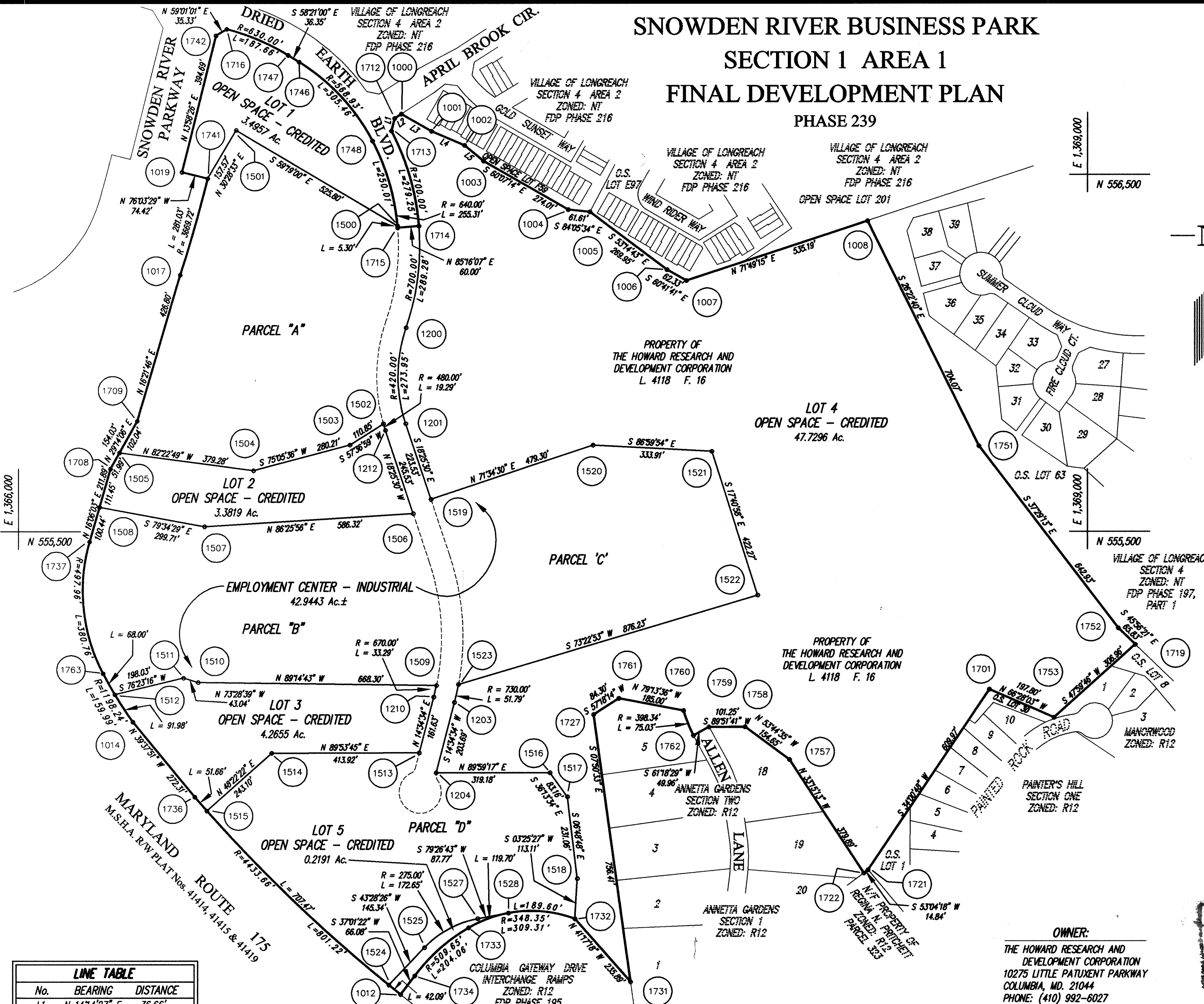
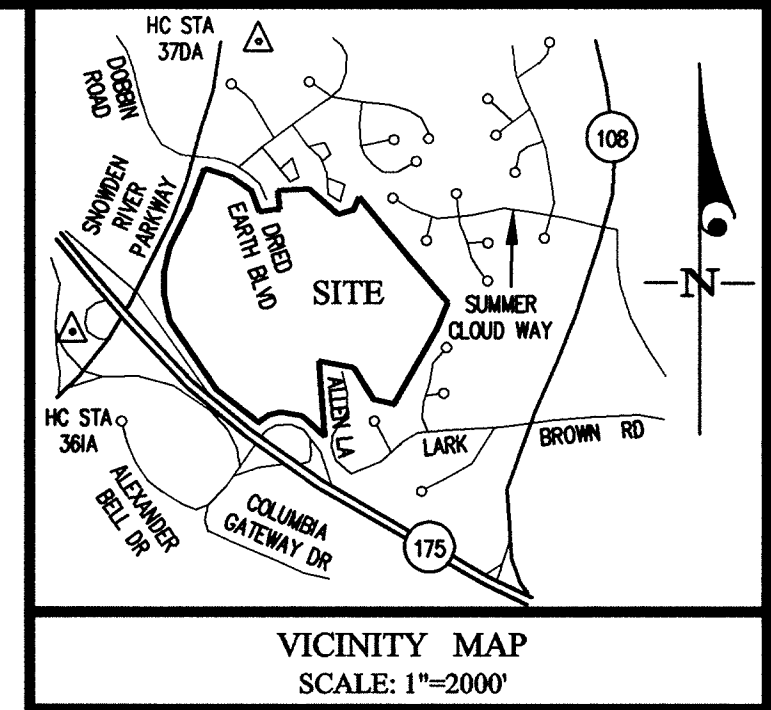


