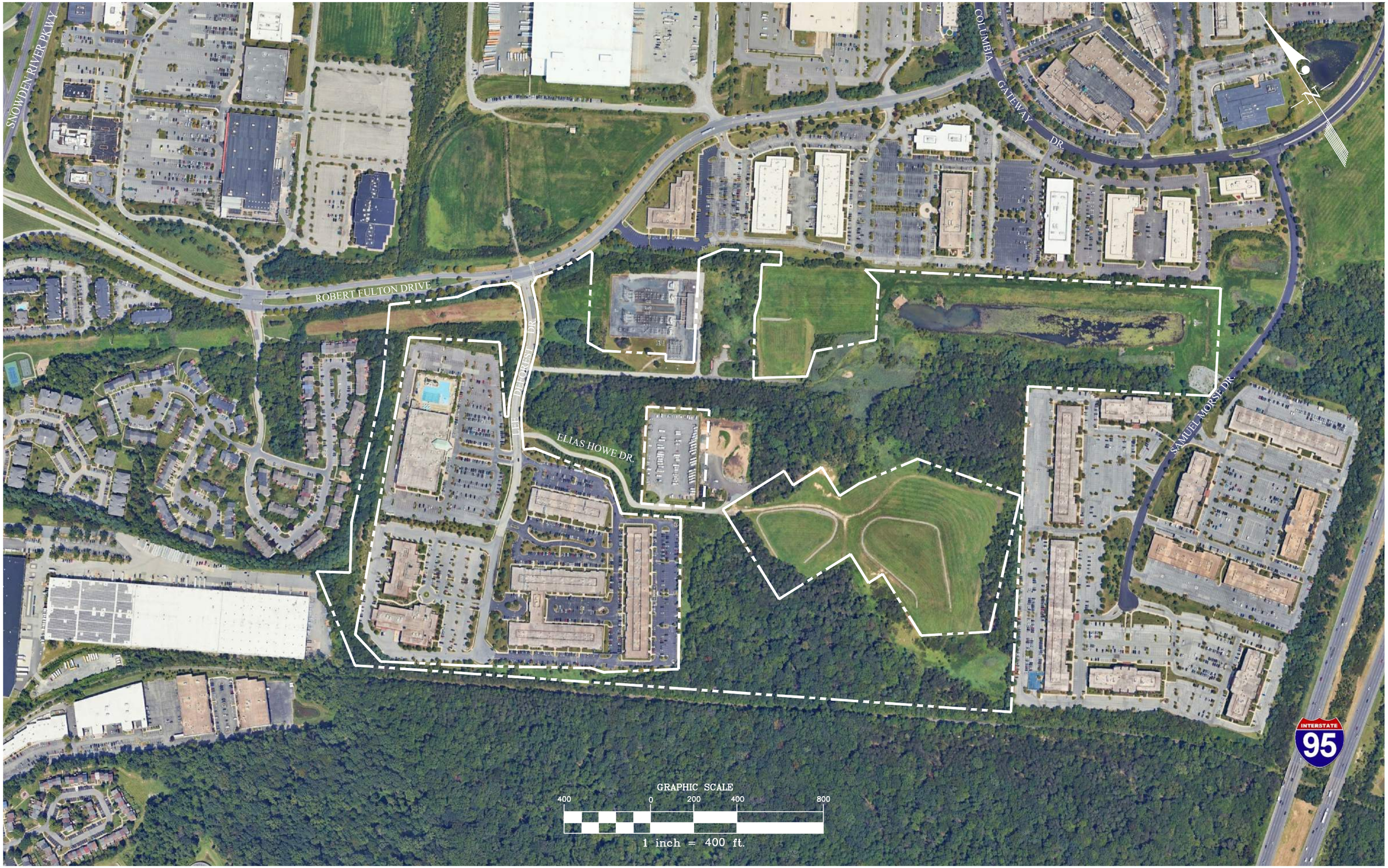
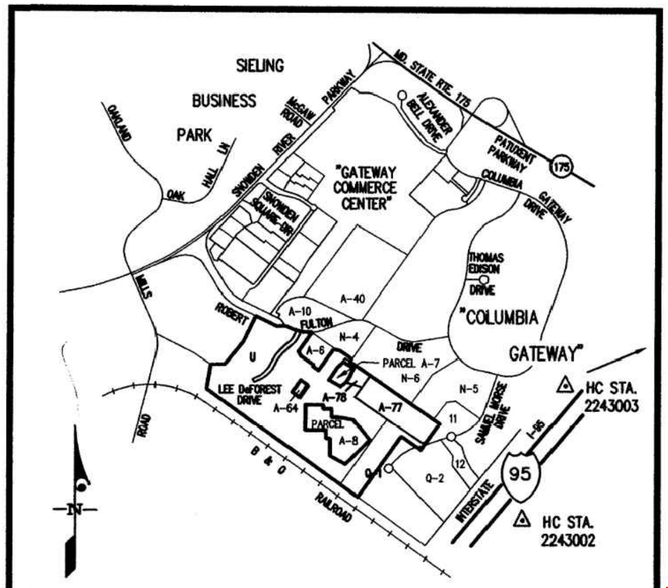

