



TECHNICAL STAFF REPORT
Oakland Ridge Industrial Park
Planning Board Public Meeting of August 17, 2017

Case No./Petitioner

**FDP-36-A-III Oakland Ridge Industrial Park, Section 3, and a Portion of Parcel A and Parcel 61-E
Department of Public Works, Howard County, MD**

DPZ Planner

Derrick Jones, (410) 313-4330, djones@howardcountymd.gov

Subject

The subject property is "Oakland Ridge Industrial Park, Section 3, Parcel 267, (Lot 61-E)", in the Second Election District of Howard County. The Property is zoned New Town (NT) - Employment Center Industrial.

Request

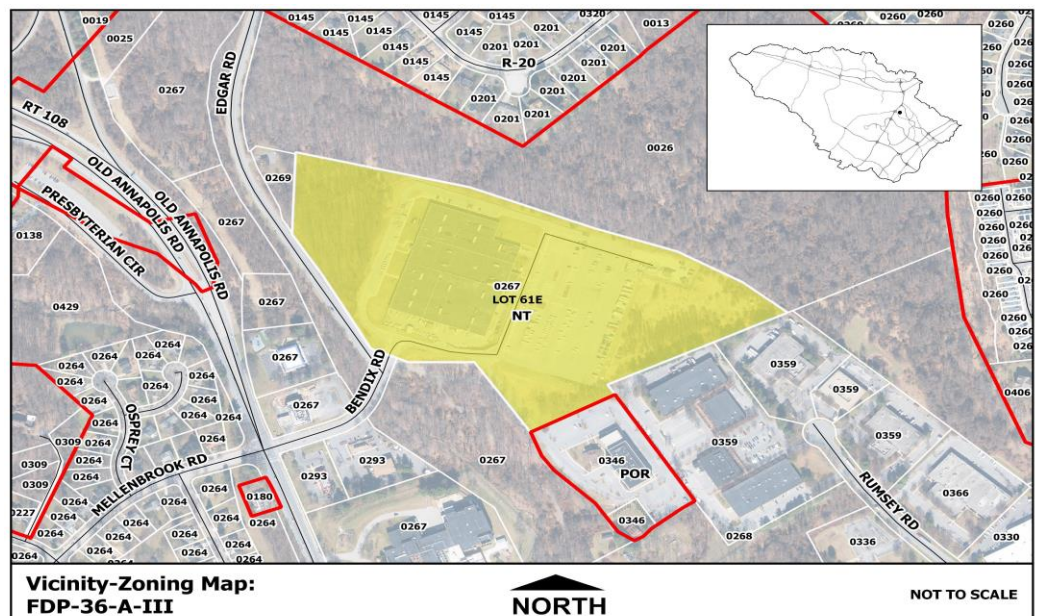
To approve FDP-36-A-III, an amendment to the previously approved and recorded Final Development Plan, to accommodate a new courthouse and related uses.

Recommendation

The Department of Planning and Zoning (DPZ) recommends approval of this FDP amendment, subject to any requirements by the Planning Board and the attached comments from DPZ.

Location

FDP-36-A-III applies to all 147.73 acres zoned New Town - Employment Center Industrial and open space (credited and non-credited) within the Oakland Ridge Industrial Park, Section 3. The entire FDP area is located directly east of US Route 29 and north of MD Route 108. The industrial park falls within Tax Map 30, Grid 17, portion of Parcels A and 61A. Parcel 267 (Lot 61-E) is a 29.992 acre site located at 9250 Bendix Road, Tax Map 30, Grid 17.



Vicinal Properties

Parcel 267 (Lot 61-E) within FDP Phase 36-A-III is located in the Oakland Ridge Industrial Park and is surrounded by the following:

- To the north is wooded, undeveloped Parcel 26 of the Oakland Ridge Industrial Park, zoned NT-Open Space.
- To the west is Edgar Road and farther to the west is the MD Route 108 and US Route 29 interchange.
- To the south is the site entrance (Bendix Road) and MD Route 108 and Lot 62.
- To the east are developed parcels Lots A, C1, and E, of the Oakland Ridge Industrial Park, zoned NT-Industrial.

Site Conditions

The 29.9 acre site contains a 198,500 SF (+/-) one-story, former industrial building and an approximately 9.5 acre parking lot. The building was constructed in 1970 and currently houses county agencies and the land records office. A stream borders the site to the south and a portion of a floodplain is located in the northwestern corner.