SNOWDEN RIVER BUSINESS PARK

SECTION 1 AREA 1

FINAL DEVELOPMENT PLAN

PHASE 239



PT #	NORTH	EAST	PT #	NORTH	EAST
1000	556670.50	1367074.28	1521	555724.17	1367945.75
1001	556622.08	1367158.57	1522	555321.85	1368074.01
1002	556582.56	1367251.52	1523	555071.25	1367234.38
1003	556538.18	1367304.59	1524	554227.97	1367038.83
1004	556401.68	1367542.18	1525	554333.44	1367138.63
1005	556395.33	1367603.46	1527	554414.58	1367288.02
1006	556233.80	1367819.74	1528	554430.66	1367374.30
1007	556203.29	1367874.10	1701	555057.12	1368724.51
1008	556370.26	1368382.57	1708	55675.16	1366258.55
1012	554201.51	1367071.56	1709	555809.57	1366333.78
1014	554965.67	1366320.97	1712	556858.34	1367055.49
1017	556219.08	1366454.01	1713	556622.81	1367046.47
1019	556507.14	1366459.09	1714	556356.37	1367123.68
1200	556071.35	1367088.14	1715	556351.42	1367063.88
1201	555802.24	1367086.91	1716	556908.34	1366584.68
1203	555020.70	1367223.13	1719	555183.56	1369133.96
1204	554823.57	1367171.87	1721	554551.52	1368383.30
1210	555035.60	1367165.07	1722	554542.60	1368371.44
1212	555783.28	1367029.99	1727	554986.30	136713.29
1500	556356.70	1367063.42	1731	554236.97	1367716.50
1501	556625.01	1366611.23	1732	554414.21	1367580.85
1502	555801.69	1367024.26	1733	554389.14	1367262.66
1503	555742.32	1366930.65	1734	554254.27	1367111.35
1504	555670.24	1366659.87	1736	554755.95	1366494.66
1505	555720.53	1366283.94	1737	555471.58	1366199.79
1506	555550.34	1367107.59	1741	556489.21	1366531.32
1507	555513.85	1366522.41	1742	556890.15	1366554.40
1508	555568.08	1366227.64	1746	556815.86	1366787.59
1509	555069.22	1367172.64	1747	556834.93	1366756.64
1510	555077.02	1366504.40	1748	556595.02	1366993.30
1511	555089.26	1366463.14	1751	555739.50	1366895.38
1512	555042.66	1366270.67	1752	555229.34	1369086.66
1513	554878.38	1367124.39	1753	554978.15	1368905.86
1514	554878.63	1366710.47	1757	554860.29	1368163.13
1515	554717.14	1366528.75	1758	554951.75	1368038.42
1516	554823.64	1367491.05	1759	554951.51	1367937.16
1517	554756.55	1367540.20	1760	554997.26	1367865.97
1518	554527.12	1367587.61	1761	555031.84	1367884.23
1519	555590.17	1367157.56	1762	554927.52	1367893.34
1520	555741.66	1367612.29	1763	555101.93	1366237.36

