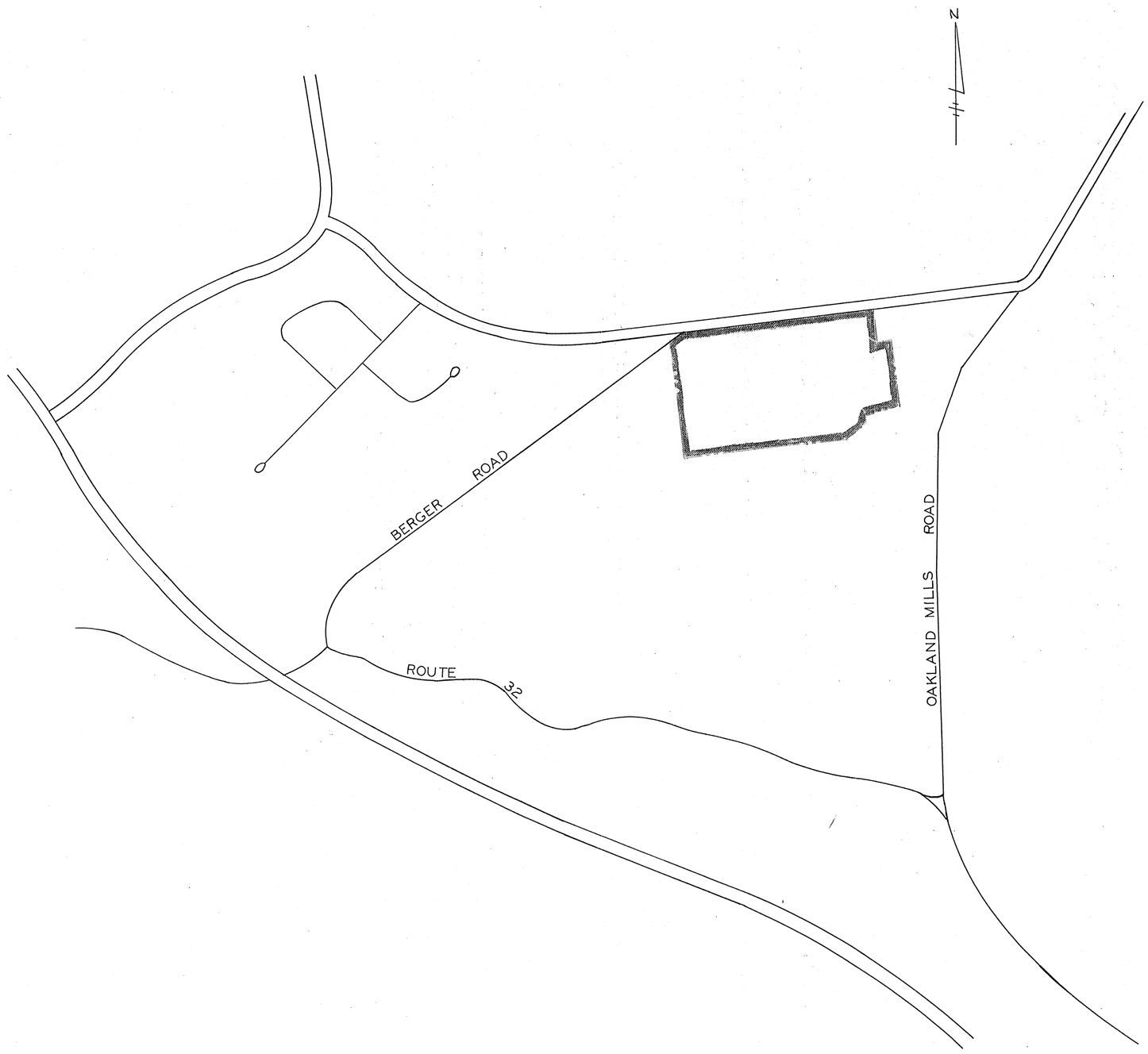

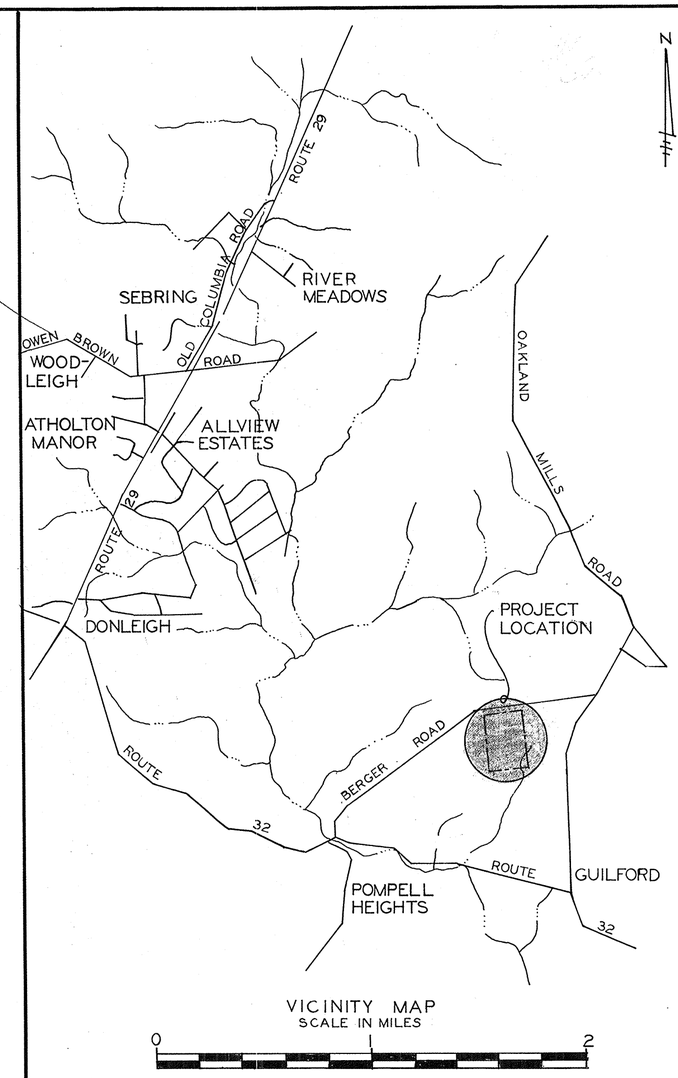

NOTE:
THIS IS A MAP PROVIDING FOR LAND USE CONTROLS AND FINAL DEVELOPMENT PLAN CRITERIA IN ACCORDANCE WITH SECTION 7 OF THE HOWARD COUNTY ZONING REGULATIONS AND IS NOT A SUBDIVISION MAP.

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED MAY 16, 1961 AND AS AMENDED MAY 17, 1963

Richard P. Brown
LAND SURVEYORS SIGNATURE

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

HOWARD COUNTY PLANNING COMMISSION
APPROVED AS TO LEGAL SUFFICIENCY

Gene Vaughan 6/9/67
H.C.P.C. COUNSEL DATE

Wilmer M. Sanner 6-9-67
H.C.P.C. CHAIRMAN DATE
WILMER M. SANNER

RECORDED PLAT BOOK 11 FOLIO 62
ON ____ AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

RECORDED - PLAT BOOK 11, FOLIO 62,
JUNE 9, 1967 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD.

FILED JUN 9 1967

E.G.U. SECTION 1
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNERS
EASTERN PRODUCTS CORPORATION, CONTRACT PURCHASERS
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TEN
6TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE: 1" = 800' MAY 17, 1967

SHEET 1 OF 3

ELD Approval By: Date:

FDP-10
1 of 3

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#63

FINAL DEVELOPMENT PLAN CRITERIA - PHASE X

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

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):

   No requirements are imposed under Section 17.031 A (1).

2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):

   No requirements are imposed under Section 17.031 A (2).

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):

   No requirements are imposed under Section 17.031 A (3).

