credited	0.956	0	6.054	0	0	0	7.010
Non-Credited							
TOTAL	163.256 Acres	90.420	30.012	12.574	7.664	0.103	329.031

RECORDED ✓ 3054 HH
10/1/76

VILLAGE OF OWEN BROWN
SECTION I AREA I

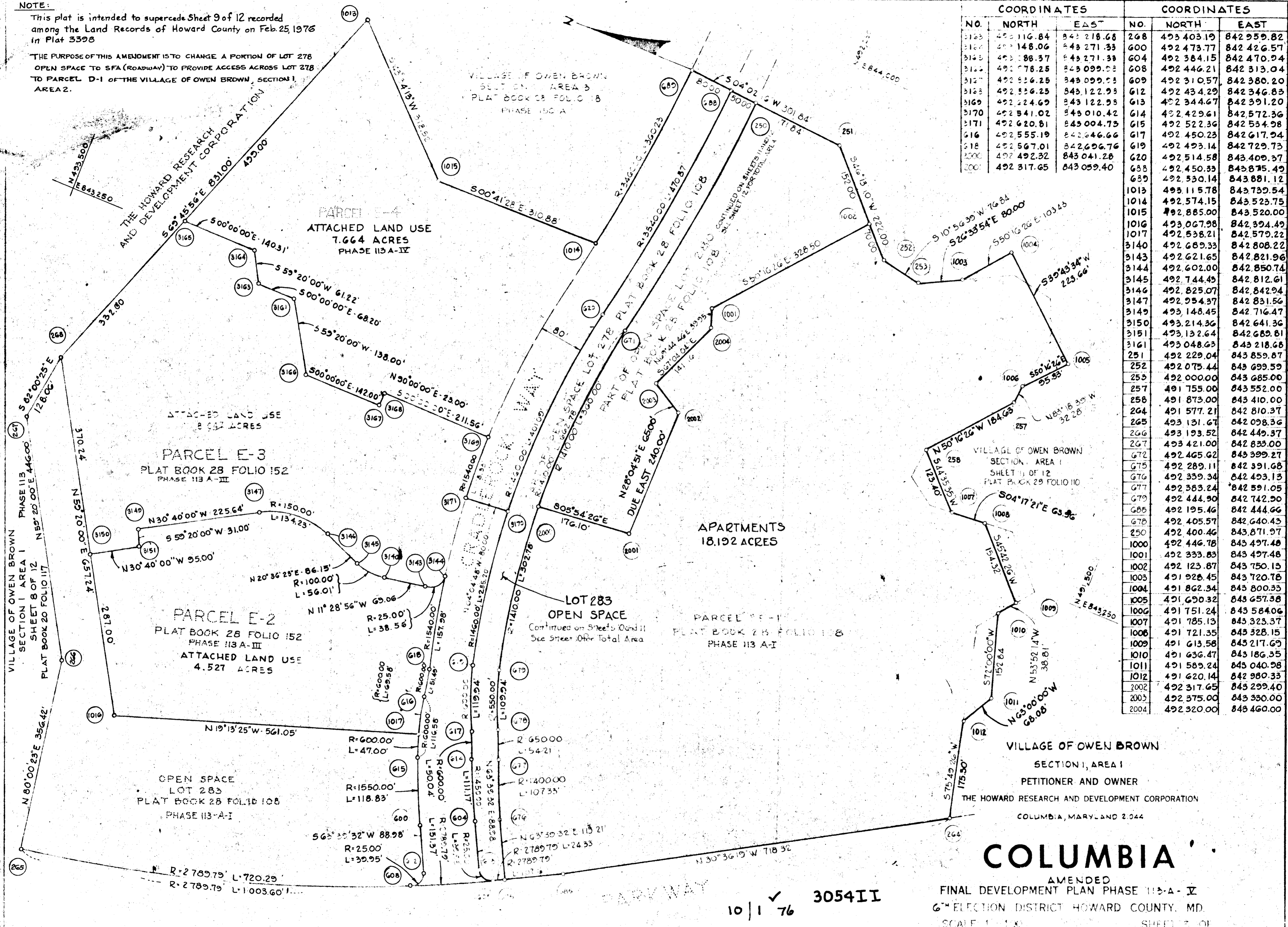
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 113-A-V
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 3 OF 12

NOTE:

This plat is intended to supercede Sheet 9 of 12 recorded among the Land Records of Howard County on Feb. 25, 1976 in Plat 3398

