

AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1

The Area included within this Amended Final Development Plan Phase 236-A-1 is Applicable to Section 2 of Columbia Gateway.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department 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 Department of Planning and Zoning.

2B Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK 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 LOCATIONS 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 and eaves
- * roof or building overhangs
- * chimneys
- * porches, decks, open or enclosed
- * bay windows, oriel, vestibule, balcony
- * privacy walls or screens
- * all parts of any buildings, dwellings, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed, may project not more than three (3) feet into the front or rear setback area, and where any land is adjacent to a principal arterial or intermediate divided arterial highway, 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
- * similar minor structures
- * trellises
- * excavations or fill
- * fencing under 6' in height
- * retaining walls under 3' in height

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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 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 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 districts except, however, the uses only permitted in M-2 district are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approved by the Howard County Planning Board.

7E-1 OPEN SPACE LAND USE AREAS

Lot 15 (credited) is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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 Department of Planning and Zoning.

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 50 feet in height from the highest adjoining ground elevation along the front of the structure, except, however, that the 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:

1. 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.
2. 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.
3. One (1) parking space for each employee per major shift shall be provided for all sites devoted to industrial uses, exclusive of the area utilized for commercial retail sales, restaurants and office use, for which "1" and/or "2" above shall apply.

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 125-A-8 of the Howard County Zoning Regulations.

10 SETBACK PROVISIONS - Section 125-C-3-d(3):

10A GENERALLY:

1. Setbacks shall conform to the requirements of Section 6 above.
2. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

12 COVERAGE REQUIREMENTS - Section 125-C-3-d(3):

12D 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, 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.

Recorded as Plat No. 14962 on
9-27-01 in the Land Records
Office of Howard County, MD

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 236-A,
SHEET 2 OF 3, RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY, MARYLAND ON MAY 26, 2000 AS PLAT No. 14237.

COLUMBIA GATEWAY SECTION 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& GENERAL ELECTRIC COMPANY

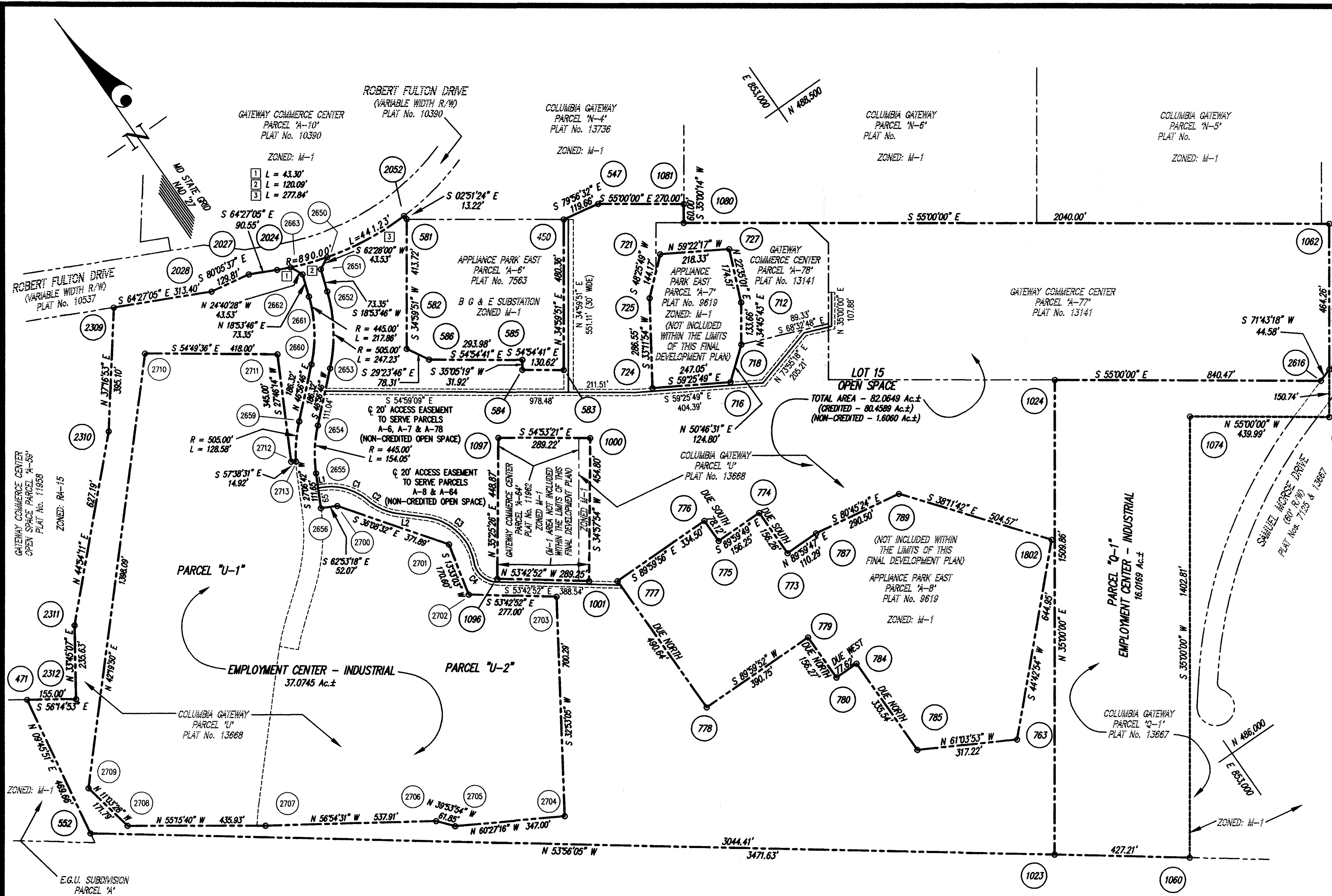
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE SEPTEMBER, 2001

SHEET 2 OF 3

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 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



ZONED: M-1
 1 L = 43.30'
 2 L = 120.09'
 3 L = 277.84'

LOT 15
 OPEN SPACE
 TOTAL AREA - 82.0649 Ac.±
 (CREDITED - 80.4589 Ac.±)
 (NON-CREDITED - 1.6060 Ac.±)

PARCEL "U-1"
 EMPLOYMENT CENTER - INDUSTRIAL
 37.0745 Ac.±

PARCEL "U-2"
 EMPLOYMENT CENTER - INDUSTRIAL
 37.0745 Ac.±

PARCEL "Q-1"
 EMPLOYMENT CENTER - INDUSTRIAL
 16.0169 Ac.±

Q ACCESS EASEMENT GEOMETRIC DATA				
LINE	BEARING	DISTANCE	BEARING	CHORD
L1	S 62°53'18" E	18.00'		
L2	S 47°29'49" E	95.91'		
CURVE RADIUS	LENGTH	BEARING	CHORD	
C1	175.00'	148.64'	S 38°33'23" E	144.21'
C2	175.00'	101.63'	S 30°51'38" E	100.20'
C3	175.00'	220.68'	S 11°22'14" E	206.35'
C4	75.00'	102.72'	S 14°28'46" E	94.88'

Recorded as Plat No. 11963 on
 9-27-01 in the Land Records Office
 of Howard County, MD

COLUMBIA GATEWAY
 SECTION 2

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 & GENERAL ELECTRIC COMPANY

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=200' SEPTEMBER, 2001

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GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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