Site History

- F-84-120: recorded April 13, 1984, as Plats 5796-5797; purpose was to delete the common lot line between Lots 61-B and 61-C, thus establishing Lot 61-E.
- FDP-36-A: recorded May 20, 1991, as Plat Book 3054-A-1175-1183; purpose was 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.
- FDP-36-A-I: recorded July 14, 1994, as Plat Book 3054-A 1406-1414; purpose was to change 5.094 acres of non-credited open space to credited and to update criteria references.
- FDP-36-A-II: recorded September 2, 1999, as Plat Book 3054-A 1709-1716; purpose was to add 9.459 acres of credited open space to this phase.

Purpose of Amendment

The FDP amendment identifies government uses and a courthouse as permitted uses for "Employment Center-Industrial Land Use Areas" under Criteria Item 7D; increases the maximum building height for government structures to 80' under Criteria Item 8D; requires a parking needs study at the Site Development Plan stage for government facilities; and provides that no specific coverage requirement be imposed on government structures under Criteria Item 12D. These amendments are necessary for the proposed redevelopment of Parcel 267 for a new county courthouse.

SRC Action

A letter dated July 24, 2017, indicated that DPZ determined that this FDP is technically complete. The DPZ comments were limited minor edits to the FDP criteria. All other SRC agencies had no comments concerning the amendment to this FDP.

Recommendation

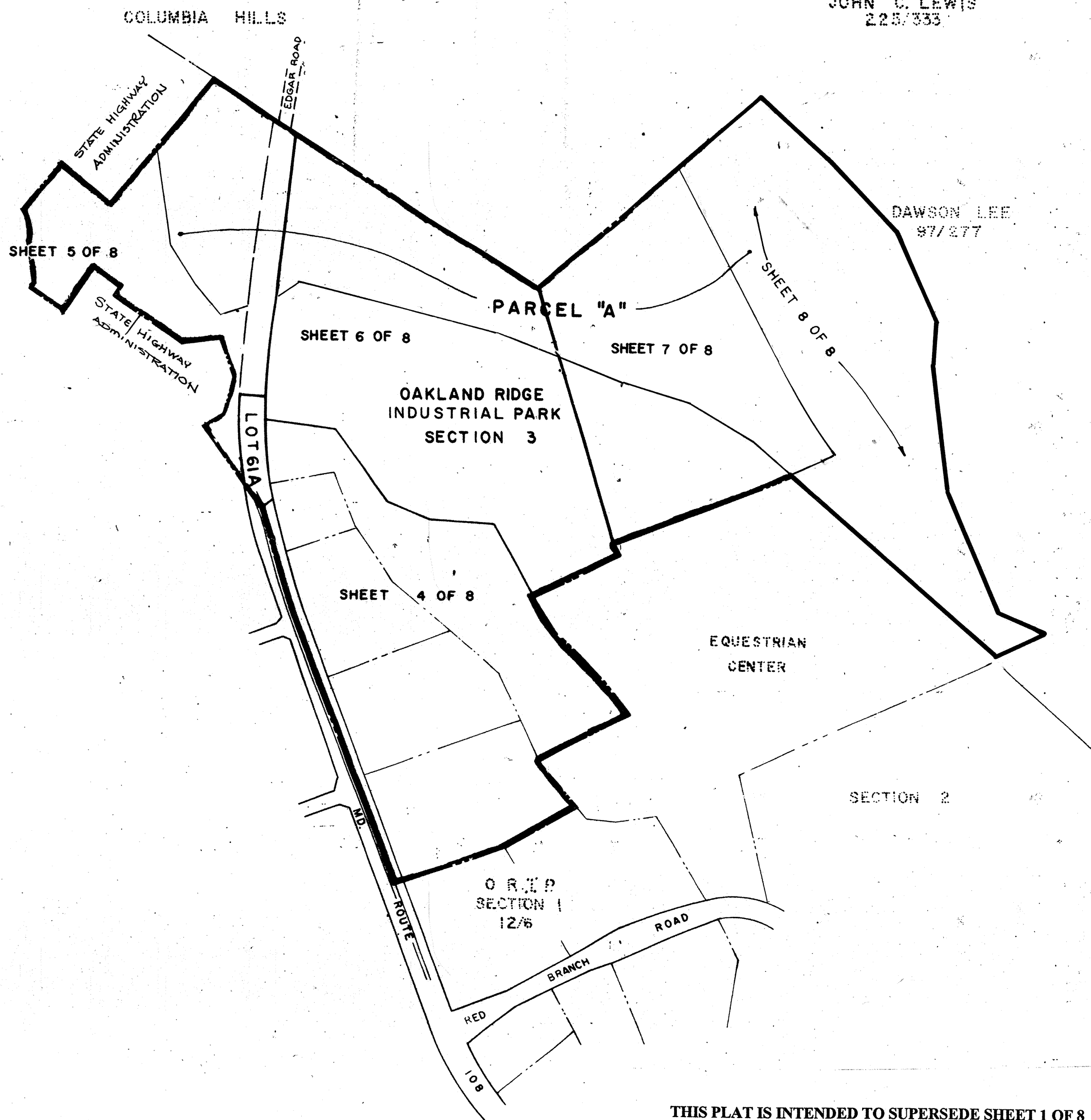
The Department of Planning and Zoning recommends approval of this FDP amendment, subject to any requirements by the Planning Board and the attached comments from DPZ.