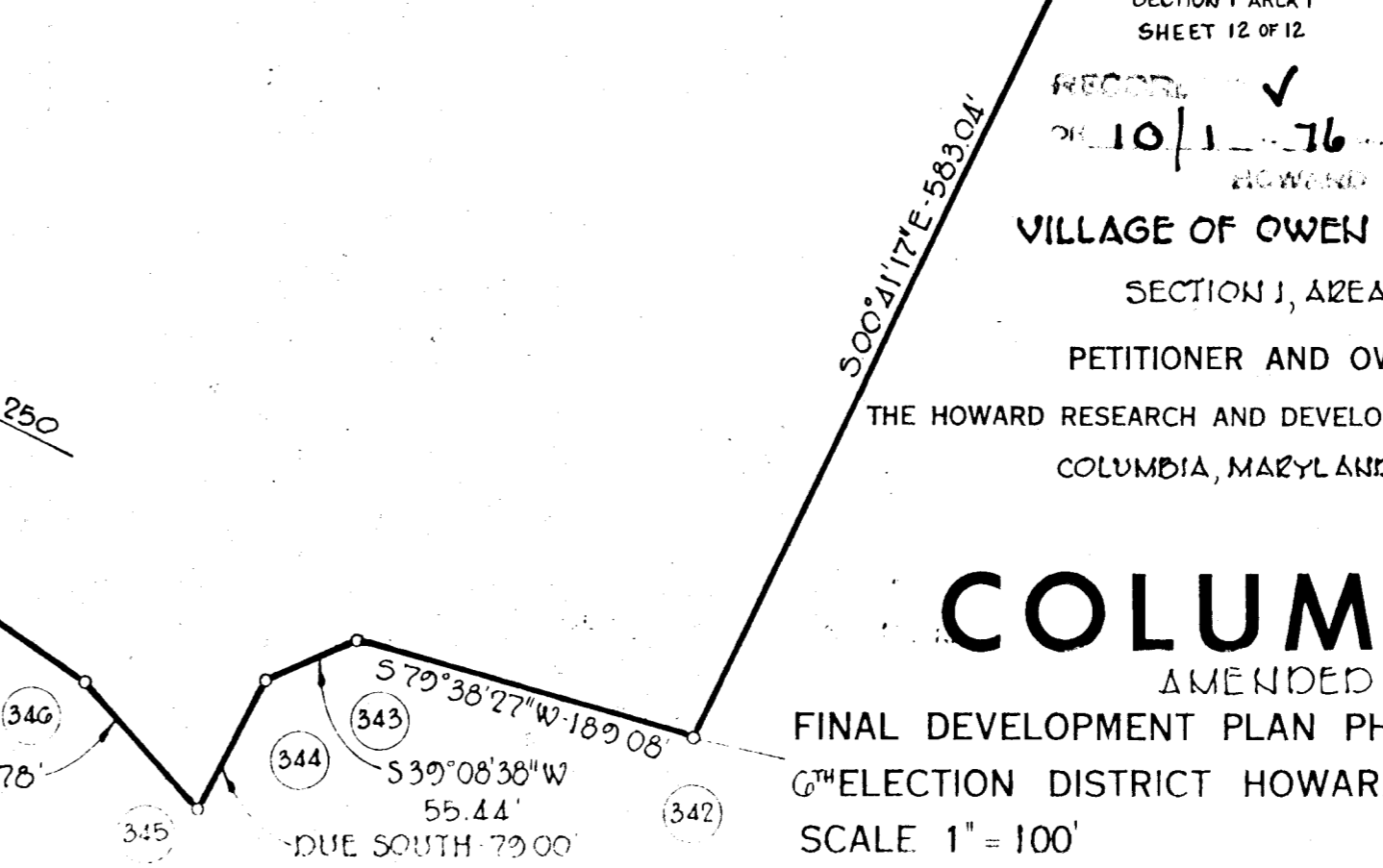
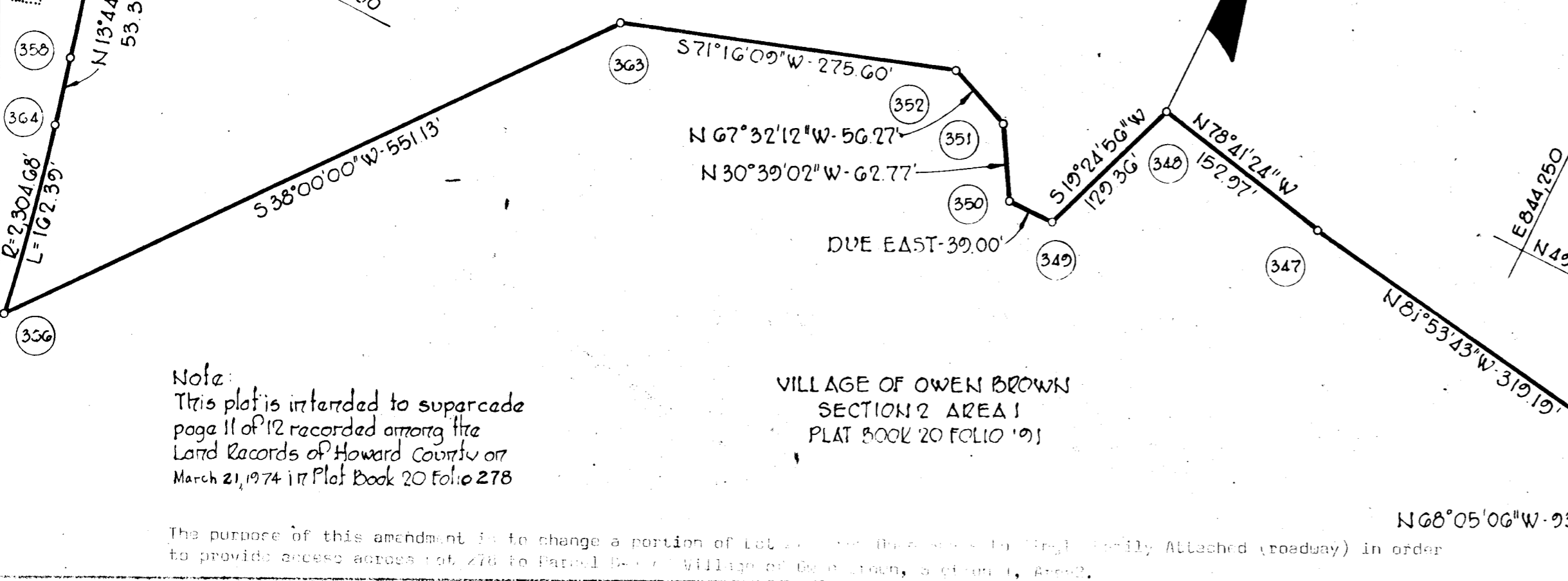
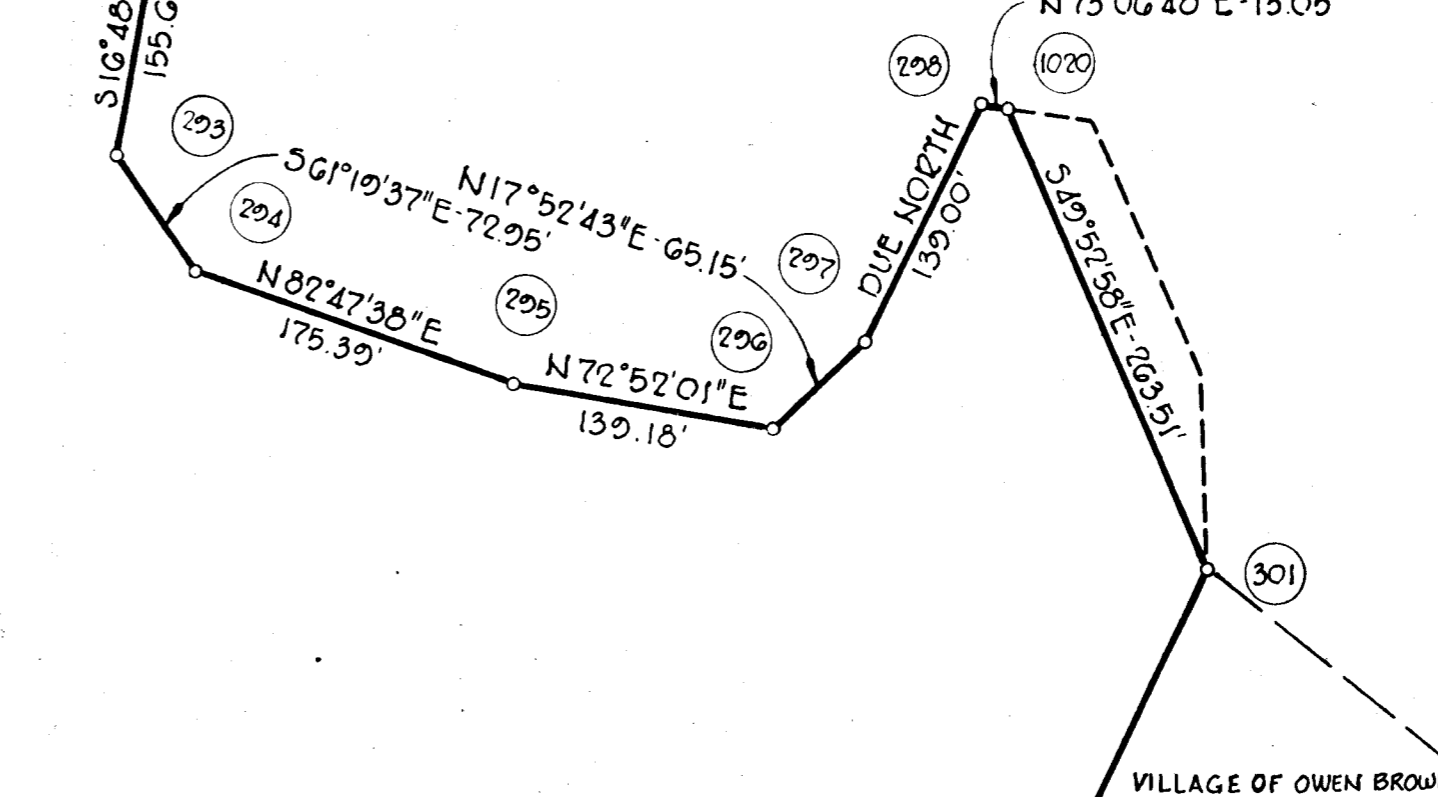
