

VICINITY MAP

SCALE: 1" = 2000'

SUMMARY OF AMENDMENTS:

PHASE 117A ADDS 26.752 ACRES OF INDUSTRIAL LAND USE AND 2.123 ACRES OF OPEN SPACE TOTALING 28.874 ACRES TO THIS PHASE.

PHASE 117-A-I AMENDS SHEET 2 OF 7, PURPOSE IS TO INCLUDE THE USE OF A COMMUNICATION FACILITY ON OPEN SPACE LOT 19.

PHASE 117-A-II AMENDS SHEET 2 OF 7, THE PURPOSE BEING TO CLARIFY THAT LARGE FULL SERVICE FOOD AND GROCERY STORES, AND RELATED USES, ARE PERMITTED.

RECORDED - PLAT NO. 19417
 ON 9-29-07
 LAND RECORDS OF HOWARD COUNTY, MD

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 117-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1331.

SIELING INDUSTRIAL CENTER
 SECTION 1 AREA 1

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 THRU 7 OF 7 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED FEBRUARY 2, 2004

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSED NO. 12975 EXPIRATION DATE: MAY 26, 2008.

Carlton K. Gutschick
 CARLTON K. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION No. 12975

9-7-07
 DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995
 AMENDED Z.B. CASE 1031M RESOLUTION APPROVED FEBRUARY 5, 2004

HOWARD COUNTY PLANNING BOARD

Frank S. Kiehl
 FRANK S. KIEHL
 H.C.P.B. EXECUTIVE SECRETARY

John G. D'Alonzo
 JOHN G. D'ALONZO
 H.C.P.B. CHAIRMAN

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044

COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE 117-A-II
 6TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=400' SEPTEMBER 2007 SHEET 1 OF 7

FDP-117-A-II

FINAL DEVELOPMENT PLAN CRITERIA

The Area Included within this Final Development Plan Phase is Applicable to Section 1 Area 1 of the SIELING INDUSTRIAL CENTER

1. PUBLIC STREET AND ROADS - Section 125-C-3-b: To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:
 - 2A. To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
 - 2B. Vehicular ingress and egress to Snowden River Pkwy, Oakland Mills Road, & Dobbin Road, will be permitted only at points of access approved by the Howard County Dept. of Planning & Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b: To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 125-C-3-b: To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125-C-3-c: To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 125-C-3-d(1) 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, decks, open or enclosed bay windows, oriel, vestibule, balcony
privacy walls or screens

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; 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
shrubbery
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 Dept. 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 as restricted by this Paragraph 6C-2, buildings and other structures may be located at any location within industrial 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 industrial areas are situated with 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 125-C-3-d(2):

- 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 district except, however, the uses only permitted in M-2 district are prohibited. 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 Stations.
 - e. Wholesale Distributors.
 - f. Savings and Loan Association.
 - 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.
- l. Full service food and grocery store, and related uses, of 100,000 square feet or more.

7E OPEN SPACE LAND USE AREAS

Lots 1, 2, 3 and 10 are 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 Dept. of Planning and Zoning. * SEE NOTE 7E CONTINUED

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3):

- 8D. INDUSTRIAL LAND USE AREAS
No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding fifty (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 125-C-3-d(3):

- 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 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.

9E. OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development 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 125-C-3-d(3):

- 10A. GENERALLY:
 - a. Setbacks shall conform to the requirements of Section 6C-2 above.
 - b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125-C-3-d(3):

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 125-C-3-d(3):

- 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.

7E (Continued)

With respect to Lot 10 (WATER TOWER) as shown on FDP Phase 117A-I, Sheet 1 of 7 and sheet 4 of 7, this OPEN SPACE (non-credited) may be used for the installation of a cellular telephone facility comprised of:

- (1) a utility building
 - (a) no greater than 400 square feet and
 - (b) no greater than ONE story high and
 - (c) with no more than 3 parking spaces for use by repair/maintenance personnel and
- (2) antenna which
 - (a) must be mounted on the support legs of the water tower structure no higher than 130 feet above the surrounding grade and
 - (b) are located in no greater than 10 locations and
 - (c) are no larger in size than 5 feet in height, 10 inches in width and 10 inches in depth and
 - (d) do not extend beyond the vertical outline of the water tower and
 - (e) are substantially the same color as the water tower (including all mounting equipment).

