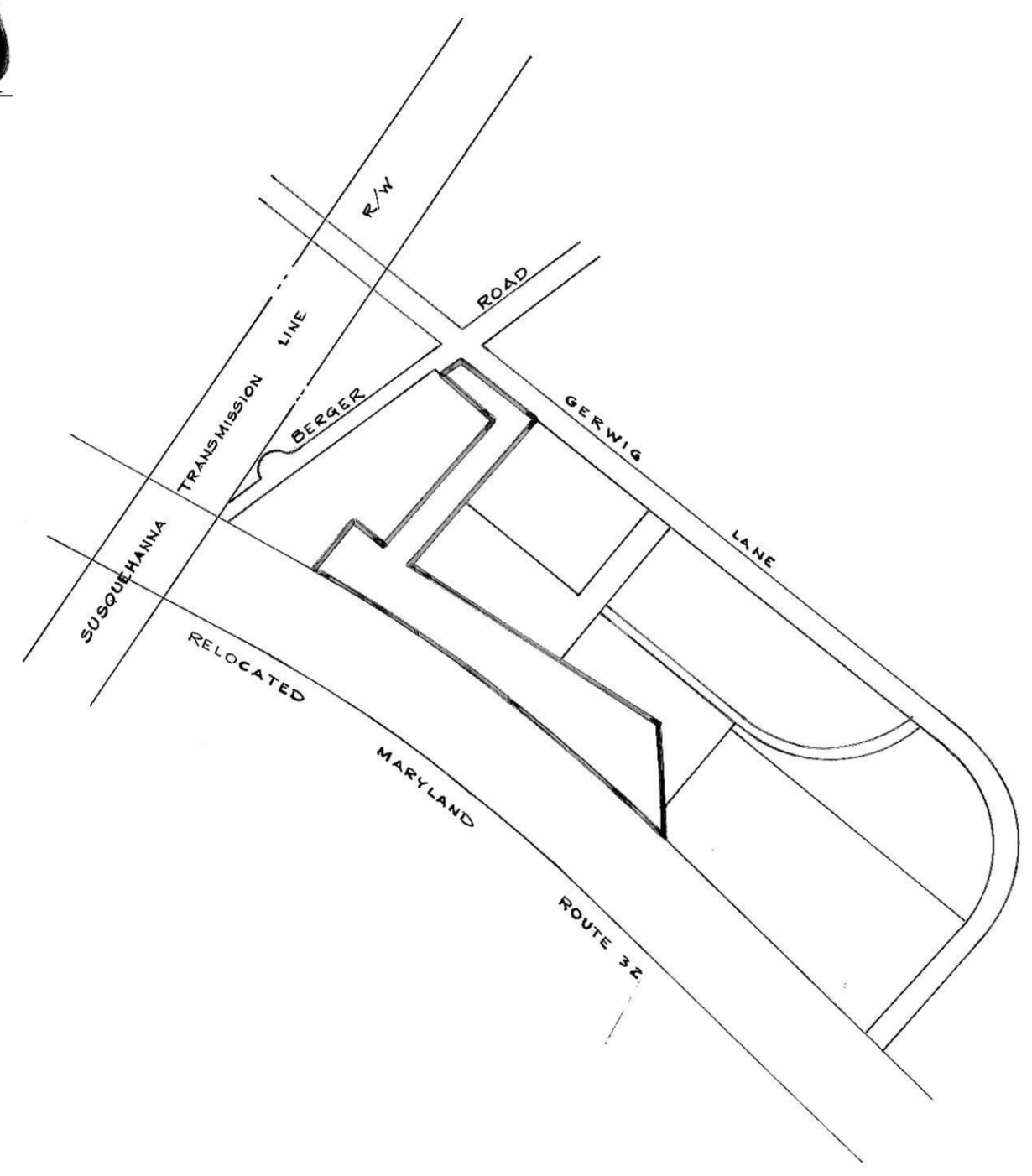


VICINITY MAP
SCALE: 1"=200'



SUMMARY OF AMENDMENTS

PHASE 156A:
REVISES SHEETS 2 AND 3. PURPOSE IS TO
CHANGE LOT 2 OPEN SPACE TO EMPLOYMENT
CENTER-INDUSTRIAL AND TO CHANGE
CRITERIA ACCORDINGLY.

RECORDED PLAT 3054A-428
ON 12-17 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

E.G.U. SUBDIVISION
SECTION 2 AREA B

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

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 156 - A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 3

NOTE: THIS PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 3 RECORDED
AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 20, 1974 IN PLAT
BOOK 28 FOLIO 12. FDP IS AMENDED AS APPROVED PER PB CASE 141.

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



J. Richard Spale
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 A. Hovick 12-16-81
Richard R. Rother 11-1-81
H. C. P. B. EXEC. SEC. DATE H. C. P. B. CHAIRMAN DATE

156	MAY 20, 1974	PB. 28 FOLIOS 12 THRU 14
PHASE OR AMENDMENT	DATE	PLAT
	RECORDED	

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 156-A

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 8, of the E.G.U. Subdivision.

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):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning. Access is denied along entire length of Patuxent Freeway (Relocated Maryland Route 32).
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
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.

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 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.

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 district except, however, the uses only permitted in M-2. 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.

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 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.

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 parking space for each one (1) employee 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:

In no event shall more than 50 percent (50%) 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.

