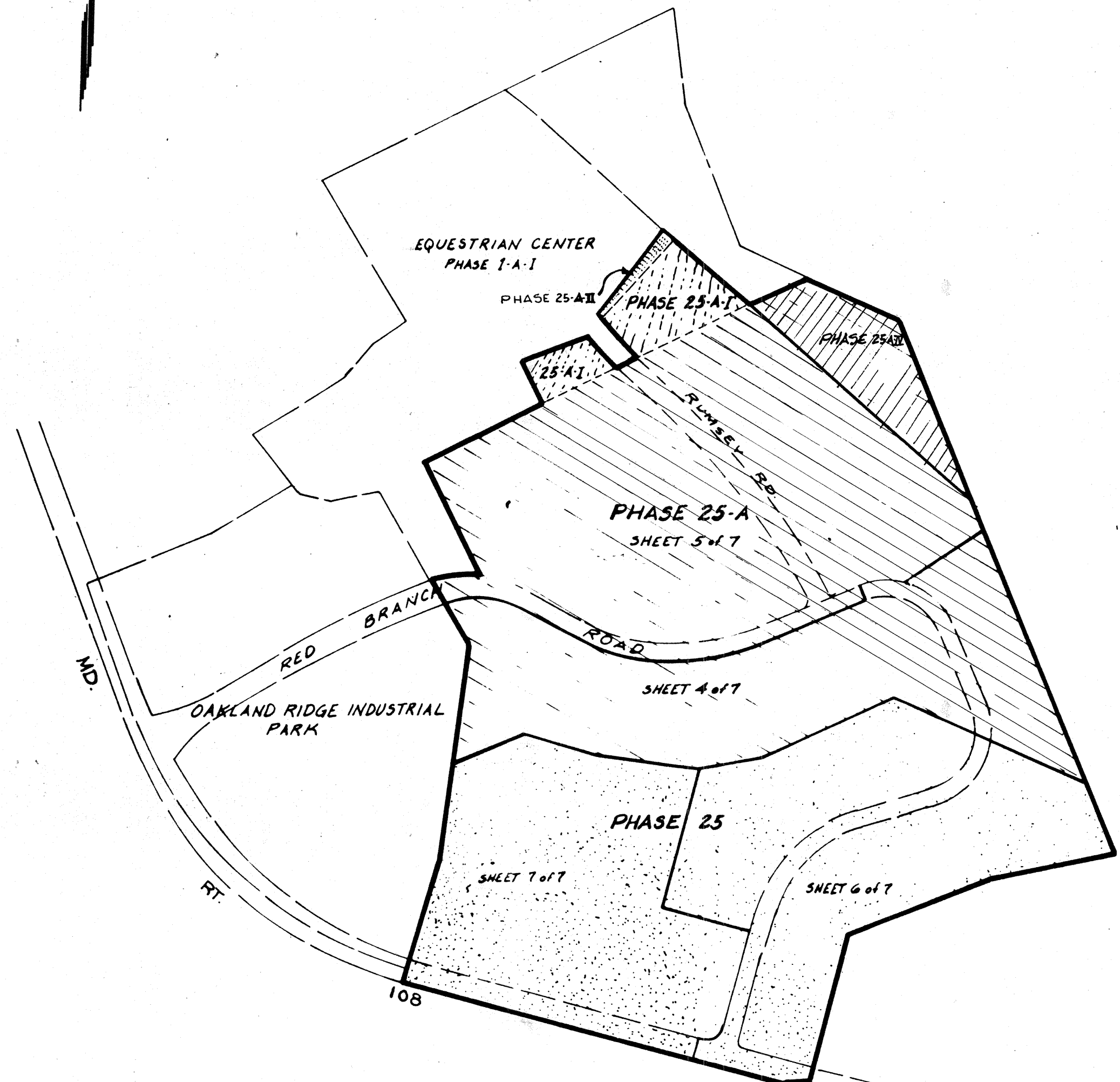


VICINITY MAP
1" = 2000'