TABULATION OF LAND USE

Land Use	Acres
Employment Center Industrial	177.008
Roadway	14.701
Open Space	Non-Credited
TOTAL	181.422

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 117-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1332.

RECORDED - PLAT NO. 19418
ON 9-27-07 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

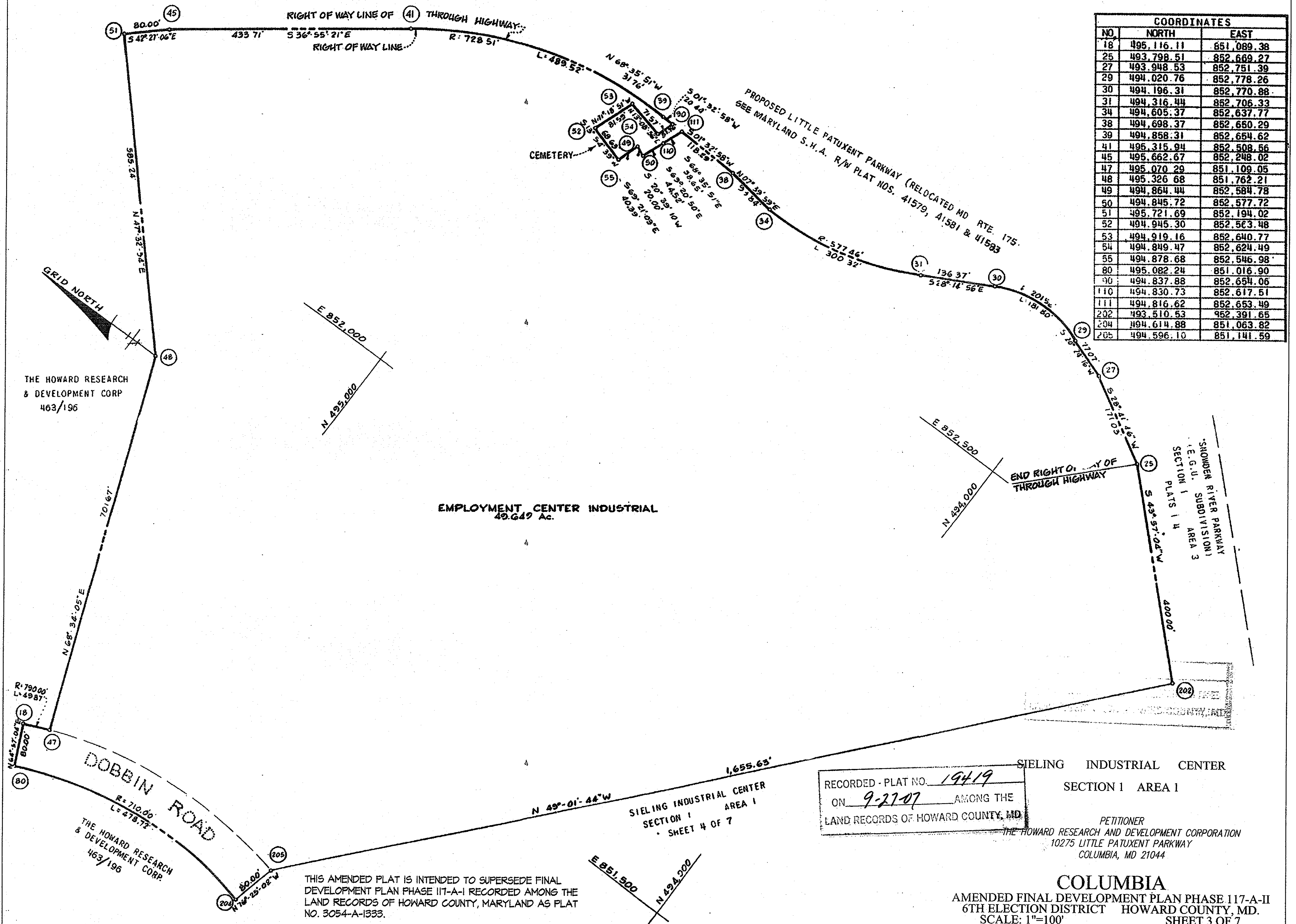
SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 117-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 7

