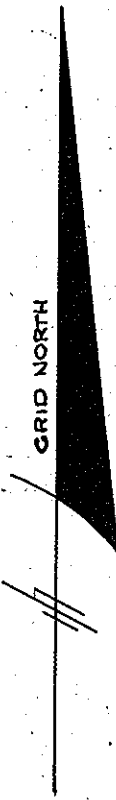
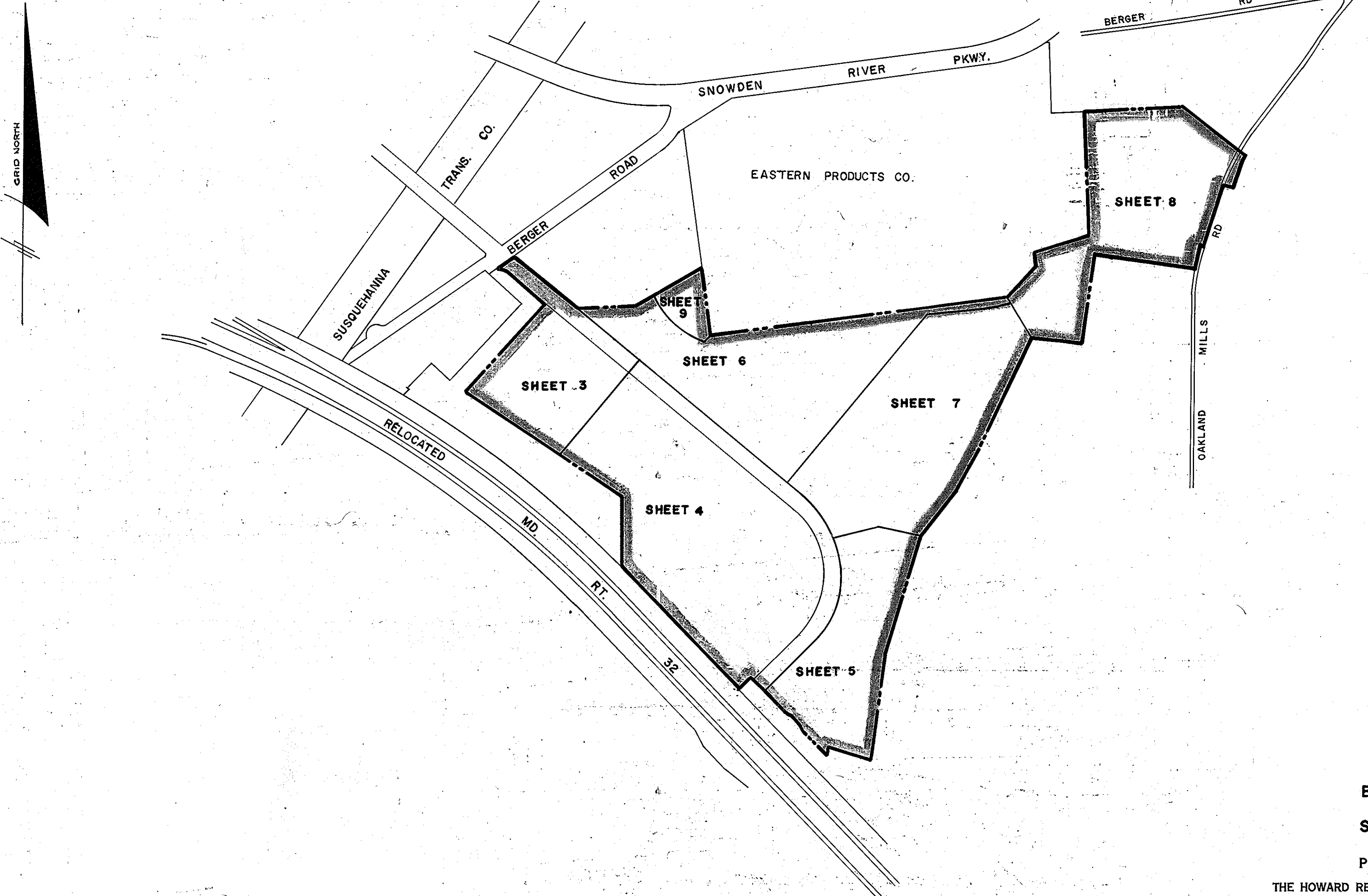


