

VICINITY MAP
SCALE: 1" = 2000'

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BUREAU OF ENGINEERING
II REGISTRATION SECTION

RECORDED PLAT BOOK 20 FOLIO 174
JAN 23 73
HOWARD COUNTY, MD
SIELING INDUSTRIAL CENTER
SECTION 1 AREA 2
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

RECEIVED
FEB 1 1973
DIVISION OF LAND
DEVELOPMENT
OF HOWARD COUNTY

COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 128
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' DECEMBER, 1972 SHEET 1 OF 4

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

George Chagetas
PROPERTY LINE SURVEYOR

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

HOWARD COUNTY PLANNING BOARD
[Signature] 1-19-73
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CLERK DATE

510
62

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 1 Area 2, of Sieling Industrial Center

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 **Dobbin 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 | 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 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, B-2, 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 |
| 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 not 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; however, whenever a structure is located within 50 feet of the right-of-way of any public street, road, or highway a public hearing must be held in accordance with Section 17.037E(2) of the Howard County Zoning Regulations before a site development plan will be approved by the Howard County Planning Board. No parking area 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. 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 a residential land use area.

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 and if a structure is located within fifty (50) feet of the right-of-way of any public street, road, or highway, after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations. 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.

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:

7D EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses permitted in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses are permitted as approved by the Howard County Planning Board.

7E-1 OPEN SPACE LAND USE AREAS

The single open space parcel is 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.

8. HEIGHT LIMITATIONS - Section 17.031 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.

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:

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 two employees shall be provided for all sites devoted to industrial uses.

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.

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:

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.

12. COVERAGE REQUIREMENTS - Section 17.031 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.

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.

RECORDED PLAT BOOK 20 FOLIO 175
ON JAN 23 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TABULATION OF LAND USE

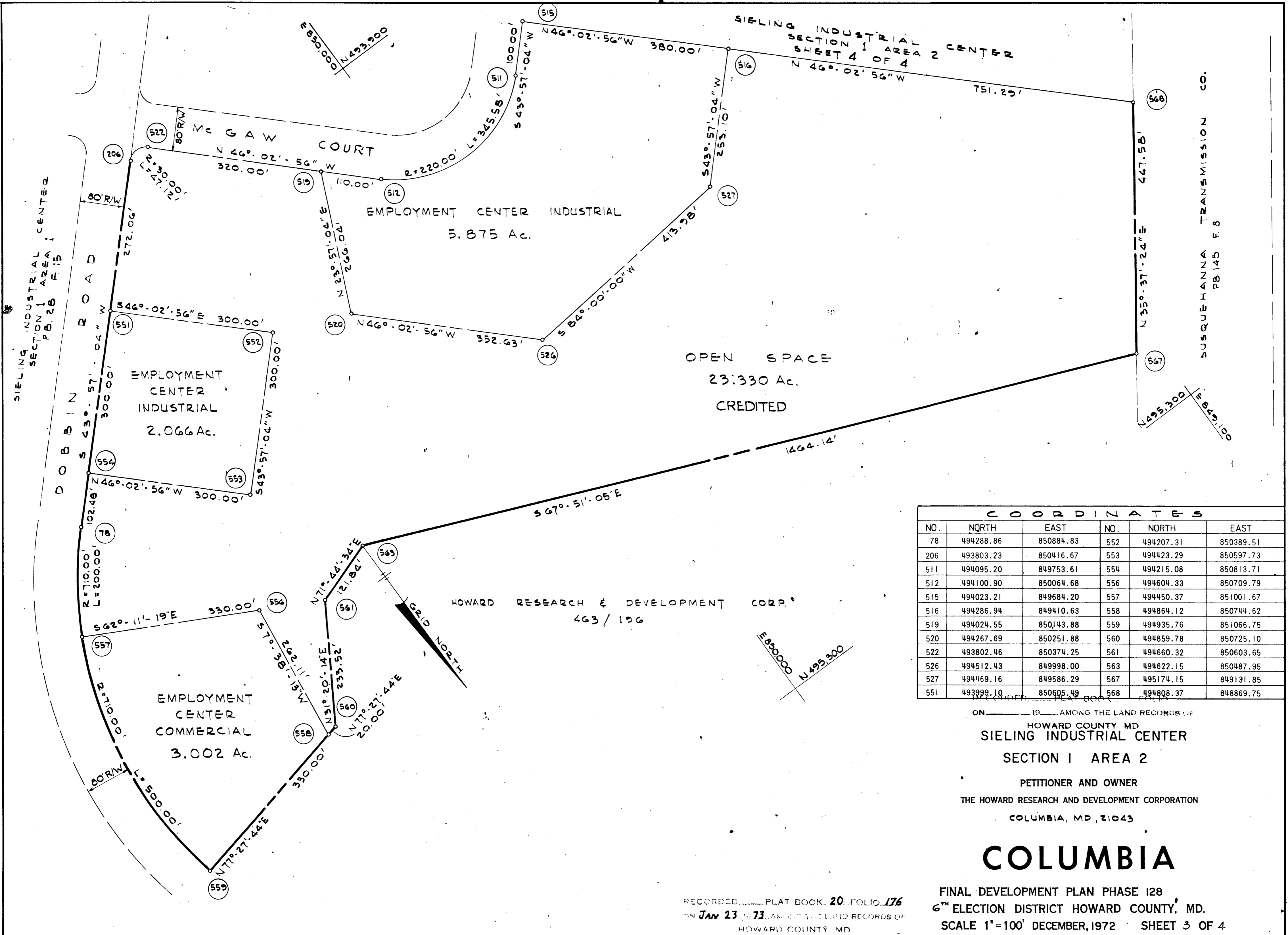
Land Use	Acres
Employment Center Industrial	34.064
roadway	2.054
Employment Center commercial	3.002
Open Space Credited	36.939
Total	76.005