FDP-117-A-II

COORDINATES		
NO.	NORTH	EAST
18	495,116.11	851,089.38
25	493,798.51	852,669.27
27	493,948.53	852,751.39
29	494,020.76	852,778.26
30	494,196.31	852,770.88
31	494,316.44	852,706.33
34	494,605.37	852,637.77
38	494,698.37	852,650.29
39	494,858.31	852,654.62
41	496,315.94	852,508.56
45	495,662.67	852,248.02
47	495,070.29	851,109.05
48	495,326.68	851,762.21
49	494,864.44	852,584.78
50	494,845.72	852,577.72
51	495,721.69	852,194.02
52	494,945.30	852,563.48
53	494,919.16	852,640.77
54	494,849.47	852,624.49
55	494,878.68	852,546.98
80	495,082.24	851,016.90
90	494,837.88	852,654.06
110	494,830.73	852,617.51
111	494,816.62	852,653.49
202	493,510.53	852,391.65
204	494,614.88	851,063.82
205	494,596.10	851,141.59



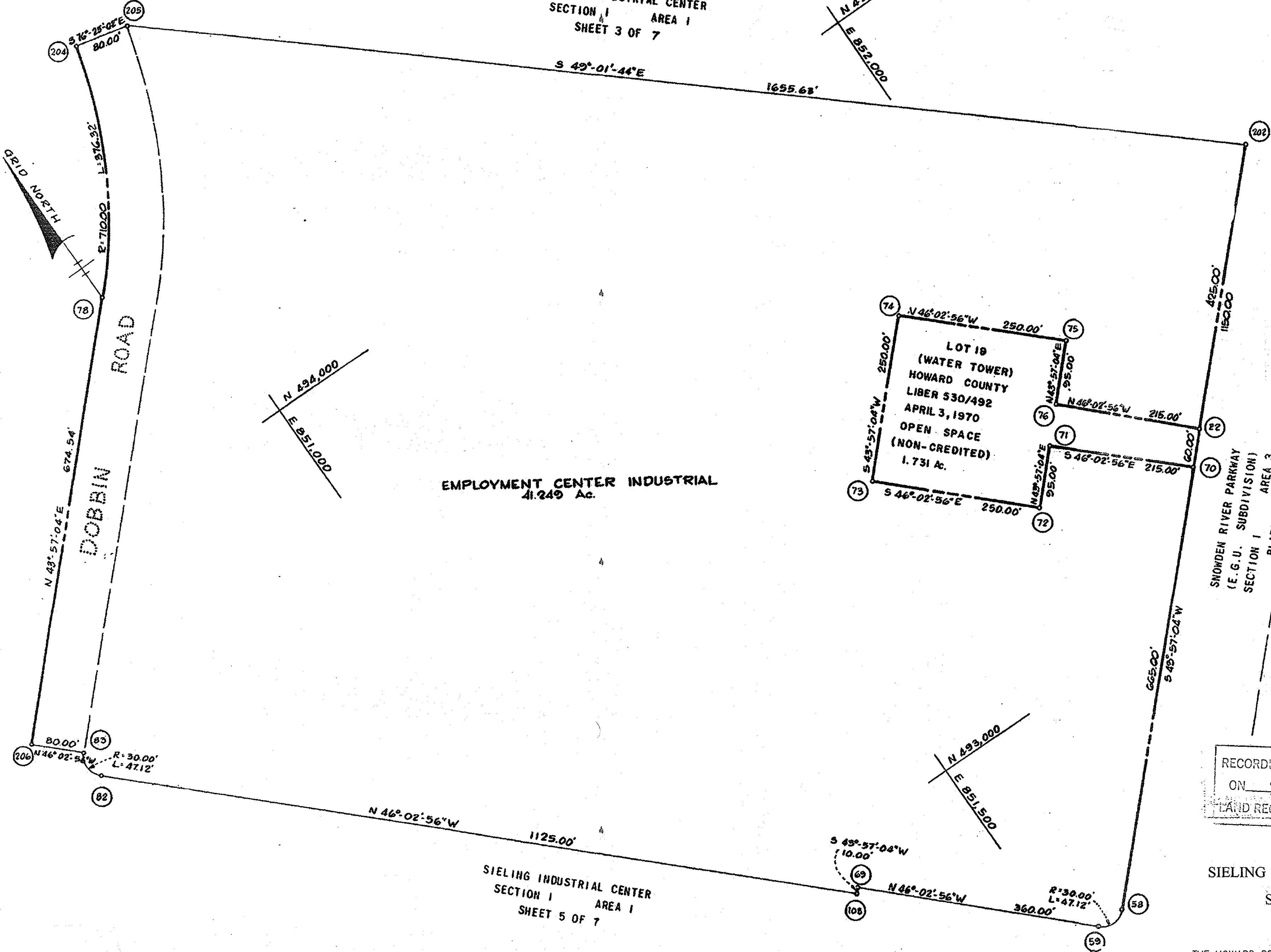
FDP-117-A-II

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1
SHEET 3 OF 7

EMPLOYMENT CENTER INDUSTRIAL
41.249 Ac.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1
SHEET 5 OF 7