4. DRAINAGE FACILITIES - Section 17.031 A (4):

   No requirements are imposed under Section 17.031 A (4).

5. RECREATIONAL, SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY USE - Section 17.031 B:

   No requirements are imposed under Section 17.031 B.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:

   No structure shall be located within 25 feet of the right-of-way of any public street, road, or highway except, however, that any building or structure exceeding twenty feet in height shall be set back an additional one foot for each additional foot of building height in excess of twenty feet. No parking lot shall be located within twenty-five feet of the right-of-way of any public street, road, or highway. No principal building or accessary building shall be erected within 100 feet of any boundary line of any residential district. Except as restricted by this paragraph 6, buildings and other structures may be located at any location within this Final Development Plan Phase. The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, facilities necessary for the provision of utility services, ornamental landscaping, excavation or fill, fencing, signs, gatehouse facilities, or other similar minor structures. No restriction as to location is imposed upon all such minor structures. Determination of the specific character of "other similar minor structures" will be made by the Howard County Planning Commission.

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

7. PERMITTED USES - Section 17.031 D:

   A. All uses permitted in Manufacturing districts are permitted including, but not limited to, all uses permitted in the M-1 and M-R district except, however, those uses permitted in the M-2 and T-2 districts are prohibited.

   B. Commercial uses ancillary to, or compatible with, permitted Manufacturing uses, are permitted including, but not limited to, all of the following:

      a. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
      b. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
      c. Banks.
      d. Service Stations.
      e. Wholesale Distributors.
      f. Savings and Loan Associations.
      g. Business and Professional Offices.
      h. Parking Lots or Garages.
      i. Building Supplies and Lumberyards.
      j. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
      k. Such other ancillary uses as may be approved by the Howard County Planning Commission.

   C. The land encompassed by this final development plan phase and such structures as are constructed thereon may, in accordance with Section 17.031 D of the Howard County Zoning Regulations, as amended May 27, 1965, be used for the following specific uses:

   Offices, warehouses and manufacturing uses for the manufacture, assembly, packaging and shipping of drapery hardware, venetian blinds, acoustical ceiling and wall hardware, folding doors, curtain rods and plastic products; including but not limited to roll forming of sheet metal and plastic, cutting and slitting of sheet metal rolls, barrel dip plating, injection and blow molding, metal press stamping, automatic screw driving and ball bearing assembly, high speed light riveting, compression bonding of metal slats to plastic film, coating and baking ovens, screw making and assembly and packaging.

8. HEIGHT LIMITATIONS - Section 17.031 E:

   No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest ground elevation adjoining such structure, except in accordance with a site plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:

   One parking space for each two employees shall be provided for all sites devoted to industrial uses. Parking requirements for uses permitted under paragraph 7-B of this Final Development Plan Criteria shall conform to the parking requirements of Section 23 of the Howard County Zoning Regulations or such modifications or amendments thereof as may be in effect at such time as a building permit is obtained for construction of improvements for such commercial uses.

10. SETBACK PROVISIONS - Section 17.031 E:

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

11. MINIMUM LOT SIZES - Section 17.031 E:

    As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

    In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site plan approved by the Howard County Planning Commission. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas, etc.

FILED JUN 9 1967

RECORDED - PLAT BOOK 11, FOLIO 63, JUNE 9, 1967 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

E.G.U. SECTION I

PETITIONER

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNERS
EASTERN PRODUCTS CORPORATION, CONTRACT PURCHASERS
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