SNOWDEN RIVER PKWY
COLUMBIA GATEWAY DR.
ROBERT FULTON DRIVE
DEGOREST DR.
ELIAS HOWE DR.
SAMUEL MORSE DR.
INTERSTATE 95
GRAPHIC SCALE
400 0 200 400 800
1 inch = 400 ft.

COLUMBIA GATEWAY SECTION 2
AMENDED FINAL DEVELOPMENT PLAN
PHASE 236-A-~~1~~2



VICINITY MAP
1"=2000'

COORDINATE TABLE					
PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
450	488599.76	852242.80	1096	487781.80	851415.00
471	488310.86	849974.03	1097	488147.58	851675.17
547	488578.87	852360.62	1802	486881.79	852921.51
552	487848.01	849894.38	2024	488982.72	851408.20
581	488883.60	851837.05	2027	489021.77	851326.50
582	488544.69	851599.77	2028	489044.11	851198.63
583	488208.26	851967.29	2052	488896.80	851836.39
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585	488307.47	851878.76	2310	488864.90	850676.55
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724	487999.36	852164.03	2651	488906.02	851522.63
725	488239.13	852320.92	2652	488836.63	851498.88
727	488223.56	852616.65	2653	488631.16	851365.85
763	486423.48	852467.74	2654	488503.97	851229.71
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780	486912.50	852112.50	2700	488258.48	851132.86
784	486912.50	852190.12	2701	487958.17	851352.20
785	486576.96	852190.12	2702	487792.31	851312.22
787	487325.00	852322.79	2703	487628.38	851535.51
789	487278.34	852609.52	2704	487040.30	851155.29
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1060	485804.24	852700.65	2709	487969.56	849971.90
1061	486700.98	853865.69	2710	489003.12	850913.38
1062	487204.76	854218.44	2711	488762.33	851255.06
1074	486953.35	853505.27	2712	488457.07	851094.31
1080	488374.85	852547.37	2713	488449.08	851106.92
1081	488424.00	852581.79			

SUMMARY OF AMENDMENTS

PHASE 236-A – AMENDMENT TO REVISE THE LIMITS OF EMPLOYMENT CENTER-INDUSTRIAL LAND USE AREA AND REDUCE INDUSTRIAL AREA BY 43.2542 Ac. AND INCREASE OPEN SPACE LAND USE AREA BY 43.2542 Ac. AND TO SEPARATE THE OPEN SPACE LAND USE AREA INTO CREDITED AND NON-CREDITED AREAS.

