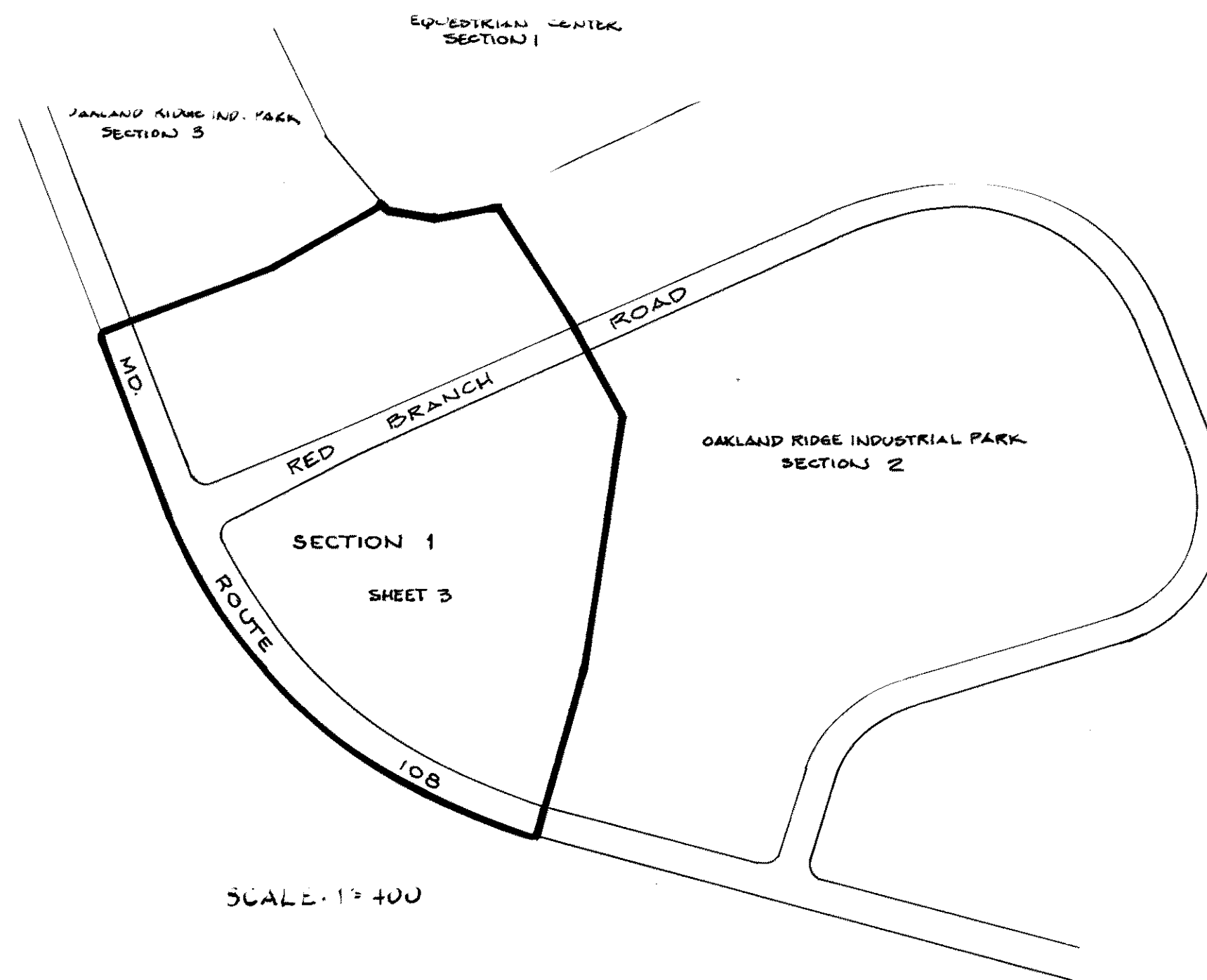


VICINITY MAP  
SCALE: 1" = 2000'

SUMMARY OF AMENDMENTS

PHASE THREE-A AMENDS SHEETS 2 AND 3 OF 3. PURPOSE IS TO AMEND THE USES NOT PERMITTED ON LOTS 6, 7, AND 8, AND TO UPDATE CRITERIA SECTIONS TO THE CURRENT ZONING REFERENCES.



