

VICINITY MAP
SCALE: 1" = 2000'

SIELING INDUSTRIAL CENTER
SECTION I AREA I

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 117
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' MARCH 1972 SHEET 1 OF 6

PB 20
F 98

F.S.P.
62

PREPARED AS TO SHEETS 1 TO 6
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXEC. SEC. _____ DATE _____ H.C.P.B. CHAIRMAN _____ DATE _____

PB 20 F 98

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is
Applicable to Section I, Area I, of the SIELING INDUSTRIAL CENTER

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2B. Vehicular ingress and egress to Snowden River Pkwy. and relocated Maryland Route 175 will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 17.031 D
The term "structure", as used in this Final Development Plan phase, shall include but not be limited to:

- cornices
- eaves
- roof or building overhangs
- chimneys
- trellises
- porches
- bay windows
- retaining walls or screens
- all parts of any buildings
- garages, or accessory buildings

All setback areas shall be clear of any previous extension, or construction of any type, and where any land use is adjacent to a free way, primary road, no structure shall be located within 50' of the right-of-way line. 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
- excavations or fill
- structures under 6' in height
- retaining walls under 3' in height
- minor structures

Determination of the specific character of "minor structures" and setbacks applicable thereto will be made by the Howard County Office 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 (20) 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. 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 17.031 D:
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 and M-2 districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. Location of Commercial uses ancillary to, or compatible with, permitted industrial uses are permitted as approved by the Howard County Planning Board.

Department of Public Works Howard County, Maryland shall be provided vehicular access in Parcel "A" via interval roads or parking lots to Lot 19 (water tower)

7E OPEN SPACE LAND USE AREAS
The lot adjacent to the western edge of the Dorsey property is 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 Office of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 17.031 E:

8D. INDUSTRIAL LAND USE AREAS
No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding fifty (50) feet in height from the highest adjoining ground elevation along the front of the structure, except, however, 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 17.031 E:

- 9D INDUSTRIAL LAND USE AREAS
Parking requirements for uses permitted under this Final Development Plan Criteria shall be as follows:
 - a. 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.
 - b. 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 which are devoted to office uses.
 - c. One parking space for each two (2) employees shall be provided for all sites devoted to industrial uses.

9E. OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development 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 17.018 J (1) of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 17.031 E:

- 10A GENERALLY:
 - a. Setbacks shall conform to the requirements of Section 6C-2 above.
 - b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 17.031 E:

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 17.031 E:

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 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

Land Use	Acres
Employment Center	
Industrial	150.251
Open Roadway	14.528
Space	
Non-Credited	2.296
TOTAL	152.548