PHASE 236-A-1– AMENDMENT TO INCREASE THE ACREAGE OF ROADWAY WITHIN THE EMPLOYMENT CENTER-INDUSTRIAL LAND USE AREA TO 1.7404 Ac., REFLECTING AN EXTENSION OF LEE DEFOREST DRIVE.

PHASE 236-A-2– AMENDMENT TO REVISE THE LIMITS OF EMPLOYMENT CENTER– INDUSTRIAL LAND USE AREA TO 83.5815 Ac.±, CREDITED OPEN SPACE TO 51.3179 Ac.±, AND NON-CREDITED OPEN SPACE TO 0.2569 Ac.±. LOT 15 TO BE RECONFIGURED INTO LOTS 15A, 15B & 15C WHICH ARE TO BE OPEN SPACE LOTS, AND PARCELS U-11 & U-12 TO CONVERT FROM CREDITED OPEN SPACE TO EMPLOYMENT CENTER-INDUSTRIAL USE.

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER – INDUSTRIAL ROADWAY 1.7404 Ac±	83.5815 Ac.
OPEN SPACE LOT 15A – 46.1840 Ac. (TOTAL) 46.0036 Ac. CREDITED 0.1804 Ac. NON-CREDITED LOT 15B – 1.4090 Ac. (TOTAL) 1.4090 Ac. CREDITED LOT 15C – 1.1320 Ac. (TOTAL) 1.0555 Ac. CREDITED 0.0765 Ac. NON-CREDITED PAR. A-78 – 2.8498 Ac. (TOTAL) 2.8498 Ac. CREDITED	51.5748 Ac. TOTAL 51.3179 Ac. (CREDITED) 0.2569 Ac. (NON-CREDITED)
TOTAL	135.1563 Ac.

~~TABULATION OF LAND USE~~	
~~LAND USE~~	~~ACRES~~
~~EMPLOYMENT CENTER – INDUSTRIAL ROADWAY 1.7404 Ac.±~~	~~53.0914 Ac.~~
~~OPEN SPACE CREDITED – 80.4589 Ac.± NON-CREDITED – 1.6060 Ac.±~~	~~82.0649 Ac.~~
~~TOTAL~~	~~135.1563 Ac.~~

~~Recorded as Plat No. 14961 on 9-27-01 in the Land Records Office of Howard County, MD~~

~~THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP-PHASE 236-A, SHEET 1 OF 3, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 26, 2000 AS PLAT No. 14236.~~
THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPTEMBER 27, 2001 AS PLAT No. 14961

PREPARED AS TO SHEETS 1 THRU 3, IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 6, 2013.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390, EXPIRATION DATE: MAY 14, 2027.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 THRU 3 OF 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993

STATE OF MARYLAND – DAVID SAMUEL WEBER – No. 10852 – REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10852

9/6/2001
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 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

H.C.P.B. EXECUTIVE SECRETARY — DATE — H.C.P.B. CHAIRMAN — 9-26-01 DATE

COLUMBIA GATEWAY
SECTION 2

PETITIONERS AND OWNERS
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& GENERAL ELECTRIC COMPANY

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-~~1~~2
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
AS SHOWN ~~SEPTEMBER, 2001~~
SHEET 1 OF 3 SEPTEMBER, 2026

L:\CADD\DRAWINGS\25132\PLANS BY GLW\FDP\REDLINE\25132-FDP-236-A-2-01 (REDLINE).dwg, 9/16/2026 2:28 PM, LAST SAVED: 9/16/2026 2:28 PM, PLOTTED BY: Tony Leggieri
PLOTTED: 9-6-01 9420 on EST
FDP-1B.dwg

AMENDED FINAL DEVELOPMENT PLAN
PHASE 236-A-~~1~~2

The Area included within this Amended Final Development Plan Phase 236-A-~~1~~2 is Applicable to Section 2 of Columbia Gateway.

1. PUBLIC STREET 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 will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

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 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 Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK 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 LOCATIONS OF 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, dwellings, 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 is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 50' 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*
- *similar minor structures*
- *trellises*
- *excavations or fill*
- *fencing under 6' in height*
- *retaining walls under 3' in height*

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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-five (25) 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)~~ (on 10) 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 if such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board.

No parking shall be located within ten (10) feet of any lot line except as may be shown on 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.

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 125-C-3-d(2):

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 districts except, however, the uses only permitted in M-2 district are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approved by the Howard County Planning Board.

7E-1 OPEN SPACE LAND USE AREAS

Lots 15A, 15B & 15C are

~~Lot 15~~ (credited) ~~is~~ to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. ~~This lot~~ 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.

These lots

8 HEIGHT LIMITATIONS – 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 adjoining ground elevation along the front of the structure, except, however, that the 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:

1. 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.

2. 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 Phase which are devoted to office uses.

3. One (1) parking space for each employee per major shift shall be provided for all sites devoted to industrial uses, exclusive of the area utilized for commercial retail sales, restaurants and office use, for which "1" and/or "2" above shall apply.

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-6 of the Howard County Zoning Regulations.

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

10A GENERALLY:

1. Setbacks shall conform to the requirements of Section 6 above.

2. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

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

12D INDUSTRIAL LAND USE AREAS

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 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.

Recorded as Plat No. 14962 on 9-27-01 in the Land Records Office of Howard County, MD

~~THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 236-A, SHEET 2 OF 3, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 26, 2000 AS PLAT No. 14237.~~

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPTEMBER 27, 2001 AS PLAT No. 14962

COLUMBIA GATEWAY
SECTION 2

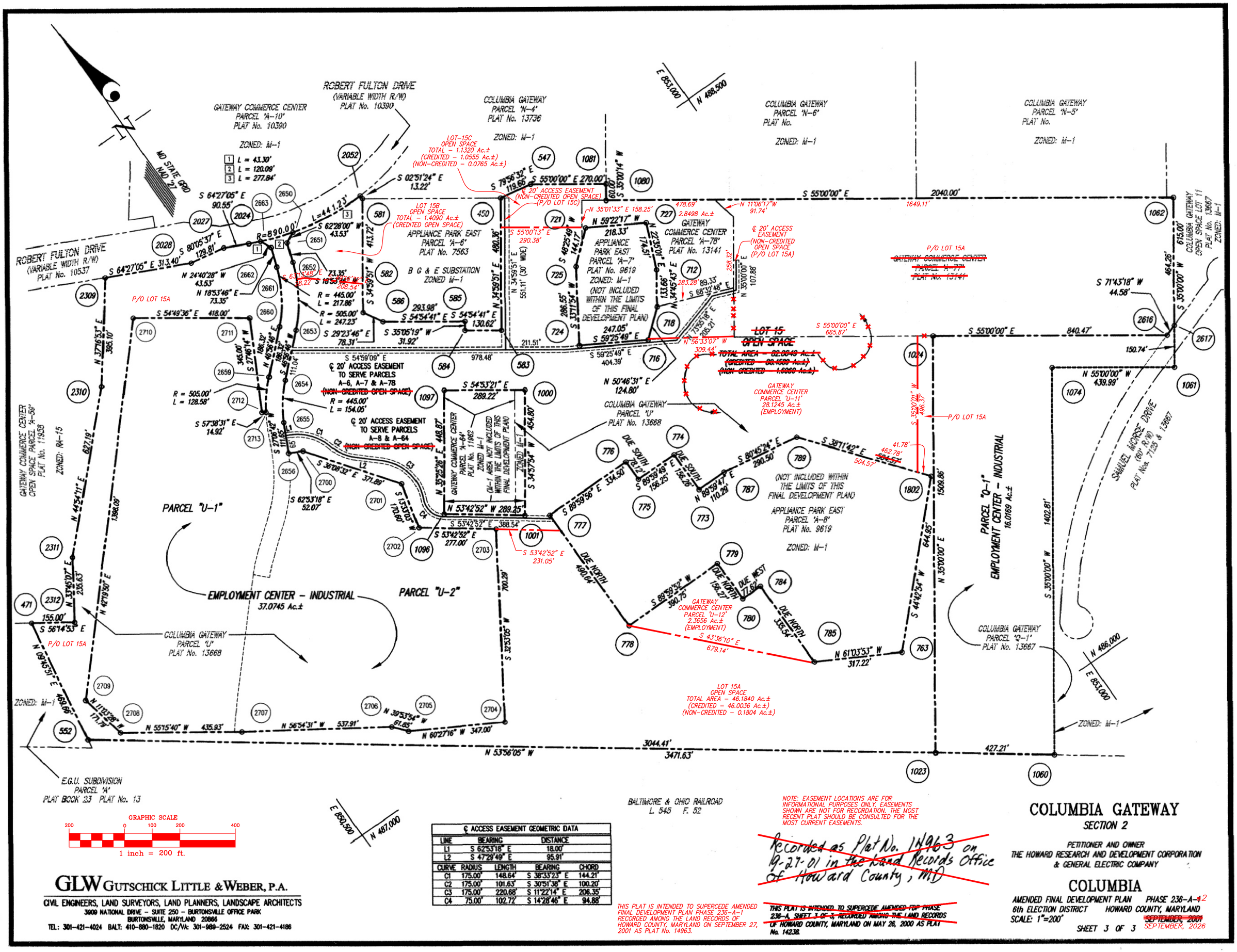
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& GENERAL ELECTRIC COMPANY

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-~~1~~2
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE ~~SEPTEMBER, 2001~~
SHEET 2 OF 3 SEPTEMBER, 2026

GLW GUTSCHICKLITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\25132\PLANS BY GLW\FDP\REDLINE\25132-FDP-236-A-2-02 (REDLINE).dwg, PLOTTED:9/16/2026 2:29 PM, LAST SAVED:9/16/2026 2:29 PM, PLOTTED BY: Tony Leggieri
Fdp-2Redwg 9-6-01 9:40:31 am EST



℄ ACCESS EASEMENT GEOMETRIC DATA					
LINE	BEARING		DISTANCE		
L1	S 62°53'18" E		18.00'		
L2	S 47°29'49" E		95.91'		
CURVE	RADIUS	LENGTH	BEARING	CHORD	
C1	175.00'	148.64'	S 38°33'23" E	144.21'	
C2	175.00'	101.63'	S 30°51'38" E	100.20'	
C3	175.00'	220.68'	S 11°22'14" E	206.35'	
C4	75.00'	102.72'	S 14°28'46" E	94.88'	

NOTE: EASEMENT LOCATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. EASEMENTS SHOWN ARE NOT FOR RECORDATION. THE MOST RECENT PLAT SHOULD BE CONSULTED FOR THE MOST CURRENT EASEMENTS.

Recorded as Plat No. 14963 on 9-27-01 in the Land Records Office of Howard County, MD

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPTEMBER 27, 2001 AS PLAT No. 14963.

~~THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FDP PHASE 236-A, SHEET 3 OF 3, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON MAY 26, 2000 AS PLAT No. 14238.~~

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

COLUMBIA GATEWAY
SECTION 2

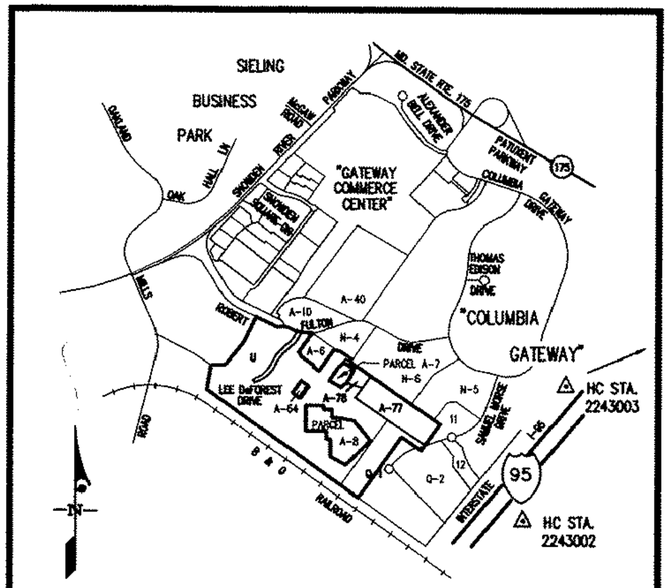
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& GENERAL ELECTRIC COMPANY

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-~~1~~2
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' ~~SEPTEMBER, 2001~~ SEPTEMBER, 2026
SHEET 3 OF 3

L:\CADD\DRAWINGS\25132\PLANS BY GLW\FDP\REDLINE\25132-FDP-236-A-2-03 (REDLINE).dwg, PLOTTED: 9/16/2026 3:00 PM, LAST SAVED: 9/16/2026 3:00 PM, PLOTTED BY: Tony Leggieri
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COLUMBIA GATEWAY SECTION 2
AMENDED FINAL DEVELOPMENT PLAN
PHASE 236-A-2



VICINITY MAP
1"=2000'

COORDINATE TABLE					
PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
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1024	487292.55	853221.34	2708	487800.96	850004.85
1060	485804.24	852700.65	2709	487969.56	849971.90
1061	486700.98	853865.69	2710	489003.12	850913.38
1062	487204.76	854218.44	2711	488762.33	851255.06
1074	486953.35	853505.27	2712	488457.07	851094.31
1080	488374.85	852547.37	2713	488449.08	851106.92
1081	488424.00	852581.79			

SUMMARY OF AMENDMENTS

PHASE 236-A – AMENDMENT TO REVISE THE LIMITS OF EMPLOYMENT CENTER-INDUSTRIAL LAND USE AREA AND REDUCE INDUSTRIAL AREA BY 43.2542 Ac. AND INCREASE OPEN SPACE LAND USE AREA BY 43.2542 Ac. AND TO SEPARATE THE OPEN SPACE LAND USE AREA INTO CREDITED AND NON-CREDITED AREAS.

PHASE 236-A-1- AMENDMENT TO INCREASE THE ACREAGE OF ROADWAY WITHIN THE EMPLOYMENT CENTER-INDUSTRIAL LAND USE AREA TO 1.7404 Ac., REFLECTING AN EXTENSION OF LEE DEFOREST DRIVE.

PHASE 236-A-2- AMENDMENT TO REVISE THE LIMITS OF EMPLOYMENT CENTER-INDUSTRIAL LAND USE AREA TO 83.5815 Ac.±, CREDITED OPEN SPACE TO 51.3179 Ac.±, AND NON-CREDITED OPEN SPACE TO 0.2569 Ac.±. LOT 15 TO BE RECONFIGURED INTO LOTS 15A, 15B & 15C WHICH ARE TO BE OPEN SPACE LOTS, AND PARCELS U-11 & U-12 TO CONVERT FROM CREDITED OPEN SPACE TO EMPLOYMENT CENTER-INDUSTRIAL USE.

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER – INDUSTRIAL ROADWAY 1.7404 Ac±	83.5815 Ac.
OPEN SPACE LOT 15A – 46.1840 Ac. (TOTAL) 46.0036 Ac. CREDITED 0.1804 Ac. NON-CREDITED LOT 15B – 1.4090 Ac. (TOTAL) 1.4090 Ac. CREDITED LOT 15C – 1.1320 Ac. (TOTAL) 1.0555 Ac. CREDITED 0.0765 Ac. NON-CREDITED PAR. A-78 – 2.8498 Ac. (TOTAL) 2.8498 Ac. CREDITED	 51.5748 Ac. TOTAL 51.3179 Ac. (CREDITED) 0.2569 Ac. (NON-CREDITED)
TOTAL	135.1563 Ac.

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPTEMBER 27, 2001 AS PLAT No. 14961

PREPARED AS TO SHEETS 1 THRU 3, IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 6, 2013.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 54390, EXPIRATION DATE: MAY 14, 2027.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED AS TO SHEETS 1 THRU 3 OF 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993

STATE OF MARYLAND – DAVID SAMUEL WEBER – No. 10852 – REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10852

9/6/2001
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 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

H.C.P.B. EXECUTIVE SECRETARY — DATE — H.C.P.B. CHAIRMAN — DATE

COLUMBIA GATEWAY
SECTION 2

PETITIONERS AND OWNERS
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& GENERAL ELECTRIC COMPANY

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-2
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
AS SHOWN SEPTEMBER, 2026
SHEET 1 OF 3

L:\CADD\DRAWINGS\25132\PLANS BY GLW\FDP\REDLINE\25132-FDP-236-A-2-01 (UPDATED CAD).dwg, PLOTTED:10/20/2026 2:14 PM, LAST SAVED:10/20/2026 2:11 PM, PLOTTED BY: Tony Leggieri

AMENDED FINAL DEVELOPMENT PLAN
PHASE 236-A-2

The Area included within this Amended Final Development Plan Phase 236-A-2 is Applicable to Section 2 of Columbia Gateway.

1. PUBLIC STREET 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 will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

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 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 Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK 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 LOCATIONS OF 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, dwellings, 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 is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 50' 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*
- *similar minor structures*
- *trellises*
- *excavations or fill*
- *fencing under 6' in height*
- *retaining walls under 3' in height*

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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-five (25) 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 ten (10) *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 if such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board.*

No parking shall be located within ten (10) feet of any lot line except as may be shown on 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.

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 125-C-3-d(2):

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 districts except, however, the uses only permitted in M-2 district are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approved by the Howard County Planning Board.

7E-1 OPEN SPACE LAND USE AREAS

Lots 15A, 15B, & 15C 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 LIMITATIONS - 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 adjoining ground elevation along the front of the structure, except, however, that the 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:

1. 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.

2. 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 Phase which are devoted to office uses.

3. One (1) parking space for each employee per major shift shall be provided for all sites devoted to industrial uses, exclusive of the area utilized for commercial retail sales, restaurants and office use, for which "1" and/or "2" above shall apply.

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.

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

10A GENERALLY:

1. Setbacks shall conform to the requirements of Section 6 above.

2. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

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

12D INDUSTRIAL LAND USE AREAS

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 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.

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPTEMBER 27, 2001 AS PLAT No. 14962