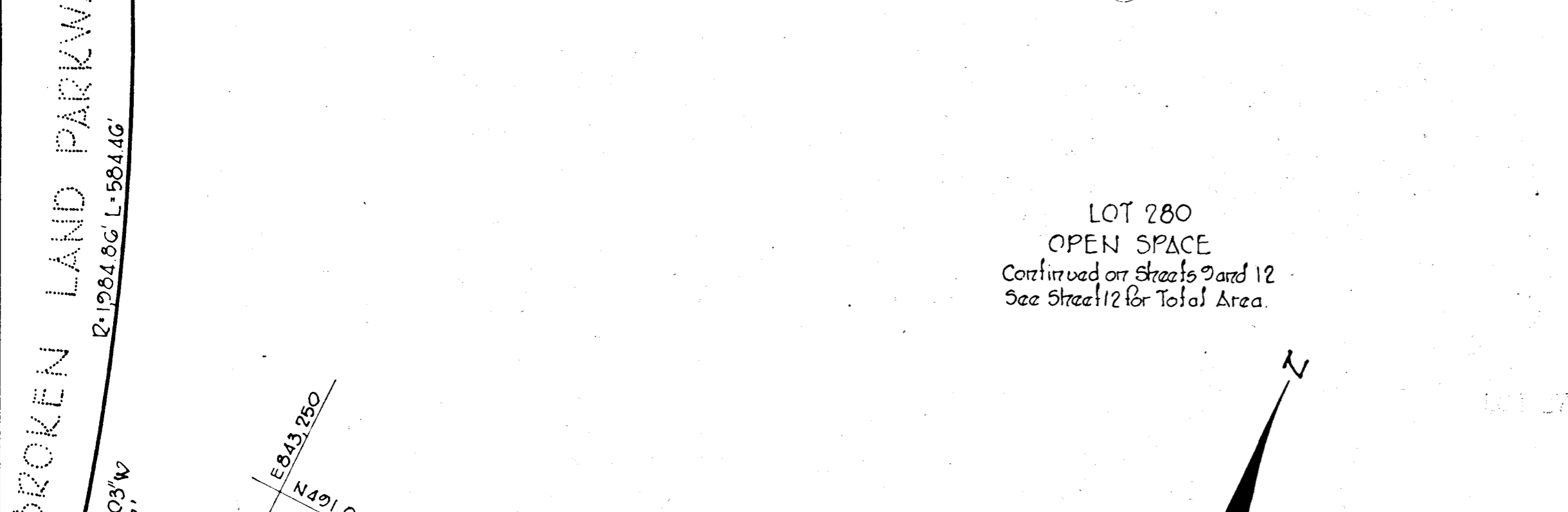
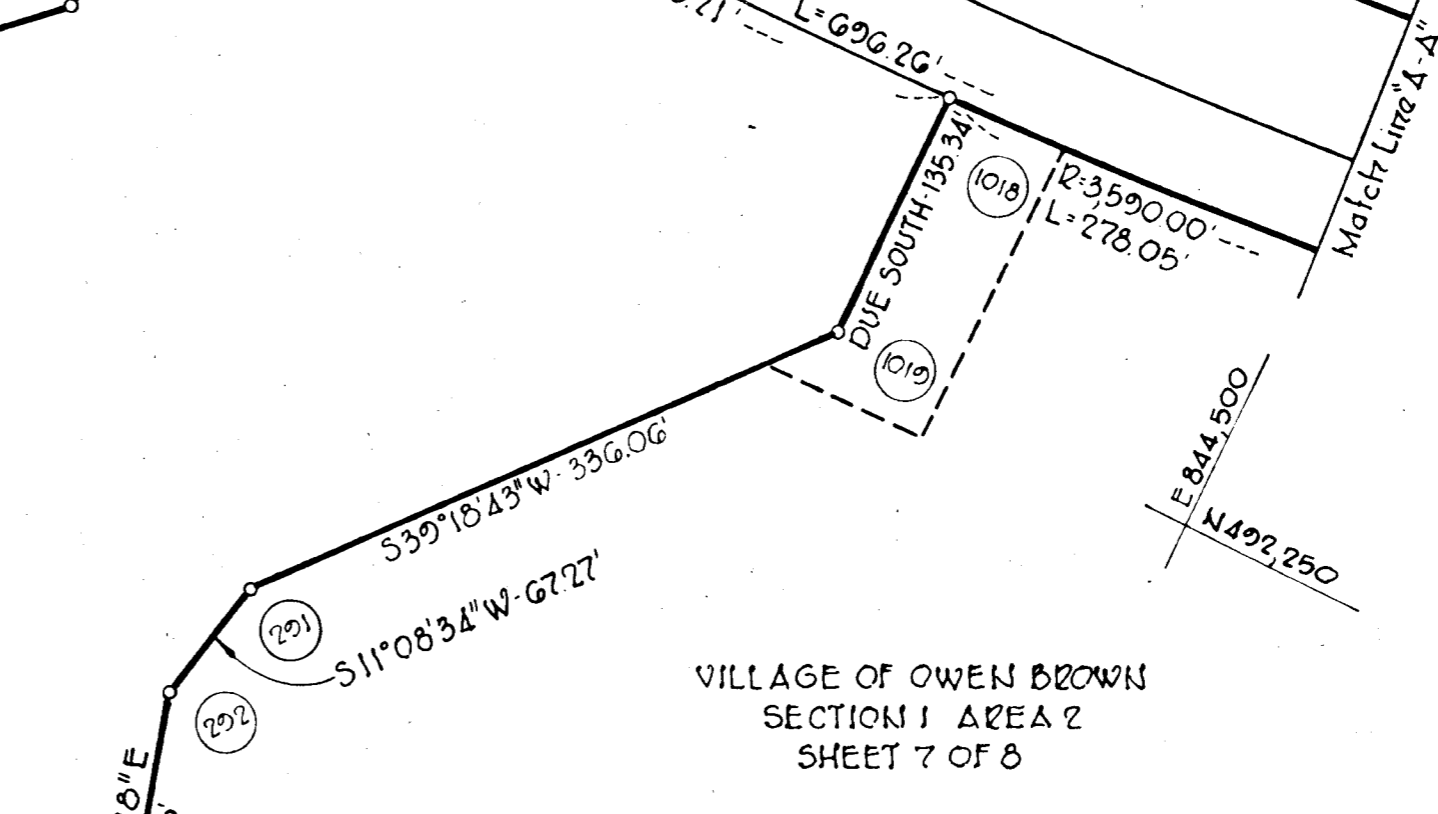