COORDINATES		
NO.	NORTH	EAST
22	493,204.56	852,096.69
58	492,682.61	851,593.50
59	492,681.83	851,551.08
69	492,931.69	851,291.91
70	493,161.37	852,065.04
71	493,310.59	851,900.26
72	493,242.19	851,834.32
73	493,415.70	851,654.34
74	493,595.69	851,827.85
75	493,422.18	852,007.83
76	493,353.78	851,941.90
78	494,288.86	850,884.83
82	493,705.29	850,475.04
83	493,747.71	850,474.27
108	492,924.49	851,284.97
202	493,510.53	852,391.65
204	494,614.88	851,063.82
205	494,596.10	851,141.59
206	493,803.23	850,416.67



RECORDED - PLAT NO. 19420
ON 9-27-07 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1

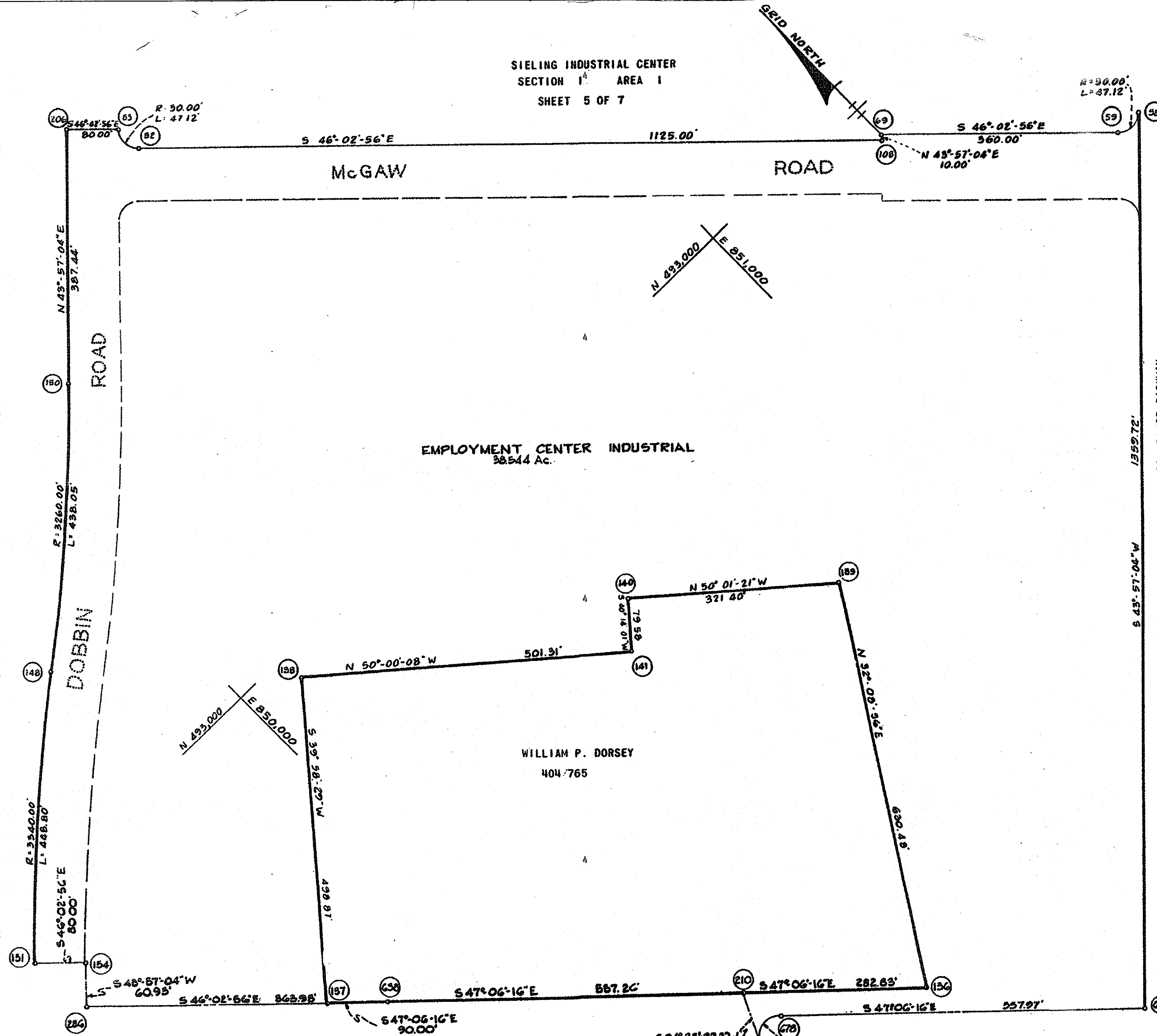
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 117-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 4 OF 7

