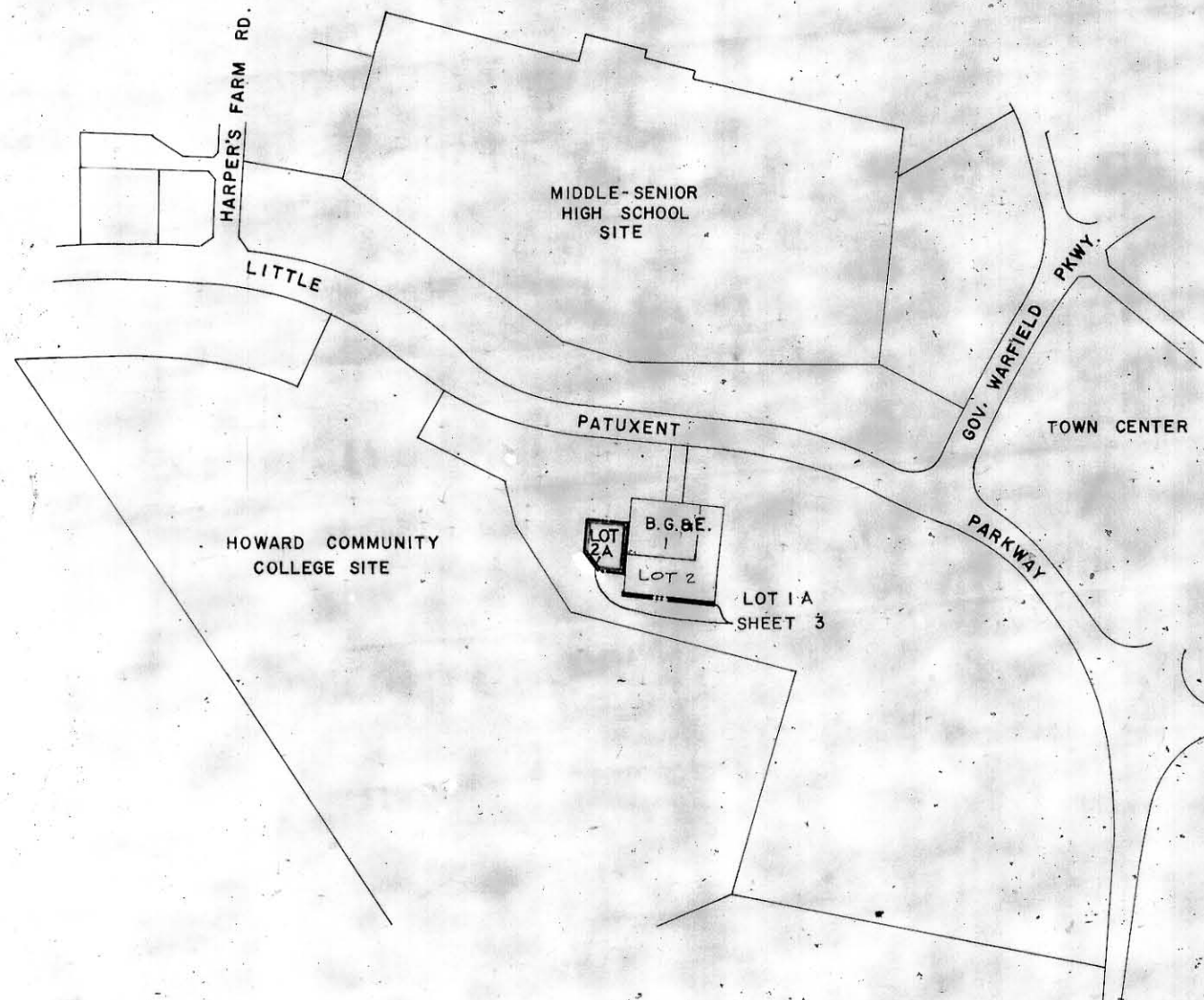


VICINITY MAP
SCALE 1"=2000'



RECORDED: PLAT BOOK 16 FOLIO 107
ON 4-14-1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THIS AMENDED PLAT IS INTENDED TO
SUPERSEDE FINAL DEVELOPMENT PLAN
59, RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND IN PLAT
BOOK 16 FOLIO 55-57.

