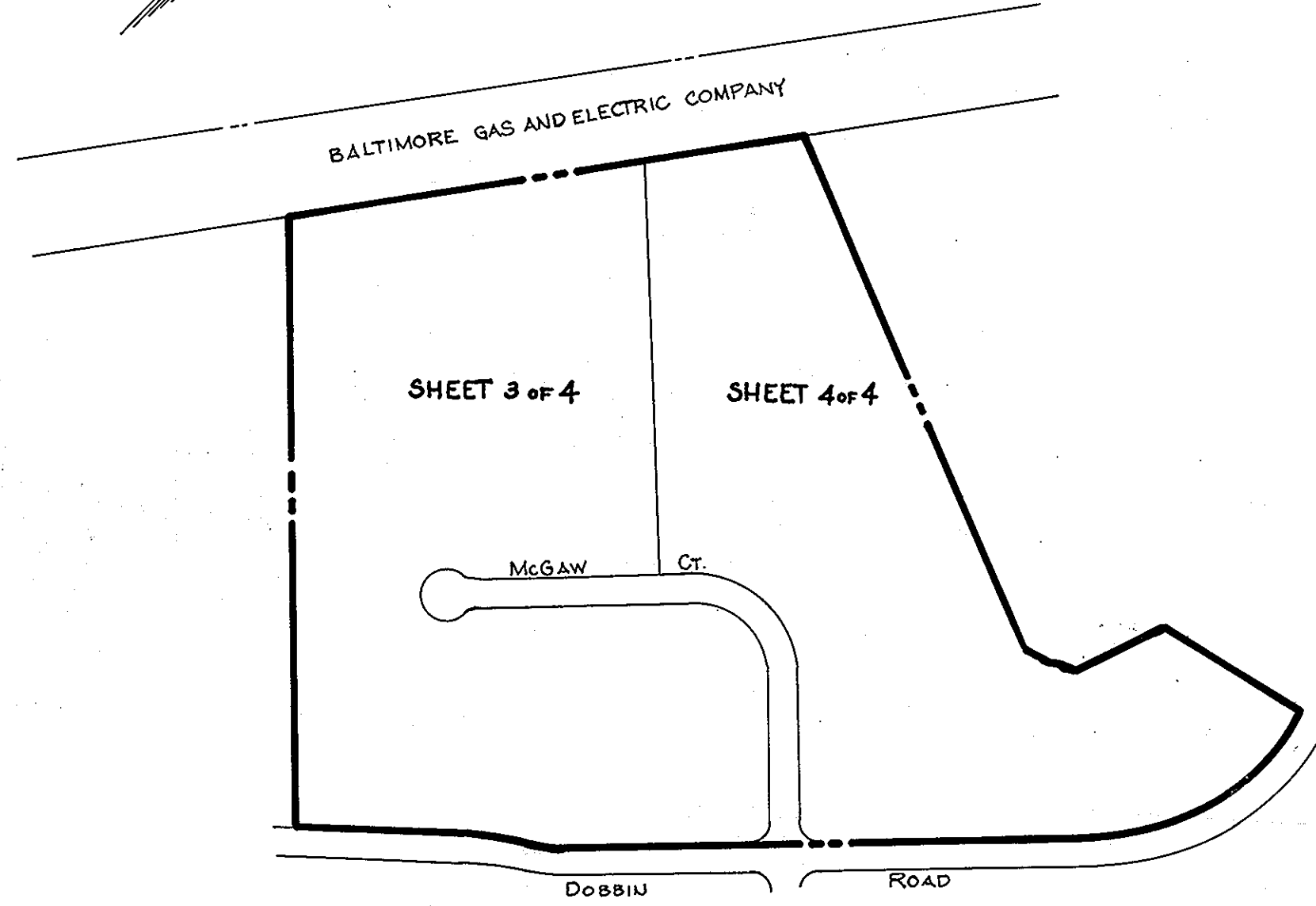


VICINITY MAP
SCALE: 1"=2000'



SUMMARY OF AMENDMENTS

PHASE 128-A AMENDED SHEETS 2,3, AND 4 OF 4. PURPOSE WAS TO CREATE LOT 4 AS A MEMORIAL PARK THEREBY REVISING SECTION 7E-1 OF THE CRITERIA AND CHANGING THE ACREAGE TABULATION TO INCLUDE 8.064 ACRES OF NON-CREDITED OPEN SPACE.

