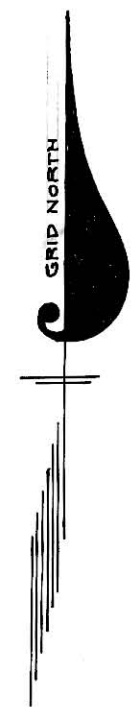
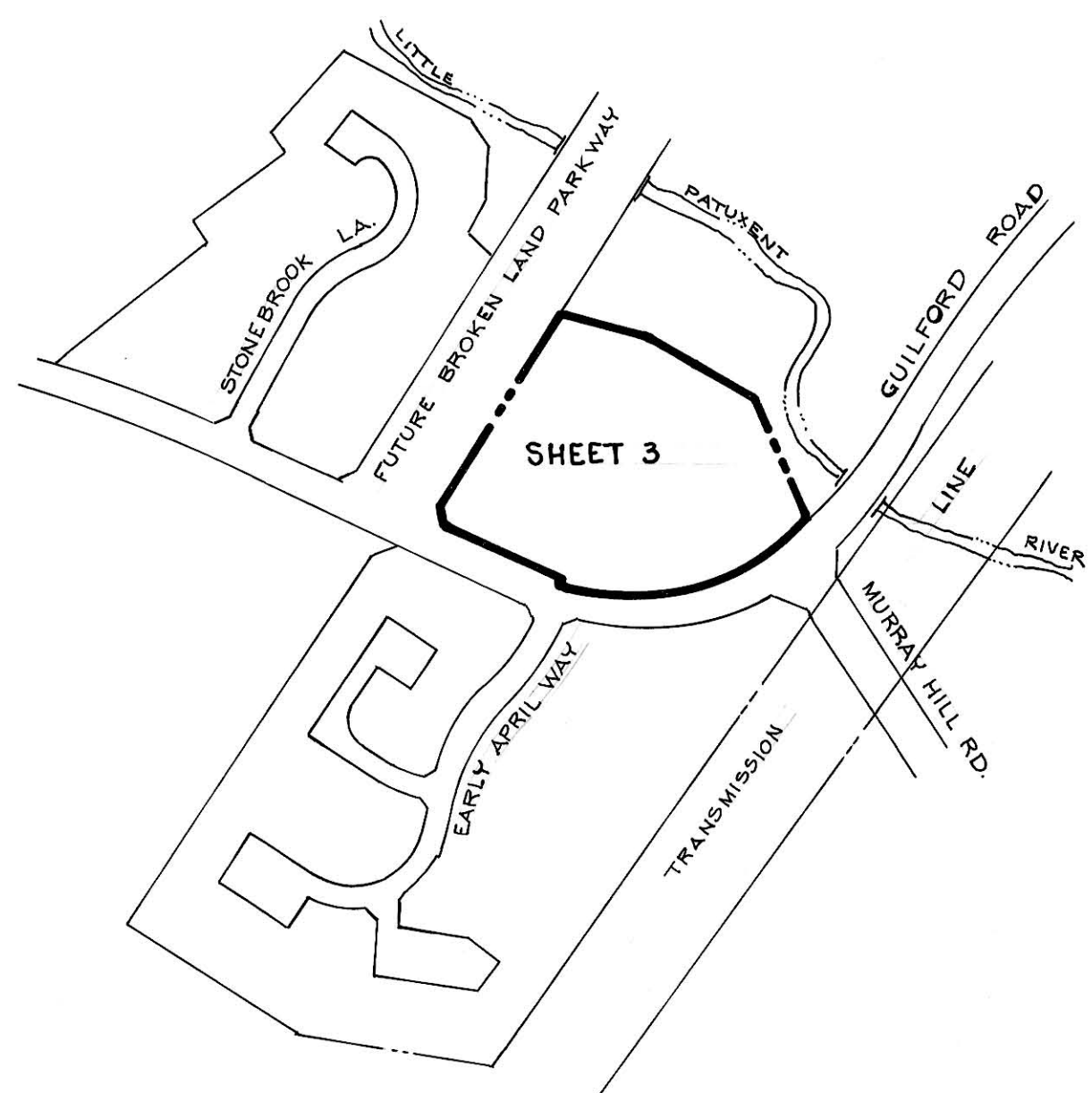


VICINITY MAP
SCALE: 1" = 2000'