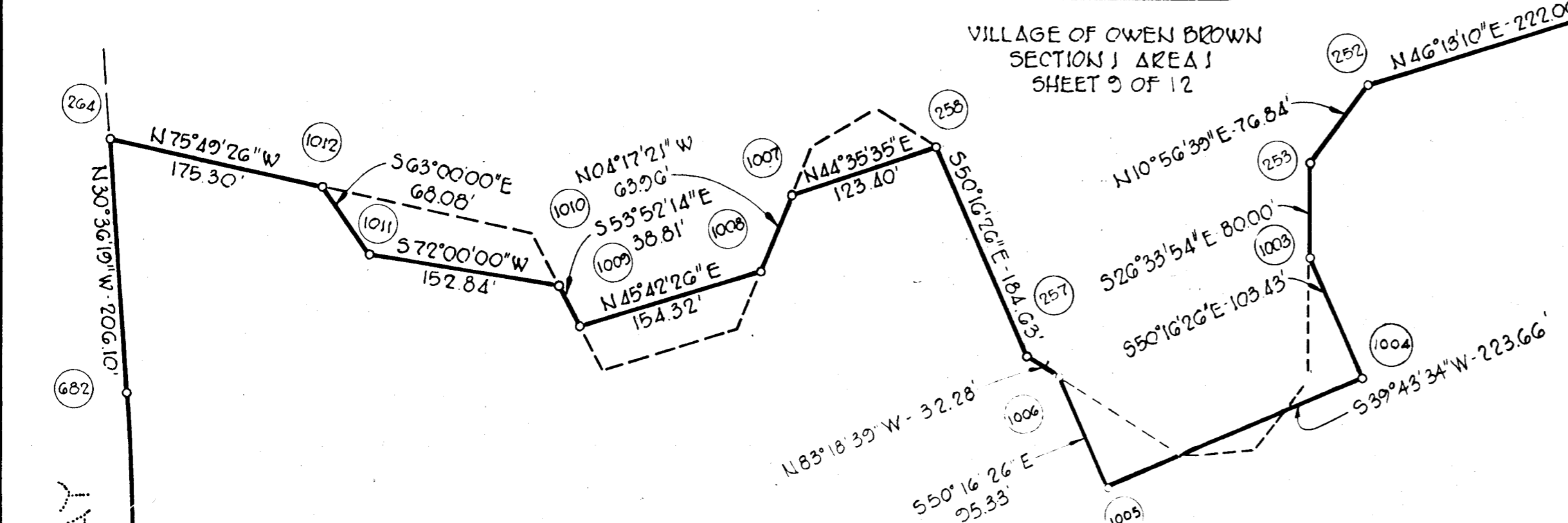
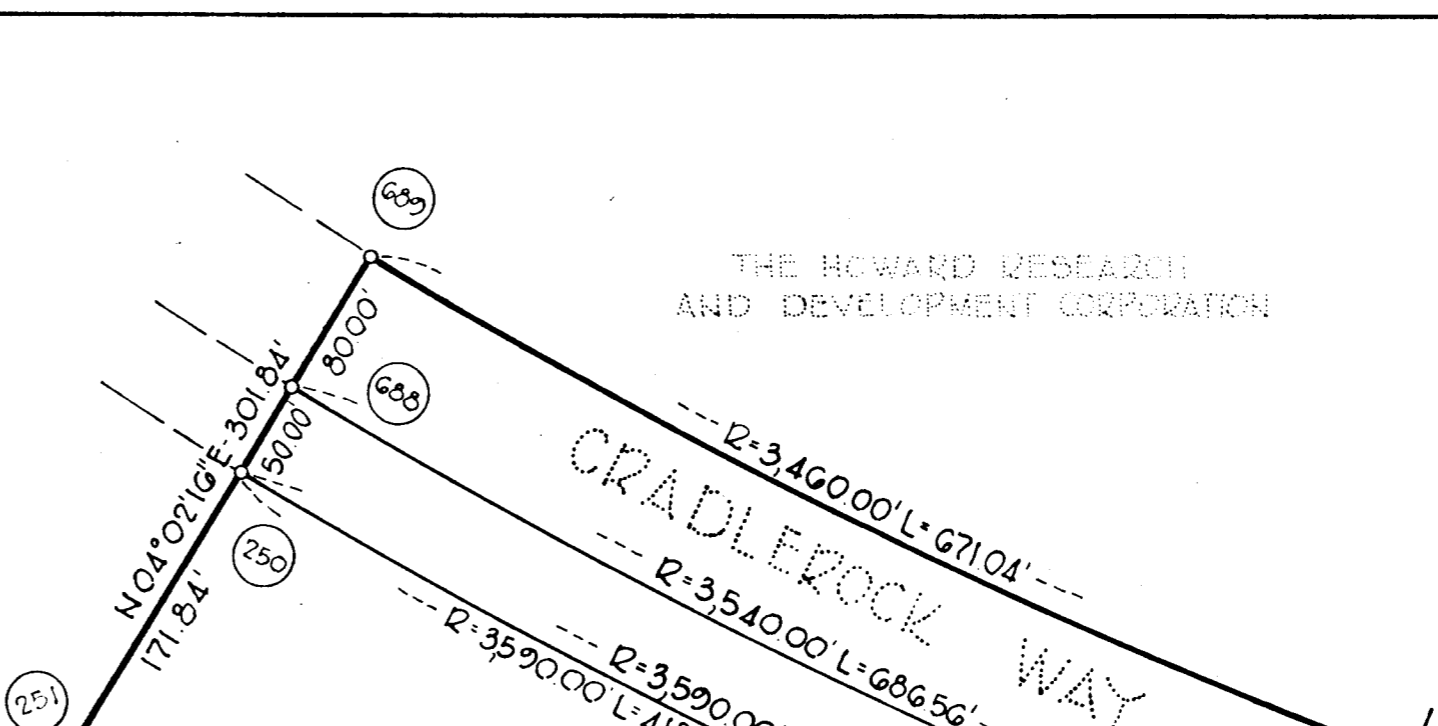
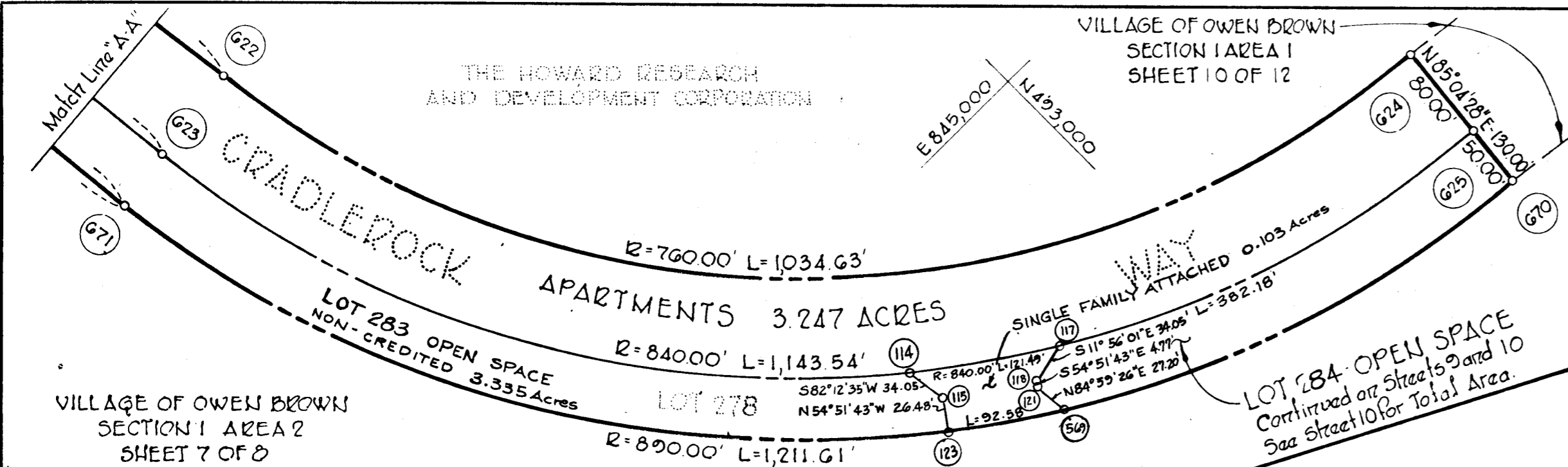
THE PURPOSE OF THIS AMENDMENT IS TO CHANGE A PORTION OF LOT 278 OPEN SPACE TO SFA (ROADWAY) TO PROVIDE ACCESS ACROSS LOT 278 TO PARCEL D-1 OF THE VILLAGE OF OWEN BROWN, SECTION I, AREA 2.



COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
3123	492 116.84	842 218.68	268	492 403.19	842 959.82
3124	492 148.06	842 271.33	600	492 473.77	842 426.57
3125	492 188.37	842 271.33	604	492 384.15	842 470.94
3126	492 178.25	842 099.53	608	492 446.21	842 313.04
3127	492 226.25	842 099.53	609	492 310.57	842 380.20
3128	492 236.25	842 122.93	612	492 434.29	842 346.83
3129	492 224.69	842 122.93	613	492 344.67	842 391.20
3170	492 241.02	842 010.42	614	492 429.61	842 572.36
3171	492 220.81	842 004.73	615	492 522.36	842 534.98
616	492 555.19	842 646.66	617	492 450.23	842 617.94
618	492 567.01	842 696.76	619	492 493.14	842 729.73
2000	492 492.32	842 041.28	620	492 514.58	842 409.37
2001	492 317.65	842 059.40	638	492 450.35	842 875.49
			639	492 530.14	842 881.12
			1013	492 115.78	842 739.54
			1014	492 574.15	842 523.75
			1015	492 885.00	842 520.00
			1016	492 067.98	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	492 744.45	842 812.61
			3146	492 825.07	842 842.94
			3147	492 954.37	842 831.56
			3149	492 148.45	842 716.47
			3150	492 214.36	842 641.36
			3151	492 132.64	842 689.81
			3161	492 048.63	842 218.68
			251	492 229.04	842 859.87
			252	492 075.44	842 699.59
			253	492 000.00	842 685.00
			257	491 755.00	842 552.00
			258	491 873.00	842 410.00
			264	491 577.21	842 810.37
			265	492 131.67	842 098.36
			266	492 193.52	842 449.37
			267	492 421.00	842 833.00
			672	492 465.62	842 399.27
			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
			250	492 400.46	842 871.97
			1000	492 446.78	842 497.48
			1001	492 333.83	842 497.48
			1002	492 123.87	842 750.15
			1003	491 928.45	842 720.78
			1004	491 862.34	842 800.33
			1005	491 690.32	842 573.38
			1006	491 751.24	842 584.06
			1007	491 785.13	842 323.37
			1008	491 721.35	842 328.15
			1009	491 613.58	842 217.69
			1010	491 636.47	842 186.35
			1011	491 589.24	842 040.98
			1012	491 620.14	842 980.33
			2002	492 317.65	842 299.40
			2003	492 375.00	842 330.00
			2004	492 320.00	842 460.00

