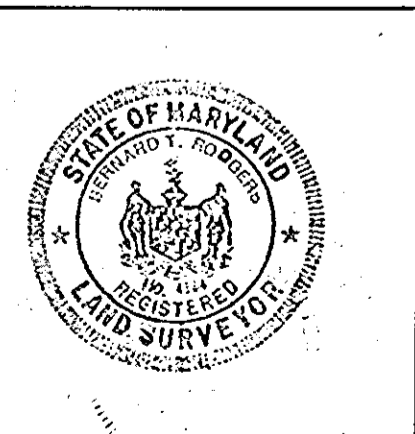


PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Bernard T. Rodgan
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

James N. Vaughan 4/14/65 *W. Smith-Dunn* 4-18-65
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

RECORDED IN PLAT BOOK 14 FOLIO 62
ON 4-10 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

EGU SUBDIVISION
SECTION 2 AREA 1

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-EIGHT
2ND ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' MARCH, 1968 SHEET 1 OF 3

FINAL DEVELOPMENT PLAN CRITERIA - PHASE XXXVIII
E.G.U. INDUSTRIAL PARK SUBDIVISION, SECTION 2, AREA 1

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plat if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plat if required by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plat if required by the Howard County Planning Commission.
(Includes 15' fire water main easement as shown on Final Development Plan)
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plat if required by the Howard County Planning Commission.
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 accessory building 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 Commission. 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, excavations or fill, fencing, not exceeding 6 feet in height, 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 only 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. Buildings 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 LIMITATIONS - Section 17.031 E:
No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding Fifty Feet (50') 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:
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.
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:
To be shown on subdivision plat if required by the Howard County Planning Commission.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

In no event shall more than Fifty 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 plan approved by the Howard County Planning Commission. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas, etc.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	
Industrial	4.856
TOTAL	4.856

RECORDED - PLAT BOOK 14 FOLIO 61 -
ON 4-10 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