RECORDED PLAN 3054A-689
ON 7-6-84 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

RIVERS CORPORATE PARK
SECTION 2 AREA 2

PETITIONER AND OWNER
95-32 CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 189
6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.
SCALE: 1" = 400' SHEET 1 of 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977

A. Richard Moore
PROPERTY LINE SURVEYOR



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976

HOWARD COUNTY PLANNING BOARD

Amal Bandel 6-27-84 *Sue Ellen Thayer* 6-27-84
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

**FINAL DEVELOPMENT PLAN CRITERIA
PHASE 189**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS
APPLICABLE TO SECTION 2, AREA 2, OF THE RIVERS CORPORATE PARK.

1. PUBLIC STREET AND ROADS - Section 119-C-1-a(1):
To be shown on subdivision plates, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 119-C-1-a(2):
2A To be shown on subdivision plat , if required by the Howard County Office of Planning and Zoning.
2B Vehicular ingress and egress to proposed Guilford Road 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 119-C-1-a(3):
To be shown on subdivision plates, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-a(4):
To be shown on subdivision plat , if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 119-C-1-b:
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 119-C-1-d:
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

| | |
|----------------------------|---|
| cornices and eaves | porches |
| roof or building overhangs | bay windows |
| chimneys | privacy walls or screens |
| | all parts of any buildings, dwelling, or accessory buildings. |

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, 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 | trellises |
| shrubby | excavations or fill |
| trees | fencing under 6' in height |
| ornamental landscaping | 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 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-five (25) feet of the right-of-way of any public streets, 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 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.

Division of industrial Land Use Areas into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common areas.

7. PERMITTED USES - Section 119-C-1-d:

7D EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominantly industrial area are permitted as approved by the Howard County Planning Board.

- a. Bakery, provided it is attached to a restaurant.
- b. One bank or savings and loan association.
- c. Investment companies, credit bureaus, brokers and similar financial institutions.
- d. Blueprinting, printing, duplicating or engraving services.
- e. Full-service laundry and/or dry cleaning establishments.
- f. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
- g. Government buildings facilities and uses, including public schools, and colleges.
- h. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationery, television sets, radios, household appliances and leather goods, excluding tanning.
- i. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, precious or semi-precious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies), shells, textiles, tobacco, wax, wire, wood and yarns.
- j. Offices, professional and business.
- k. Printing, lithography, bookbinding or publishing plants.
- l. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities.
- m. Research laboratories.
- n. Restaurants and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
- o. Retail sales, provided that not more than 30% of the floor space of the first floor of any building may be devoted to retail sales.
- p. Warehouses, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
- q. Private colleges and universities, trade schools, art schools, and similar commercially operated schools.
- r. Service establishments such as barber shops, beauty shops, opticians, photographers, tailors and day care centers.
- s. Wholesale building, electrical, and plumbing supplies and materials, exclusive of outdoor storage.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

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 such 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.

9. PARKING REQUIREMENTS - Section 119-C-1-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, Phase which are devoted to office uses.
- c. One parking space for each two employees shall be provided for all sites devoted to industrial uses.

10. SETBACK PROVISIONS - Section 119-C-1-e:

10A. GENERALLY:

- a. Setbacks 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 119-C-1-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 119-C-1-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 building 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 sidewalk, paved parking areas, trees and shrubbery and similar minor structures.

| TABULATION OF LAND USE | |
|------------------------------|--------------|
| LAND USE | ACRES |
| EMPLOYMENT CENTER-INDUSTRIAL | 9.294 |
| TOTAL | 9.294 |

RECORDED IN PLAT 3054A-690
7-6-84 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

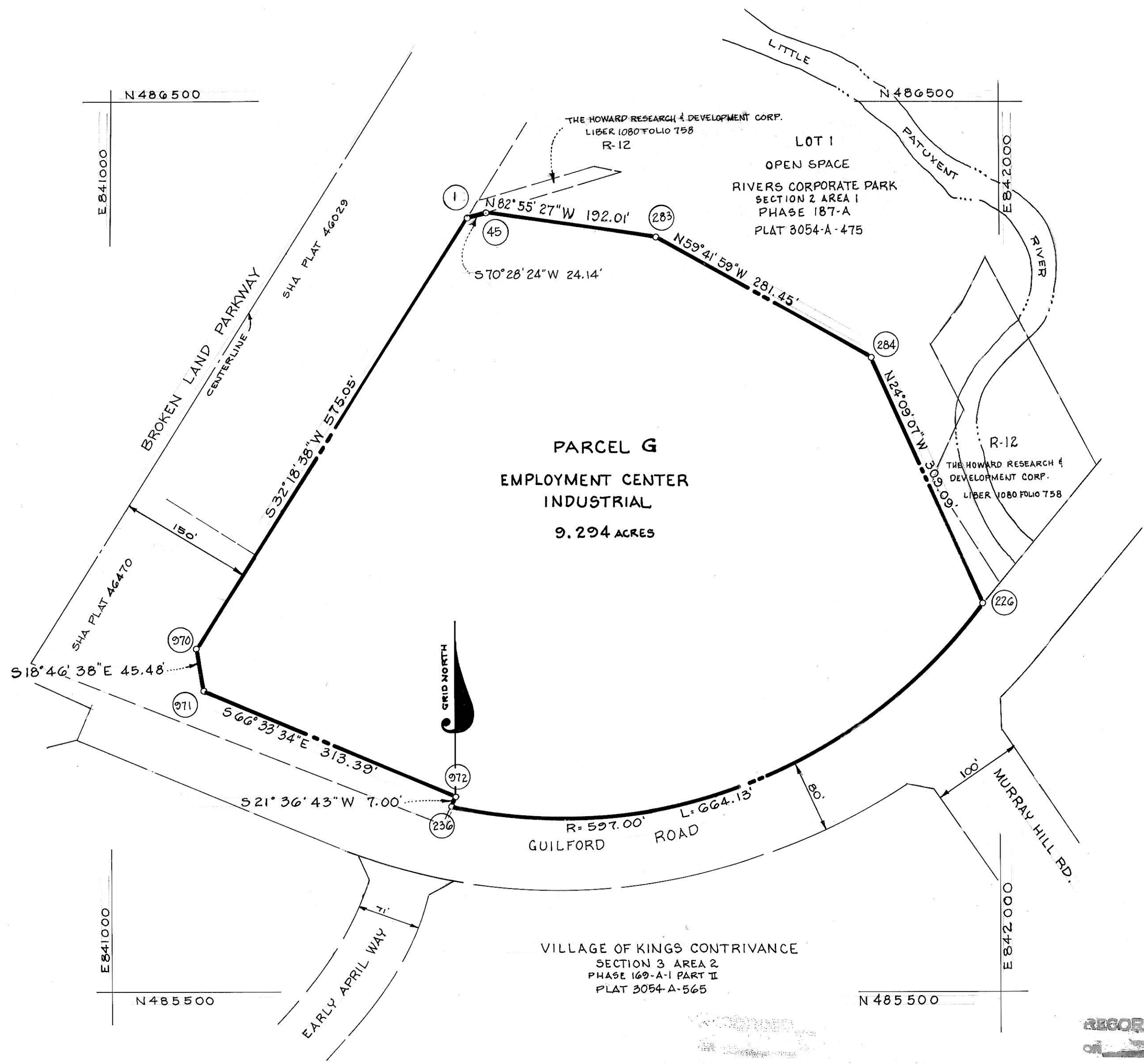
**RIVERS CORPORATE PARK
SECTION 2 AREA 2**

PETITIONER AND OWNER
95-32 CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 189
6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

| COORDINATES | | |
|-------------|-----------|-----------|
| NO. | NORTH | EAST |
| 970 | 485879.57 | 841088.33 |
| 971 | 485836.52 | 841102.97 |
| 972 | 485711.85 | 841390.50 |
| 236 | 485705.34 | 841387.92 |
| 226 | 485925.96 | 841978.47 |
| 284 | 486208.00 | 841852.00 |
| 283 | 486350.00 | 841609.00 |
| 1 | 486365.58 | 841395.70 |
| 45 | 486373.65 | 841418.45 |



RECORDED BY PKAY 3054A-691
 OF _____ IS AMONG THE LAND SUBJECT TO
 HOWARD COUNTY, MD.

RIVERS CORPORATE PARK
 SECTION 2 AREA 2
 PETITIONER AND OWNER
 95-32 CORPORATION
 COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 189
 6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.
 SCALE: 1" = 100'
 SHEET 3 of 3