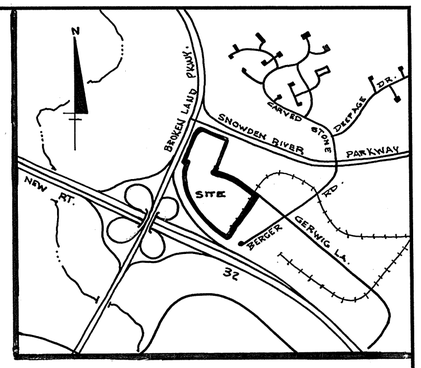
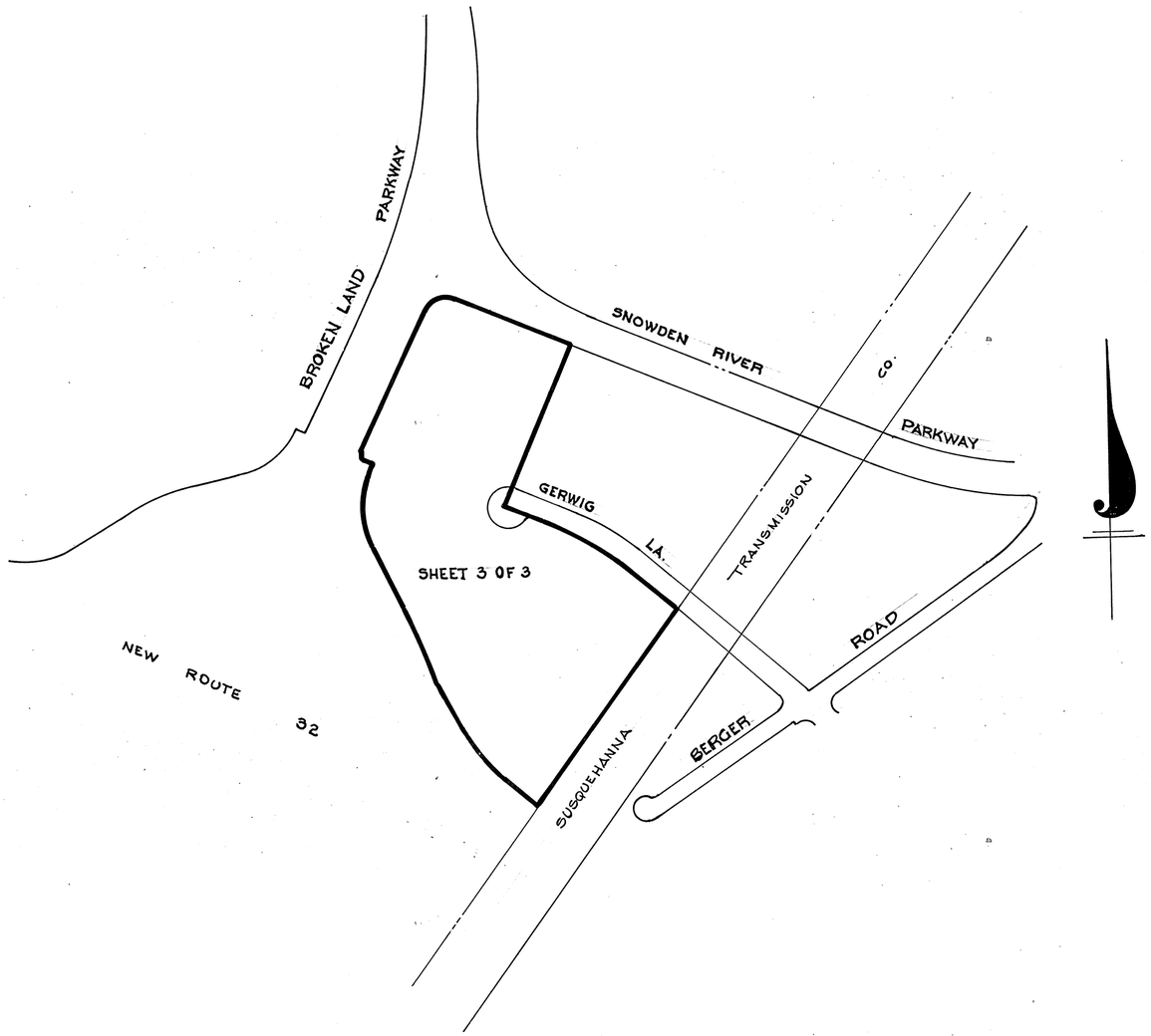


VICINITY MAP
SCALE: 1" = 1000'



SUMMARY OF AMENDMENTS

PHASE 99 A PART I MODIFIES SHEETS 2 AND 3 OF 3. PURPOSE IS TO ADD 6.169 ACRES OF INDUSTRIAL LAND USE TO THIS PHASE

PLANNING BOARD CASE 170

RECORDED - PLAT 3054A-746
ON 5-31 1985 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

E.G.U.

SECTION 2 AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED OCTOBER 3, 1977

J. Richard Weale
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 NOV. 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

Thomas G. Harris Jr. 5-29-85
H.C.P.B. EXEC. SEC. DATE

Ann E. Robertson 5-29-85
H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
	RECORDED		

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 99 A PART I

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400' SHEET 1 OF 3

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is applicable to Section 2, Area 4, of E.G.U.

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 Snowden River Parkway will be permitted only at points of access approved by the Howard County Office of Planning and Zoning. Access is denied along entire length of Patuxent Freeway (New Maryland Rt.32) and Broken Land Parkway.

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 LOCATIONS 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 principal and intermediate divided arterial highway. 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
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 not 5' in height if open, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

6C-2 EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL -
No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height, measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one-hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph 6C-2, buildings and other structures may be located at any location within industrial land use areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking shall be located within ten (10) feet of any lot line except as may be shown on 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.

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 industrial areas are situated within one hundred (100) feet of a residential land use area.

7. PERMITTED USES - Section 119-C-1-d:
7D EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS
All uses permitted in industrial district land use zones are permitted including, but not limited to, all uses permitted in M-1 districts, except, however, the uses only permitted in M-2 and RMH districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominantly industrial area are permitted as approved by the Howard County Planning Board.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:
8D INDUSTRIAL LAND USE AREAS
No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest adjoining ground elevation along the front of the structure, 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.

9. PARKING REQUIREMENTS - Section 119-C-1-e:
9D INDUSTRIAL LAND USE AREAS
Parking requirements for uses permitted under this Final Development Plan Criteria shall be as follows:

a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses including restaurants.

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. One parking space for each 1 employee shall be provided for all sites devoted to industrial uses.

10. SETBACK PROVISIONS - Section 119-C-1-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 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:
12D INDUSTRIAL LAND USE AREAS
In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

TABULATION OF LAND USE

Land Use		Acres
Employment Center Industrial		26.918
Roadway	0.3490	
Total		26.918

RECORDED - PLAT 3054A-747
5-31 1985 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

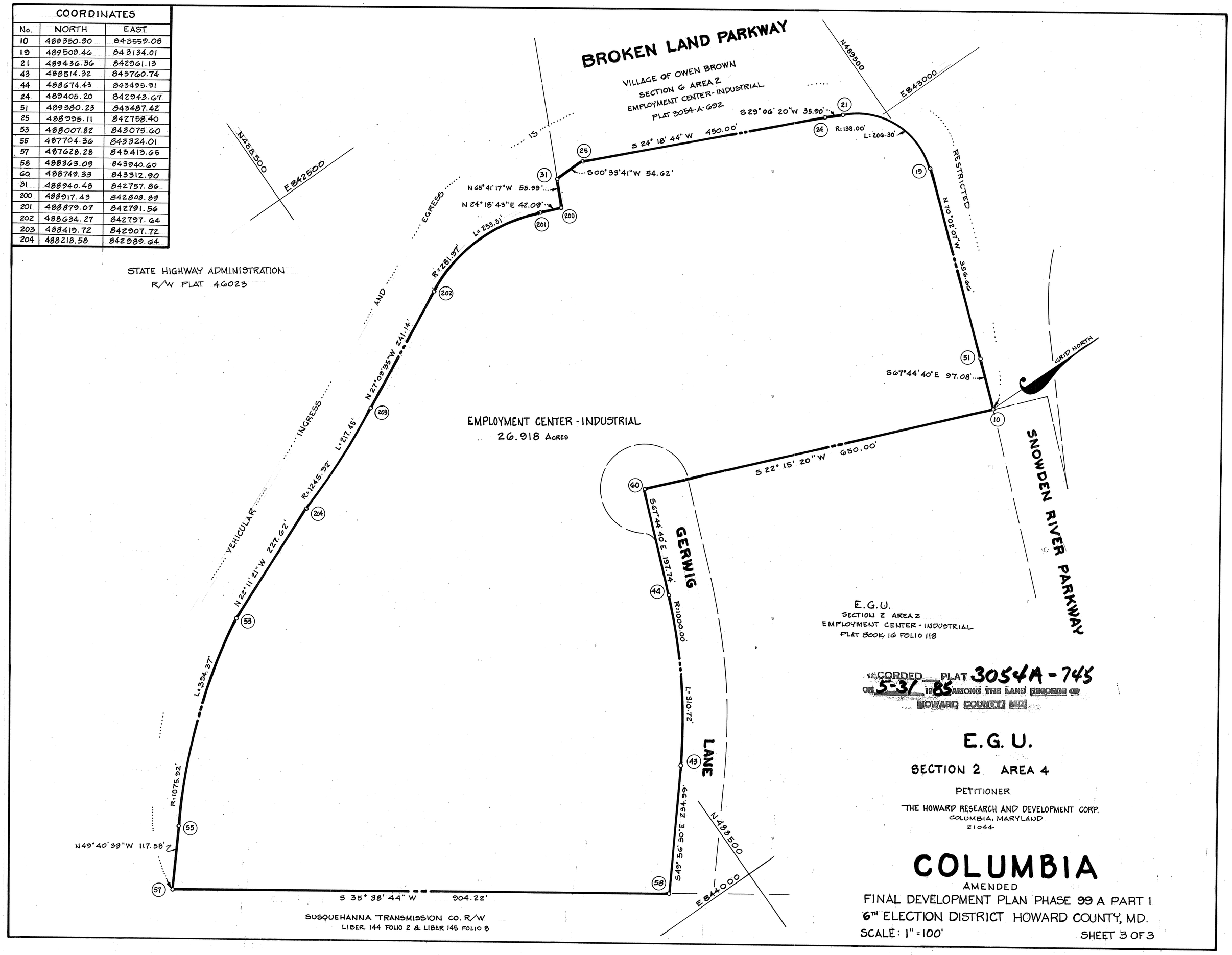
E. G. U
SECTION 2, AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 99-A PART I
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 2 OF 3

W.O. #70323

COORDINATES		
No.	NORTH	EAST
10	489350.90	843559.08
19	489509.46	843134.01
21	489436.56	842961.13
43	488514.32	843760.74
44	488674.43	843495.91
24	489405.20	842943.67
51	489380.23	843487.42
25	488995.11	842758.40
53	488007.82	843075.60
55	487704.36	843324.01
57	487628.28	843413.65
58	488363.09	843940.60
60	488749.33	843312.90
31	488940.48	842757.86
200	488917.43	842808.89
201	488879.07	842791.56
202	488634.27	842797.64
203	488419.72	842907.72
204	488218.58	842989.64