20 99

SIELING INDUSTRIAL CENTER
SECTION I, AREA I

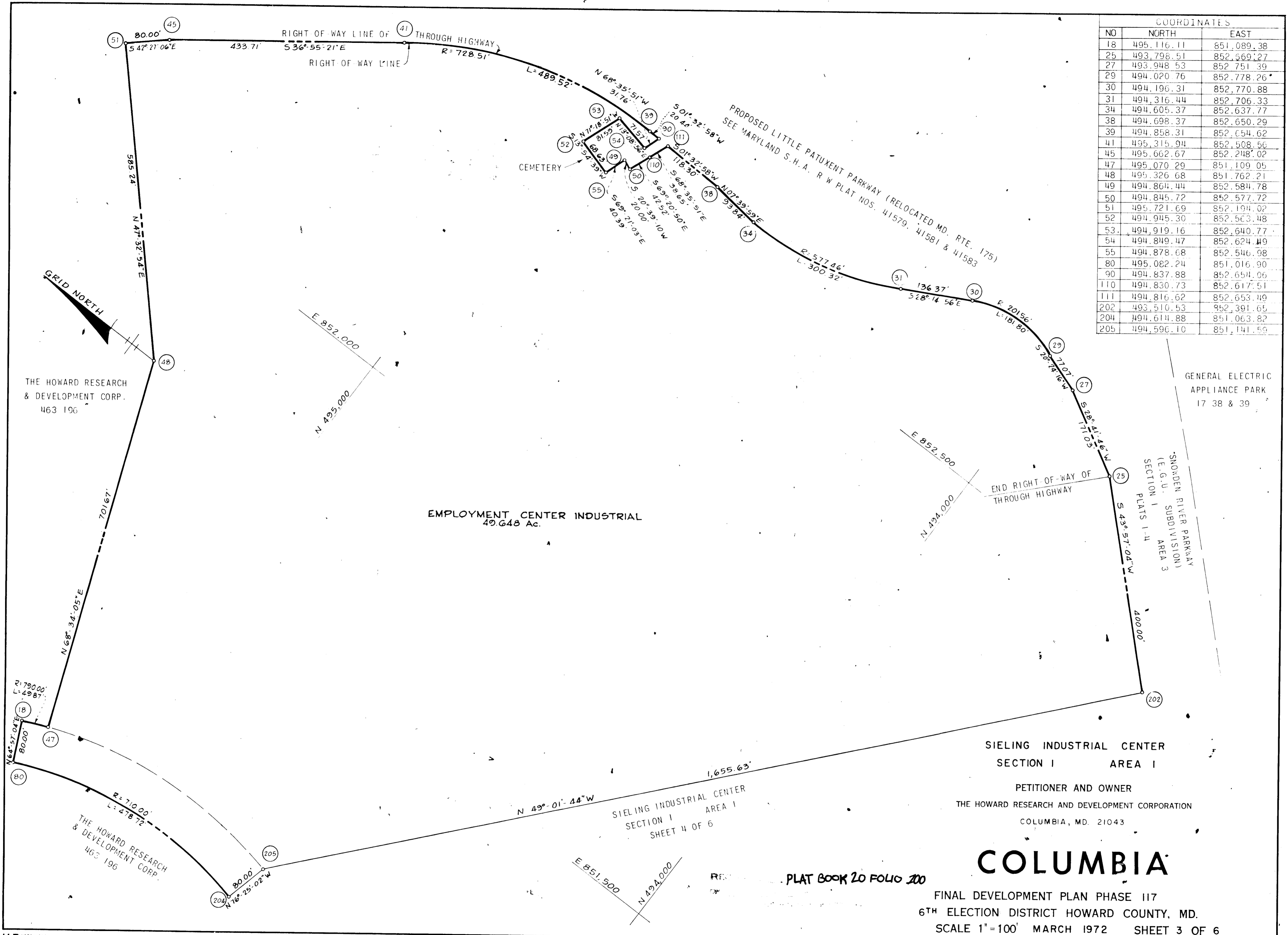
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

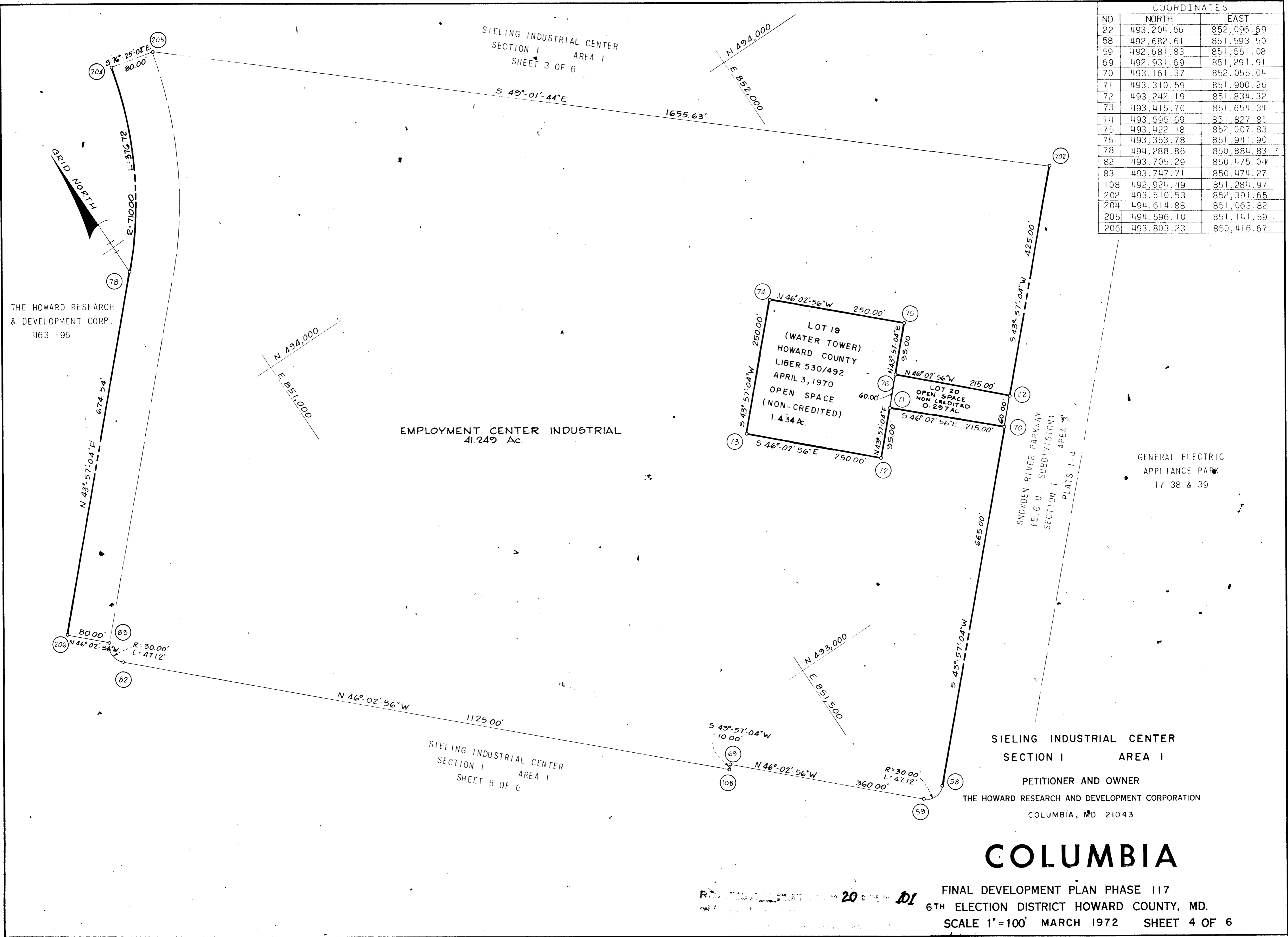
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE I17
6th. ELECTION DISTRICT HOWARD COUNTY, MD.
MARCH 1972 SHEET 2 OF 6

COORDINATES		
NO	NORTH	EAST
18	495,116.11	851,089.38
25	493,798.51	852,669.27
27	493,948.53	852,751.39
29	494,020.76	852,778.26
30	494,196.31	852,770.88
31	494,316.44	852,706.33
34	494,605.37	852,637.77
38	494,698.37	852,650.29
39	494,858.31	852,654.62
41	495,315.94	852,508.56
45	495,662.67	852,248.02
47	495,070.29	851,109.05
48	495,326.68	851,762.21
49	494,864.44	852,584.78
50	494,845.72	852,577.72
51	495,721.69	852,194.02
52	494,945.30	852,563.48
53	494,919.16	852,640.77
54	494,849.47	852,624.49
55	494,878.68	852,546.98
80	495,082.24	851,016.90
90	494,837.88	852,654.06
110	494,830.73	852,617.51
111	494,816.62	852,653.49
202	493,510.53	852,391.65
204	494,614.88	851,063.82
205	494,596.10	851,141.59