PHASE 128-A-I AMENDS SHEETS 2 AND 3 OF 4. PURPOSE IS TO CHANGE LAND USE FROM COMMERCIAL TO INDUSTRIAL AND TO REVISE THE CRITERIA ACCORDINGLY.

PHASE 128-A-II AMENDS SHEET 4 OF 4. PURPOSE IS TO CHANGE 2.514 ACRES OF INDUSTRIAL LAND USE TO OPEN SPACE CREDITED.

THIS PLAT SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 128-A-I PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT 3054A-205.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 2

RECORDED PLAT 3054A-606
ON 11-16-83 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD

PETITIONER AND OWNER
THE COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED OCTOBER, 1977



D. Richard Spahr
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 H. Hamiel 11-7-83
H.C.P.B. EXEC. SECRETARY DATE

Lucy E. Thurman 11-7-83
H.C.P.B. CHAIRMAN DATE

128-A-I	MARCH 22, 1979	3054-A-205 thru 208
128-A	NOVEMBER 4, 1978	28 83 thru 86
128		20 174 thru 177
PHASE OR AMENDMENT	DATE	PLAT BOOK FOLIO
	RECORDED	

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 128-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 4

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 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 Dobbin Road and McGaw Court 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	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 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 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 (1) 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.

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 119-C-1-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 district except, however, the uses only permitted in M-2 and R-MH 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

Open space lots 2, 4, and 5 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 Office of Planning and Zoning.

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.

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 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.
- 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 119-A-9 of the Howard County Zoning Regulations.

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 (50%) of the land included 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.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Industrial	34.552
Roadway	2.854
Open Space Credited	33.389
Non-Credited	8.064
Total	76.005

THIS AMENDED PLAT SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 128-A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MARCH 22, 1979 AS PLAT 3054-A-206. THE PURPOSE OF THIS PLAT IS TO CHANGE THE LAND USE OF 2.514 ACRES OF INDUSTRIAL LAND USE TO OPEN SPACE.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 2

PETITIONER AND OWNER

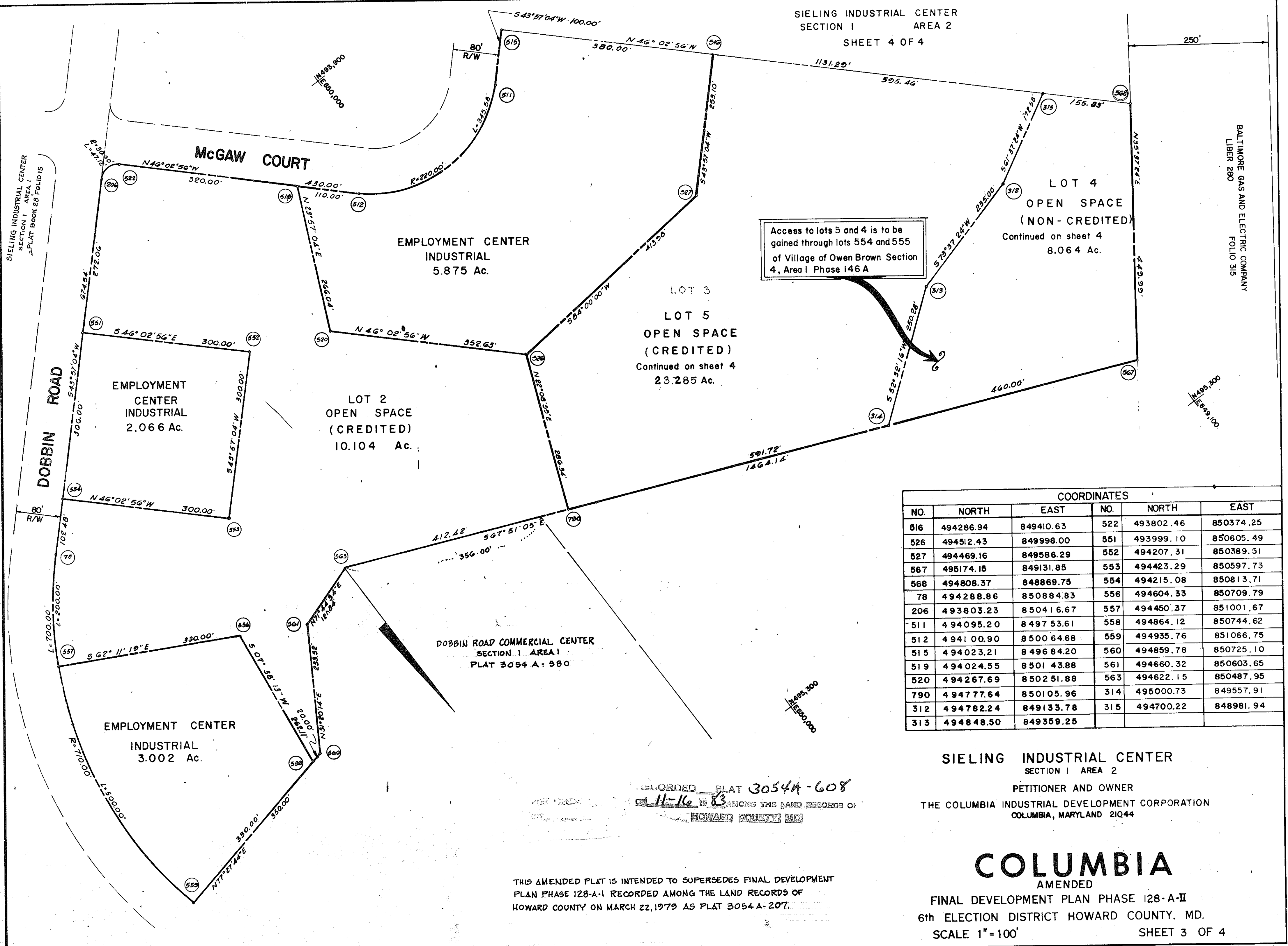
THE COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 128-A-II
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

