

RECORDED - PLAT NO. 3054-A-1709
 ON SEPTEMBER 2, 1998 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

SUMMARY OF AMENDMENTS

PHASE 36-A : Amends sheets 2, 3, 4, 5, 6, 7 and 8 of 8. Purpose is to establish previously recorded Parcel A as Open Space Credited, Open Space Non-Credited and Employment Center Industrial land uses, adding 67.612 acres to this phase, which was previously recorded on the FDP as parcel A but without a designated land use, to update criteria to current zoning regulations; and to correct original acreage tabulation total from 139.391 acres (totalled wrong) to 138.273 acres, a difference of 1.118 acres (the acreage of old Parcel 61-A), a portion of this land being included in the S.H.A. right-of-way as shown on the tabulations on sheet 3 of 8.

PHASE 36-A-I : Amends sheets 2, 3 and 5 of 8. Purpose is to change 5.094 acres of non-credited open space (Parcel B) to credited, remove paragraph 7E-1-b from criteria, and update criteria references to current zoning regulations.

PHASE 36 A-II: Amends sheets 3 and 8 of 8. Purpose is to add 9.459 acres of credited open space to this phase formerly shown on phase 1-A as Parcel A but not assigned a use.

THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 8
 FDP PHASE 36A-I RECORDED AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MD. ON JULY 14, 1994
 AS PLAT 3054 A-1406

| | | |
|---------------------|---------------|-----------------|
| 36 A-I | JULY 14, 1994 | 3054A-1406-1414 |
| 36 A | MAY 20, 1991 | 3054A-1175-1183 |
| PHASE OR AMENDMENT | DATE | PLAT |
| RECORDING REFERENCE | | |

PREPARED AS SHEETS 1 THROUGH 8
 IN ACCORDANCE WITH THE ZONING
 REGULATIONS OF HOWARD COUNTY
 ADOPTED: OCTOBER 18, 1993

J.H. N... 4/24/98
 DATE



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-68
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-72
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-74
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-76
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-86
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3-17-91
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED 11-19-92
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD

[Signature] 8/27/98 *Robert H. Gerger* 8/27/98
 H.C.P.B. EXEC. SECRETARY DATE VICE-CHAIRMAN DATE

OAKLAND RIDGE INDUSTRIAL PARK
 SECTION 3 AND A PORTION OF PARCEL "A"
 AND PARCEL 61A

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE THIRTY SIX-A - II
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD.
 SCALE: 1" = 400'
 SHEET 1 OF 8

This Final Development Plan Phase is applicable to Section 3 of 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 Dept. 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 Dept. 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 Dept. of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 125-C-3-b:
To be shown on subdivision plat, if required by the Howard County Dept. of Planning and Zoning.
5. RECREATIONAL SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY 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 LOCATION OF ALL 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, dwelling, 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 use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 50 feet 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
- shrubby trees
- ornamental landscaping
- trellises
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height
- similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Dept. 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 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, 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 20 feet. No parking lot shall be located within 25 feet of the right-of-way of any public street, road or highway. No structure shall be erected within 100 feet of any boundary line of any residential district. 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 6C.2, buildings and other structures may be located at any location within this Final Development Plan Phase, if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

6D.

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. 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:

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 Districts are prohibited. 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 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

7E-1

OPEN SPACE LAND USE AREAS:

- a. Parcels A, B, C and Lot 62 (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 LIMITATION - 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 ground elevation adjoining such structure, except 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.

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:

- 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.
- c. One (1) parking space for each two employees shall be provided for all sites devoted to industrial use.

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)

THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 8, F.D.P. PHASE 36A-I RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 7-14-94 AS PLAT 3054-A-1407

RECORDED - PLAT NO. 3054-A-1710 ON SEPTEMBER 2, 1998 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

OAKLAND RIDGE INDUSTRIAL PARK SECTION 3 AND A PORTION OF PARCEL "A" AND PARCEL 61A

PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MD. 21044 COLUMBIA AMENDED FINAL DEVELOPMENT PLAN PHASE THIRTY SIX-A-II 2ND ELECTION DISTRICT HOWARD COUNTY, MD. SHEET 2 OF 8

10. **SETBACK PROVISIONS** - Section 125-C-3-d(3):
- 10A. **GENERAL:**
- a. Setback 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):
- A. To be shown on subdivision plat, if 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 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.
- 12E. **OPEN SPACE LAND USE AREAS:**
- No coverage requirement is imposed upon non-credited open land uses within the Final Development Plan Phase, except in accordance with a site development plan approved by the Howard County Planning Board.

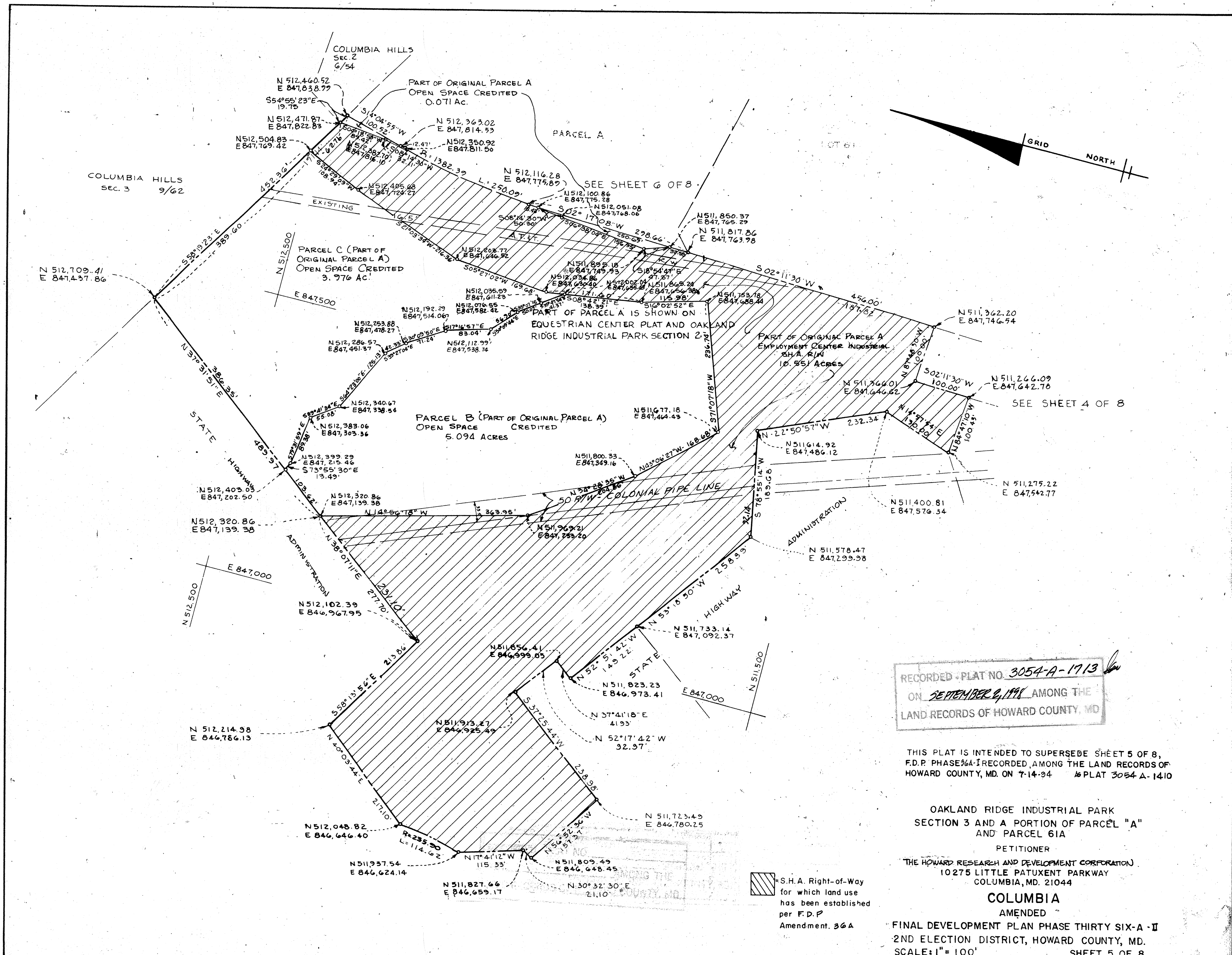
| TABULATION OF LAND USE | |
|--|---------------|
| LAND USE | ACRES |
| 1. ORIGINAL PARCEL A = BROKEN DOWN AS FOLLOWS: | 67.612 Ac. |
| a. EMPLOYMENT CENTER INDUSTRIAL (S.H.A. R/W) | 11.261 Ac. |
| b. OPEN SPACE CREDITED (REMAINING PARCEL A) | 56.740 Ac. |
| c. OPEN SPACE CREDITED (PARCEL C, INCLUDING WETLAND, WETLAND BUFFER AND FLOODPLAIN) | 3.976 Ac. |
| d. OPEN SPACE CREDITED (PARCEL B) | 5.094 Ac. |
| 2. EMPLOYMENT CENTER INDUSTRIAL = (INCLUDING PARCEL 61-A 1.118 Ac.; NOT INCLUDING ANY PART OF PARCEL A) BROKEN DOWN AS FOLLOWS: | 57.172 Ac. |
| a. EMPLOYMENT CENTER INDUSTRIAL (S.H.A. R/W) | 2.764 Ac. |
| b. EMPLOYMENT CENTER INDUSTRIAL (NOT S.H.A. R/W) | 21.001 Ac. |
| c. INDUSTRIAL (LOT 61 S.H.A. R/W, INCLUDING LOT 61-A) | 3.415 Ac. |
| d. INDUSTRIAL (LOT 61) | 29.992 Ac. |
| 3. OPEN SPACE CREDITED AND NON-CREDITED = (NOT INCLUDING ANY PART OF PARCEL A) BROKEN DOWN AS FOLLOWS: | 13.489 Ac. |
| a. INDUSTRIAL (LOT 62 S.H.A. R/W) | 3.606 Ac. |
| b. OPEN SPACE CREDITED (LOT 62) | 9.883 Ac. |
| TOTAL = | 147.732 Acres |

| TABULATION OF LAND USE SUMMARY | |
|--|---------------|
| LAND USE | ACRES |
| EMPLOYMENT CENTER INDUSTRIAL Roadway 21.046 | 72.039 |
| OPEN SPACE Credited | 75.693 |
| Non-Credited | 0. |
| TOTAL | 147.732 Acres |

RECORDED - PLAT NO. 3054-A-1711
 ON SEPTEMBER 2, 1998
 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 8,
 F.D.P. PHASE 36A, RECORDED AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD. ON 7-14-94 AS PLAT 3054A-1408

OAKLAND RIDGE INDUSTRIAL PARK
 SECTION 3 AND A PORTION OF PARCEL "A"
 AND PARCEL 61A
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE THIRTY SIX-A-II
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD.
 SHEET 3 OF 8




RECORDED - PLAT NO. 3054-A-1713
 ON SEPTEMBER 9, 1998 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

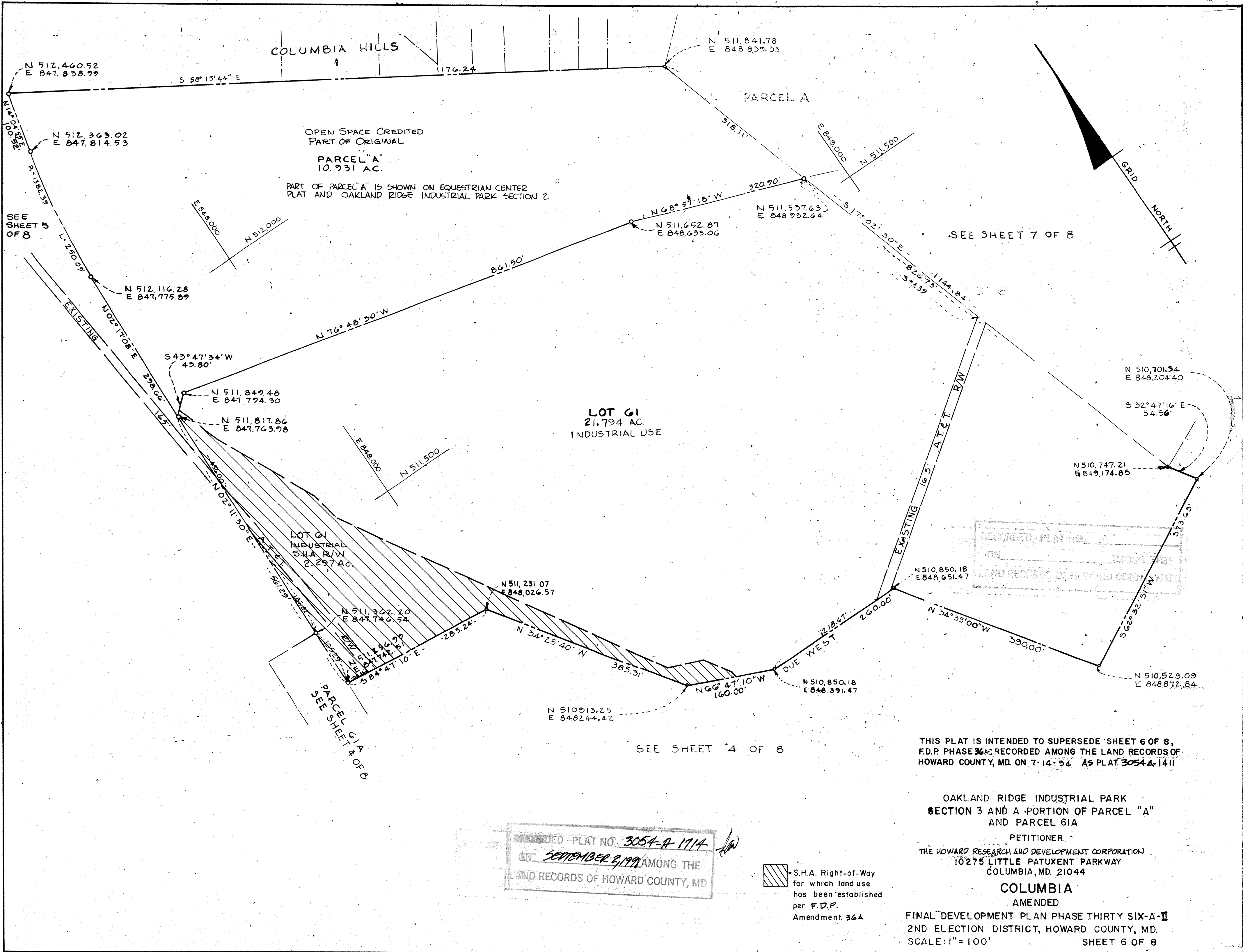
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 8,
 F.D.P. PHASE 36A-1 RECORDED AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD. ON 7-14-94 AS PLAT 3054 A-1410

OAKLAND RIDGE INDUSTRIAL PARK
 SECTION 3 AND A PORTION OF PARCEL "A"
 AND PARCEL 61A
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044

COLUMBIA
 AMENDED

FINAL DEVELOPMENT PLAN PHASE THIRTY SIX-A-II
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD.
 SCALE: 1" = 100'
 SHEET 5 OF 8

 S.H.A. Right-of-Way
 for which land use
 has been established
 per F.D.P.
 Amendment. 36A



COLUMBIA HILLS

OPEN SPACE CREDITED
PART OF ORIGINAL

PARCEL "A"
10.931 AC.

PART OF PARCEL "A" IS SHOWN ON EQUESTRIAN CENTER
PLAT AND OAKLAND RIDGE INDUSTRIAL PARK SECTION 2

LOT G1
21.794 AC.
INDUSTRIAL USE

LOT G1
INDUSTRIAL
S.H.A. R/W
2.297 AC

PARCEL G1A
SEE SHEET 4 OF 8

SEE SHEET 7 OF 8

SEE SHEET 4 OF 8

RECORDED - PLAT NO. 3054-A-1714
ON SEPTEMBER 2, 1991
LAND RECORDS OF HOWARD COUNTY, MARYLAND

THIS PLAT IS INTENDED TO SUPERSEDE SHEET 6 OF 8,
F.D.P. PHASE 36A RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD. ON 7-14-54 AS PLAT 3054-A-1411

OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3 AND A PORTION OF PARCEL "A"
AND PARCEL G1A

PETITIONER

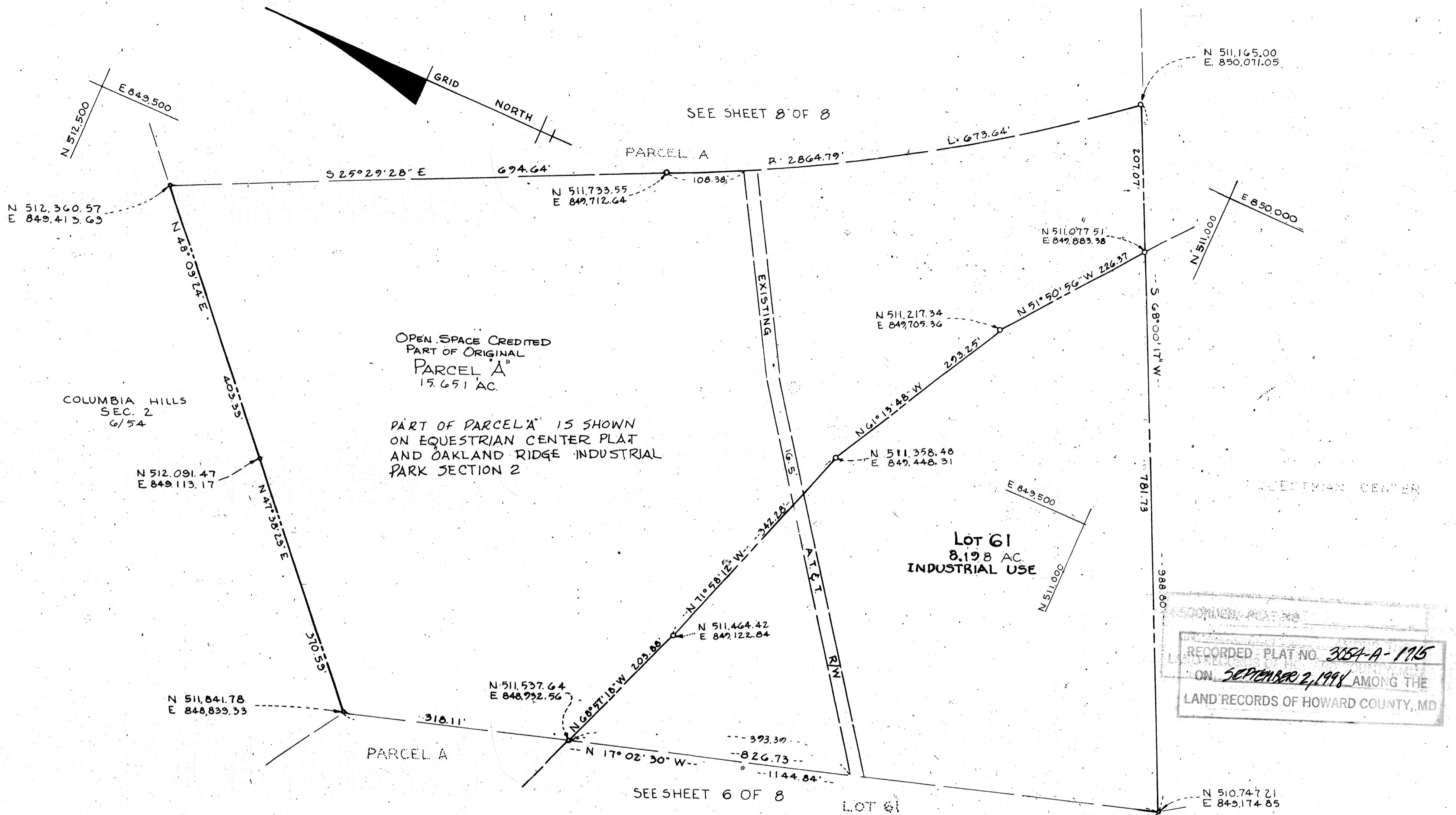
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE THIRTY SIX-A-II
2ND ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 6 OF 8

RECORDED - PLAT NO. 3054-A-1714
ON SEPTEMBER 2, 1991
AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

S.H.A. Right-of-Way
for which land use
has been established
per F.D.P.
Amendment 36A



THIS PLAT IS INTENDED TO SUPERSEDE SHEET 7 OF 8, F.D.P. PHASE 36A1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 7-14-94 PLAT 3054 A-1412

OAKLAND RIDGE INDUSTRIAL PARK SECTION 3 AND A PORTION OF PARCEL "A" AND PARCEL 61A

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE THIRTY SIX-A-II
2ND ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 7 OF 8