COORDINATES		
NO	NORTH	EAST
22	493,204.56	852,096.69
58	492,682.61	851,593.50
59	492,681.83	851,551.08
69	492,931.69	851,291.91
70	493,161.37	852,055.04
71	493,310.59	851,900.26
72	493,242.19	851,834.32
73	493,415.70	851,654.34
74	493,595.69	851,827.85
75	493,422.18	852,007.83
76	493,353.78	851,941.90
78	494,288.86	850,884.83
82	493,705.29	850,475.04
83	493,747.71	850,474.27
108	492,924.49	851,284.97
202	493,510.53	852,391.65
204	494,614.88	851,063.82
205	494,596.10	851,141.59
206	493,803.23	850,416.67



THE HOWARD RESEARCH & DEVELOPMENT CORP.
463 196

EMPLOYMENT CENTER INDUSTRIAL
41.249 Ac.

GENERAL ELECTRIC
APPLIANCE PARK
17.38 & 39

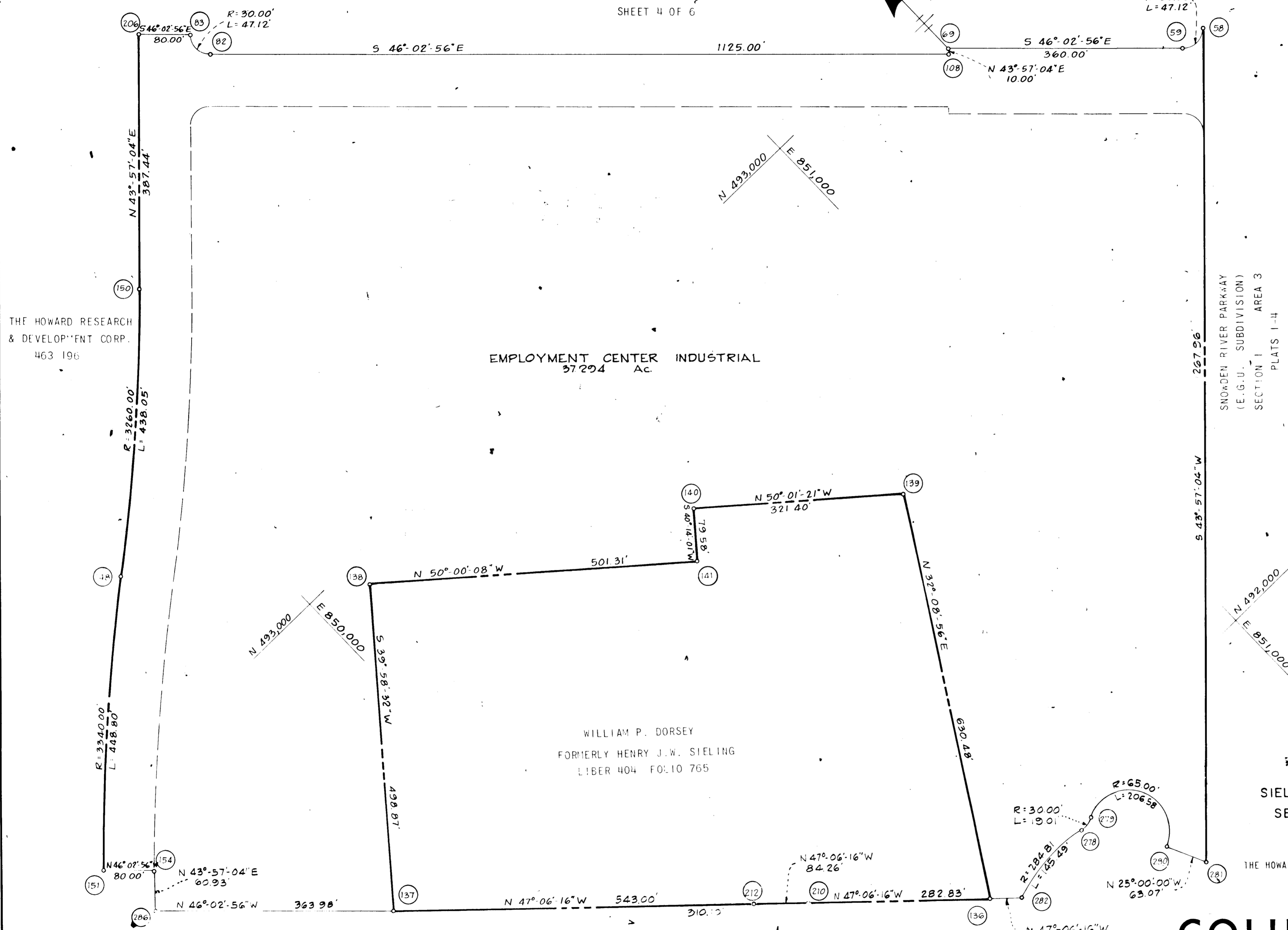
SIELING INDUSTRIAL CENTER
SECTION I AREA I