Valdis Lazdins, Director
Department of Planning and Zoning

7/25/17

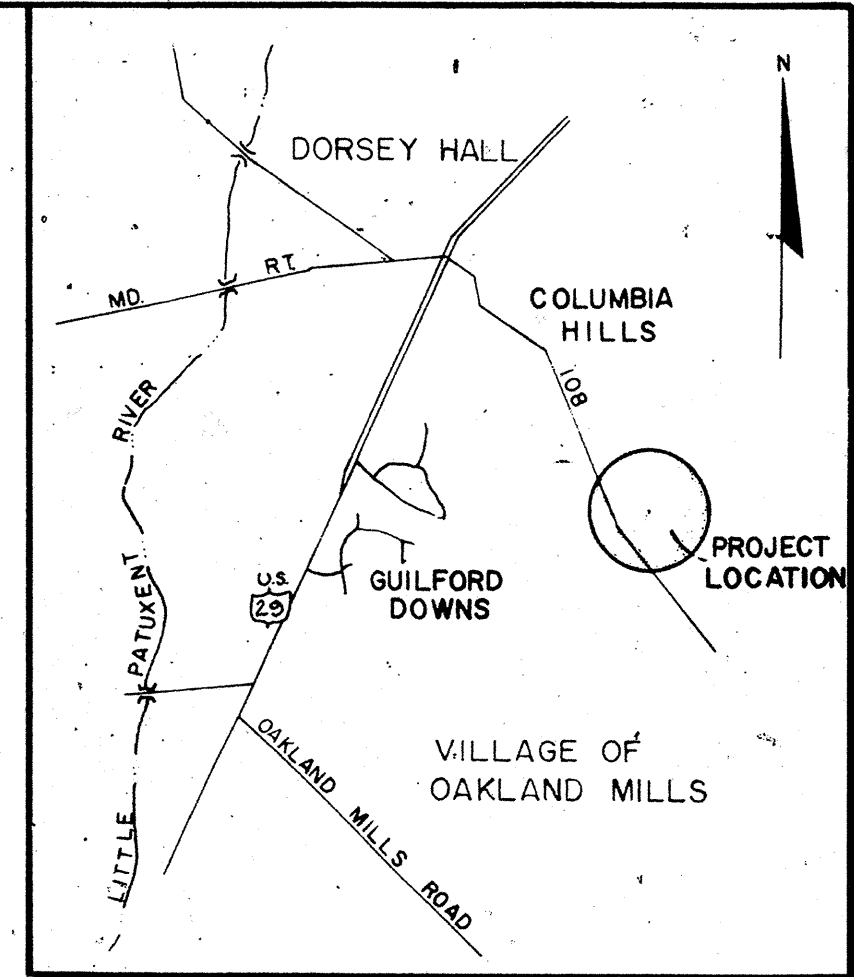
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 am to 3 p.m.



JOHN C. LEWIS
228/333

DAWSON LEE
87/277



VICINITY MAP
0 1 2 MILES

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.
- PHASE 36-A-III Amends Sheet 2 and 3 of 8. Purpose is to add Courthouse to list of approved uses and amend criteria to allow for the development of a courthouse on Lot 61.

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 - III
2ND ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 400'
SHEET 1 OF 8

The 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
- roofs 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
- shrubbery
- 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 if 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 ancillary uses as may be approved by the Howard County Planning Board
- l. Government structures, including courthouses

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.

Government structures shall have a maximum building height of 80 feet, measured 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.
- d. Government facilities shall prepare a parking needs study at time of Site Development Plan, which shall detail the proposed uses, and justify the parking required for the uses. The parking needs analysis shall be prepared in accordance with Section 133.D.8 of the Howard County Zoning Regulations.

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).

