

VICINITY MAP
SCALE: 1"=2000'

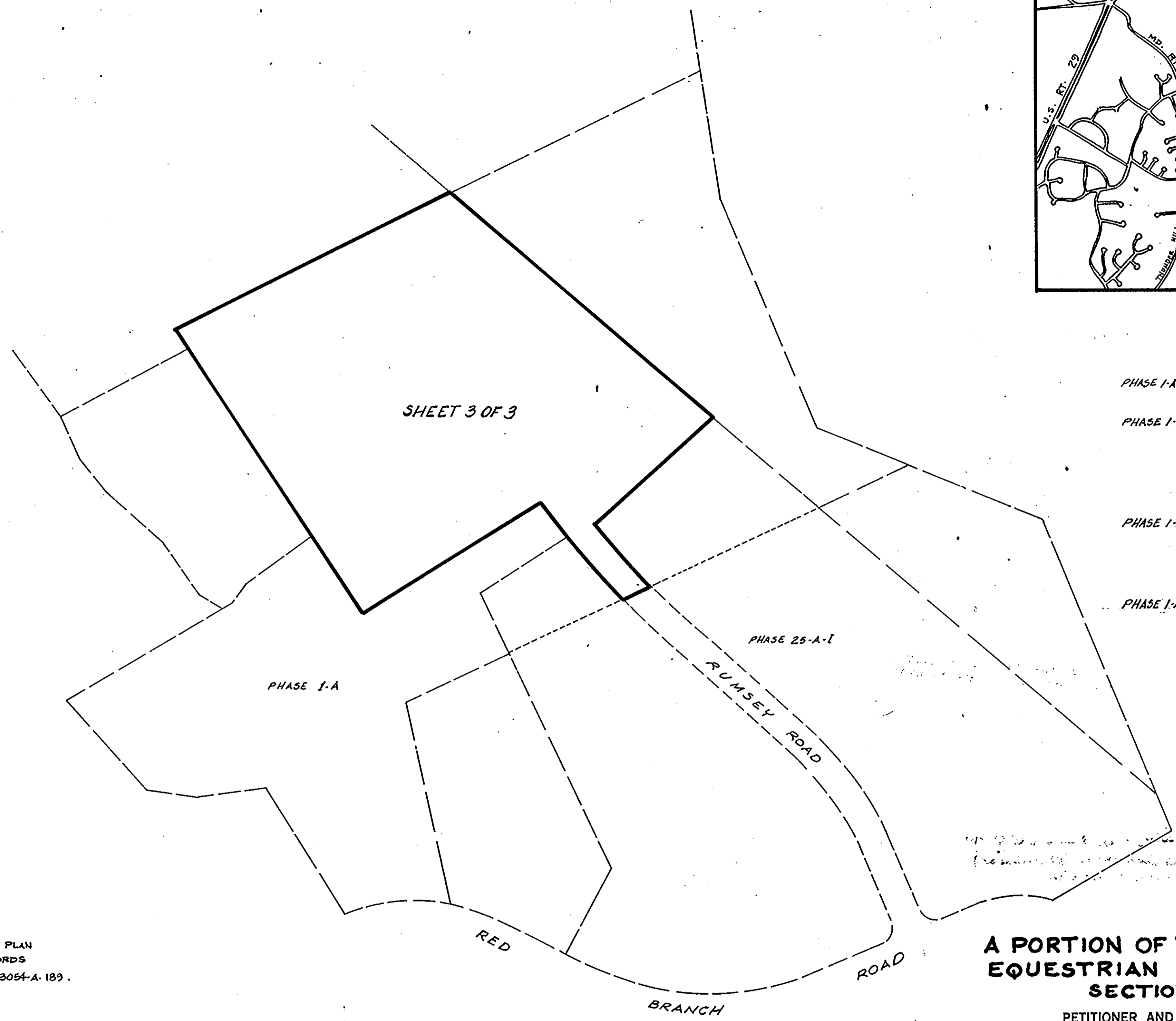
SUMMARY OF AMENDMENTS

PHASE I-A: REVISED PLAN SHEET TO PROVIDE ACCESS TO OPEN SPACE AREA.

PHASE I-A-I: REVISED SHEETS 1 AND 2 OF 2. PURPOSE WAS TO CHANGE THE LAND USE RECORDED FOR A PORTION OF EQUESTRIAN CENTER, PARCEL A, FROM CREDITED OPEN SPACE TO EMPLOYMENT CENTER

PHASE I-A-II: REVISES SHEETS 1, 2, AND 3 OF 3. PURPOSE IS TO REMOVE 3.899 ACRES OF INDUSTRIAL USE UNDER THIS PHASE AND PLACE THIS ACREAGE IN ADJACENT PHASE 25-A-I.

PHASE I-A-III: REVISES SHEETS 1, 2, AND 3 OF 3. PURPOSE IS TO REMOVE 0.257 ACRES OF INDUSTRIAL USE UNDER THIS PHASE AND PLACE THIS ACREAGE IN ADJACENT PHASE 25-A-II.