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 128
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
DECEMBER, 1972 SHEET 2 OF 4



COORDINATES					
NO.	NQRTH	EAST	NO.	NORTH	EAST
78	494288.86	850884.83	552	494207.31	850389.51
206	493803.23	850416.67	553	494423.29	850597.73
511	494095.20	849753.61	554	494215.08	850813.71
512	494100.90	850064.68	556	494604.33	850709.79
515	494023.21	849684.20	557	494450.37	851001.67
516	494286.94	849410.63	558	494864.12	850744.62
519	494024.55	850143.88	559	494935.76	851066.75
520	494267.69	850251.88	560	494859.78	850725.10
522	493802.46	850374.25	561	494660.32	850603.65
526	494512.43	849998.00	563	494622.15	850487.95
527	494169.16	849586.29	567	495174.15	849131.85
551	493999.10	850605.49	568	494808.37	848869.75

ON _____ 10 _____ AMONG THE LAND RECORDS OF
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 COLUMBIA, MD, 21043

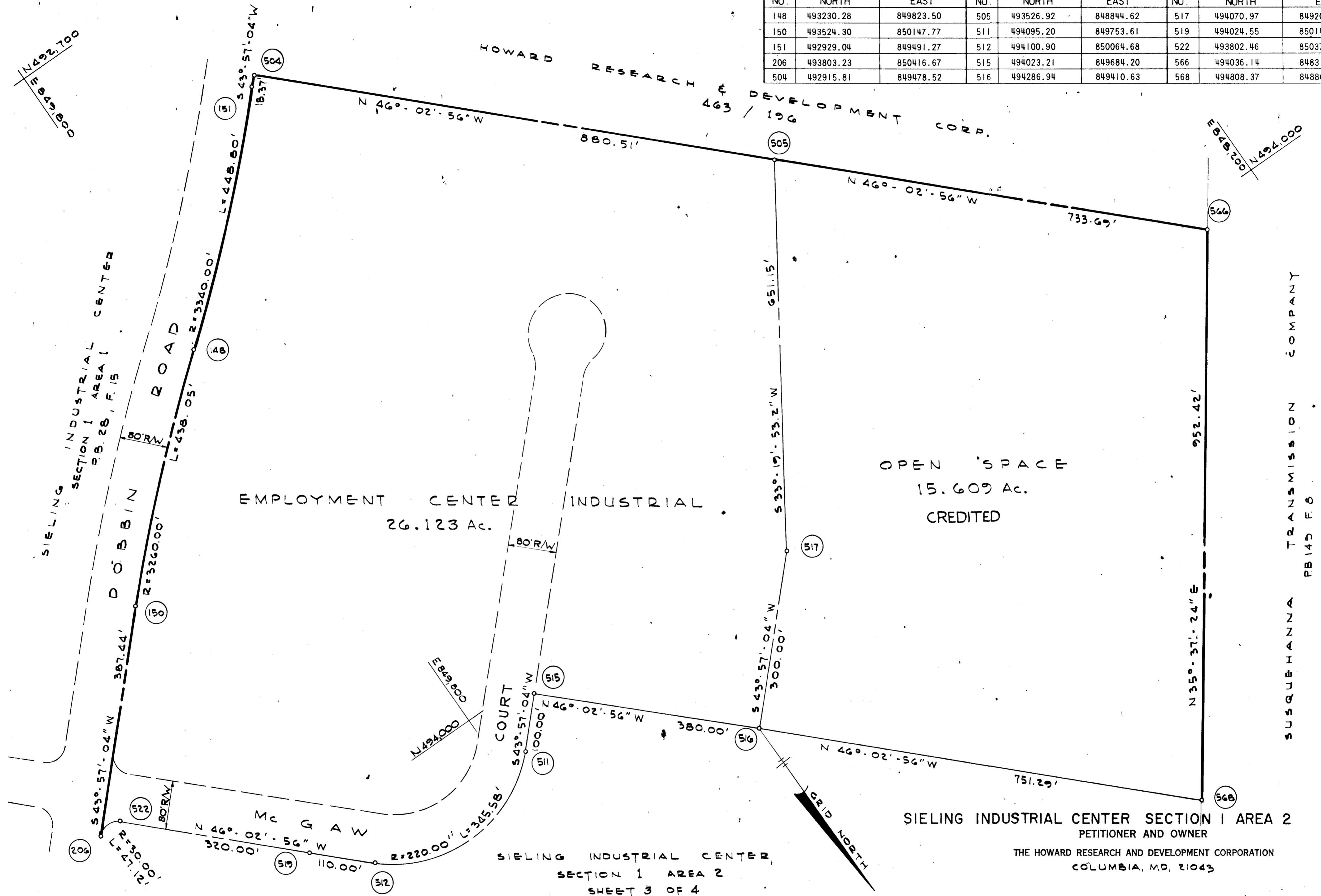
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 128
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' DECEMBER, 1972 SHEET 3 OF 4

RECORDED _____ PLAT BOOK 20 FOLIO 176
 ON JAN 23 1973 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
148	493230.28	849823.50	505	493526.92	848844.62	517	494070.97	849202.42
150	493524.30	850147.77	511	494095.20	849753.61	519	494024.55	850143.88
151	492929.04	849491.27	512	494100.90	850064.68	522	493802.46	850374.25
206	493803.23	850416.67	515	494023.21	849684.20	566	494036.14	848316.41
504	492915.81	849478.52	516	494286.94	849410.63	568	494808.37	848869.75



COLUMBIA