RECORDED ON _____
AS PLAT NO. _____

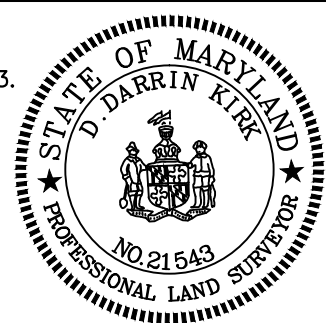
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SECTION 3 AND A PORTION OF
PARCEL "A" AND PARCEL 61A
PETITIONER AND OWNER
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN
PHASE THIRTY SIX-A-II

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NO SCALE DATE: 04-25-2017 SHEET: 2 OF 8

Pennon Pennon Associates Inc.
Engineers • Surveyors • Planners
Landscape Architects

8818 Centre Park Drive, Suite 200 Columbia, MD 21045
T 410.997.8900 F 410.997.9282

PREPARED IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 2013.



D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21543
(EXPIRES DECEMBER 21, 2017)

DATE _____

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B. C. C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED B. C. C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED B. C. C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED B. C. C. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED B. C. C. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986

HOWARD COUNTY PLANNING BOARD

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

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY
ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A
DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE No. 21543,
EXPIRATION DATE 12/21/2017.

THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 36-A-II RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY PLAT NO. 3054-A-1710.

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.

For government structures, no coverage requirement shall be imposed.

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 (SHA 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 (SHA R/W)	2.764 AC.	
b. EMPLOYMENT CENTER INDUSTRIAL (NOT SHA R/W)	21.001 AC.	
c. INDUSTRIAL (LOT 61 SHA 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 SHA 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 AC.	
OPEN SPACE Credited	75.693 AC.	
Non–Credited	0	
	TOTAL =	147.732 ACRES

RECORDED ON _____
AS PLAT NO. _____

OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3 AND A PORTION OF
PARCEL "A" AND PARCEL 61A
PETITIONER AND OWNER
THE HOWARD RESEARCH AND
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PHASE THIRTY SIX–A–II

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NO SCALE DATE: 04–25–2017 SHEET: 3 OF 8

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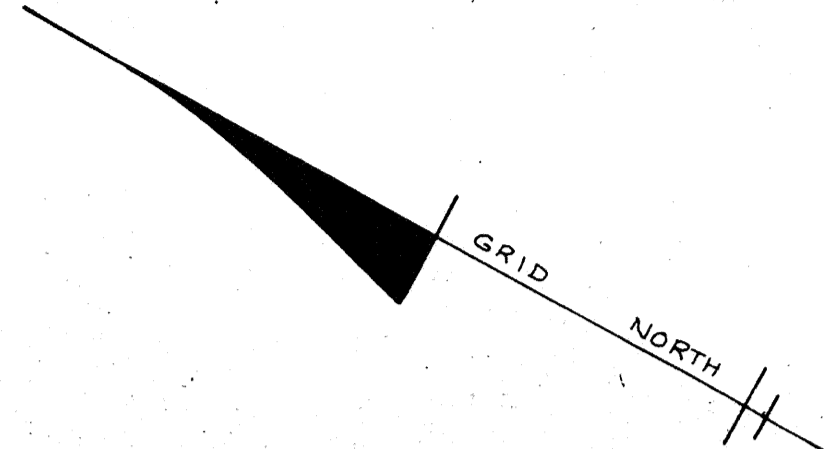
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HOWARD COUNTY PLANNING BOARD

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

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ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A
DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE No. 21543,
EXPIRATION DATE 12/21/2017.

THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 36–A–II RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY PLAT NO. 3054–A–1711.



SEE SHEET G OF 8.

LOT G2
OPEN SPACE
9.883 AC.
CREDITED

EMPLOYMENT CENTER
INDUSTRIAL USE
21.001 AC.

LOT G2 INDUSTRIAL
S.H.A. R/W 3.606 AC.

EMPLOYMENT
CENTER INDUSTRIAL
S.H.A. R/W
2.764 ACRES

PART OF ORIGINAL
PARCEL "A"
0.710 AC.
EMPLOYMENT CENTER
INDUSTRIAL
S.H.A. R/W

RECORDED - PLAT NO. 3054-A-1712
ON SEPTEMBER 2, 1998 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD


THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 8,
F.D.P. PHASE 36A RECORDED AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD. ON 7-12-94 AS PLAT 3054-A-1409

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 4 OF 8

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

MATCH LINE A-A

EMPLOYMENT CENTER
INDUSTRIAL USE

EQUESTRIAN
CENTER

SECTION 1
OAKLAND RIDGE INDUSTRIAL PARK
RECORDED 12/65

N 509,424.16
E 848,766.61

N 509,610.73
E 849,071.53

N 509,280.03
E 848,261.09
N 16° 54' 00" W - 42.19'
N 509,239.66
E 848,273.36

S 69° 29' 30" W - 473.97'

526.63'

S 58° 32' 20" W - 257.47'

S 42° 14' 19" E - 254.50'

N 511,217.74
E 847,441.46
N 38° 57' 36" W - 74.26'
N 511,096.95
E 847,547.91

N 47° 38' 29" E - 18.10'

N 510,537.45
E 847,995.05

N 19° 43' 20" W - 272.84'

N 510,133.62
E 847,939.87

N 509,878.73
E 848,037.15

N 20° 54' 00" W - 272.84'

N 20° 50' 30" W - 272.84'

N 20° 50' 30" W - 272.84'

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N 20° 50' 30" W - 272.84'

MATCH LINE A-A

EQUESTRIAN
CENTER

SEWER

EXIST. PAVING

EXIST. PAVING

EXIST. PAVING

EXIST. PAVING

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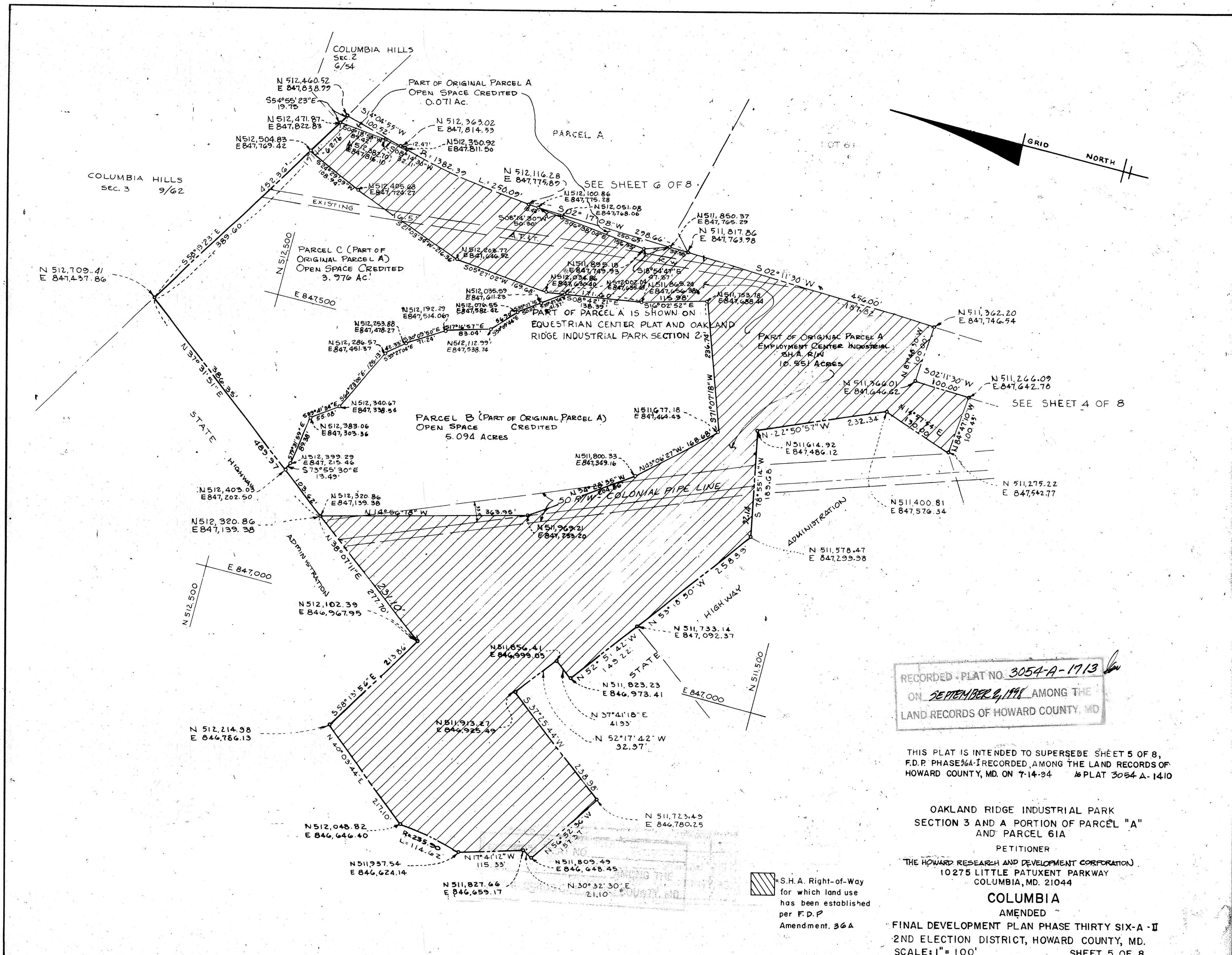
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RECORDED - PLAT NO. 3054-A-1713
 ON SEPTEMBER 9, 1998 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