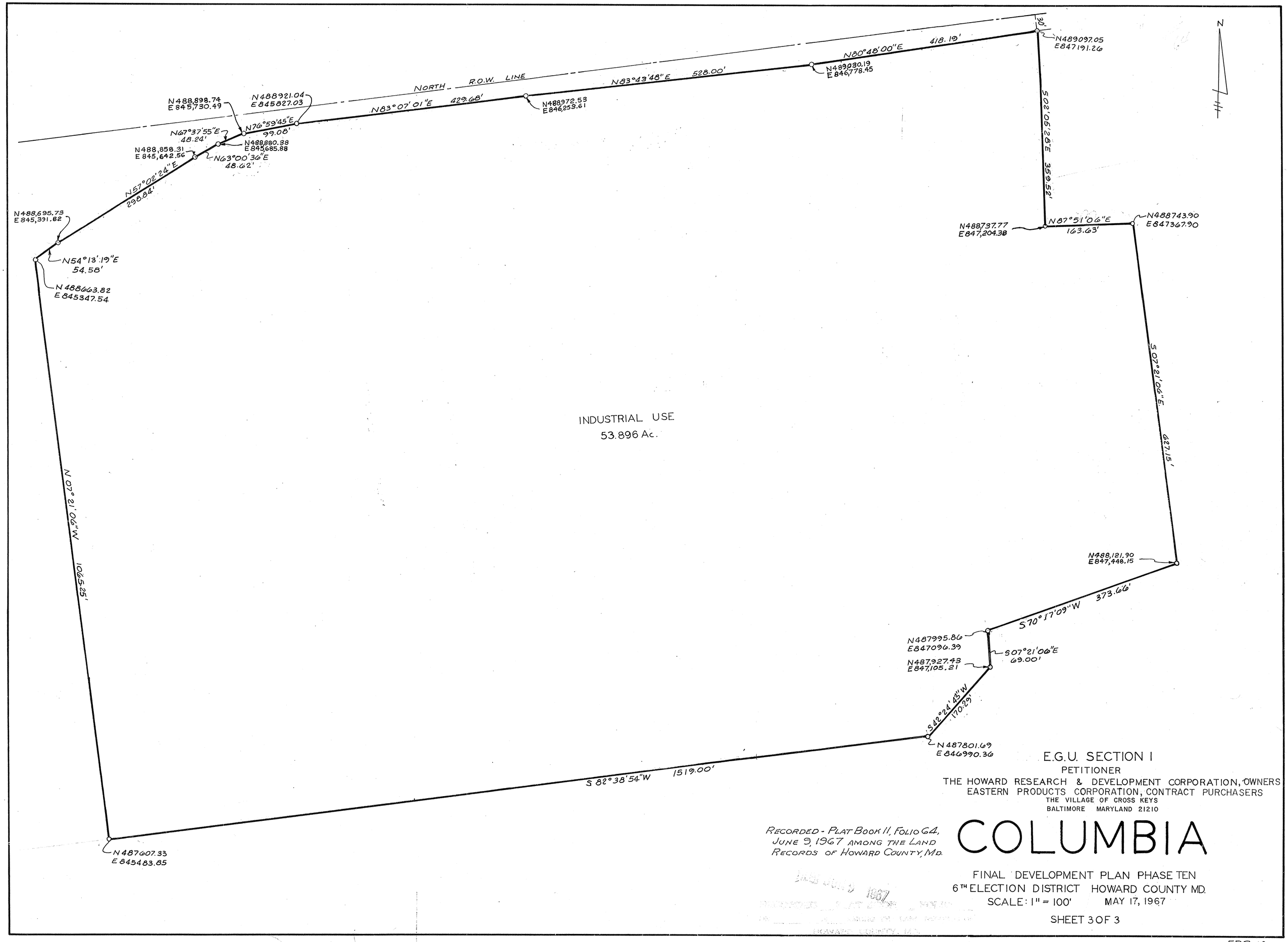
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TEN
6TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE 1"= 100' MAY 17, 1967

SHEET 2 OF 3

ELD Approval By: Date:

FDP-10
2 of 3



E.G.U. SECTION I

PETITIONER

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNERS
EASTERN PRODUCTS CORPORATION, CONTRACT PURCHASERS
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

RECORDED - PLAT BOOK 11, FOLIO 64, JUNE 9, 1967 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TEN
6TH ELECTION DISTRICT HOWARD COUNTY MD.
SCALE: 1" = 100' MAY 17, 1967

SHEET 3 OF 3

E.L.D. Approval By: Date:

FDP-10
3 of 3