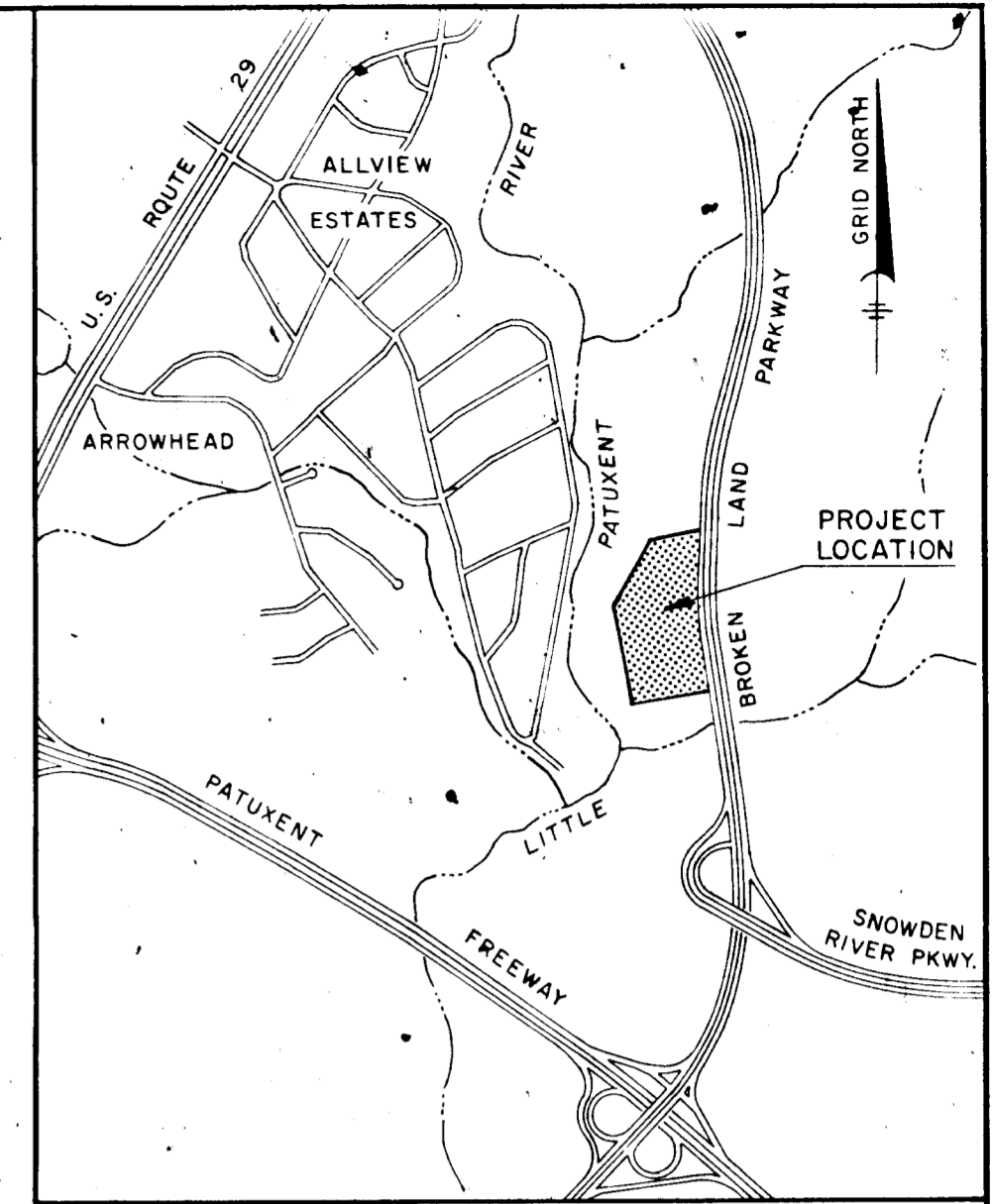


VILLAGE OF OWEN BROWN
SECTION I AREA I



VICINITY MAP
SCALE: 3/4" = 1 MILE

VILLAGE OF OWEN BROWN
SECTION 3 AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

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3/28 PLAT BOOK 20 Folio 90
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COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 125
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400'
SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

