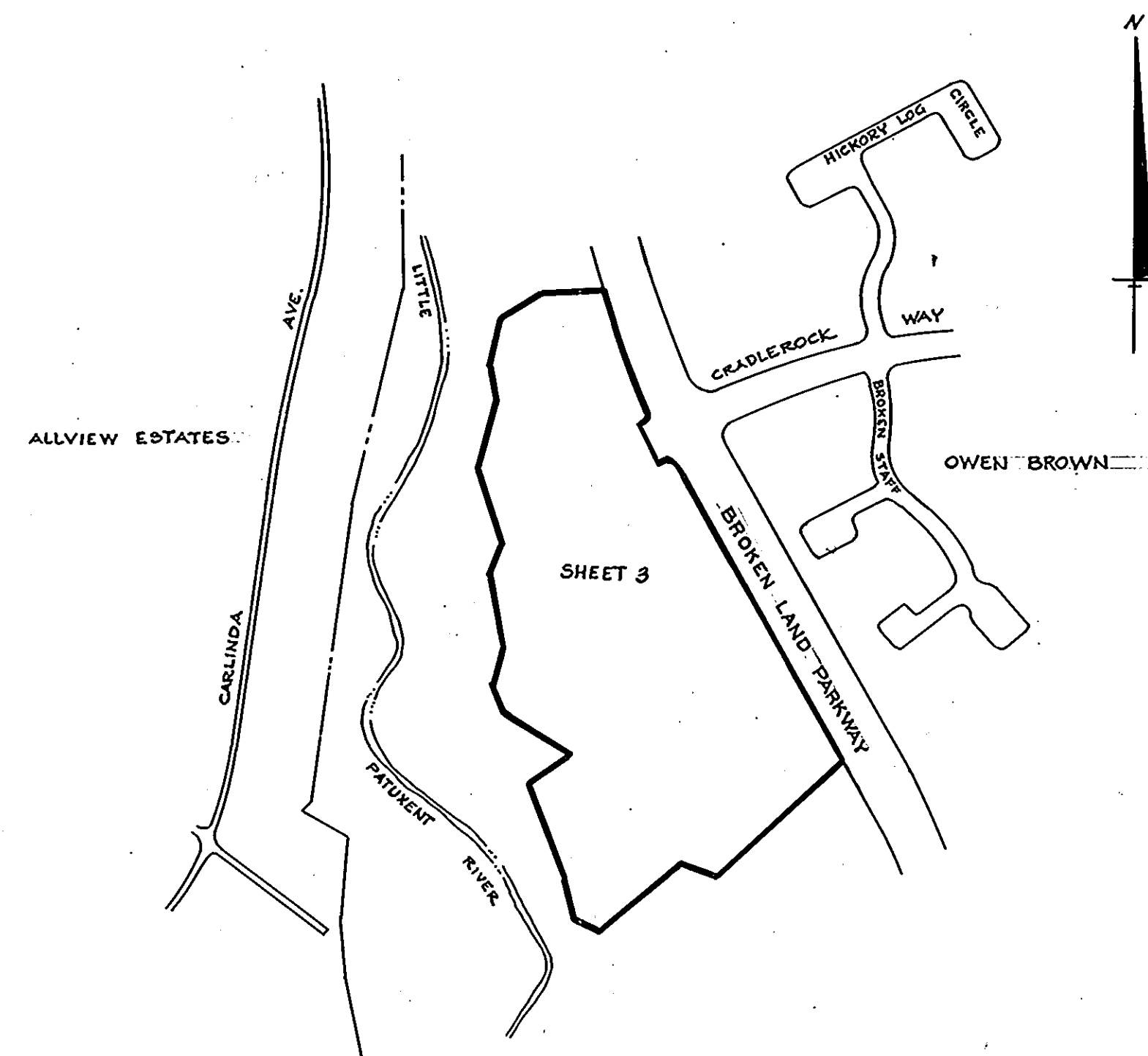


VICINITY MAP
SCALE: 1"=2000'