SUMMARY OF AMENDMENTS

- PHASE 25-A - AMENDS SHEET 5 OF 7. PURPOSE IS TO SHOW RUMSEY ROAD ON PLAN SHEET
- PHASE 25-A-I - AMENDS SHEETS 2, 3, AND 5 OF 7. PURPOSE IS TO ADD 3.899 ACRES TO PHASE 25-A-I FORMERLY UNDER PHASE 1-A-I, and REVISES SECTION G-A OF THE CRITERIA AND ADDS SECTION G-B TO THE CRITERIA.
- PHASE 25-A-II - AMENDS SHEETS 3 AND 5 OF 7. PURPOSE IS TO ADD 0.257 ACRES TO PHASE 25-A-I.
- PHASE 25-A-III - AMENDS SHEET 2 OF 7 - ADDED 7C TO ALLOW RELIGIOUS ACTIVITIES WITHIN AN EXISTING STRUCTURE AND UPDATE CRITERIA.
- PHASE 25-A-IV - AMENDS SHEETS 1, 2, 3 AND 5 OF 7. PURPOSE IS TO ASSIGN A LAND USE OF OPEN SPACE CREDITED TO PARCEL A (5.227Ac.), REVISING THE TABULATION BLOCK TO REFLECT THIS AND UPDATE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS.

RECORDED PLAT 3054-A-1380
7/8/94 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

**OAKLAND RIDGE INDUSTRIAL PARK
SECTION 2 AND A PORTION OF
PARCEL A OAKLAND RIDGE INDUSTRIAL
PARK SECTION 3**

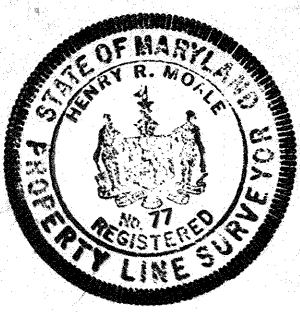
PETITIONER
THE OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 25-A-IV
2nd ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400'
SHEET 1 OF 7

"THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 25-A-III SHEET 1 OF 7 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON AUGUST 17, 1992 AS PLAT 3054A-1235"

PREPARED AS TO SHEETS 1 TO 7 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993



H. Richard Moore
PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-04-68
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED B.C.C. CASE 664 RESOLUTION APPROVED 01-07-74
AMENDED B.C.C. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED B.C.C. CASE 817 RESOLUTION APPROVED 09-09-86
AMENDED B.C.C. CASE 918 RESOLUTION APPROVED 03-17-92
AMENDED B.C.C. CASE 939 RESOLUTION APPROVED 11-19-92

HOWARD COUNTY PLANNING BOARD
James B. Roth 6/29/94 *John C. Spores* 6-23-94
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

| | | | |
|--------------------|---------|---------------------|--------------|
| 25-A-II | 12-2-82 | 3054A-519 THRU 525 | |
| 25-A-I | 2-22-79 | 3054 A-181 thru 188 | |
| 25-A | 4-19-75 | 28 | 129 thru 132 |
| 25 | 5-8-68 | 14 | 73 thru 79 |
| PHASE OR AMENDMENT | DATE | PLAT BOOK | FOLIO |
| RECORDED | | | |

OAKLAND RIDGE INDUSTRIAL PARK SUBDIVISION - SECTION 2

This Final Development Plan Phase is applicable to Section 2 of the Oakland Ridge Industrial Park Subdivision.

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

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

2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plat, if required by the Howard County Department of Planning and Zoning. At such time as a Final Development Plan for Parcel A is submitted to the Howard County Planning Board, rights-of-way and control of access relative thereto will be established by the Howard County Department of Planning and Zoning.