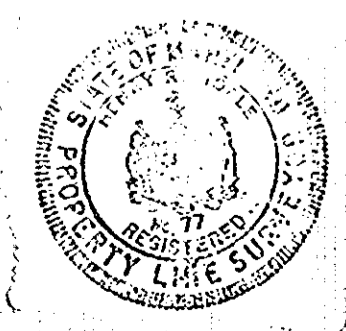


THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE I-A-II SHEET 1 OF 3 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON FEBRUARY 22, 1979 AS PLAT 3054-A-189.

A PORTION OF THE EQUESTRIAN CENTER SECTION I
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

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

H. Richard Spale
 PROPERTY LINE SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM., B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-1976

HOWARD COUNTY PLANNING BOARD

Thomas J. Harris 12-1-82 H.C.P.B. EXEC. SEC. DATE
Aileen E. Ruther 12/1/82 H.C.P.B. CHAIRMAN DATE

RECORDED PLAT 3054A-526 ON 12-2-82 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
1-A-II	2-22-79	3054A	189, 190, 191
1-A-I	4-14-75	28	133, 134, 135
I-A	5-8-68	14	71, 72
I	3-7-66	10	73

RECORDED

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE I-A-III
 2ND ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=400' SHEET 1 OF 3

DRWN. BY:
 CHKD. BY:

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO PHASE 1-A-II, OF THE OAKLAND RIDGE INDUSTRIAL PARK.

FINAL DEVELOPMENT PLAN CRITERIA

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):
A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
B. Vehicular ingress and egress to Rumsey 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 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
- eaves
- roof or building overhangs
- chimneys
- trellises
- porches
- bay windows
- privacy walls or screens
- all parts of any buildings
- dwelling or accessory buildings

All setback areas shall be clear of any protrusions, extensions or building construction of any type. A 50' setback is required for any land use located adjacent to a freeway or primary road and a 50' setback is required for any land use permitted within T-1, B-1, B-2, S-C, M-R or M-1, use type area of the New Town District when it is adjacent to a public road owned and/or maintained by the County or State except, however, that structure 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 after a public hearing in accordance with Section 17.037 E (2) of the Howard County Zoning Regulation.

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

- walks
- shrubby
- trees
- ornamental landscaping
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height
- 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, and must be in accordance with a site development plan approved by the Howard County Planning Board.

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, structure may be located within this 100' setback if shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 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 119-C-1-e (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 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:

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 including but not limited to all of the following:

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station.
- E. Wholesale distributors.
- F. Savings and Loan associations
- G. Business and Professional offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

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

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:

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 (1) parking space for each two (2) employees shall be provided for all sites devoted to industrial uses.

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

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:

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	
EMPLOYMENT CENTER INDUSTRIAL	18.294 ACRES
EMPLOYMENT CENTER INDUSTRIAL RIGHT-OF-WAY - (1.278 ACRES)	
TOTAL	18.294 ACRES

This amended plan is intended to supersede a portion of Final Development Plan Phase 1-A-II, Sheet 2 of 3 as amended and recorded among the Land Records of Howard County, Maryland on February 22, 1982 as Plat 3054-A-190.

The purpose of this plan is to remove 0.257 Acres of industrial land use from this Phase so that it can be added to adjacent Phase 25-A-II.

RECORDED PLAT 3054A-527
ON 12-2-1982 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