12. COVERAGE REQUIREMENTS - Section 119-C-1-e:

INDUSTRIAL LAND USE AREAS

In no event shall more than 50 percent (50%) 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, paving parking areas, trees and shrubbery and similar minor structures.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Industrial	7.894
TOTAL	7.894

Purpose: The purpose of this amended plat, which supercedes Final Development Plan Phase 156 recorded among the land records for Howard County on May 20, 1974, in Plat Book 28, Folio 13, is to change the land use for Lot 2 from Open Space (credited) to Employment Center - Industrial and to conform the criteria to the 1977 Zoning Regulations.

RECORDED PLAT 3054A-429
ON 12-17 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

E.G.U. SUBDIVISION

SECTION 2 AREA 8

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND 21044

COLUMBIA

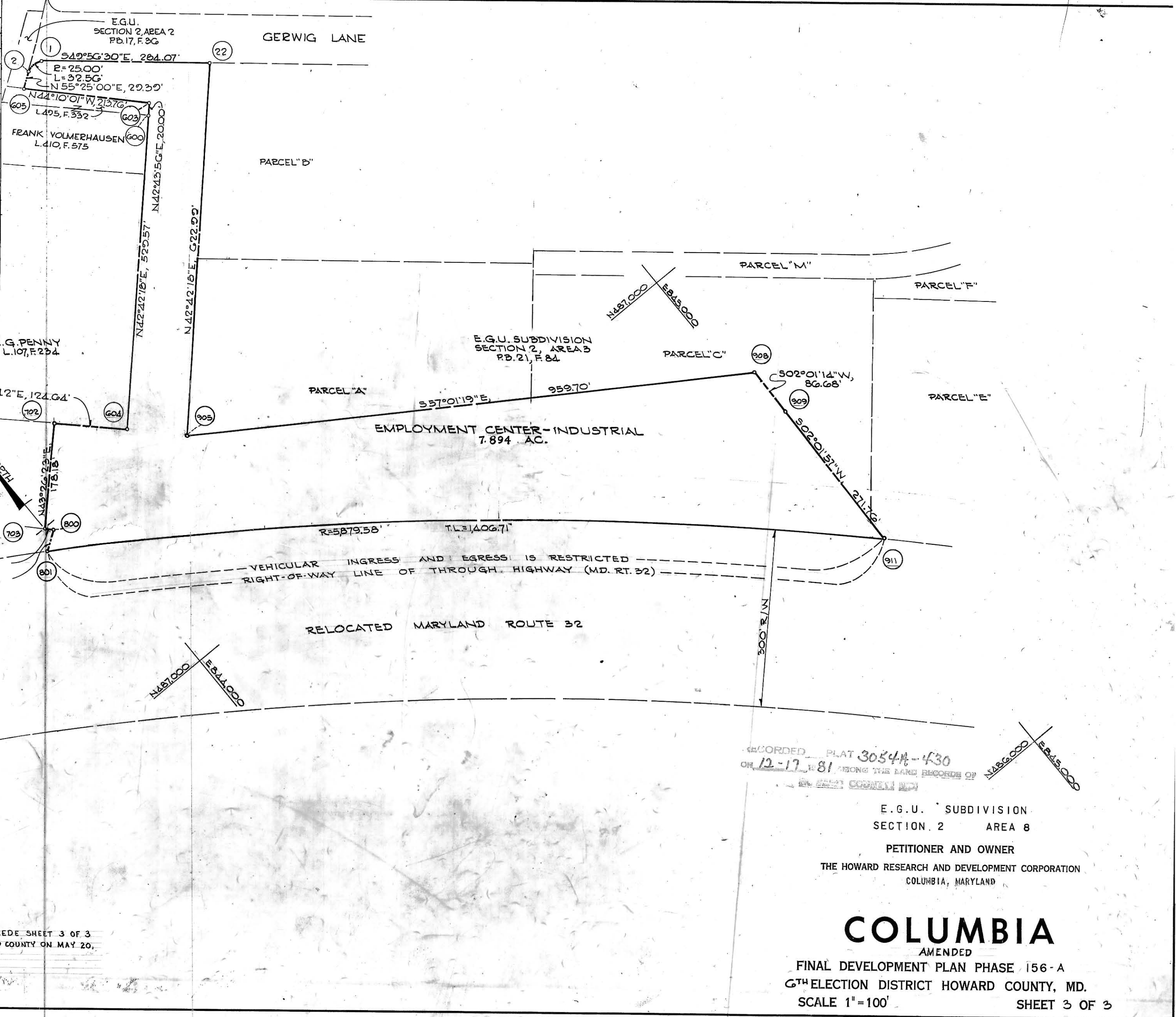
AMENDED

FINAL DEVELOPMENT PLAN PHASE 156 - A

6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
1	487,947.95	844,434.31
2	487,949.39	844,404.04
22	487,765.13	844,651.74
24	487,179.75	844,111.46
600	487,764.68	844,515.22
603	487,779.38	844,528.79
604	487,375.53	844,156.05
605	487,932.71	844,379.85
702	487,461.41	844,065.72
703	487,332.03	843,943.21
800	487,321.12	843,954.57
801	487,300.63	843,923.53
905	487,307.33	844,229.21
908	486,784.94	845,034.29
909	486,698.31	845,031.35
911	486,426.72	845,021.59



NOTE: THE PLAT IS INTENDED TO SUPERCEDE SHEET 3 OF 3
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 20,
1974 IN PLAT BOOK 28 FOLIO 14.