VICINITY MAP  
SCALE 1" = 2000'



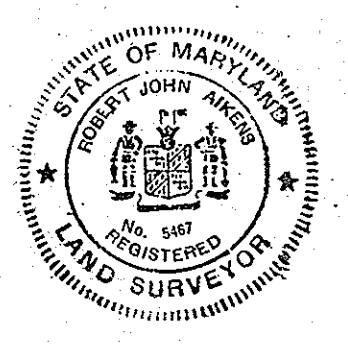
E.G.U. SUBDIVISION  
SECTION 2 AREA 3  
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA MARYLAND

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FIVE  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' MARCH, 1970 SHEET 1 OF 9

PREPARED AS TO SHEETS 1 TO 9  
IN ACCORDANCE WITH THE ZONING REGULATIONS  
OF HOWARD COUNTY  
ADOPTED MAY 16, 1961 AND AS  
AMENDED MAY 27, 1965



*Richard P. Browne* 5467  
LAND SURVEYOR'S SIGNATURE  
RICHARD P. BROWNE ASSOCIATES COLUMBIA, MD.

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

HOWARD COUNTY PLANNING BOARD  
*Thomas J. Harris* 7-17-70  
H.C.P.B. EXECUTIVE SEC. DATE  
*E. Norman Lynch* 6-24-70  
H. C. P. B. CHAIRMAN DATE

RECORDED PLAT BOOK 19 FOLIO 131  
ON July 21, 1970 AMERICAN TITLE TRUST CO. OF  
HOWARD COUNTY, MD.

1 of 9 FDP85

DRWN. BY: H.R.M.  
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA  
PHASE 85

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 3, of the E. G. U. Subdivision

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):  
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):  
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning. Access is denied along entire length of Patuxent Freeway.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
To be shown on subdivision plats, if required by the Howard County Office of Planning & Zoning.
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. "The term structure shall include all cornices, eaves, roof or building overhangs, chimneys, porches, bay windows, privacy walls or screens, and all parts of any dwelling, building or accessory building. All building setback restriction lines or yard areas shall be clear of any protrusion, extension or construction of any type. Where the rear lot line of any land use is adjacent to a freeway or primary road, no structure shall be located with 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. 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. All structures and improvements shall be constructed and land uses developed 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.

**OPEN SPACE LAND USE AREAS**

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with 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.

7. PERMITTED USES - Section 17.031 D  
**EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS**

- All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses permitted in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. 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. Gasoline Service Stations.
  - e. Wholesale Distributors.
  - f. Savings and Loan Association.
  - 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 Board.

**OPEN SPACE LAND USE AREAS**

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.

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.

**OPEN SPACE LAND USE AREAS**

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed 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**

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 (1) employees shall be provided for all sites devoted to industrial uses.

**OPEN SPACE LAND USE AREAS**

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval.

Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 17.018 J (1) of the Howard County Zoning Regulations.

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 in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

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, trees and shrubbery and similar minor structures.

**OPEN SPACE LAND USES**

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
Employment Center Industrial Roadway	7.978 83.806
Open Space Credited	15.690
TOTAL	99.496

RECORDED PLAT BOOK 19 PAGE 132  
ON July 21, 1970  
HOWARD COUNTY, MD.

E.G.U. SUBDIVISION

SECTION 2 AREA 3

PETITIONER AND OWNER

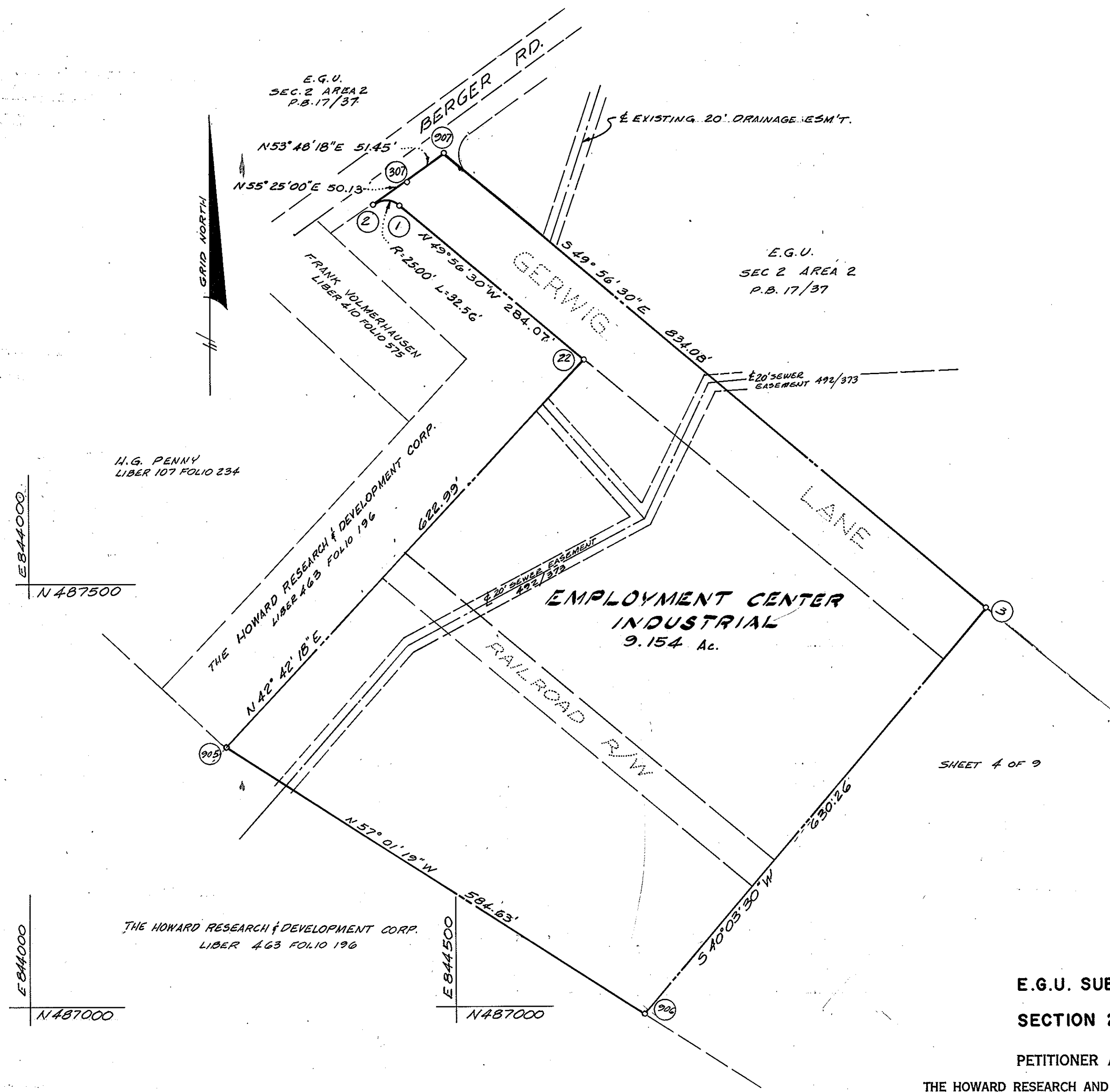
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FIVE  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
MARCH, 1970 SHEET 2 OF 9

**COORDINATES**

NO.	NORTH	EAST
307	487977.84	844445.31
907	488008.22	844486.83
3	487471.49	845125.27
906	486989.10	844719.65
905	487307.33	844229.21
22	487765.13	844651.72
1	487947.95	844434.31
2	487949.39	844404.04



