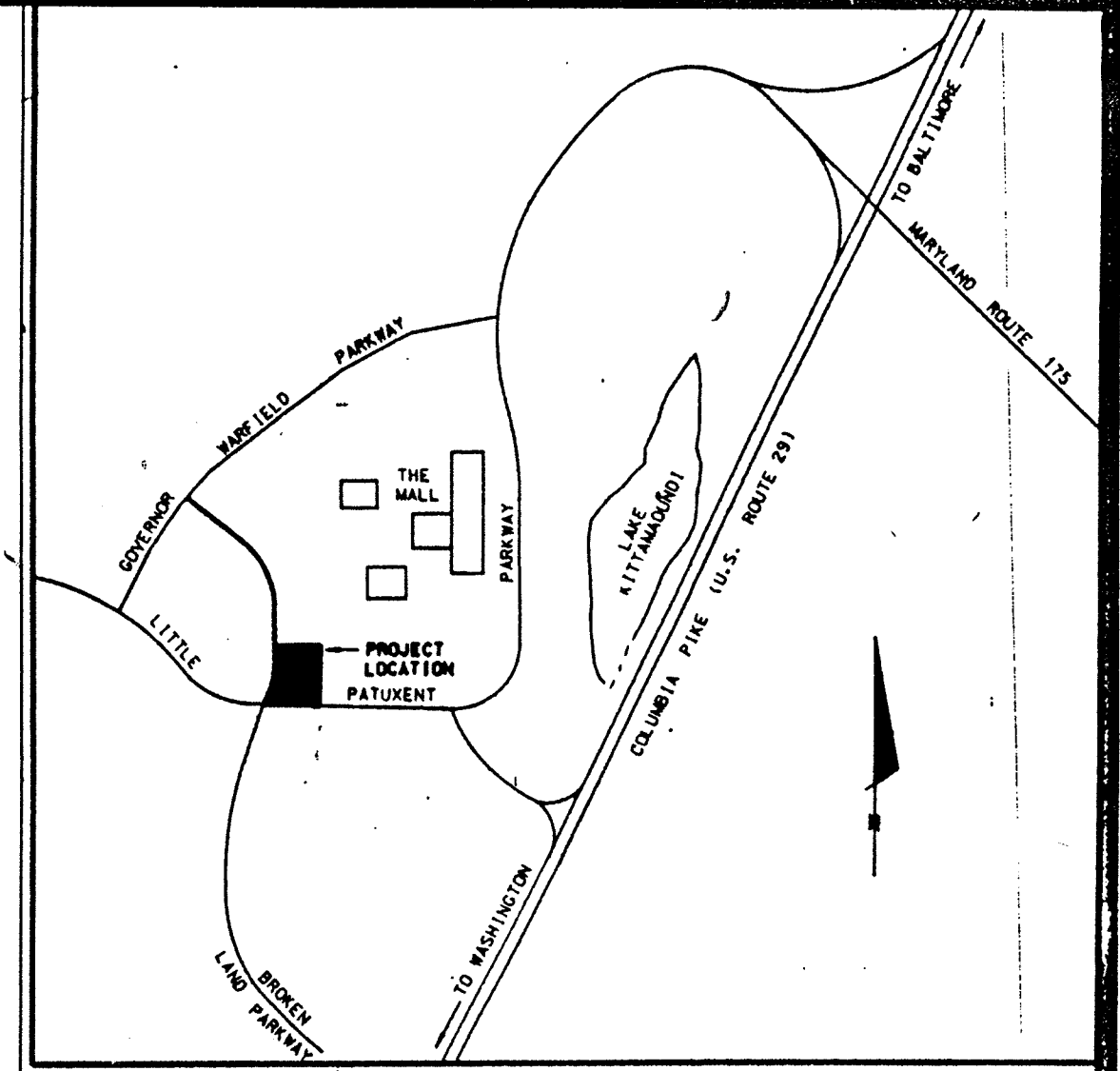


COORDINATE TABLE		
NO	NORTH	EAST
3	601920.17	837948.13
204	602496.10	838137.50
206	602132.44	838137.50
212	602132.44	838207.50
213	601942.66	838207.50
222	602646.44	837627.58
229	602064.42	837606.42
230	602039.50	837635.00
231	602170.97	837616.58
232	602320.44	837627.58
1055	502646.44	837727.50
1061	502613.44	837842.50
1062	502625.44	837789.50
1063	502625.44	837727.50
1060	502613.44	837727.04



VICINITY MAP
SCALE: 1" = 2000'

SECTION 2 AREA 6	
TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER COMMERCIAL	7.598
ROADWAY - 1.786 ACRES	-
TOTAL	7.598

Summary of Amendments:
Phase 211-A - Amend sheet 1 of 2 to remove 1400 sq. ft. of Employment Center Commercial Land use. This area will be incorporated into Columbia Town Center, Section 2 Area 6, FDP Phase 217. No changes have been made to the criteria.