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

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

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

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

5. RECREATIONAL, SCHOOL, PARK AND OTHER PUBLIC OR COMMUNITY USES - Section 125-C-3-c:

To be shown on final development plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125-C-3-d(1):

A. INDUSTRIAL LAND USE AREAS

No structure shall be located within 25 feet of the right-of-way of any public street, road, or highway, or within 25 feet of those lot lines which are contiguous to the right-of-way line of Maryland Route 108 as shown on the Final Subdivision Plat, except, however, that any building or structure exceeding 20 feet in height shall be set back an additional one foot for each additional foot of building height in excess of 20 feet. No parking lot shall be located within 25 feet of the right-of-way of any public street, road, or highway. No principal building or accessory building shall be erected within 100 feet of any boundary line of any residential district, unless the location and setback for such principal or accessory building to be constructed shall be in accordance with a site development plan approved by the Howard County Planning Board. All structures constructed upon lots included within this phase shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.

Except as restricted by this paragraph 6, buildings and other structures may be located at any location within this Final Development Plan Phase. The term "structure," as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, facilities necessary for the provision of utility services, ornamental landscaping, excavation or fill, fencing not exceeding 6 feet in height, signs, gatehouse facilities, or other similar minor structures. No restriction as to location is imposed upon all such minor structures. Determination of the specific character of "other similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board and approved on a site development plan. Fences located within 25 feet of the right-of-way line of any public street, road, or highway, shall not exceed 3 feet, if solid or closed, nor five feet in height if open.

B. Division of Industrial Land Use Areas into individual lots to be owned, leased, or 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.

C. OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within 25 feet of the right-of-way of any public street, road, or highway; or within 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.

7. PERMITTED USES - Section 125C3d(2)

A. All uses permitted in industrial districts or industrial use zones are permitted including, but not limited to, all uses permitted in M-1 Districts, except, however, that uses permitted only in M-2 and R-MH Districts are prohibited.

B. Commercial uses ancillary to, or compatible with, permitted industrial uses are permitted including, but not limited to, all of the following:

- a. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- b. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- c. Banks.
- d. Gasoline service station.
- e. Wholesale distributors.
- f. Savings and loan associations.
- g. Business and professional offices.
- h. Parking lots or garages.
- i. Building supplies and lumber yards.
- j. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- k. Such other ancillary uses as may be approved by the Howard County Planning Board.

C. Religious activities within the limits of an existing structure.

D. OPEN SPACE USE AREAS

All open space land use areas within this Final Development Plan Phase may be used as utility and drainage easements.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3):

A. INDUSTRIAL 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 ground elevation adjoining such structure, except in accordance with a site development plan approved by the Howard County Planning Board.

B. OPEN SPACE USE AREAS

No height limitations 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):

A. INDUSTRIAL USE AREAS

One parking space for each two employees shall be provided for all sites devoted to industrial uses. Parking requirements for uses permitted under paragraph 7-B of this Final Development Plan Criteria shall be as follows:

- a. One (1) parking space shall be provided for each 200 square feet of net leasable area devoted to commercial retail sales uses, including restaurants.
- b. One (1) parking space shall be provided for each 500 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.

B. OPEN SPACE USE AREAS

Parking requirements may be imposed upon any of the land within this Final Development Plan Phase devoted to open space uses and if required they will be imposed upon submittal of a site development plan for approval by the Howard County Planning Board.

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

- A. Setback from public roads 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 125-C-3-d(3):

To be shown on subdivision plat, if required by the Howard County Planning Board.

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

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 areas used for shrubbery, sidewalks, paved parking areas, etc.

RECORDED PLAT 3054-19-1381
7/18/94 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD. *Law*

OAKLAND RIDGE INDUSTRIAL PARK
SECTION 2 AND A PORTION OF
PARCEL A OAKLAND RIDGE INDUSTRIAL
PARK SECTION 3

PETITIONER
THE OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION
COLUMBIA, MD 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 25-A-IV
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 2 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 25-A-III, SHEET 2 OF 7 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON AUGUST 17, 1992 AS PLAT 3054A-1236.