No.	BEARING	DISTANCE
L1	N 14°4'27" E	36.66'
L2	N 57°05'23" E	22.38'
L3	S 60°07'14" E	97.21'
L4	S 66°57'57" E	101.00'
L5	S 50°06'00" E	69.18'

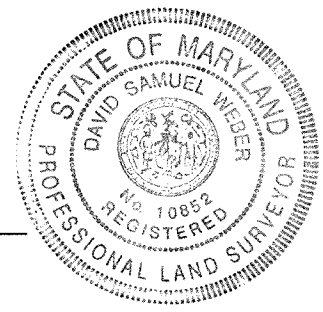
OWNER:
 THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 PHONE: (410) 992-6027

RECORDED - PLAT NO. 3054-A-14574
 ON 12/28/00
 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 THRU 2 OF 2 IN ACCORDANCE WITH
 THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 18, 1993

David S. Weber
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10852



12/4/2000
 DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD
John C. Jones 12/14/00
 H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

SNOWDEN RIVER BUSINESS PARK
 SECTION 1 AREA 1
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044
COLUMBIA
 FINAL DEVELOPMENT PLAN PHASE 239
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=200' DECEMBER, 2000
 SHEET 1 OF 2

Fdp239-1.dwg 11-30-00 1:22:17 pm EST

FINAL DEVELOPMENT PLAN

PHASE 239

The Area included within this Final Development Plan Phase 239 is Applicable to Section 1, Area 1 of Snowden River Business Park.

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 and the State Highway Administration. Direct access to Snowden River Parkway and MD Rt. 176 is restricted.

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 the 10' parking setback does not apply to interior lot lines and further excepting 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.

In addition, the following specific uses are also permitted:

1. Convents and monasteries used for residential purposes.
2. Housing for elderly and/or handicapped persons.
3. Business machine sales, rental and service establishments.
4. Specialty stores selling or renting goods including, but not limited to, to the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, housewares, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions, sewing machines, sporting goods, stationery, video tapes, works of art.
5. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies, data processing services.
6. Radio and television broadcasting facilities and studios.
7. Hospitals, intermediate care facilities and residential treatment centers.
8. Museums and libraries.
9. Nursing homes, group care facilities, children's homes and similar institutions, and their related and supporting facilities.
10. Executive golf training and recreation centers.
11. Theaters, legitimate and dinner.
12. Public utility uses limited to the following: telephone stations and telephone exchanges.

However, the following M-1 uses are not permitted:

1. Mobile home and modular home sales and rental.
2. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sales of parts.
3. Commercial communication towers with a height of 200 feet or greater (including antennas) measured from ground level.
4. Wrecked vehicle storage.
5. Rubble landfill and land clearing debris landfill.
6. Yard waste composting facility.
7. Utility substations, above ground pipelines and pumping stations.

7E-1 OPEN SPACE LAND USE AREAS

Lots 1, 2, 3, 4 and 5 (credited) 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 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 2 employees 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.
4. Hospitals, clinics and accessory buildings: One (1) parking space shall be provided for each two (2) beds. One (1) parking space for each employee on a major shift. Eight (8) parking spaces for each doctor treating outpatients on the major shift.
5. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.
6. Parking for group care facilities, housing for the elderly and/or handicapped persons, nursing homes and sheltered housing and assisted living facilities shall provide one (1) parking space for every three (3) living units.

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.

11 MINIMUM LOT SIZES - Section 125-C-3-d(3):

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 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.

TABULATION OF LAND USE	
SECTION 1 - AREA 1	
LAND USE	ACRES
EMPLOYMENT CENTER INDUSTRIAL ROADS - 2.4184 Ac.	42.9443 Ac.
OPEN SPACE - CREDITED	59.0918 Ac.
TOTAL	102.0361 Ac.

SNOWDEN RIVER BUSINESS PARK

SECTION 1 AREA 1

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

COLUMBIA

FINAL DEVELOPMENT PLAN
6th ELECTION DISTRICT
SCALE: NONE

PHASE 239
HOWARD COUNTY, MARYLAND
DECEMBER, 2000

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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