SCALE: 1" = 400'

RECORDED - PLAT NO. 3054-A-1813  
ON August 23, 1999 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
COLUMBIA, MD. 21044

**COLUMBIA**

OAKLAND RIDGE INDUSTRIAL PARK  
SECTION 1

AMENDED FINAL DEVELOPMENT PLAN PHASE THREE-A

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN

APRIL 1, 1999 SHEET 1 of 3

PREPARED IN ACCORDANCE WITH THE  
ZONING REGULATIONS OF HOWARD  
COUNTY, ADOPTED OCT. 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965  
AMENDED D.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 4, 1968  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
AMENDED Z.B. CASE 603 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

*Robert A. George* 8/11/99 *Robert A. George* 8/11/99  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

DATE

PLAT NO.

RECORDED

*Robert A. George*

LOT 1  
EQUESTRIAN CENTER  
ZONED NEW TOWN  
OPEN SPACE

OAKLAND RIDGE INDUSTRIAL PARK  
SECTION 2  
ZONED NEW TOWN  
INDUSTRIAL

N509 610.73  
E849 071.53

N 509 583.00  
E 849 408.00

520°56'54"E 246.30'

N 507,723.29  
E 849,510.53

LOT 67  
OAKLAND RIDGE INDUSTRIAL PARK  
SECTION 3  
ZONED NEW TOWN  
INDUSTRIAL

N509 239.66  
E848 273.36

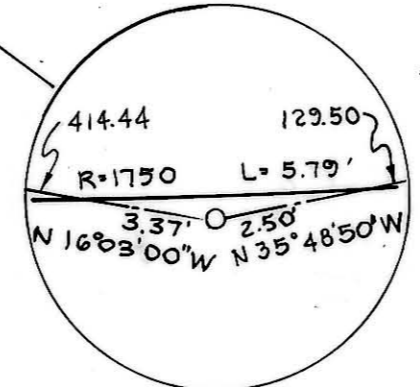
1/4  
RICHARD GELFMAN  
LIBER 1088 F.491  
ZONED R-20

VILLAGE OF OAKLAND MILLS  
PLAT BOOK 15 FOLIO 43  
ZONED NEW TOWN

INDUSTRIAL USE  
41.665 Ac.±

ROAD  
MAJOR COLLECTOR  
BRANCH  
RED  
(MINIMUM R/W 80')

MD. RT. 108  
(MINOR ARTERIAL ROAD)  
SCALE: 1" = 100'



GLENMONT  
SEC 1 AREA 2  
PLAT 3077  
ZONED R-1Z

RECORDED - PLAT NO. 3054-A-1814  
ON August 23, 1999 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
COLUMBIA, MD. 21044

**COLUMBIA**  
OAKLAND RIDGE INDUSTRIAL PARK  
SECTION 1  
AMENDED FINAL DEVELOPMENT PLAN PHASE THREE-A

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE AS SHOWN  
APRIL 1, 1999 SHEET 2 of 3

FINAL DEVELOPMENT PLAN CRITERIA - PHASE III - A

This Final Development Plan Phase is applicable to Section 1 of the Oakland Ridge Industrial Park Subdivision.

1. PUBLIC STREETS 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 to Maryland Route 108 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.

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 the 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 The Department of Public Works.

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

To be shown on the 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(i):

No structure shall be located within 25 feet of the right-of-way of any public street, road, or highway except, however, that any building or structure exceeding twenty feet in height shall be set back an additional one foot for each additional foot of building height in excess of twenty feet. No parking lot shall be located within twenty-five 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. 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, 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" will be made by the Howard County Planning Board.

Fences located within 25 feet of the right-of-way line of any public street, road or highway, shall not exceed three feet, if solid or closed, nor five feet in height, if open.