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 117
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MARCH 1972 SHEET 4 OF 6

SIELING INDUSTRIAL CENTER
SECTION I AREA I
SHEET 4 OF 6



COORDINATES		
NO	NORTH	EAST
58	492,682.61	851,593.50
59	492,681.83	851,551.08
69	492,931.69	851,291.91
82	493,705.29	850,475.04
83	493,747.71	850,474.27
108	492,924.49	851,284.97
136	491,957.56	850,435.85
137	492,577.03	349,768.52
138	492,959.33	850,089.12
139	492,491.36	850,770.85
140	492,697.86	850,524.56
141	492,637.11	850,473.16
148	493,230.28	849,823.50
150	493,524.30	850,147.77
151	492,929.04	849,491.27
154	492,873.51	849,548.87
206	493,803.23	850,416.67
210	492,150.07	850,228.15
212	492,207.42	850,166.42
278	491,940.80	850,611.29
279	491,943.70	850,629.75
280	491,826.93	850,686.83
281	491,769.76	850,713.49
282	491,927.21	850,468.02
286	492,829.65	849,506.58

GENERAL ELECTRIC
APPLIANCE PARK
17 38 & 39

EMPLOYMENT CENTER INDUSTRIAL
37224 Ac.

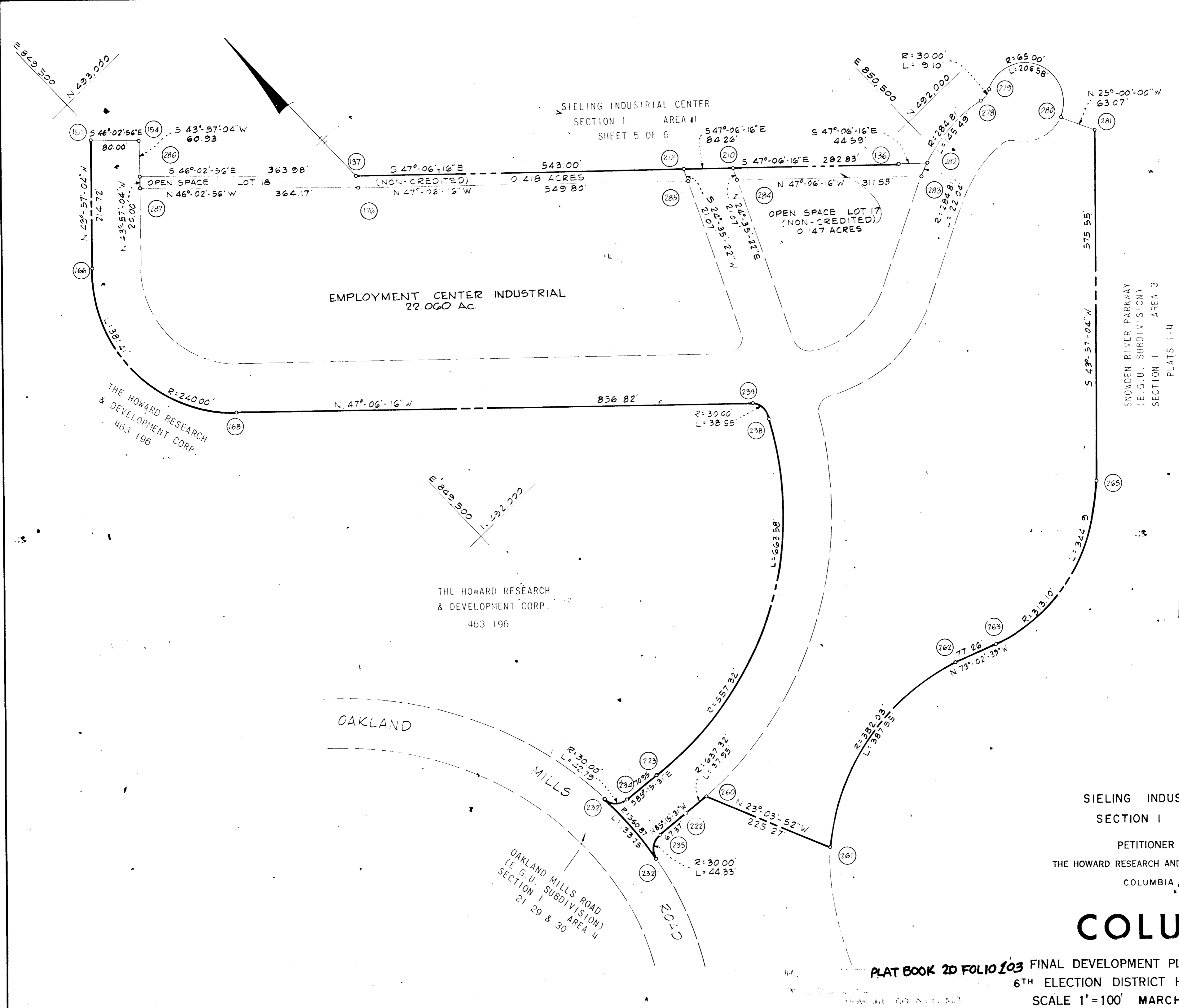
WILLIAM P. DORSEY
FORMERLY HENRY J.W. SIELING
LIBER 404 FOLIO 765

SIELING INDUSTRIAL CENTER
SECTION I AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21043

COLUMBIA

SIELING INDUSTRIAL CENTER
SECTION I AREA I
SHEET 6 OF 6

RECORDED IN DEPT. OF RECORDS & ADMINISTRATION