EGU SUBDIVISION
SECTION 2 AREA 1
PETITIONER

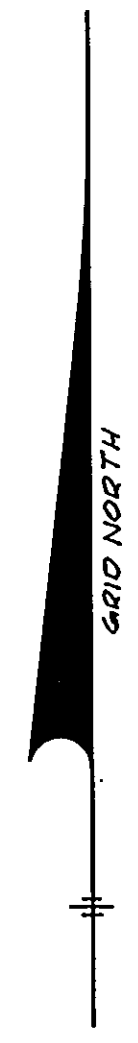
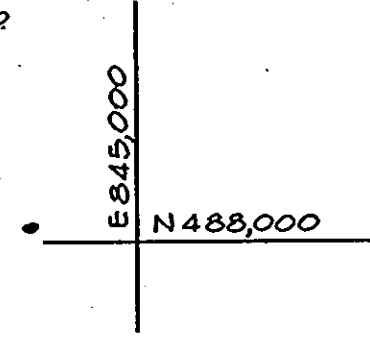
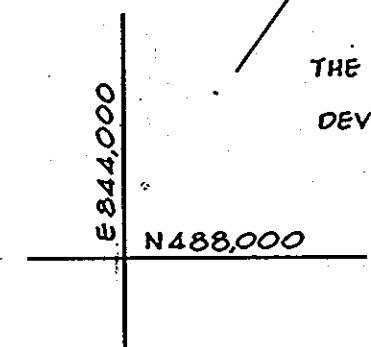
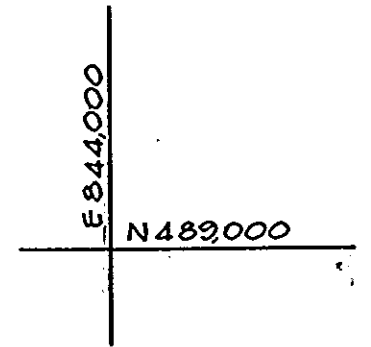
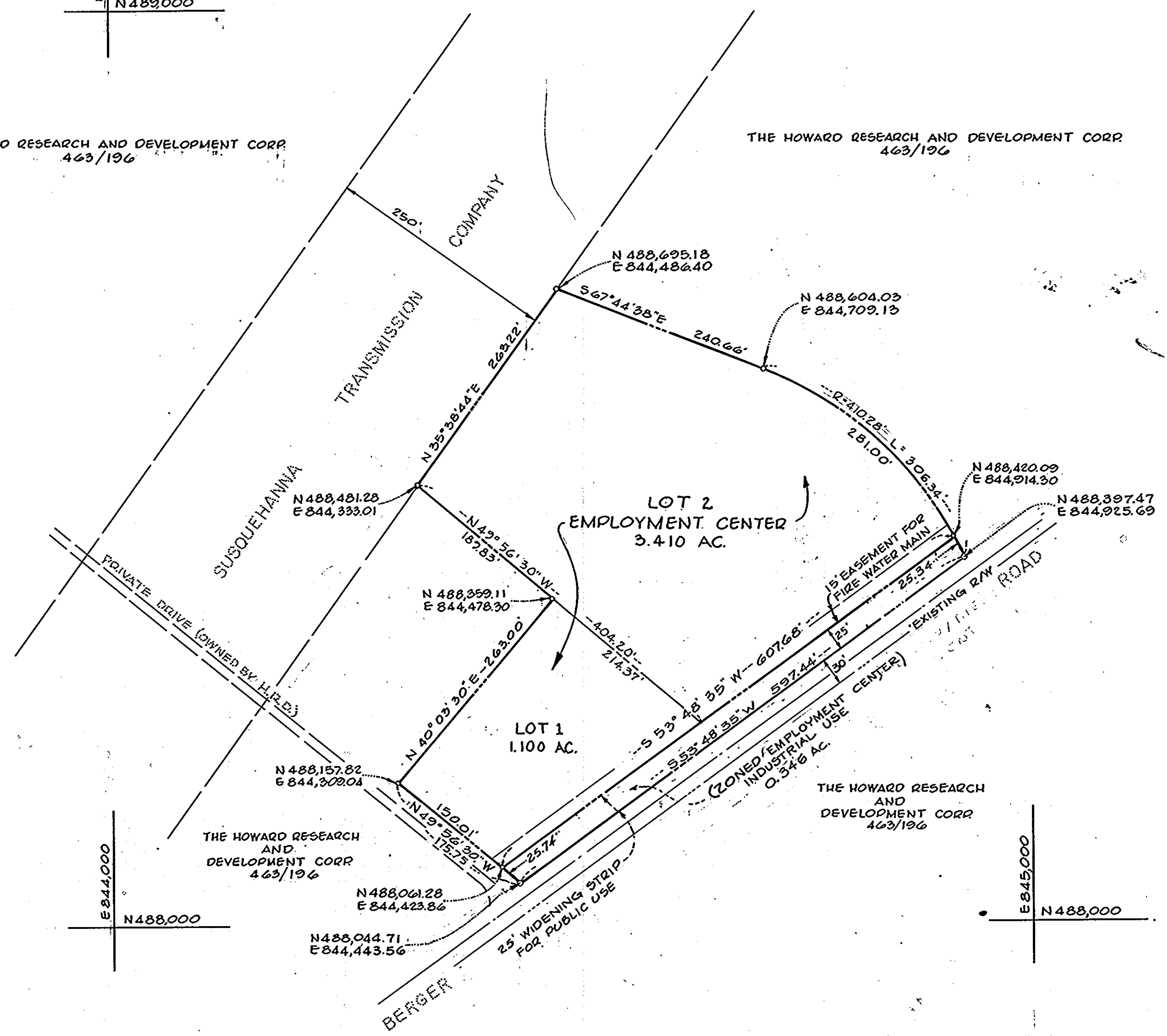
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 2120

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY-EIGHT
2ND ELECTION DISTRICT HOWARD COUNTY, MD.
MARCH, 1968 SHEET 2 OF 3

THE HOWARD RESEARCH AND DEVELOPMENT CORP
463/196

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463/196



RECORDED PLAT BOOK 14 FOLIO 62
ON 4-10 1968 AMONG THE LAND RECORDS OF
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EGU SUBDIVISION
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FINAL DEVELOPMENT PLAN PHASE THIRTY-EIGHT
2ND ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' MARCH, 1968 SHEET 3 OF 3