A PORTION OF THE
EQUESTRIAN CENTER

SECTION I

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED

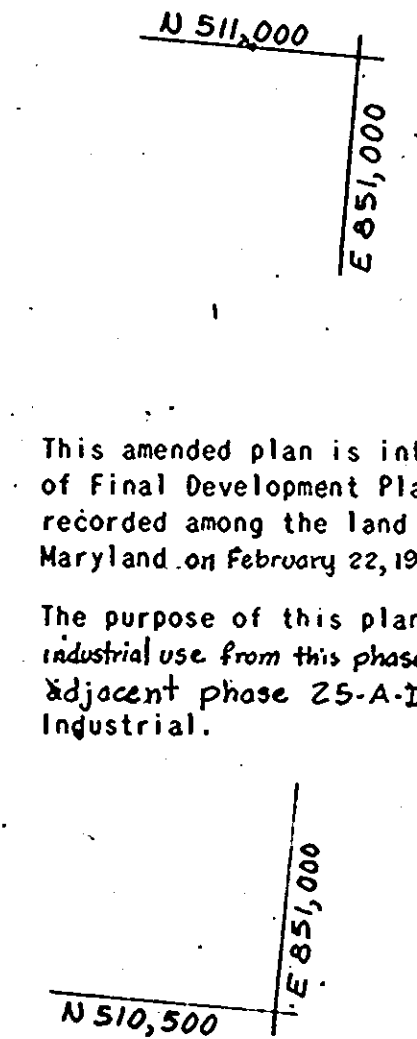
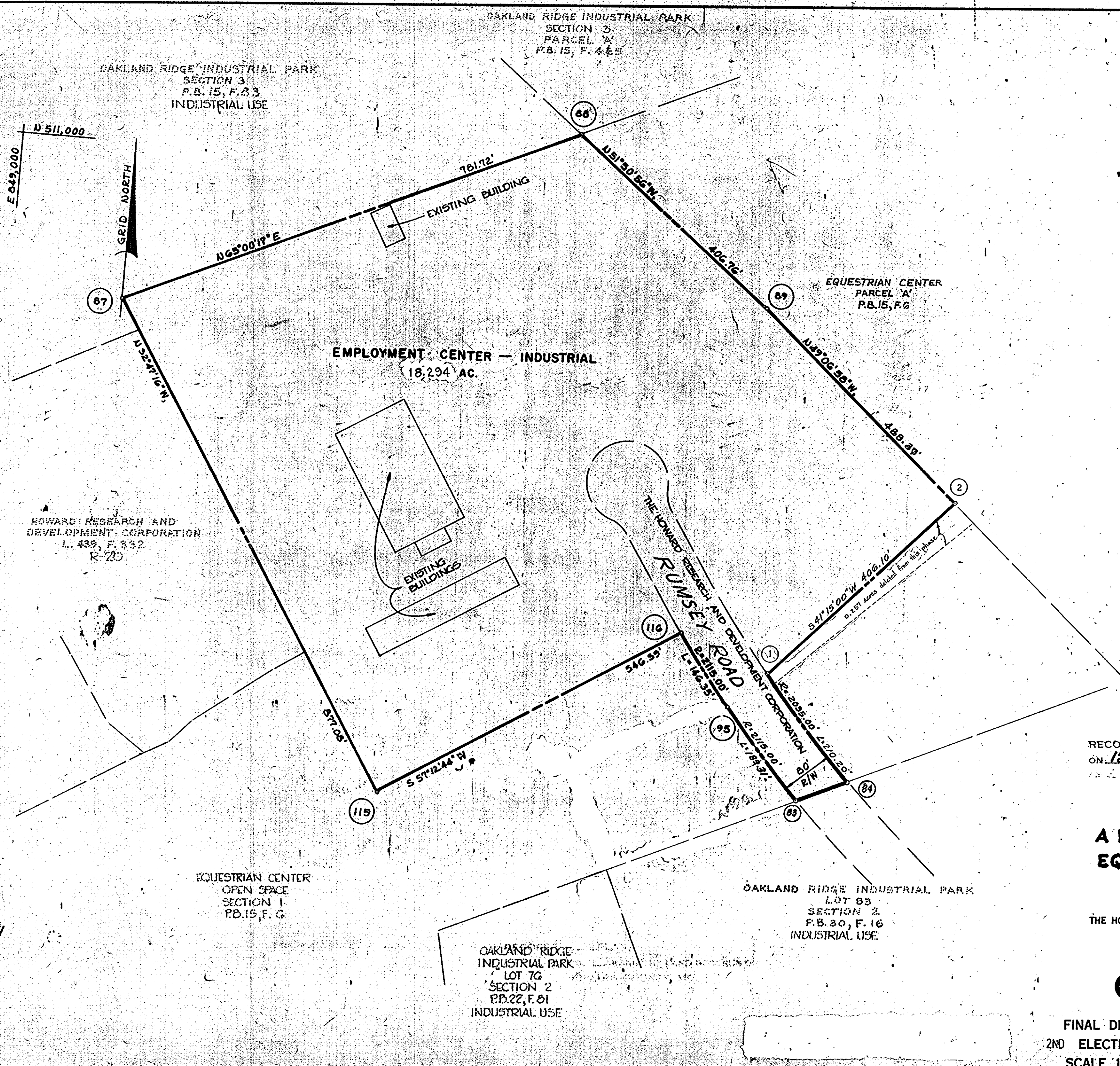
FINAL DEVELOPMENT PLAN PHASE 1-A-III

2ND ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100'

SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
7	509,911.67	850,030.61
83	510,048.63	850,324.38
87	510,747.21	849,174.85
88	511,077.52	849,883.36
89	510,826.25	850,203.23
84	510,084.57	850,401.48
95	510,189.46	850,197.96
115	510,009.87	849,649.82
116	510,305.76	850,109.16
1	510,239.93	850,260.03
2	510,545.26	850,527.79



This amended plan is intended to supersede a portion of Final Development Plan Phase I-A-II, Sheet 3 of 3 as amended and recorded among the land records of Howard County, Maryland, on February 22, 1979 as Plat 3054-A-191.

The purpose of this plan is to delete 0.257 Acres of industrial use from this phase and place this acreage in adjacent phase 25-A-II Industrial.

RECORDED PLAT 3054A-528
ON 12-2-82 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

TAX MAP NO. 30
BLOCK NO. 17
PARCEL 266

**A PORTION OF THE
EQUESTRIAN CENTER
SECTION 1**

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

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 1-A-III
2ND ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 3 OF 3

DRWN. BY:
CHKD. BY: