

VICINITY MAP
SCALE: 1" = 2000'

RECORDED PLAT BOOK 20 FOLIO 234
ON May 18 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

SIELING INDUSTRIAL CENTER

SECTION 1 AREA 3
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 133
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' MAY 2, 1973 SHEET 1 OF 3

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



George Chasetas REG. NO. 29
PROPERTY LINE SURVEYOR

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965

BOARD OF COUNTY COMMISSIONERS
AMENDED B.C.C. CASE 507
RESOLUTION APPROVED NOV. 4, 1968

BOARD OF COUNTY COMMISSIONERS
AMENDED B.C.C. CASE 606
RESOLUTION APPROVED NOV. 22, 1972

HOWARD COUNTY PLANNING BOARD

<i>Thomas L. Horvath</i>	5-17-73	<i>E. Marc Lynch</i>	5-15-73
H.C.P.B. EXEC. SEC.	DATE	H.C.P.B. CHAIRMAN	DATE

DRWN. BY: A.W.R.
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 1, Area 3, of the 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 Oakland Mills Road will be permitted only at points of access approved by the Howard County Office of Planning and Zoning. Vehicular ingress and egress to Snowden River Parkway is restricted.
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. Parking may be located on the lot line as shown on a site development plan when the parking on the adjacent lot is contiguous and is approved by the Howard County Planning Board. Except as restricted by this Paragraph, 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.

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 (20) 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 - COMMERCIAL

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.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

7E-1 OPEN SPACE LAND USE AREAS

Lots 1 and Baltimore Gas & Electric Co. lot 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 17.031 E:

8D INDUSTRIAL LAND USE AREAS

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 35 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 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 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:

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.

TABULATION OF LAND USE

LAND USE	ACRES
Employment Center Commercial	11.561
Open Space Non-Credited	0.544
Total	12.105

RECORDED - PLAT BOOK 20 FOLIO 235
MAY 18, 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

SIELING INDUSTRIAL CENTER

SECTION 1 AREA 3

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 133

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

MAY 2, 1973

SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
542	491,059.83	849,122.54
679	490,707.61	849,501.71
681	491,253.95	849,283.97
682	491,146.55	849,497.12
778	490,675.21	849,524.96
781	490,644.36	849,480.83
791	490,799.12	848,779.61
792	490,286.18	848,909.93
793	490,175.03	848,699.50
794	490,191.71	848,645.45
797	490,499.91	849,280.04
122	490,464.00	848,521.27
103	490,324.04	848,663.76
125	490,242.57	848,814.86



E818000

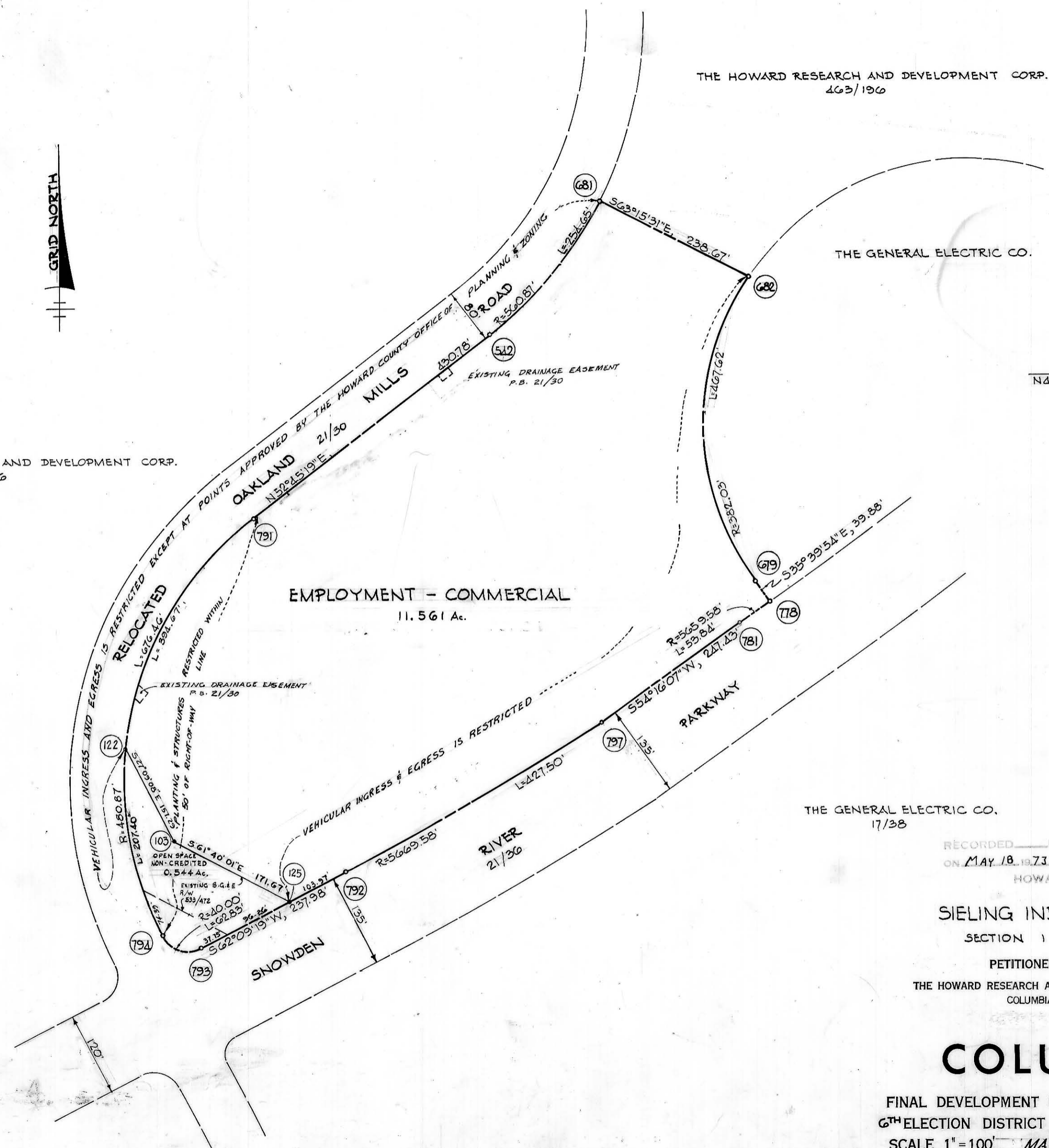
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RECORDED PLAT BOOK 20 FOLIO 236
ON MAY 18 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

SIELING INDUSTRIAL CENTER
SECTION 1 AREA 3

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 133
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MAY 2, 1973 SHEET 3 OF 3

DRWN. BY: AWR.
CHKD. BY: