

NOTE:
 THIS IS A MAP PROVIDING FOR LAND USE CONTROLS
 AND FINAL DEVELOPMENT PLAN CRITERIA IN ACCORDANCE
 WITH SECTION 17 OF THE HOWARD COUNTY ZONING
 REGULATIONS AND IS NOT A SUBDIVISION MAP

PETITIONER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210

COLUMBIA
 OAKLAND RIDGE INDUSTRIAL PARK-SECTION I
 FINAL DEVELOPEMENT PLAN P-HASE THREE
 2TH ELECTION DISTRICT HOWARD COUNTY MD.
 SCALE 1"=100'
 SHEET 1 OF 3
 OCT 24 1966

PREPARED
 IN ACCORDANCE WITH THE
 ZONING REGULATIONS OF HOWARD
 COUNTY ADOPTED MAY 16, 1961,
 AND AS AMENDED MAY 17, 1966

James A. Smith
 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

Robert A. Green H.C.P.C. COUNSEL
11/14/66 DATE

James B. Green H.C.P.C. CHAIRMAN
11-12-66 DATE

RECORDED PLAT BOOK 11 FOLIO 20
 11-16 1966 AMONG THE LAND RECORDS
 HOWARD COUNTY, MD.

#69

FINAL DEVELOPMENT PLAN CRITERIA - PHASE III

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

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

As shown on subdivision plat.

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

As shown on subdivision plat.

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

As shown on subdivision plat.

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

As shown on subdivision plat.

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

As shown on subdivision plat.

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 accessory 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 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 in M-2 and T-2 Districts are prohibited.

B. 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. 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.

8. HEIGHT LIMITATION - 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:

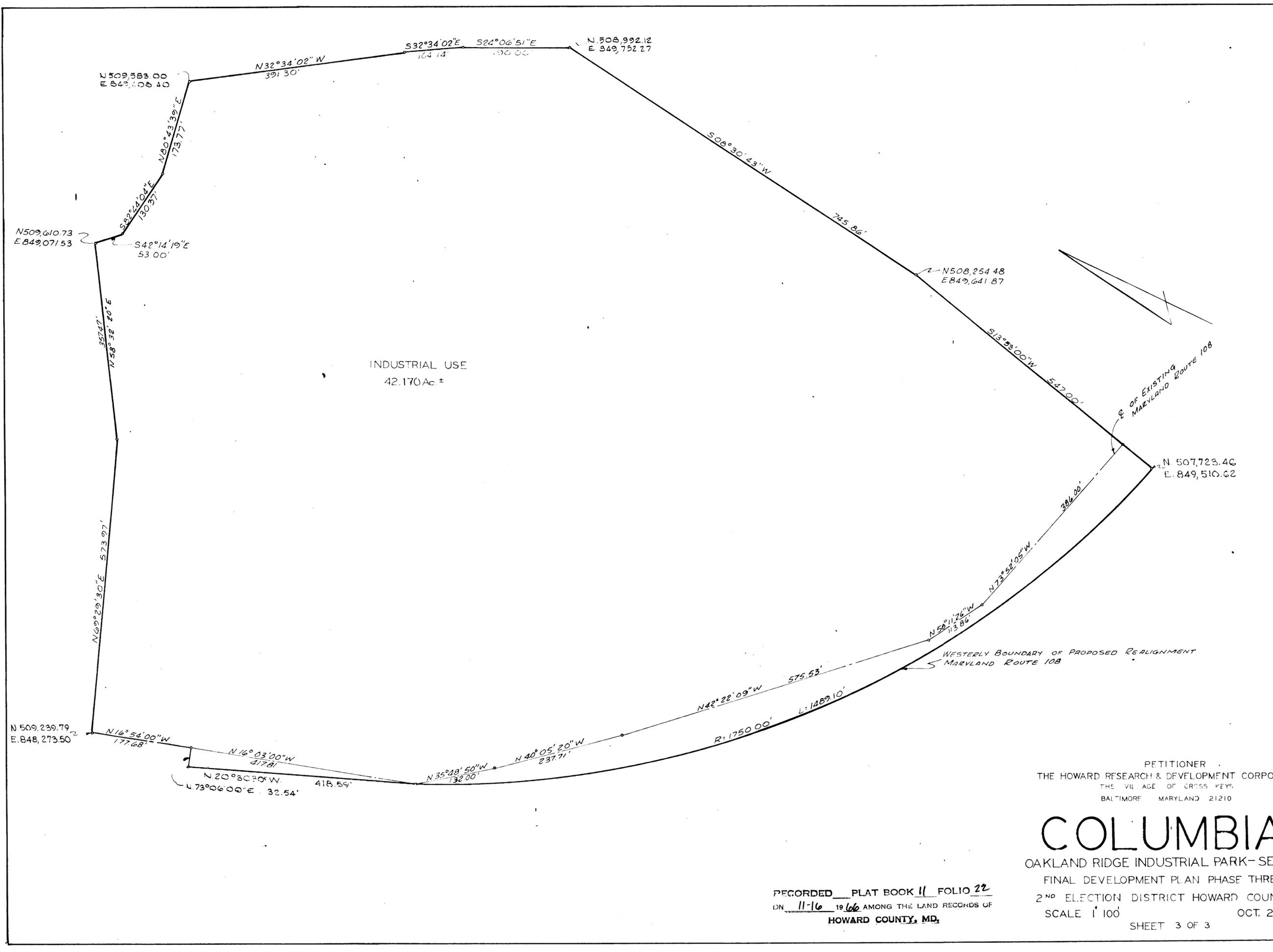
In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site plan approved by the Howard County Planning Commission. No coverage limitation is imposed upon areas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

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BALTIMORE, MARYLAND 21210

COLUMBIA

OAKLAND RIDGE INDUSTRIAL PARK-SECTION I
FINAL DEVELOPMENT PLAN PHASE THREE
2ND ELECTION DISTRICT - HOWARD COUNTY MD
SCALE 1"=100
OCT 5 1966

RECORDED PLAT BOOK 11 FOLIO 21
ON 11-16 1966 AMONG THE LAND RECORDS OF
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INDUSTRIAL USE
42.170 Ac ±

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COLUMBIA
OAKLAND RIDGE INDUSTRIAL PARK- SECTION I
FINAL DEVELOPMENT PLAN PHASE THREE
2ND ELECTION DISTRICT HOWARD COUNTY MD
SCALE 1"=100'
OCT. 24, 1966
SHEET 3 OF 3

RECORDED PLAT BOOK 11 FOLIO 22
ON 11-16 1966 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.