10/1 ✓ 76 3054II

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 113-A-IV
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100'
 SHEET 7 OF 12



COORDINATES		
NO	NORTH	EAST
250	492,400.46	843,871.91
251	492,229.04	843,859.87
252	492,075.44	843,699.59
253	492,000.00	843,685.00
1005	491,926.45	843,720.78
1004	491,862.34	843,800.33
1005	491,690.32	843,657.38
1006	491,751.24	843,584.06
257	491,755.00	843,552.00
258	491,873.00	843,410.00
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
264	491,577.21	842,810.37
682	491,399.82	842,915.30
358	490,860.53	843,135.05
364	490,808.68	843,147.72
366	490,649.71	843,180.69
369	491,084.00	843,520.00
352	491,172.50	843,781.00
351	491,151.00	843,833.00
350	491,097.00	843,865.00
349	491,097.00	843,904.00
348	491,219.00	843,947.00
347	491,169.00	844,097.00
346	491,144.00	844,413.00
345	491,109.00	844,500.00
344	491,188.00	844,500.00
343	491,231.00	844,535.00
342	491,265.00	844,721.00
301	491,848.00	844,714.00
1020	492,017.79	844,512.49
298	492,014.00	844,500.00
297	491,875.00	844,500.00
296	491,813.00	844,480.00
295	491,772.00	844,347.00
294	491,750.00	844,173.00
293	491,785.00	844,109.00
292	491,934.00	844,064.00
291	492,000.00	844,077.00
1019	492,260.01	844,289.91
1018	492,395.35	844,289.91
622	492,547.89	844,550.88
623	492,468.50	844,560.74
624	493,236.85	845,214.48
625	493,229.98	845,294.18
670	493,225.69	845,344.00
671	492,418.88	844,566.89
688	492,450.33	843,875.49
689	492,530.14	843,881.12
114	492,770.29	845,107.48
115	492,774.91	845,141.22
117	492,869.56	845,177.35
118	492,836.24	845,184.39
121	492,833.50	845,188.28
123	492,759.67	845,162.87
569	492,835.87	845,215.38

Note:
This plat is intended to supercede
page 11 of 12 recorded among the
Land Records of Howard County on
March 21, 1974 in Plat Book 20 folio 278

The purpose of this amendment is to change a portion of Lot 280 from the original single family attached (roadway) in order to provide access across lot 278 to Parcel B-1, Village of Owen Brown, Section 1, Area 2.

RECORDED 3054 KK
ON 10/11/76

VILLAGE OF OWEN BROWN

SECTION J, AREA 1

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 113A-X
G¹ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 100' SHEET 11 OF 12

DRAWN BY
10/11/76