TABULATION OF LAND USE

| LAND USE | 25, 25-A, 25-A-I, 25-A-II, 25-A-III | 25 | 25-A | 25-A-I | 25-A-II | 25-A-III | 25-A-IV |
|-------------------|-------------------------------------|--------|---------------|--------|---------|----------|---------|
| Employment Center | | | | | | | |
| Industrial | 106.885 | 67.954 | 34.775 | 3.899 | 0.257 | 0 | |
| Open Space | | | 4.617 Roadway | | | | |
| Credited | 19.515 | 14.288 | | | | 0 | 5.227 |
| Non-Credited | 0 | | | | | | |
| TOTAL ACRES | 126.400 | 82.242 | 34.775 | 3.899 | 0.257 | 0 | 5.227 |

RECORDED PLAT 3054-A-1382
 IN 7/81 TO 72 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

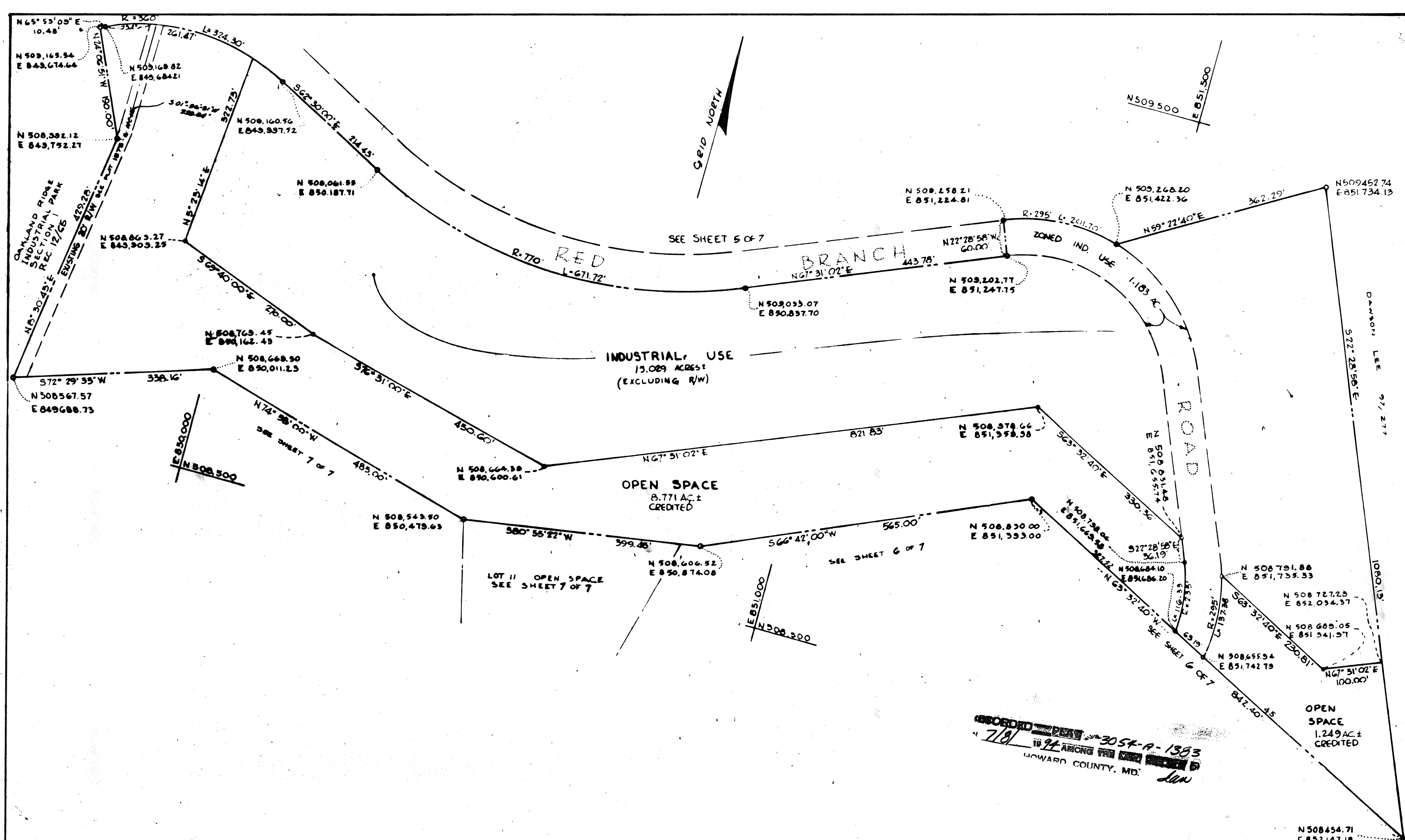
**OAKLAND RIDGE INDUSTRIAL PARK
 SECTION 2 AND A PORTION OF
 PARCEL A OAKLAND RIDGE INDUSTRIAL
 PARK SECTION 3**