SHEET 4 OF 9

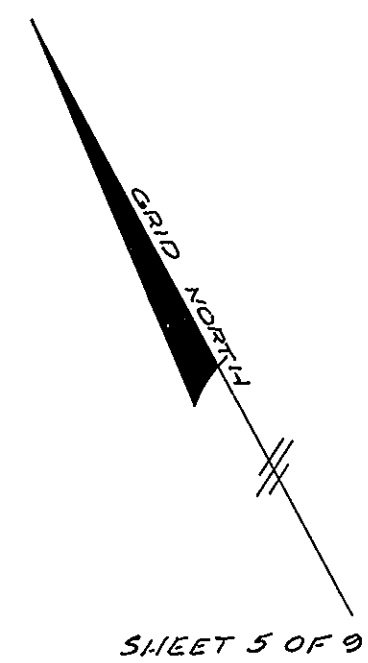
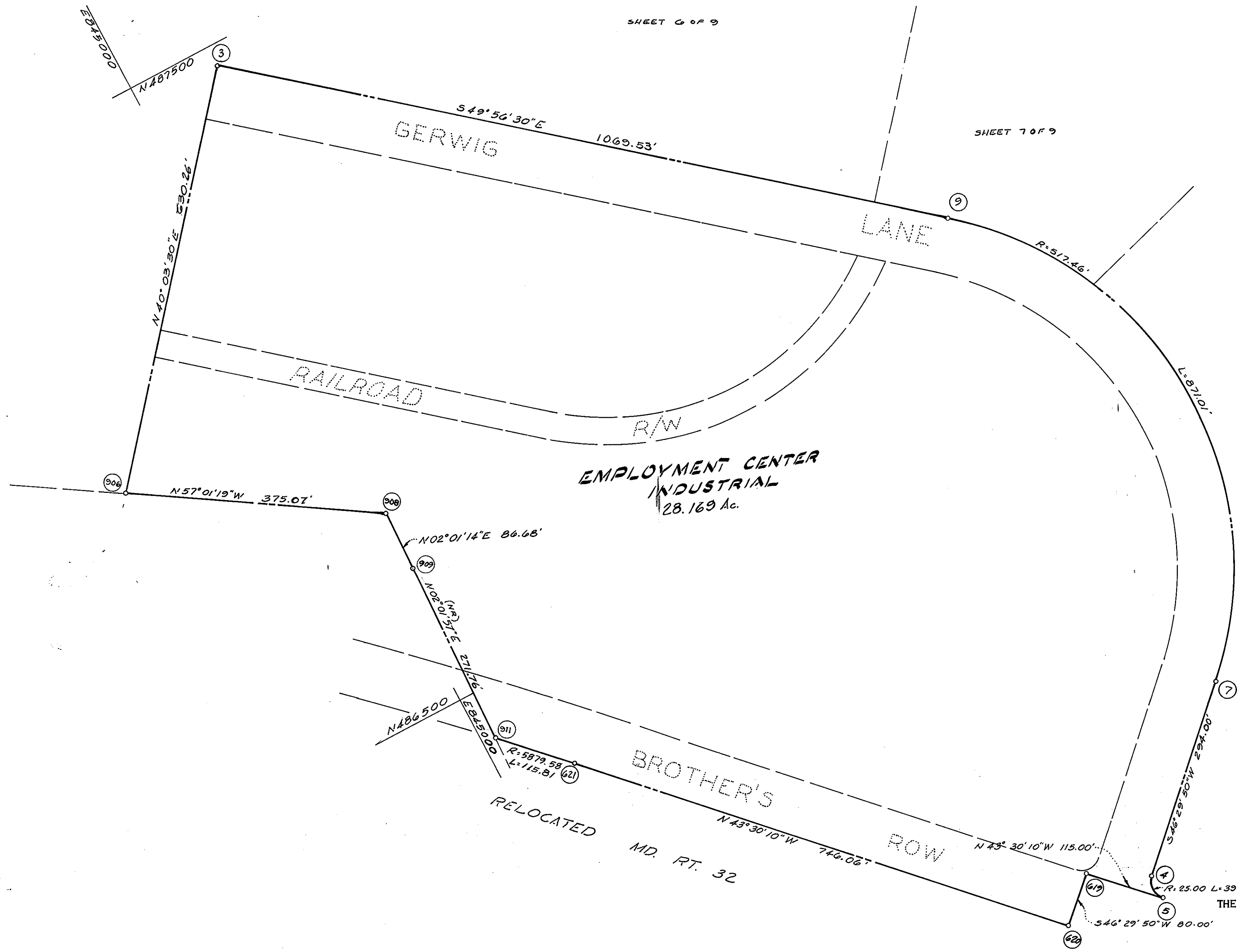
**E.G.U. SUBDIVISION**  
**SECTION 2 AREA 3**  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND

**COLUMBIA**

RECORDED PLAT BOOK 19, PAGE 133  
 ON July 21, 1972  
 HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FIVE  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1"=100' MARCH, 1970 SHEET 3 OF 9

COORDINATES		
NO.	NORTH	EAST
3	487471.49	845125.27
9	486783.17	845943.88
7	486011.75	845967.07
4	485809.36	845753.82
5	485774.02	845752.90
619	485857.44	845673.74
620	485802.37	845615.71
621	486343.52	845102.13
911	486426.72	845021.59
909	486698.31	845031.35
908	486784.94	845034.29
906	486989.10	844719.65



E.G.U. SUBDIVISION  
SECTION 2 AREA 3  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND

# COLUMBIA

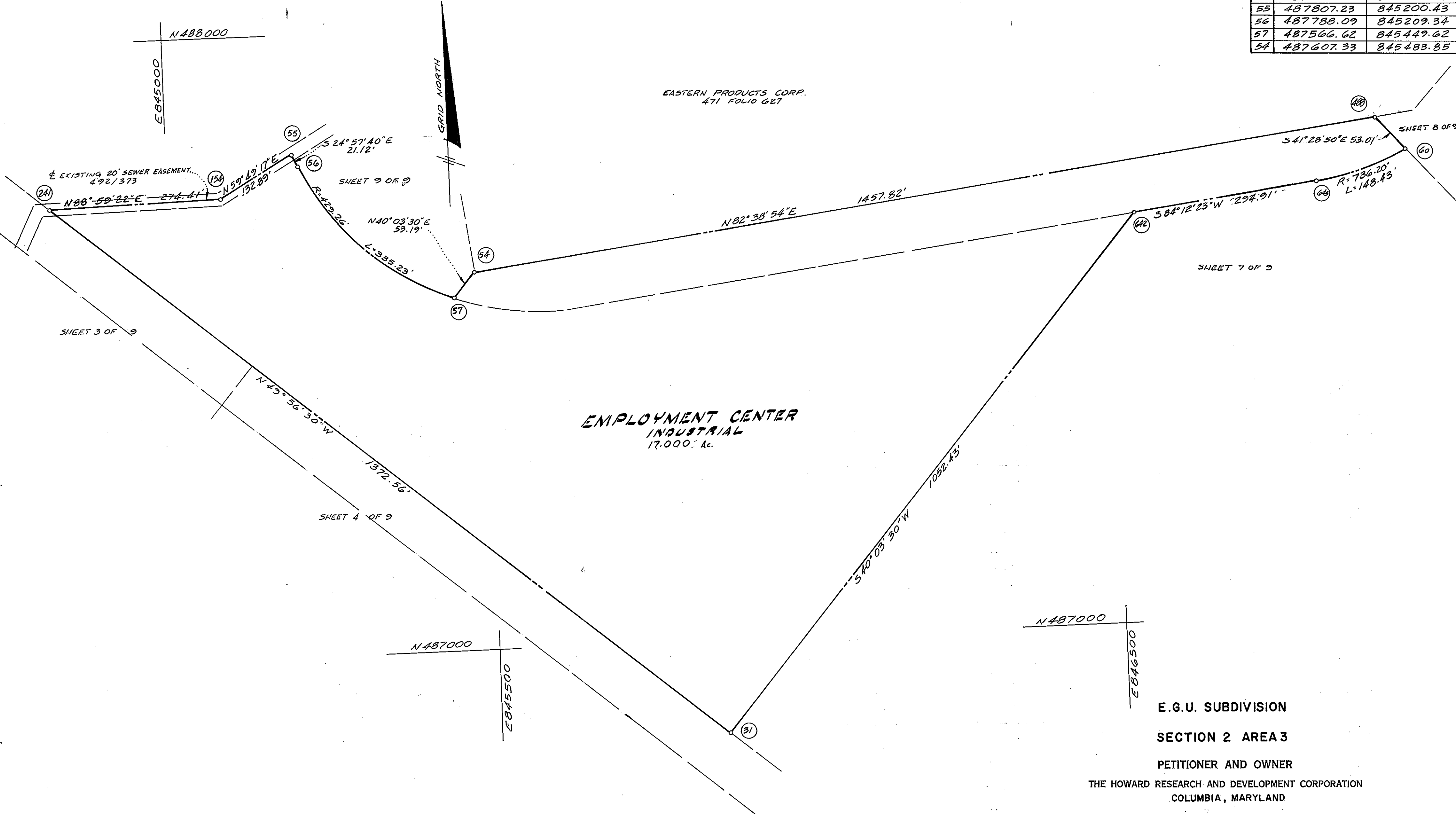
FINAL DEVELOPMENT PLAN PHASE EIGHTY-FIVE  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' MARCH, 1970 SHEET 4 OF 9