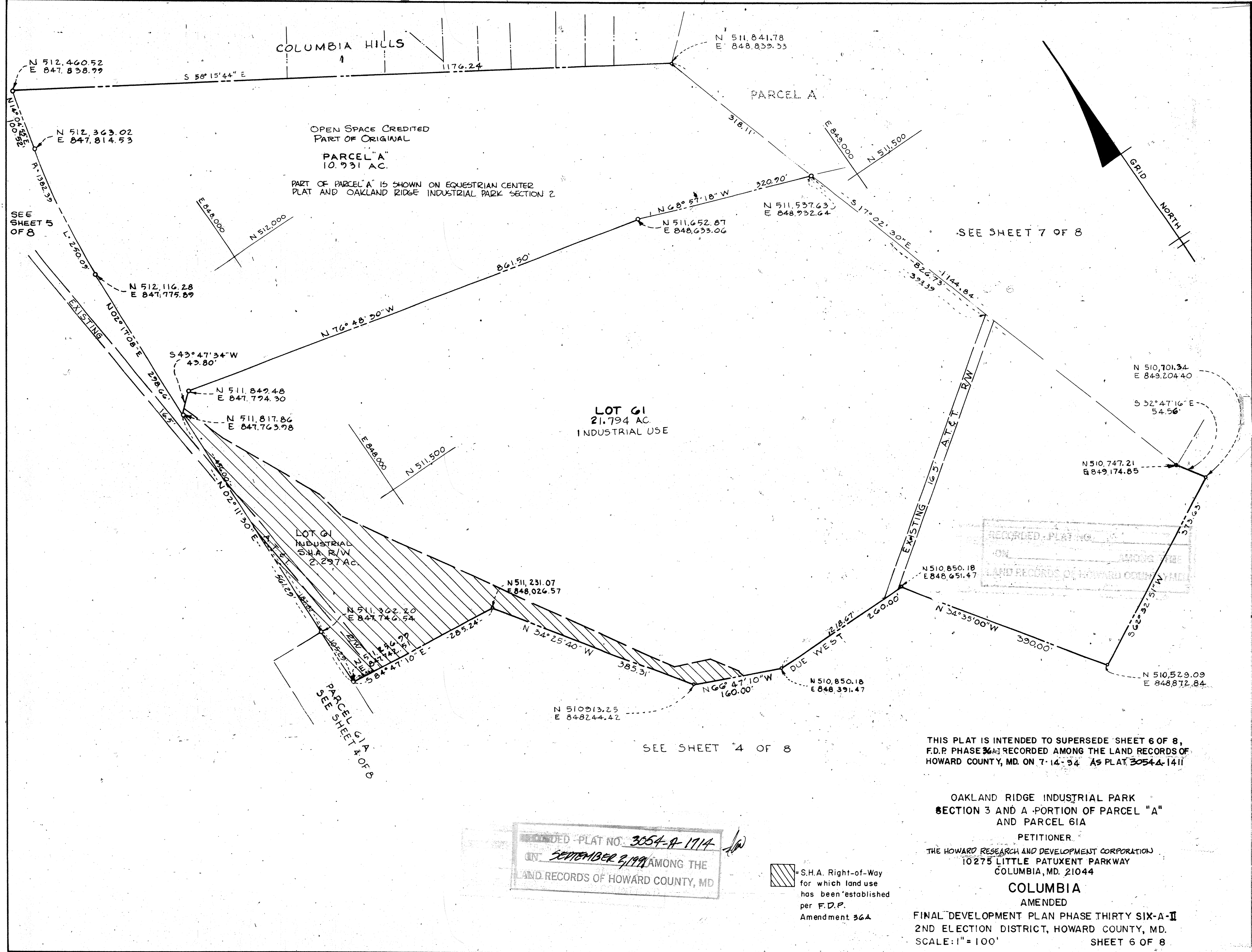
THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 8,
 F.D.P. PHASE 36A-1 RECORDED AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD. ON 7-14-94 AS PLAT 3054 A-1410

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

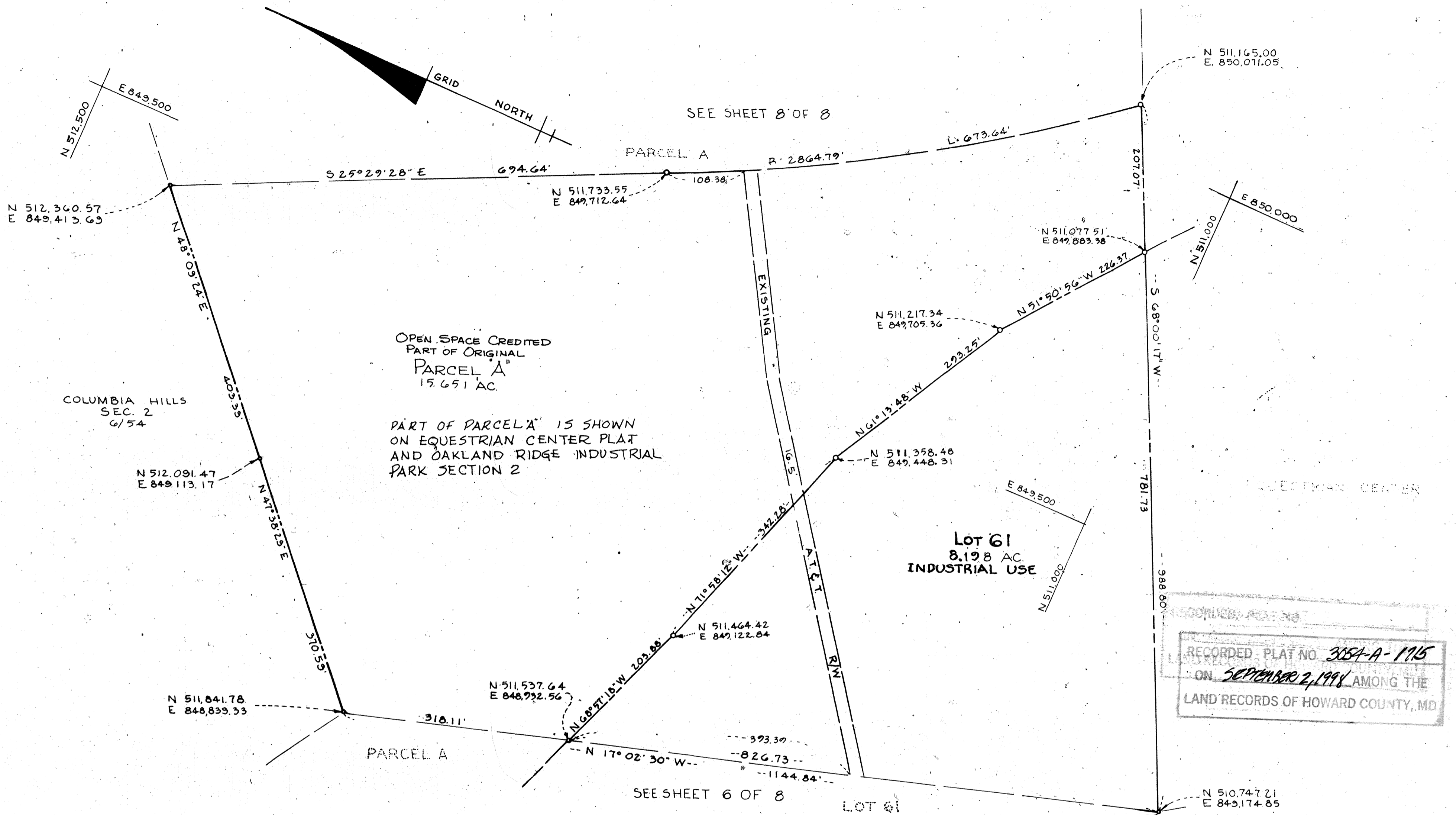
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044

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



SEE SHEET 8 OF 8

PARCEL A

OPEN SPACE CREDITED
PART OF ORIGINAL
PARCEL A
15.651 AC.