SUMMARY OF AMENDMENTS
 PHASE 125-A REVISES SHEETS 1, 2 AND 3. PURPOSE IS
 TO REVISE POINTS OF ACCESS ALONG
 BROKEN LAND PARKWAY.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 3 FINAL DEVELOPMENT
 PLAN PHASE 125 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN
 PLAT BOOK 20 FOLIO 90

RECORDED PLAT 3054A-305
 ON 11-24 1980 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
 SECTION 3 AREA 1
 PETITIONER AND OWNER
 COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21045

PREPARED AS TO SHEET 1 TO 3
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED OCTOBER 3, 1977



Richard Hoyle
 LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76
 HOWARD COUNTY PLANNING BOARD
Thomas G. Harris 11-20-80 DATE H.C.P.B. EXEC. SEC.
Reginald L. Bellman 11/20/80 DATE H.C.P.B. CHAIRMAN

125	3-28-72	20	90 thru 92
PHASE	DATE	PLAT BOOK	FOLIO
RECORDATION			

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 125-A
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=400' JUNE 6, 1980 SHEET 1 OF 3

The Area included within this Final Development Plan Phase is Applicable to Section 1, Area 3 of the Village of Owen Brown.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-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 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-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 119-C-1-d:
The term "structure", as used in this Final Development Plan phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings,
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof; except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
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.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL
No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to residential land use area.

7. PERMITTED USES - Section 119-C-1-d:

- 7C-3 EMPLOYMENT CENTER LAND USE - 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 B-2 districts.
 - c. Uses permitted in S-C districts.

Division of Commercial 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, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common space.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

8C-3 COMMERCIAL
No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 119-C-1-e:

- 9C-2 COMMERCIAL LAND USE AREAS
- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
 - b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
 - c. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
 - d. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of any such facility.
 - e. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.
 - f. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of each Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.
 - g. Perpendicular parking bays may be established at or below, grade or in elevated levels or decks in ten (10) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.

10. SETBACK PROVISIONS - Section 119-C-1-e:

- 10A GENERALLY:
- a. Setbacks shall conform to the requirements of Section 6 above.
 - b. A 20' setback will be required by the flood plain line as established on the final subdivision plan.
 - c. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 119-C-1-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 119-C-1-e:

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.

Note: This amended plat is intended to supersede sheet 2 of 3 Final Development Plan Phase 125 recorded among the land records of Howard County in Plat Book 20, Folio 91.

The purpose of this amended plat is to change points of access along Broken Land Parkway.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Commercial	24.37
Total	24.37

RECORDED PLAT 3054A-306
ON 11-24 1980 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

VILLAGE OF OWEN BROWN

SECTION 3 AREA 1

PETITIONER AND OWNER

COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21045

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 125-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 3

VILLAGE OF OWEN BROWN
SECTION 1 AREA 1
LIBER 463/196

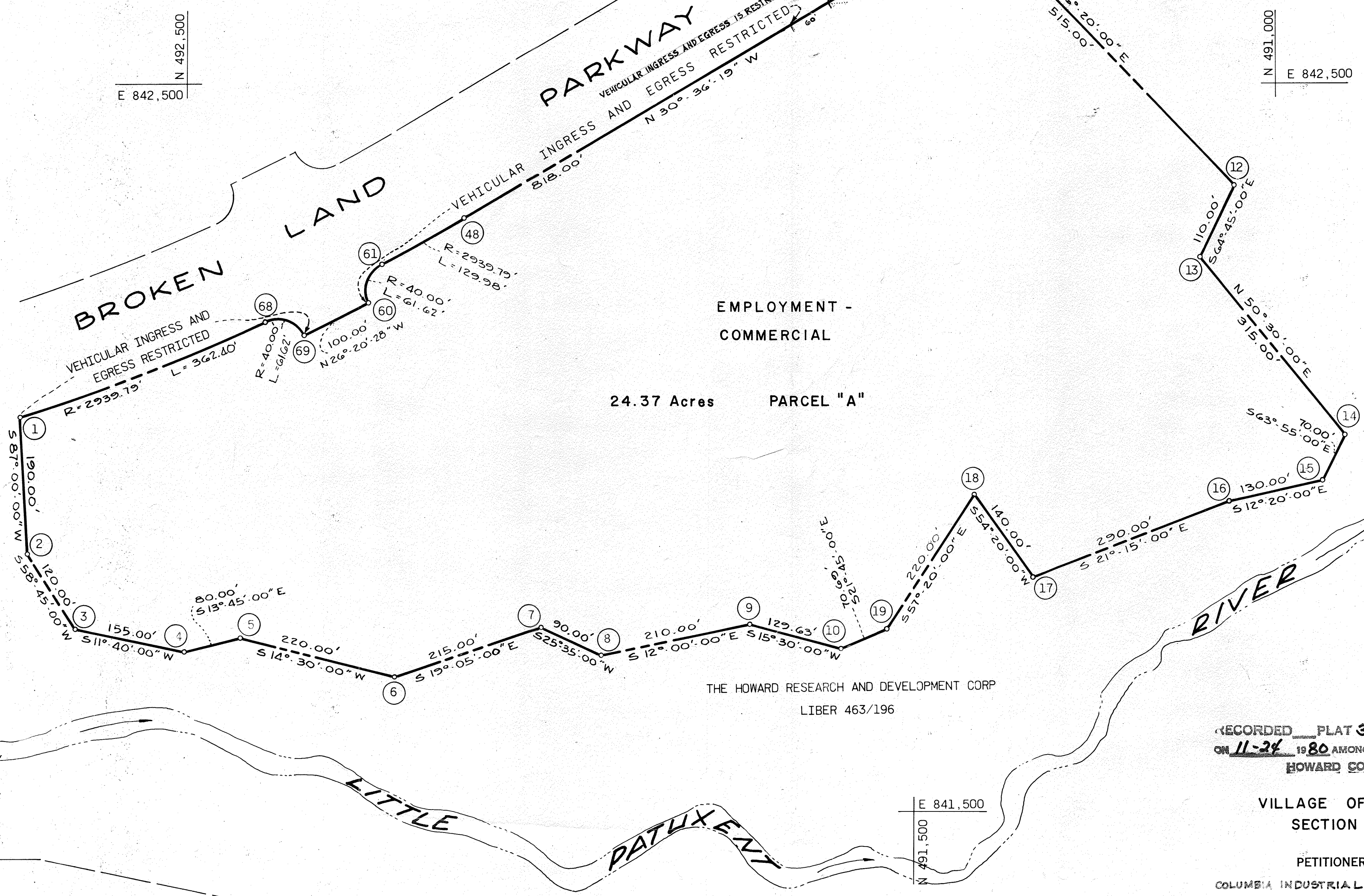
N 492,500
E 842,500

GRID NORTH

N 491,000
E 842,500

COORDINATES		
NO.	NORTH	EAST
1	492729.48	842042.83
2	492719.53	841853.09
3	492657.28	841750.50
4	492505.48	841719.15
5	492427.77	841738.17
6	492214.78	841683.08
7	492011.60	841753.38
8	491930.42	841714.51
9	491725.01	841758.17
10	491600.10	841723.53
11	491415.04	842732.02
12	491059.45	842359.49
13	491106.38	842260.00
14	490906.01	842016.93
15	490936.79	841954.06
16	491063.79	841926.30
17	491334.07	841821.19
18	491415.70	841934.93
19	491534.45	841749.73
48	492119.09	842315.56
60	492249.42	842198.83
61	492232.39	842251.88
68	492391.54	842172.08
69	492339.63	842154.46

THE HOWARD RESEARCH AND
DEVELOPMENT CORP.
LIBER 463/196



THE HOWARD RESEARCH AND DEVELOPMENT CORP
LIBER 463/196

RECORDED PLAT 3054A-307
ON 11-24 1980 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF OWEN BROWN
SECTION 3 AREA 1

PETITIONER AND OWNER
COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21045

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 125-A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' JUNE 6, 1980 SHEET 3 OF 3

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 3 FINAL DEVELOPMENT
PLAN PHASE 125 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN
PLAT BOOK 20 FOLIO 91.

THE PURPOSE OF THIS AMENDED PLAT IS TO CHANGE POINTS OF ACCESS ALONG
BROKEN LAND PARKWAY.

"ALLVIEW ESTATES"