RECORDED PLAT BOOK 19 P. 134  
ON July 21, 1970  
HOWARD COUNTY, MD.





COORDINATES		
NO.	NORTH	EAST
488	487793.87	846929.68
60	487754.15	846964.80
645	487687.53	846832.44
642	487657.76	846539.04
31	486852.25	845861.73
241	487735.59	844811.19
154	487740.43	845085.55
55	487807.23	845200.43
56	487788.09	845209.34
57	487566.62	845449.62
54	487607.33	845483.85



EASTERN PRODUCTS CORP.  
471 FOLIO 627

EMPLOYMENT CENTER  
INDUSTRIAL  
17,000± Ac.

E.G.U. SUBDIVISION  
SECTION 2 AREA 3  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND

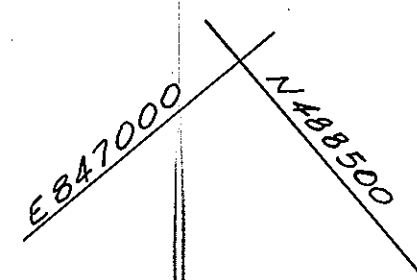
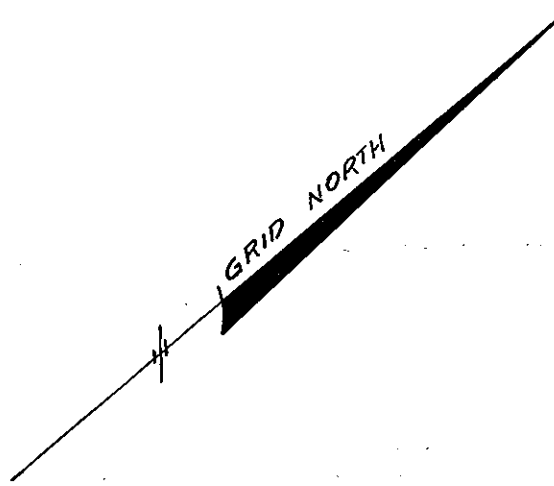
# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FIVE  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' MARCH, 1970 SHEET 6 OF 9



**COORDINATES**

NO.	NORTH	EAST
488	487793.87	846929.68
607	487593.67	847106.68
606	487561.96	847364.84
605	488019.91	847420.50
604	487949.09	847929.85
603	488063.24	847962.96
602	488052.29	847976.40
66	488361.95	848083.46
64	488346.50	848118.04
63	488365.32	848124.51
62	488520.98	848198.12
601	488551.31	848148.93
600	488762.52	847864.14
49	488743.90	847367.90
904	488121.90	847448.15
903	487995.86	847096.39
902	487927.43	847105.21
901	487801.69	846990.36



EASTERN PRODUCTS CORP.  
LIBER 471 FOLIO 627

E. A. CONNELL  
LIBER 125 FOLIO 96

DOUGLAS CONNELL  
LIBER 203 FOLIO 283

H. J. W. SEILING  
LIBER 188 FOLIO 395

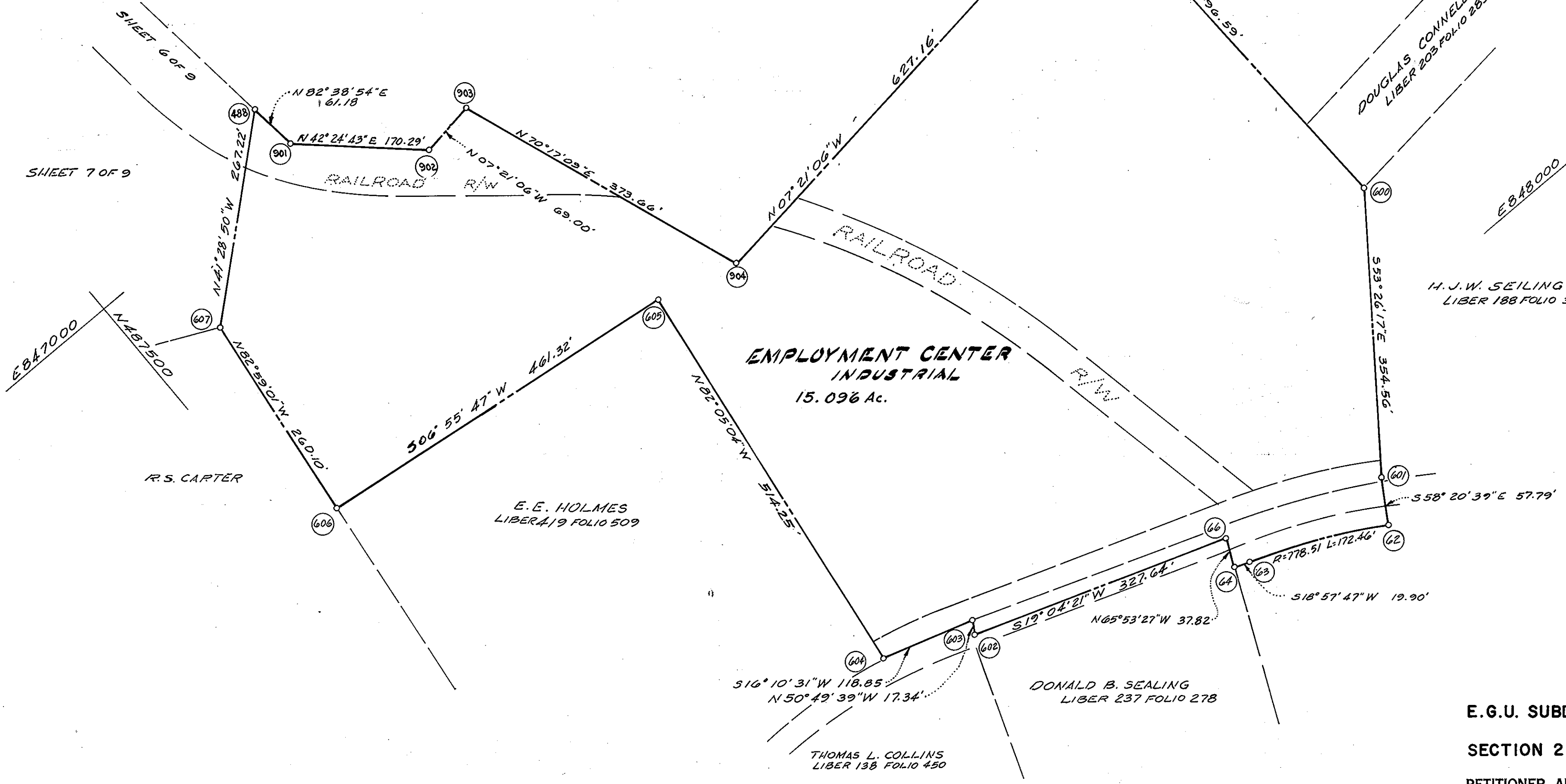
E. E. HOLMES  
LIBER 419 FOLIO 509

DONALD B. SEALING  
LIBER 237 FOLIO 278

THOMAS L. COLLINS  
LIBER 138 FOLIO 450

R. S. CARTER

**EMPLOYMENT CENTER  
INDUSTRIAL**  
15.096 Ac.



**E.G.U. SUBDIVISION**

**SECTION 2 AREA 3**

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND

**COLUMBIA**

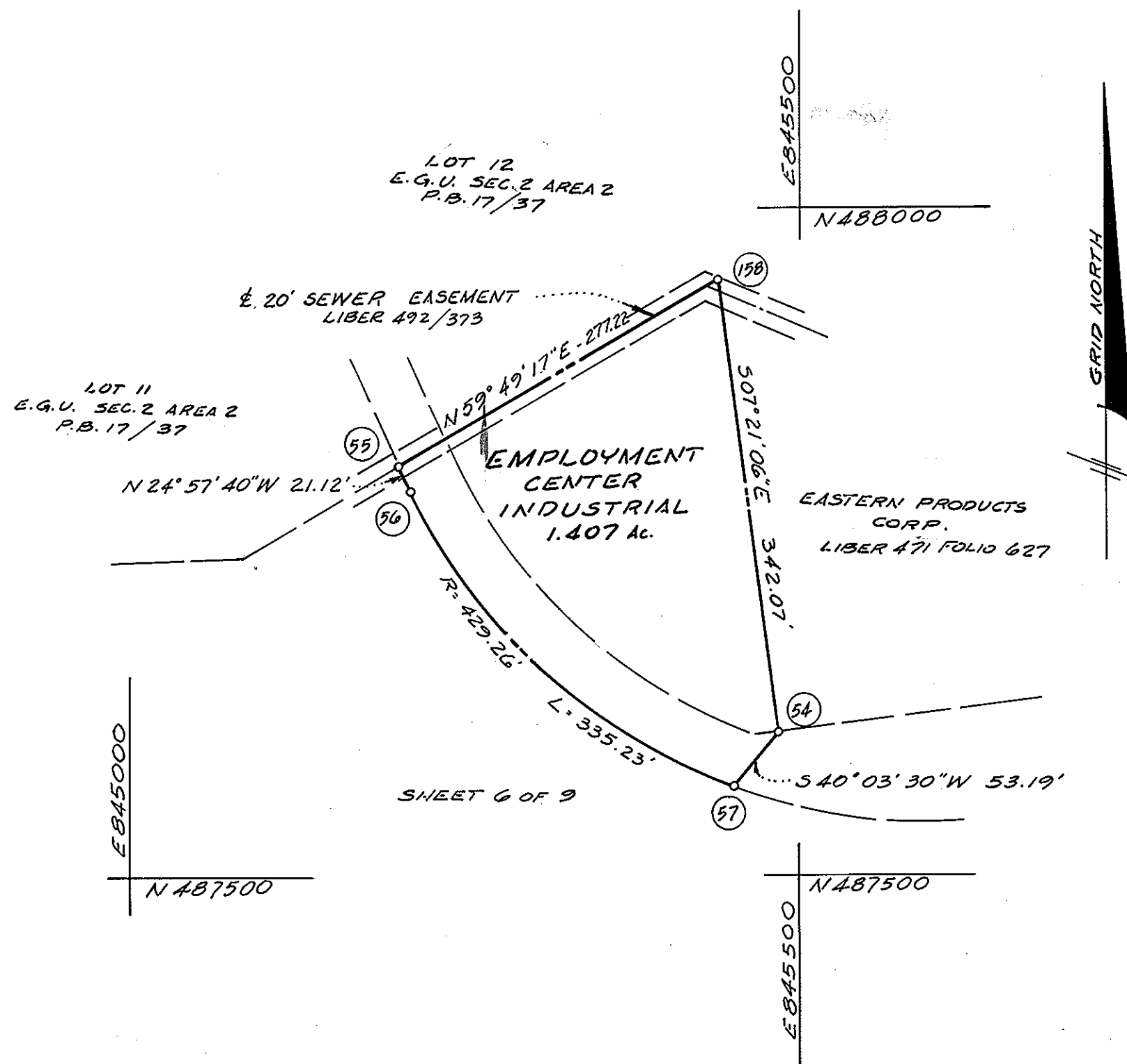
FINAL DEVELOPMENT PLAN PHASE EIGHTY-FIVE  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' MARCH, 1970 SHEET 8 OF 9

RECORDED PLAT BOOK 19 FOLIO 138  
ON July 21 1970  
HOWARD COUNTY, MD.



COORDINATES

NO.	NORTH	EAST
158	487946.59	845440.08
54	487607.33	845483.85
57	487566.62	845449.62
56	487788.09	845209.34
55	487807.23	845200.43



E.G.U. SUBDIVISION  
SECTION 2 AREA 3  
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COLUMBIA, MARYLAND

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-FIVE  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' MARCH, 1970 SHEET 9 OF 9

RECORDED PLAT BOOK 19 FOLIO 139  
ON July 21, 1970  
HOWARD COUNTY, MD.