



VICINITY MAP  
SCALE: 1" = 2000'

RECORDED ✓ PLAT BOOK 20 FOLIO 299  
ON 4/11 1974 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

SIELING INDUSTRIAL CENTER  
SECTION I AREA I

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND  
21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 145  
6th ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 200'

SHEET 1 OF 3

PREPARED AS TO SHEETS TO  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS  
AMENDED MAY 27, 1965



*George Chasetas*  
PROFESSIONAL LAND SURVEYOR

BOARD OF COUNTY COMM. B. C. C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED B.C.C. CASE 605 RESOLUTION APPROVED NOVEMBER 22, 1972

HOWARD COUNTY PLANNING BOARD

*Thomas L. Harris* 4-3-74 *E. Morris Lynch* 4/3/74  
H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 145 is Applicable to Section 1, Area 1, 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 and Dobbin 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 17.037E(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 nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

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 17.031 D:  
7E-1 OPEN SPACE LAND USE AREAS  
Lot 1 is 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.  
  
7E-9 EMPLOYMENT CENTER LAND USES - INDUSTRIAL  
Such land as set aside for Public Right of Way shall be classified as Employment Center Industrial, as indicated on the maps contained in this Final Development Plan Phase.
8. HEIGHT LIMITATIONS - Section 17.031 E:  
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:  
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:  
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 - Ind. (Roadway 1.611 ac.)	1.611
Open Space (Credited 2.299 ac.)	2.299
TOTAL	3.910

RECORDED  PLAT BOOK 20 FOLIO 300  
ON 4/4 19 74 AMONG THE PUBLIC RECORDS OF  
HOWARD COUNTY, MD.

SIELING INDUSTRIAL CENTER  
SECTION 1 AREA 1

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND 21044

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 145  
6<sup>th</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 2 OF 3