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

COLUMBIA HILLS
SEC. 2
6/54

LOT 61
8.198 AC.
INDUSTRIAL USE

RECORDED PLAT NO. 3054-A-1915
ON SEPTEMBER 2, 1998 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

SEE SHEET 6 OF 8

LOT 61

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

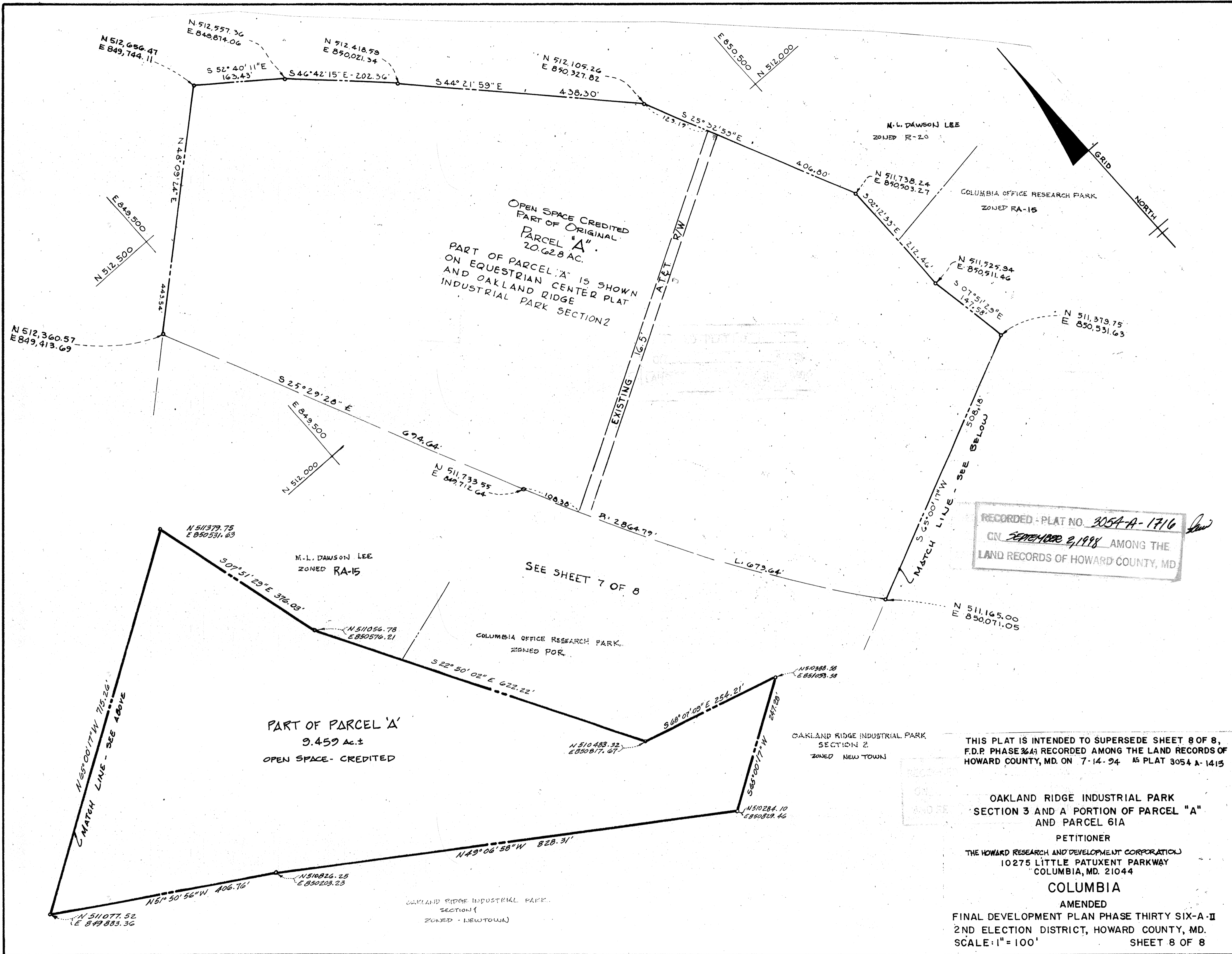
OAKLAND RIDGE INDUSTRIAL PARK
SECTION 3 AND A PORTION OF PARCEL "A"
AND PARCEL 61A

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



RECORDED - PLAT NO. 3054-A-1716
 ON SEPTEMBER 2, 1998 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERSEDE SHEET 8 OF 8,
 F.D.P. PHASE 36A1 RECORDED AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD. ON 7-14-94 AS PLAT 3054 A-1415

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 8 OF 8

OPEN SPACE CREDITED
 PART OF ORIGINAL
 PARCEL "A"
 20.628 AC.
 PART OF PARCEL "A" IS SHOWN
 ON EQUESTRIAN CENTER PLAT
 AND OAKLAND RIDGE
 INDUSTRIAL PARK SECTION 2

PART OF PARCEL "A"
 9.459 AC.±
 OPEN SPACE - CREDITED

SEE SHEET 7 OF 8

RECORDED
 ON
 1998