RECORDED PLAT 3054A-607
ON 11-16-83 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.



Access to lots 5 and 4 is to be gained through lots 554 and 555 of Village of Owen Brown Section 4, Area 1 Phase 146 A

COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
516	494286.94	849410.63	522	493802.46	850374.25
526	494512.43	849998.00	551	493999.10	850605.49
527	494469.16	849586.29	552	494207.31	850389.51
567	495174.15	849131.85	553	494423.29	850597.73
568	494808.37	848869.75	554	494215.08	850813.71
78	494288.86	850884.83	556	494604.33	850709.79
206	493803.23	850416.67	557	494450.37	851001.67
511	494095.20	849753.61	558	494864.12	850744.62
512	494100.90	850064.68	559	494935.76	851066.75
515	494023.21	849684.20	560	494859.78	850725.10
519	494024.55	850143.88	561	494660.32	850603.65
520	494267.69	850251.88	563	494622.15	850487.95
790	494777.64	850105.96	314	495000.73	849557.91
312	494782.24	849133.78	315	494700.22	848981.94
313	494848.50	849359.25			

RECORDED PLAT 3054A-608
ON 11-16-83 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDES FINAL DEVELOPMENT PLAN PHASE 128-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MARCH 22, 1979 AS PLAT 3054 A-207.

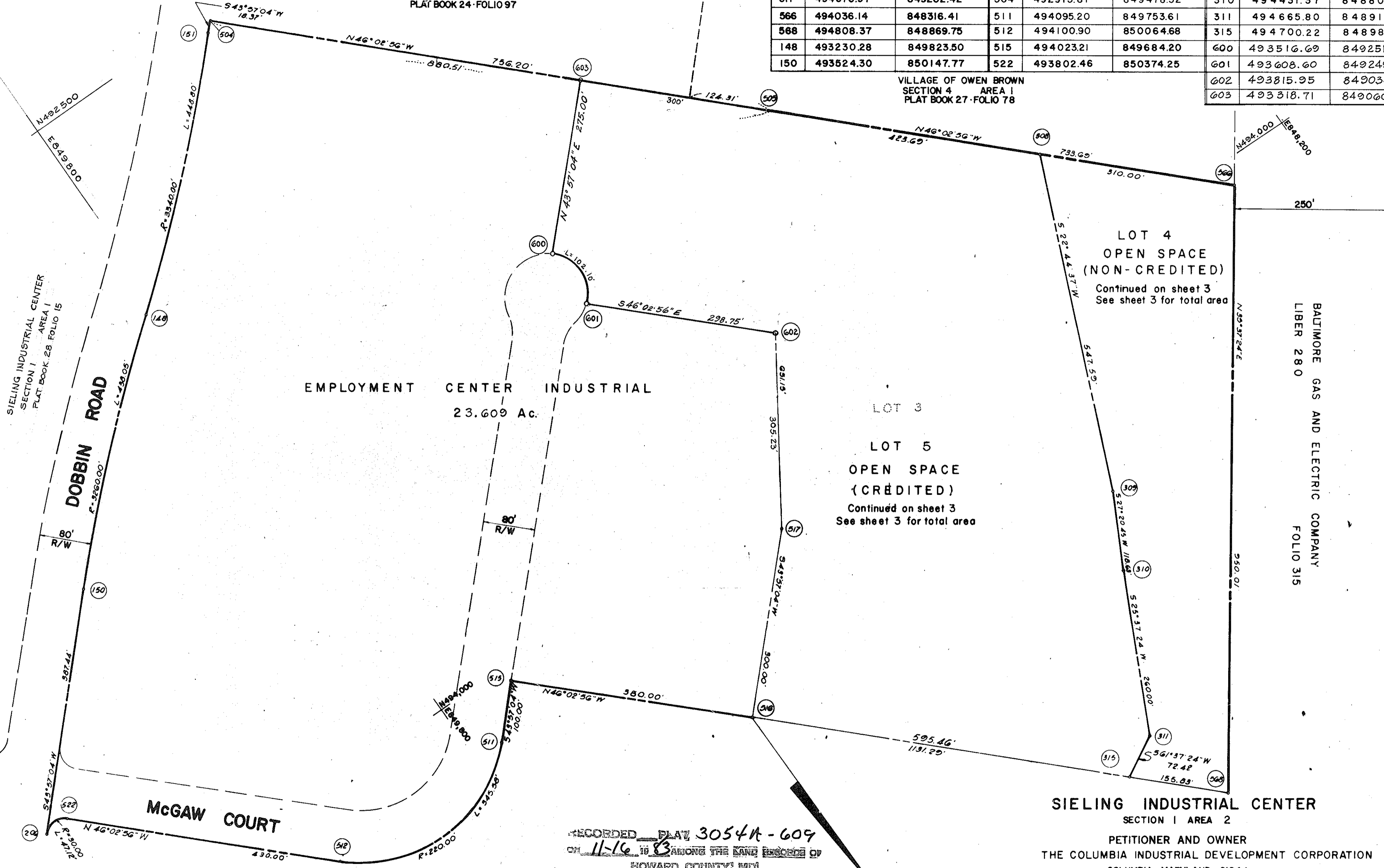
SIELING INDUSTRIAL CENTER
SECTION 1 AREA 2
PETITIONER AND OWNER
THE COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 128-A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 3 OF 4

COORDINATES								
NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
505	493526.92	848844.62	151	492929.04	849491.27	308	493820.99	848539.59
516	494286.94	849410.63	206	493803.23	850416.67	309	494325.99	848751.29
517	494070.97	849202.42	504	492915.81	849478.52	310	494431.37	848805.78
566	494036.14	848316.41	511	494095.20	849753.61	311	494665.80	848918.22
568	494808.37	848869.75	512	494100.90	850064.68	315	494700.22	848981.94
148	493230.28	849823.50	515	494023.21	849684.20	600	493516.69	849251.46
150	493524.30	850147.77	522	493802.46	850374.25	601	493608.60	849249.78
						602	493815.95	849034.70
						603	493318.71	849060.60

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 1
PLAT BOOK 24 FOLIO 97

VILLAGE OF OWEN BROWN
SECTION 4 AREA 1
PLAT BOOK 27 FOLIO 78



SIELING INDUSTRIAL CENTER
SECTION 1 AREA 2
SHEET 3 OF 4

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 128-A-1 RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY ON MARCH 22, 1979 AS PLAT 3054A-208.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 2
PETITIONER AND OWNER
THE COLUMBIA INDUSTRIAL DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 128 A-II
6th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100'
SHEET 4 OF 4