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
DEVELOPMENT PLAN PHASE 117-A-I RECORDED AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT
NO. 3054-A-1334.

FDP-117-A-II

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1
SHEET 5 OF 7



COORDINATES		
NO.	NORTH	EAST
58	492,682.61	851,593.50
59	492,681.83	851,551.08
69	492,931.69	851,291.91
82	493,705.29	850,475.04
83	493,747.71	850,474.27
108	492,924.49	851,284.97
136	491,957.56	850,435.35
137	492,577.03	849,768.62
138	492,959.33	850,089.12
139	492,491.36	850,770.85
140	492,697.85	850,524.56
141	492,637.11	850,473.16
148	493,230.28	849,823.50
150	493,524.30	850,147.77
151	492,929.04	849,491.27
154	492,873.51	849,548.87
206	493,803.23	850,416.67
210	492,150.07	850,228.15
286	492,829.65	849,506.58
638	492,515.77	849,834.55
653	491,703.71	850,649.81
677	492,074.00	850,193.34
678	492,083.49	850,241.04

RECORDED PLAT NO. 19421
ON 9-27-07 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 117-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1335.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1
SHEET 6 OF 7

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 117-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 5 OF 7

FDP-117-A-II

E 849,000
L 1,498,000

WILLIAM P. DORSEY
404/765

E 850,500
L 1,492,000

650 NORTH

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1
SHEET 7 OF 7

OAKLAND MILLS ROAD
(E.G.U. SUBDIVISION)
SECTION 1 AREA 4
21/29 & 30

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1
SHEET 5 OF 7

EMPLOYMENT CENTER
25.079 AC
INDUSTRIAL

COORDINATES		
NO.	NORTH	EAST
210	492,180.07	250,228.15
262	491,295.77	849,923.49
263	491,273.24	849,997.39
265	491,355.40	850,314.03
681	491,253.95	849,283.97
682	491,146.55	849,497.11
537	491,547.14	849,342.44
638	492,515.77	849,834.55
639	492,260.61	849,588.57
640	492,206.39	849,648.88
641	492,216.67	849,595.59
650	491,860.50	850,007.67
653	491,703.71	850,649.81
659	491,830.44	849,993.91
683	492,007.42	849,810.32
684	491,956.45	849,605.61
685	492,166.31	849,548.99
690	492,169.59	849,505.39
691	492,114.76	849,481.03
677	492,074.00	850,193.34
678	492,083.49	850,241.04
1064	492,472.20	849,202.52
1065	491,998.53	849,126.44
1067	491,819.22	849,259.52
1082	492,030.90	849,088.14

SNOWDEN RIVER PARKWAY
(E.G.U. SUBDIVISION)
SECTION 1 AREA 2
PLATS 1 - 4

RECORDED - PLAT NO. 19422
ON 9-27-07 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

