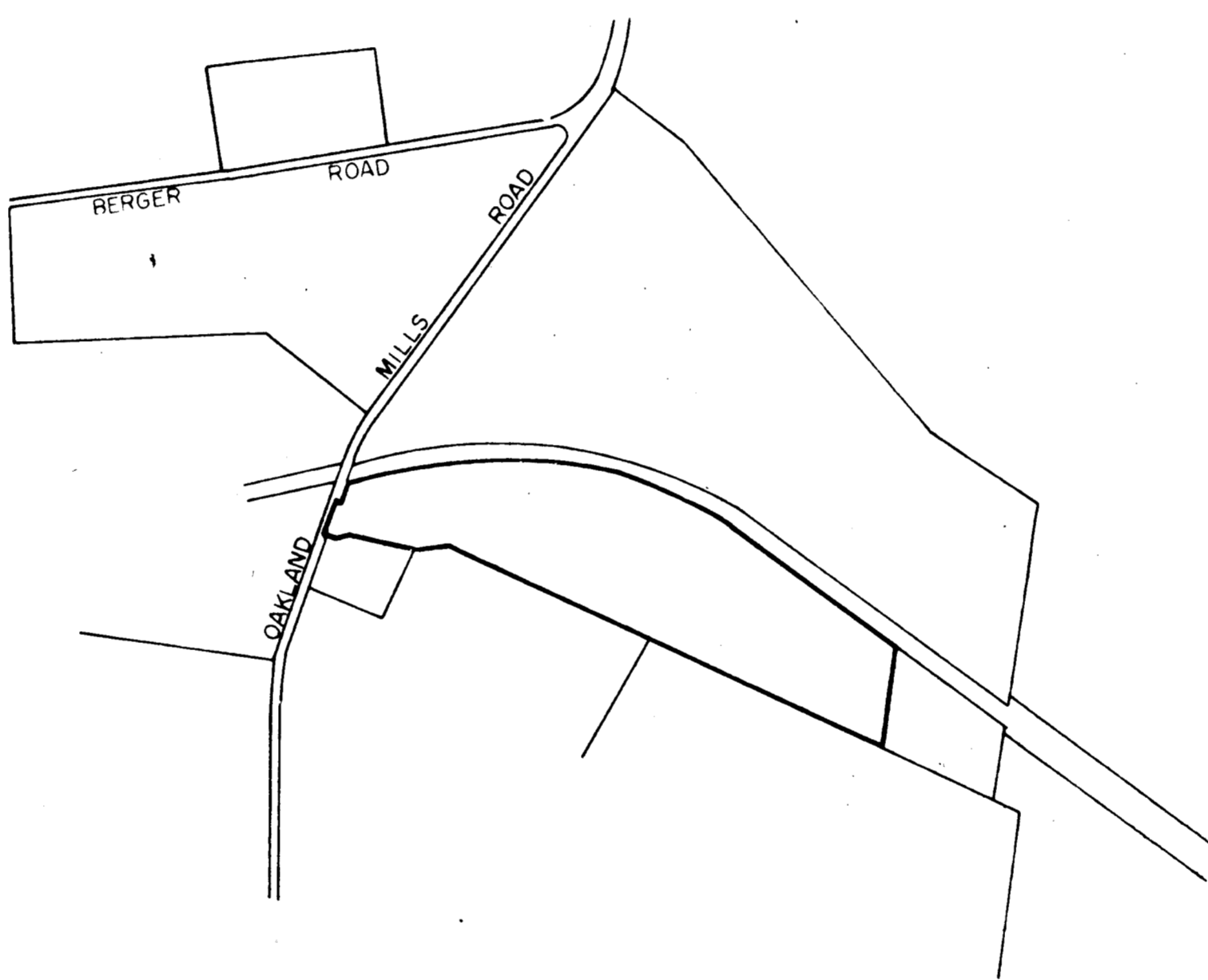


VICINITY MAP
NO SCALE

SUMMARY OF AMENDMENTS

PHASE 142-A - REVISED SHEET 2 OF 3 TO ALLOW FOR CONSTRUCTION WITHIN SETBACKS OF APPROVAL BY PLANNING BOARD.
 PHASE 142-A-1 - REVISED SHEETS 2 & 3 TO DELETE R20 REFERENCE AND ACREAGE
 NOTE: THIS PHASE IS AFFECTED BY BA CASE 743-C



NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 3 RECORDED AMONG THE LAUD RECORDS OF HOWARD COUNTY ON MARCH 7, 1974 IN PLATBOOK 20 FOLIO 270

RECEIVED

APR 1 1977

BUREAU OF ENGINEERING

E. C. U.
SECTION 2, AREA 6

PETITIONER AND OWNER:
GUILFORD PARTNERS
3239 P. STREET N.W.
WASHINGTON, D. C. 20007

RECORDED PLAT 3054 RR
ON 3/9 1977 AMONG THE LAUD RECORDS OF HOWARD COUNTY, MD.

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 142 -A-1
CUM ELECTON DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 400' DECEMBER 17, 1976 SHEET 1 of 3

ENGINEERING
PLANNING
SURVEYING
BY
BOENDER
ASSOCIATES
INC.
ELLCOTT CITY, MD. 21043
SALISBURY, MD. 21801
301-465-7777

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

BOARD OF COUNTY COMM. B.C.C. CASE 412
RESOLUTION APPROVED: AUGUST 10, 1965
AMMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 24, 1974

PHASE AMENDMENT	DATE	PLATBOOK	FOLIO
142 - A	MARCH 7, 1974	20	270 - 272
142	MAY 31, 1973	20	259-261

WILLIAM G. HARTEL, PL. 5 NO 9436

DATE

DATE

H.C.P.B. EXEC. SEC.

DATE

H.C.P.B. CHAIRMAN

DATE

43

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 6, of E.G.U.

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 17.031A (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 Oakland Mills 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 17.037(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 of 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-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 however buildings and other structures may be constructed at any location within said setback 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.

7. PERMITTED USES - Section 17.031D:

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 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 17.031 E:

8D INDUSTRIAL LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 40 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 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 (2) employees shall be provided for all sites devoted to industrial uses.

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:

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.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MARCH 7, 1974 IN PLATBOOK 20 FOLIO 271

TABULATION OF LAND USE

LAND USE	ACRES
Employment Center - Industrial	9.962
TOTAL	9.962

319 ✓ 305455

E. G. U.
SECTION 2, AREA 6

PETTYGOWER AND OWNER:

GUILFORD PARTNERS
3239 P. STREET N.W.
WASHINGTON, D. C. 20007

COLUMBIA
AMENDED

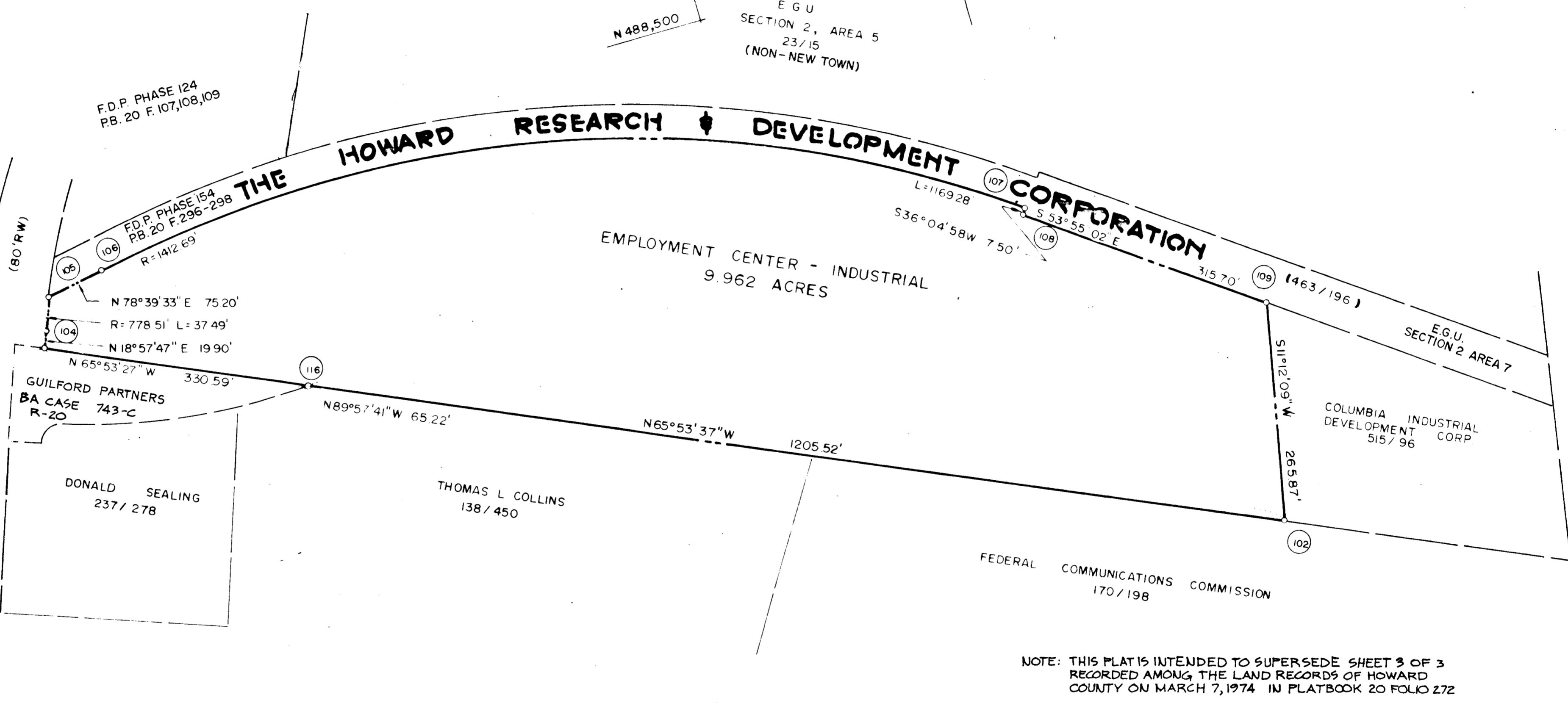
FINAL DEVELOPMENT PLAN PHASE 142 -A-1
6th ELECTION DISTRICT, HOWARD COUNTY, MD.

DECEMBER 17, 1976 SHEET 2 of 3

COORDINATES		
NO.	NORTH	EAST
102	487,719.04	849,520.15
103	488,346.50	848,118.04
104	488,365.32	848,124.51
105	488,400.46	848,137.55
106	488,415.25	848,211.28
107	488,171.83	849,321.09
108	488,165.77	849,316.67
109	487,979.84	849,571.81
110	488,361.95	848,083.46
111	488,249.67	848,044.64
112	488,237.34	848,080.53
113	488,255.96	848,118.65
114	488,246.21	848,147.02
115	488,211.50	848,354.57
116	488,211.46	848,419.79

E.G.U. SUBDIVISION
SECTION 2, AREA 3
21/89

OAKLAND MILLS ROAD
(80' R/W)



NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 3
RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY ON MARCH 7, 1974 IN PLATBOOK 20 FOLIO 272

E. G. U.
SECTION 2, AREA 6

PETITIONER AND OWNER:

GUILFORD PARTNERS
3299 P. STREET N.W.
WASHINGTON, D. C. 20007

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 142 - A-1
6th ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 100' DECEMBER 17, 1976 SHEET 3 of 3

RECORDED ✓ PLAT 3054 TT
ON 3/19/77 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.