7. PERMITTED USES - Section 125-c-3-d(3):

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 in M-2 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. Service Stations.
- e. Wholesale Distributors.
- f. Savings and Loan Associations.
- g. Business and Professional Offices.
- h. Parking Lots or Garages.
- i. Building Supplies and Lumberyards.
- 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.

On Lots 6, 7, and 8 only, the following uses are strictly prohibited (The descriptions of specific uses under each category are for illustrative purposes only and are not intended to in any way, limit the category.):

- (1) any retail use with walk-in retail sales directly to the public (such as food or grocery store, drug/cosmetic store, convenience store, clothing store, bakery, video store, furniture store, liquor store, or specialty store selling goods, including, but not limited to, art supplies, bicycles, books, cards, electronics, fabrics, gifts, hobbies, housewares, jewelry, luggage, musical instruments, news publications, sporting goods);
- (2) Christmas tree sales;
- (3) Hotels, motels or conference centers;
- (4) Personal service establishments (such as a bank, insurance agency, computer services, real estate agency, security service or messenger service);

EXCEPT FOR:

- (i) One (1) deli-type establishment (no "fast food" type use such as McDonald's, Kentucky Fried Chicken, Taco Bell, Subway), of 3,000 square feet or less with no drive-thru facilities, for the convenience of the occupants of the Property and surrounding Oakland Ridge Industrial Park of which the Property is a part;
- (ii) Shin-Shin Foods, Inc., an oriental-style grocery store and eatery, which exists as of the Closing Date, the term of which expires on September 30, 2001, at which time such use shall cease;
- (iii) Sundry (lobby) shop;
- (iv) Service agencies whose primary use is not retail sales directly to the public, i.e., "back office", administrative offices or information processing, which may have up to 15% of its square footage allocated to retail sales directly to the public (such as bank operations facility with an ATM, teller or banking officer available to the public, a mortgage processing facility with a limited public area for picking up, dropping off or completing mortgage applications, an insurance agency claims processing office with a limited public area for the sale of policies; or the administrative offices of a security company);
- (v) Uses that are complimentary to the office building such as a copy/business service center;
- (vi) Educational uses (including martial arts, gymnastics and similar training uses, computer training centers, universities, community college or trade schools);
- (vii) A single fitness center of no greater than 3,000 square feet for the convenience of the occupants of the Property; and
- (viii) A single wall mounted or freestanding (walk-up or drive-up) unmanned Automatic Teller Machine (ATM).

8. HEIGHT LIMITATION - Section 125-c-3-d(3) :

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 plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 125-c-3-d(3):

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 conform to the parking requirements of the Howard County Zoning Regulations, or such modifications or amendments thereof as may be in effect at such time as a building permit is obtained for construction of improvements for such commercial uses.

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

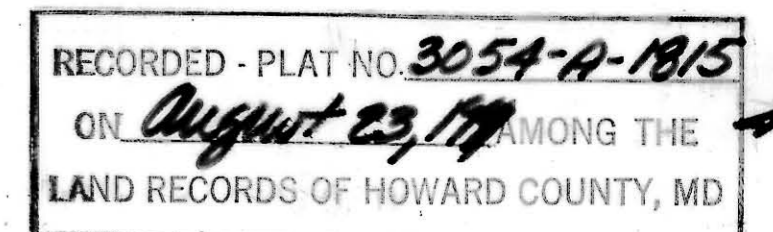
- A. Setbacks from public roads shall conform to the requirements of Section 6 above.
- B. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

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

As shown on subdivision plat.

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

In no event shall more than 50 percent 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 plan approved by the Howard County Planning Board. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas, etc.



PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
COLUMBIA, MD. 21044

**COLUMBIA**  
OAKLAND RIDGE INDUSTRIAL PARK  
SECTION I  
AMENDED FINAL DEVELOPMENT PLAN PHASE THREE - A

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SCALE AS SHOWN

APRIL 1, 1999 SHEET 3 OF 3