RECORDED - PLAT NO. 3054A-1811
ON AUG. 6, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

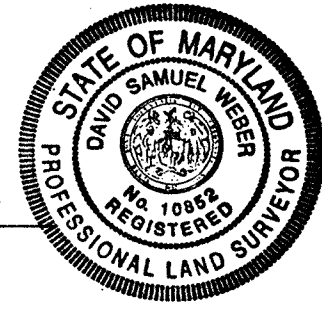
This Plat is intended to supersede FDP Phase 211, sheet 1 of 2, recorded among the Land Records of Howard County, Maryland on June 27, 1990, as Plat No. 3054-A-1100.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3609 NATIONAL DRIVE - SUITE 230 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

AMENDMENT/PHASE	DATE	PLAT
211	6-27-90	3054-A-1100 thru 1101

PREPARED AS TO SHEETS 1 THRU 2 OF 2 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993

David S. Weber
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10852



2-10-99
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD
[Signature] 2/3/99 H.C.P.B. EXECUTIVE SECRETARY DATE
[Signature] 7/28/99 H.C.P.B. CHAIRMAN DATE

TOWN CENTER
SECTION 2 AREA 6
PETITIONER & OWNER
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& Columbia Mall, Inc.
Columbia, Maryland 21043
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 211-A
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
DATE: JANUARY, 1999
SHEET 1 OF 2

AMENDED
FINAL DEVELOPMENT PLAN CRITERIA

PHASE 211-A

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 211-A IS APPLICABLE TO SECTION 2 AREA 6, OF THE TOWN CENTER.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2B Vehicular ingress and egress will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
4. DRAINAGE FACILITIES - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
5. RECREATIONAL, SCHOOL, AND PARK USES - Section 125-C-3-c:
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 125-C-3-d-(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices and eaves
roof or building.
overhangs,
chimneys
all parts of any building dwelling, or accessory buildings.

porches, decks, open or enclosed bay windows, oriel, vestibule, balcony, privacy walls or screens
All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway 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
shrubbery
trees
ornamental landscaping
similar minor structures

trellises
excavations or fill
fencing under 6' in height
retaining walls under 3' in height

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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 if 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-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL
No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking area shall be located within (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

- CONTINUED
6C-1 EMPLOYMENT CENTER LAND USE AREAS-COMMERCIAL
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 commercial areas are in proximity to a residential land use area.

7. PERMITTED USES - Section 125-C-3-d(2)
7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL
All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:
 1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
 2. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
 3. Government buildings, facilities and uses, including public schools and colleges.
 4. Professional, business (general), medical and dental offices, and conference centers.
 5. Banks, savings and loans associations, investment companies, credit bureaus, brokers, and similar financial institutions, including drive-thru facilities.
 6. Private colleges and universities, trade schools, art schools and commercially-operated schools.
 7. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
 8. Museums, art galleries and libraries.
 9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
 10. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
 11. Self-service laundry and laundry and/or dry cleaning pickup stations.
 12. Non-profit clubs, lodges, community halls.
 13. Liquor stores.
 14. Drug and cosmetic stores.
 15. Clothing and apparel stores with goods for sale or rent.
 16. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repair, sewing machines, sporting goods, stationery, works of art.
 17. Antique shops, art galleries and craft shops.
 18. Blueprinting, printing, duplicating or engraving services.
 19. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
Uses 10 through 16 and 18 through 19 above shall be permitted only as an internal or integral part of office buildings and shall be permitted in free standing structures designed specifically for such use.
Division of Commercial Land Use 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 spaces.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3)
8C-3 COMMERCIAL LAND USE
No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 125-C-3-d(3)
9C-2 COMMERCIAL LAND USE AREAS - TOWN CENTER
 - a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
 - 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. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily services tenants and employees of such buildings.
 - d. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of such facility.
 - e. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.
 - f. Hospitals, clinics and accessory buildings: One parking space shall be provided for each two (2) beds. One parking space for each employee on a major shift. Eight parking spaces for each doctor treating outpatients on the major shift.
 - g. Perpendicular parking bays may be established at or below grade, or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.
10. SETBACK PROVISIONS - Section 125-C-3-d(3)
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 125-C-3-d(3):
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 125-C-3-d(3)
12C COMMERCIAL LAND USE AREAS
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

RECORDED - PLAT NO. 3054A-1812
ON AUG. 6, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

This Plat is intended to supersede FDP Phase 211, sheet 2 of 2, recorded among the Land Records of Howard County, Maryland on June 27, 1990 as Plat No. 2054-A-1101.

-- TOWN CENTER --

SECTION 2 AREA 6
PETITIONER AND OWNER
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21043

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 211-A
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SCALE: NONE
DATE: JANUARY, 1999

SHEET 2 OF 2