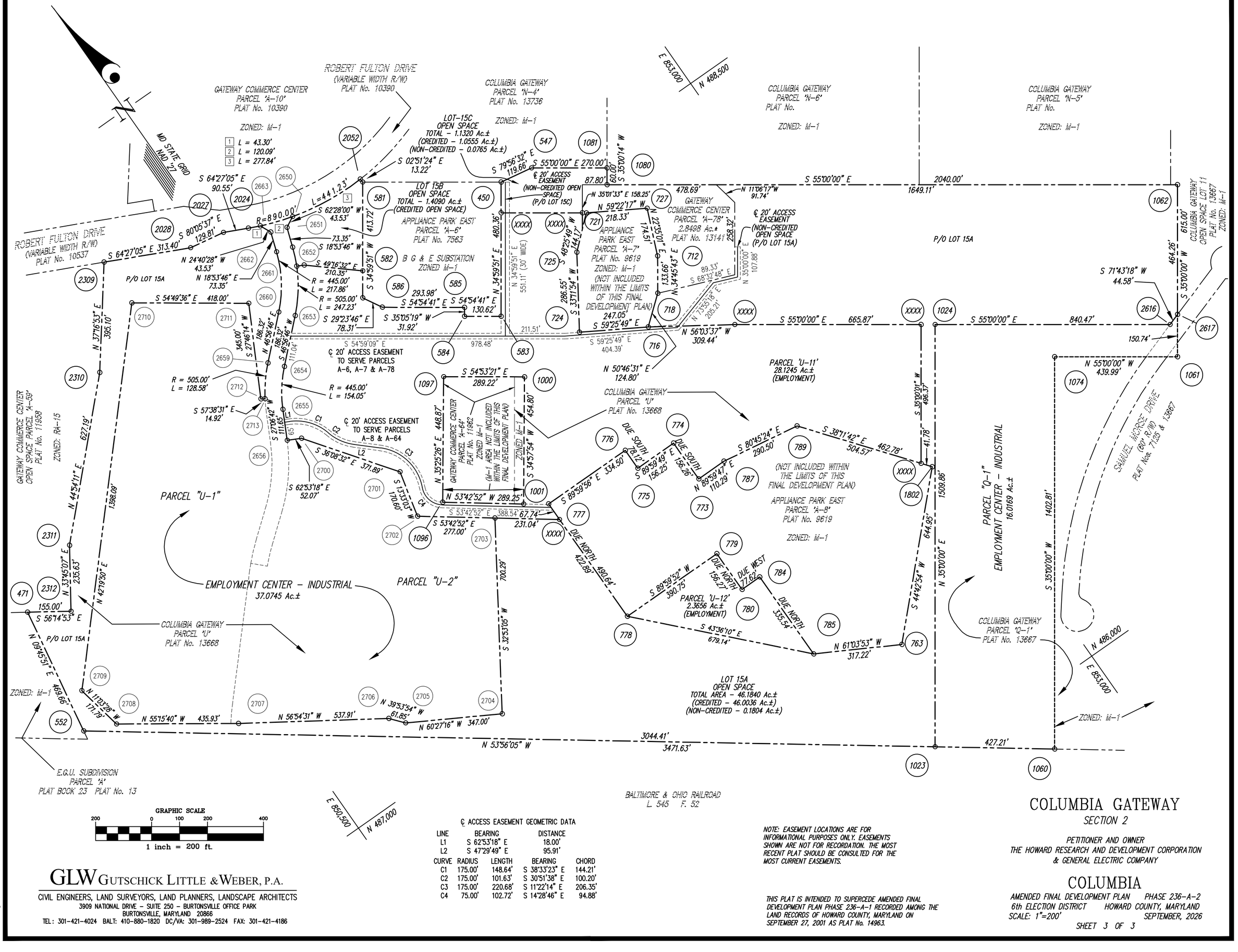
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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COLUMBIA GATEWAY
SECTION 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& GENERAL ELECTRIC COMPANY

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-2
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE SEPTEMBER, 2026
SHEET 2 OF 3

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GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

℄ ACCESS EASEMENT GEOMETRIC DATA

LINE	BEARING	DISTANCE
L1	S 62°53'18" E	18.00'
L2	S 47°29'49" E	95.91'

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	175.00'	148.64'	S 38°33'23" E	144.21'
C2	175.00'	101.63'	S 30°51'38" E	100.20'
C3	175.00'	220.68'	S 11°22'14" E	206.35'
C4	75.00'	102.72'	S 14°28'46" E	94.88'

NOTE: EASEMENT LOCATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. EASEMENTS SHOWN ARE NOT FOR RECORDATION. THE MOST RECENT PLAT SHOULD BE CONSULTED FOR THE MOST CURRENT EASEMENTS.

THIS PLAT IS INTENDED TO SUPERCEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON SEPTEMBER 27, 2001 AS PLAT No. 14963.

GLW GUTSCHICK LITTLE & WEBER, P.A.
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COLUMBIA GATEWAY
SECTION 2

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& GENERAL ELECTRIC COMPANY

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 236-A-2
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' SEPTEMBER, 2026
SHEET 3 OF 3

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