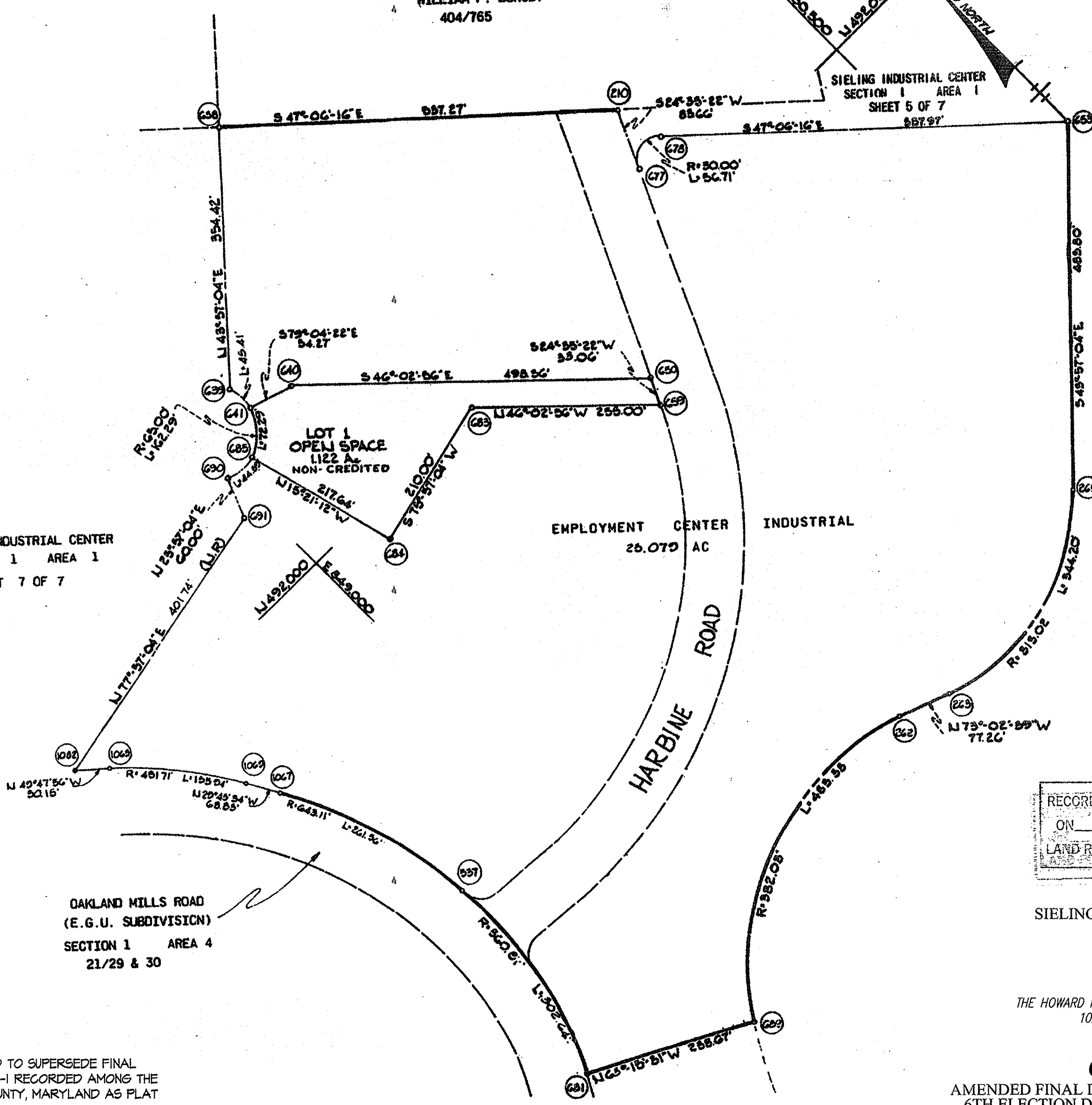
SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