PETITIONER
 THE OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 25-A-IV
 2nd ELECTION DISTRICT HOWARD COUNTY, MD.

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 25-A-III SHEET 3 OF 7 RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY, MARYLAND ON AUGUST 17, 1992 AS PLAT 2054A-1237



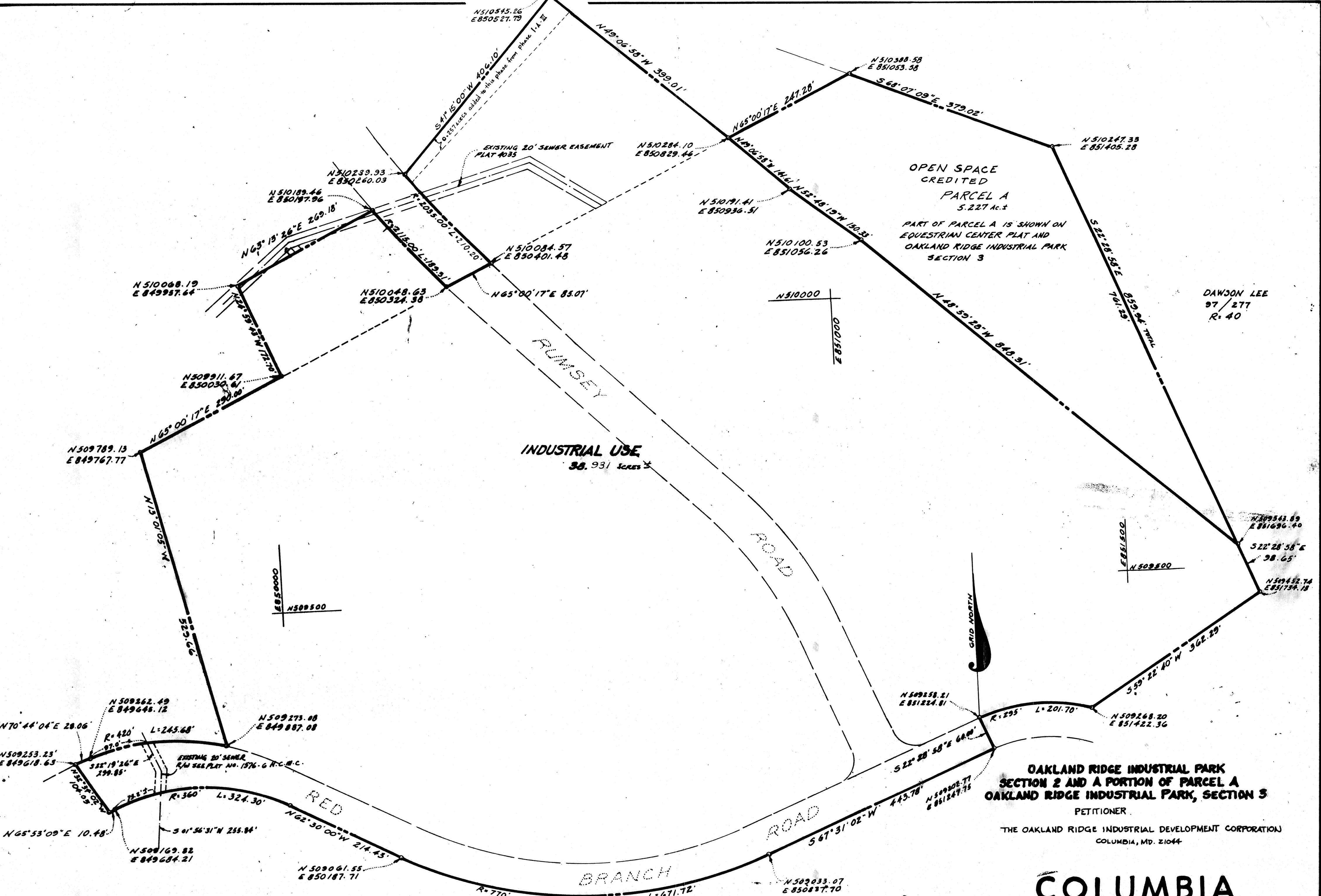
RECORDED IN PLAT 3054-A-1383
 TO 94 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.
 Jan