NEWARK, DELAWARE, MD.
20 MAR 1972 102
FINAL DEVELOPMENT PLAN PHASE 117
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MARCH 1972 SHEET 5 OF 6



COORDINATES		
NO.	NORTH	EAST
136	491,957.56	850,435.35
137	492,577.03	849,768.62
151	492,929.04	849,491.27
154	492,873.51	849,548.87
166	492,774.46	849,342.25
168	492,432.06	849,351.67
176	492,562.50	849,751.87
210	492,150.07	850,228.15
212	492,207.42	850,166.42
222	491,427.21	849,434.45
223	491,506.94	849,441.06
232	491,540.85	849,342.89
233	491,408.13	849,335.29
234	491,512.80	849,370.35
235	491,432.78	849,367.31
238	491,813.48	849,985.80
239	491,848.86	849,979.38
260	491,425.20	849,472.34
261	491,217.93	849,560.60
262	491,295.77	849,923.49
263	491,273.24	849,997.39
265	491,355.40	850,314.03
278	491,040.80	850,611.29
279	491,943.70	850,629.75
280	491,826.93	850,686.83
281	491,769.76	850,713.49
282	491,927.21	850,468.02
283	491,918.86	850,447.62
284	492,130.91	850,219.39
285	492,188.27	850,157.56
286	492,829.65	849,506.58
287	492,815.25	849,492.70

SIeling INDUSTRIAL CENTER
SECTION I AREA I
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COLUMBIA, MD. 21043

COLUMBIA

PLAT BOOK 20 FOLIO 103 FINAL DEVELOPMENT PLAN PHASE 117
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' MARCH 1972 SHEET 6 OF 6