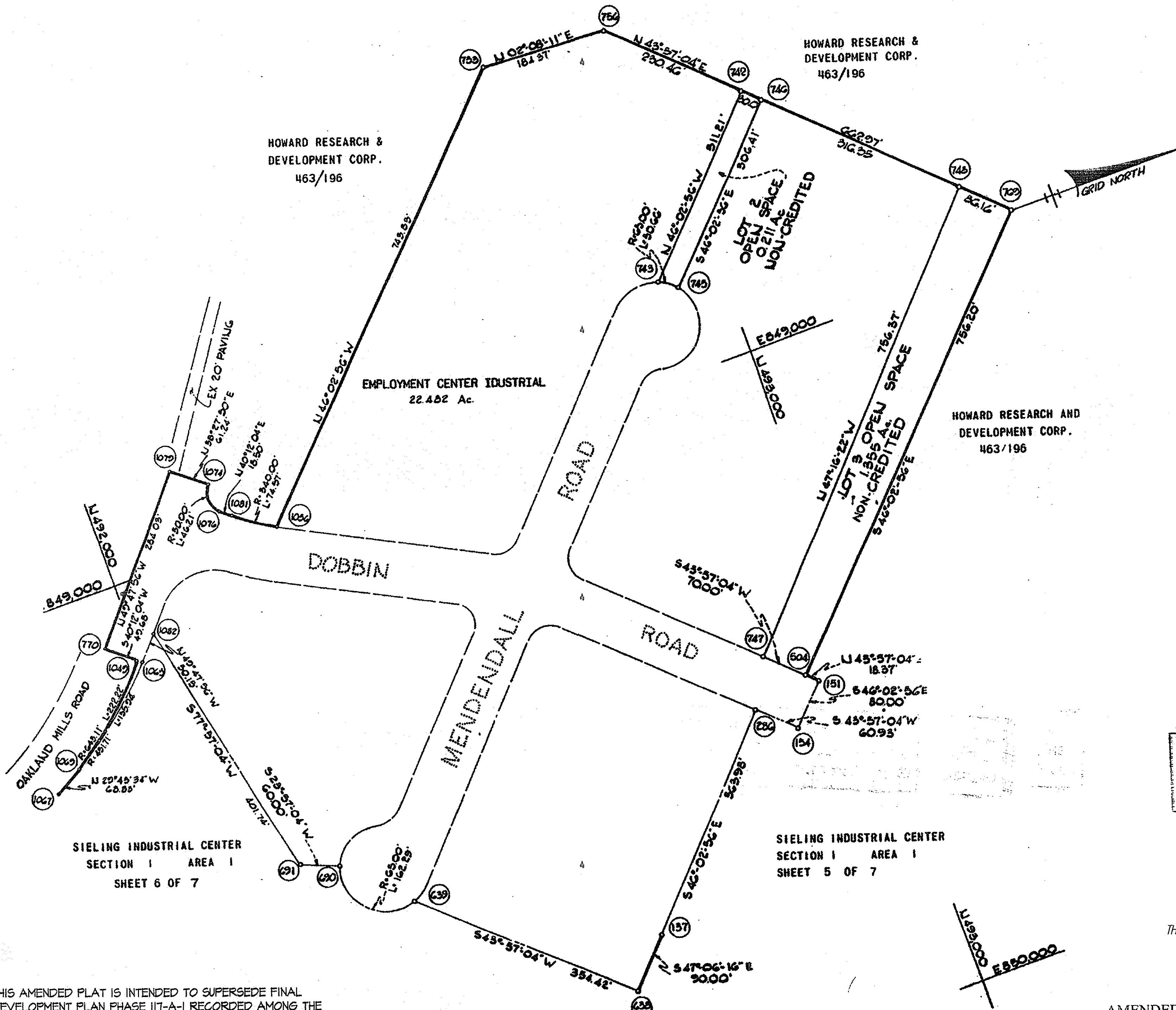
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 117-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 6 OF 7

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
DEVELOPMENT PLAN PHASE 117-A-I RECORDED AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT
NO. 3054-A-1336.

FOP-117-A-II



COORDINATES		
NO.	NORTH	EAST
137	492,577.03	849,788.62
151	492,929.04	849,481.27
154	492,873.51	849,548.87
286	492,829.65	849,506.58
504	492,915.81	849,478.52
753	492,779.12	348,467.11
638	492,515.77	849,834.55
639	492,260.61	849,588.57
690	492,169.59	849,505.39
691	492,114.76	849,481.03
769	493,440.65	848,934.11
770	491,951.58	849,086.42
1049	491,989.52	849,118.48
1056	492,262.87	849,002.62
742	493,129.26	848,633.93
743	492,913.28	848,857.99
745	492,938.21	848,875.35
746	493,150.87	848,654.76
747	492,865.42	849,429.94
748	493,378.62	848,874.32
1067	491,819.22	849,259.52
1069	491,878.99	849,225.39
1065	491,998.53	849,126.44
756	492,963.35	848,473.88
1074	492,182.86	848,907.58
1076	492,186.98	848,949.15
1079	492,134.91	848,869.48
1081	492,201.11	848,961.09
1082	492,030.90	849,088.14



RECORDED - PLAT NO. 19423
ON 9-27-07 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044

COLUMBIA.
AMENDED FINAL DEVELOPMENT PLAN PHASE 117-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 7 OF 7

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL
DEVELOPMENT PLAN PHASE 117-A-I RECORDED AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT
NO. 3054-A-1337.

FDP-117-A-II