PROPERTY _____
LINE SURVEYOR'S SIGNATURE _____

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

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

FSP
6/17

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

- 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.
- PUBLIC RIGHTS - TRAVEL - Section 17.031 A (2):**
A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
B. The utility easements and easements for water and sewerage will be permitted on all parcels of access approved by the Howard County Office of Planning and Zoning.
- WATER UTILITIES RIGHTS - Section 17.031 A (3):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- DRAINAGE FACILITIES - Section 17.031 A (4):**
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
- RECREATIONAL, SCENIC, PARK AND OTHER COMMUNITY USES - Section 17.031 A (5):**
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

PERMITTED GENERAL CHARACTER BUILDING AND STRUCTURE - Section 17.031 D:
The term "structure", as used in this Final Development Plan phase, shall include, but not be limited to:

- cornices
- eaves
- roof over building overhangs
- trimmings
- trellises
- porches
- windows
- porch walls or screens
- all parts of any building
- dwelling or accessory buildings

All setback areas shall be clear of any protrusions, extensions or construction of any type and where an adjacent lot is adjacent to a freeway or primary road, no structures shall be located within 30' of the right-of-way line thereof; except where a structure is located on a lot situated at an intersection with a setback area 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, provided no restriction as to location is imposed:

- walls
- excavations or fills
- landscaping
- landscaping
- landscaping
- landscaping
- landscaping
- landscaping

Determination of the specific character of "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 4' in height if solid or closed or 6' if open, except in accordance with a site development plan approved by the Howard County Planning Board.

60-1 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, 60-1, 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 areas.

PERMITTED USES - Section 17.031 D:
12C 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:

- Uses permitted in B-1 districts.
 - Uses permitted in B-2 districts.
 - Uses permitted in C-1 districts.
- Division of Commercial and Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed including all lot with no immediate direct access to a public road is expressly permitted on lots where shall be provided at all times one or more areas adjacent to lots, for use in common by the owners, lessees, mortgagors and others, a flag or an interest in such lots, which areas shall provide for pedestrian access to such lots across parking and other common spaces.

12E EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL
No other limitations shall be imposed upon structures constructed within this Final Development Plan Phase provided no other limitations are imposed in accordance with a site development plan approved by the Howard County Planning Board.

- PARKING REQUIREMENTS - Section 17.031 E:**
C-1 COMMERCIAL LAND USE AREA
- One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for retail sales uses.
 - Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area in a building used for office, professional, or similar uses, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.
 - One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for a restaurant, coffee shop, or similar facility, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.
 - One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for a retail store, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.
 - One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for a service station, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.
 - One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for a professional office, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.
 - One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for a retail store, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.
 - One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for a service station, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.
 - One (1) parking space shall be provided for each 1,000 square feet of net leasable area in a building used for a professional office, provided the parking spaces are located on a lot which is the subject of a site development plan approved by the Howard County Planning Board.

12. SETBACK PROVISIONS - Section 17.031 E:
12A. GENERALLY
a. Setbacks shall conform to the requirements of Section 17.031 E.
b. A 10' setback will be required in the flood plain line as established on the final subdivision plat.
c. No other setbacks shall be imposed upon land within this Final Development Plan Phase.

12B. MINIMUM LOT SIZES - Section 17.031 E:
As shown on subdivision plats in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 17.031 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.

POPULATION OF LAND USE

Land Use	Acres
Employment Center Commercial	24.37
Total	24.37

VILLAGE OF OWEN BROWN
SECTION 3 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD 21043

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FINAL DEVELOPMENT PLAN PHASE 125
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
FEBRUARY, 1972 SHEET 2 OF 3

RECORDED PLAT B 20F 91
3/28 72
HOWARD COUNTY

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

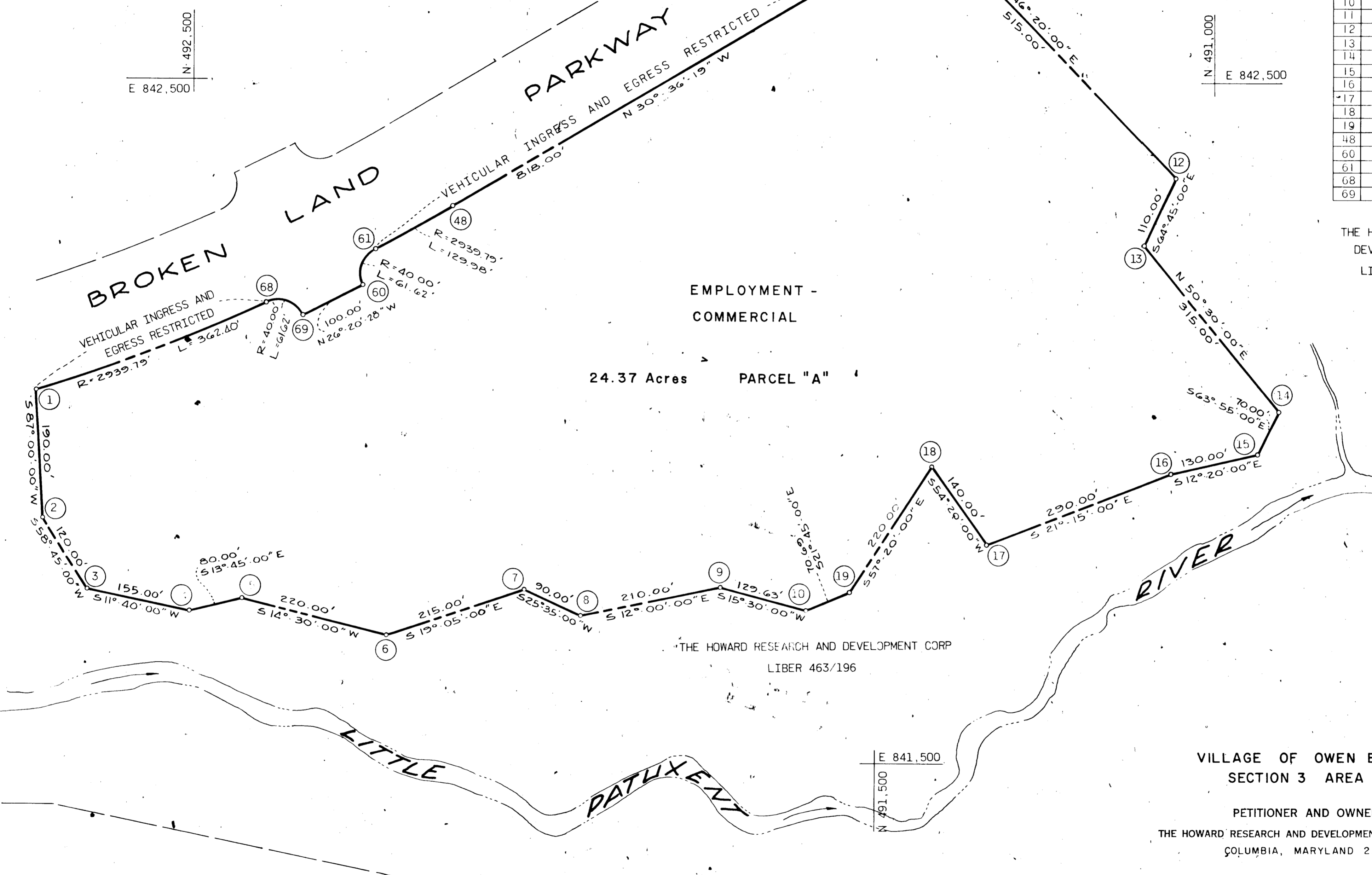
COORDINATES		
NO	NORTH	EAST
1	492729.48	842042.83
2	492719.53	841853.09
3	492657.28	841750.50
4	492505.48	841719.15
5	492427.77	841738.17
6	492214.78	841683.08
7	492011.60	841753.38
8	491930.42	841714.51
9	491725.01	841758.17
10	491600.10	841723.53
11	491415.04	842732.02
12	491059.45	842359.49
13	491106.38	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

EMPLOYMENT -
COMMERCIAL

24.37 Acres PARCEL "A"

THE HOWARD RESEARCH AND DEVELOPMENT CORP
LIBER 463/196



VILLAGE OF OWEN BROWN
SECTION 3 AREA 1

PETITIONER AND OWNER
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COLUMBIA, MARYLAND 21043

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

"ALLVIEW ESTATES"

3/28 P O 20 F 92
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