TOWN CENTER
SECTION 6 AREA I
PETITIONER AND OWNER

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE FIFTY-NINE A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' MARCH, 1969 SHEET 1 OF 3

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 Madson
LAND SURVEYOR'S SIGNATURE



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

HOWARD COUNTY PLANNING BOARD

Thomas G. Henning 4-14-69
H.C.P.B. EXECUTIVE SECRETARY DATE

John M. ... 4-9-69
H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 59

The Area included within this Final Development Plan Phase is Applicable to Section 6, Area 1, of the Town Center.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Planning Board
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Planning Board

Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Planning Board

Access to Public Right-of-way for Lot 2A to be provided by contiguous ownership of Lots 1 and 2.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
To be shown on subdivision plats, if required by the Howard County Planning Board
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Planning Board
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Board
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board

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) 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, buildings and other structures may be located at any location within industrial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board

7. PERMITTED USES - SECTION 17.031 D:
The Land within this Final Development Plan Phase may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Board
8. HEIGHT LIMITATIONS - SECTION 17.031 E:

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 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 17.031 E:

INDUSTRIAL LAND USE AREAS

One parking space for each two (2) employees shall be provided for all sites devoted to industrial uses.

10. SETBACK PROVISIONS - SECTION 17.031 E:

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 17.031 E:
As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - SECTION 17.031 E:

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 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 areas used for shrubbery, sidewalks, paved parking areas, etc.

TABULATION OF LAND USE

| LAND USE | ACRES |
|------------------------------|-------|
| EMPLOYMENT CENTER INDUSTRIAL | 0.817 |

RECORDED PLAT BOOK 16 FOLIO 103
ON 4-14-1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE
FINAL DEVELOPMENT PLAN 59, RECORDED AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND
IN PLAT BOOK 16 FOLIO 55-57

TOWN CENTER

SECTION 6 AREA 1

PETITIONER AND OWNER

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE FIFTY-NINE-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SEPT. 1968 SHEET 2 OF 3

E 835000
N 503000

E 836000
N 503000

GRID NORTH

LITTLE PATUXENT PARKWAY
REC. P.B. 13 FOLIO 94495

EASEMENT
P.B. 12/33

THE HOWARD RESEARCH & DEVELOPMENT CORP.
463/196

THE HOWARD RESEARCH & DEVELOPMENT CORP.
463/196

EXISTING R-40 ZONING
NOT PART OF THIS
AMENDED FINAL
DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN
PHASE G
P.B. 11/28-30

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE
FINAL DEVELOPMENT PLAN 59, RECORDED AMONG
THE LAND RECORDS OF HOWARD COUNTY, MARYLAND,
IN PLAT BOOK 16 FOLIO 55-57

N 502672.953
E 835526.361
582'00"00"E 173.00'
N 502697.029
E 835355.049
127.65'
N 502560.72
E 835395.09
537.10' E
98.73'
N 502484.54
E 835395.08
104.90'
N 502469.947
E 835497.835

N 08'00"00"E 6.00'
N 502392.706
E 835486.980

582'00"00"E
N 82'00"00"W
400.00'
LOT 1A
EMPLOYMENT CENTER
INDUSTRIAL USE
0.055 Ac.

508'00"00"W 6.00'
N 502337.037
E 835883.087

THE HOWARD RESEARCH & DEVELOPMENT CORP.
463/196

TOWN CENTER
SECTION 6 AREA 1

PETITIONER AND OWNER

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

RECORDED PLAT BOOK 16 FOLIO 109
ON 4-14 1969 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

E 136000
N 502000

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE FIFTY-NINE-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' MARCH, 1969 SHEET 3 OF 3