OAKLAND RIDGE INDUSTRIAL PARK
 SECTION 2 AND A PORTION OF PARCEL "A"
 OF OAKLAND RIDGE INDUSTRIAL PARK, SEC. 3
 PETITIONER
 OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 25-A-IV
 2ND ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 4 OF 7

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 25-A-III SHEET 4 OF 7 RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY, MARYLAND ON AUGUST 17, 1992 AS PLAT 3054A-1238



DAWSON LEE
97 / 277
R: 40

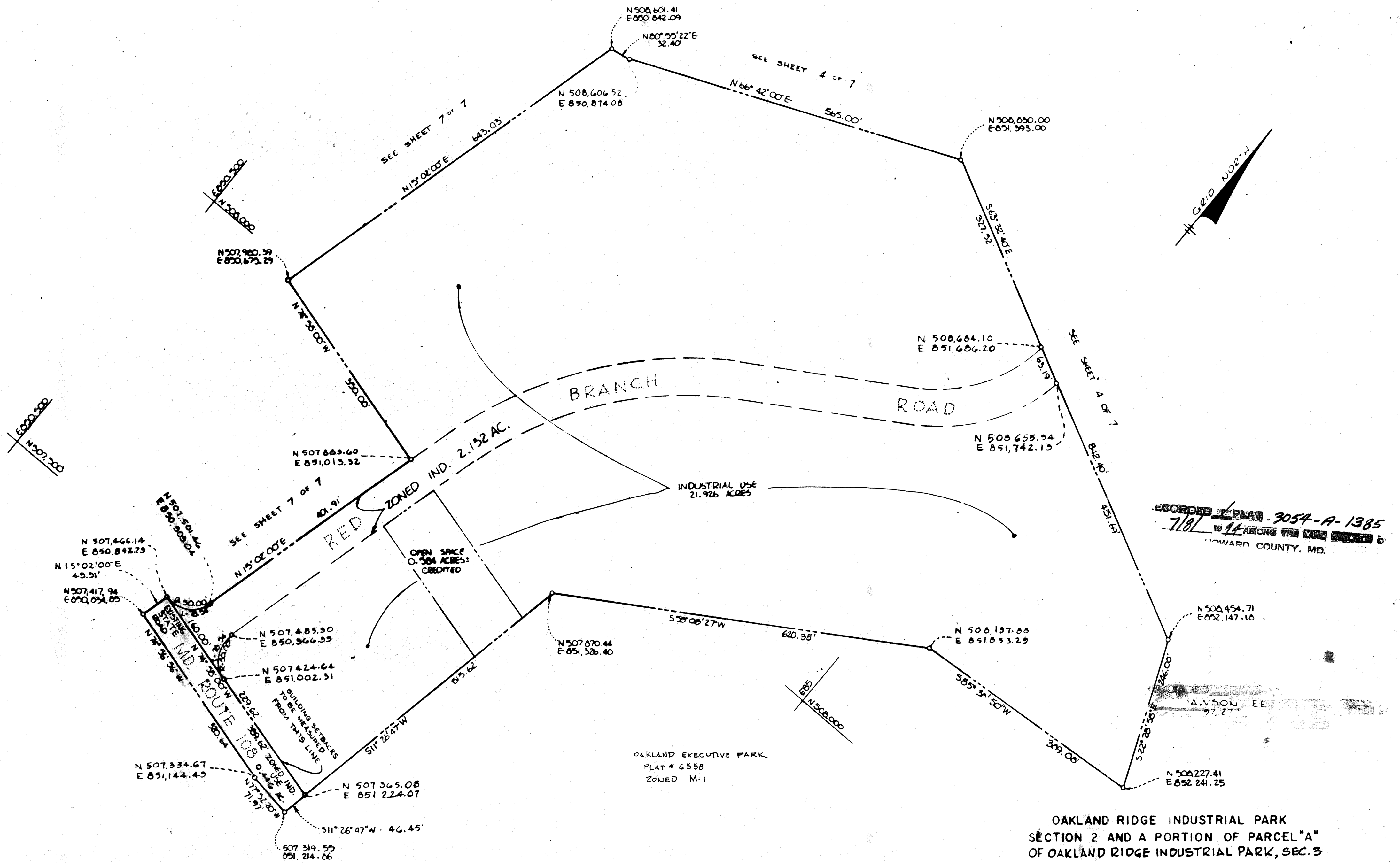
**OAKLAND RIDGE INDUSTRIAL PARK
SECTION 2 AND A PORTION OF PARCEL A
OAKLAND RIDGE INDUSTRIAL PARK, SECTION 3**
PETITIONER
THE OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 25-A-IV
2ND ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 5 OF 7

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
PHASE 25-A-III SHEET 5 OF 7 RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND ON AUGUST 17, 1992 AS PLAT 20B4A-1239

RECORDED PLAN 3054-A-1384
N 7101 TO ✓ AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD. Law



RECORDED PLAT 3054-A-1385
 7101 IS AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

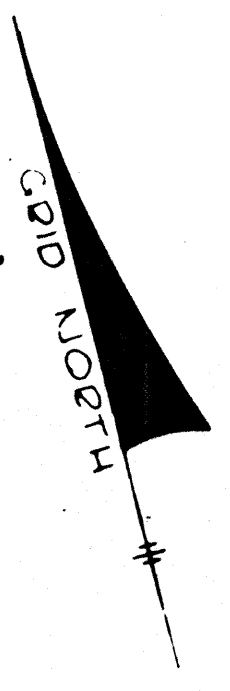
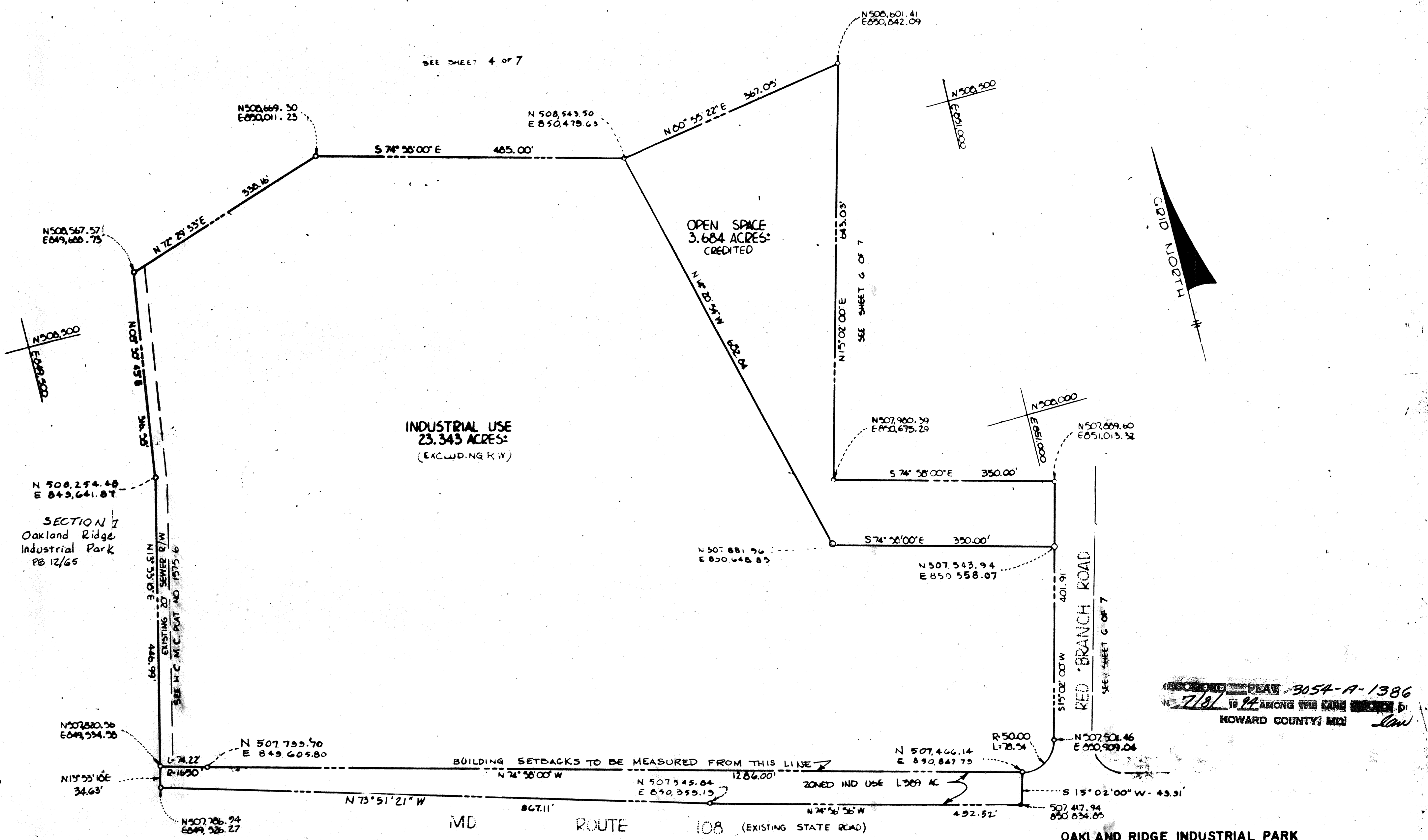
OAKLAND RIDGE INDUSTRIAL PARK
 SECTION 2 AND A PORTION OF PARCEL "A"
 OF OAKLAND RIDGE INDUSTRIAL PARK, SEC. 3
 PETITIONER
 THE OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 25-A-IV
 2ND ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100' SHEET 6 OF 7

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 25A-III SHEET 6 OF 7 RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY, MARYLAND ON AUGUST 17, 1992 AS PLAT 3054A-1240.

SEE SHEET 4 OF 7



RECORDED PLAT 3054-A-1386
 TO 24 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD

OAKLAND RIDGE INDUSTRIAL PARK
SECTION 2 AND A PORTION OF PARCEL "A"
OF OAKLAND RIDGE INDUSTRIAL PARK, SEC. 3
 PETITIONER
 THE OAKLAND RIDGE INDUSTRIAL DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED
 FINAL DEVELOPMENT PLAN PHASE 25-A-IV
 2ND ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 100' SHEET 7 OF 7

THIS PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN
 PHASE 25-A-II SHEET 7 OF 7 RECORDED AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND ON AUGUST 17, 1992 AS PLAT 3054A-1241