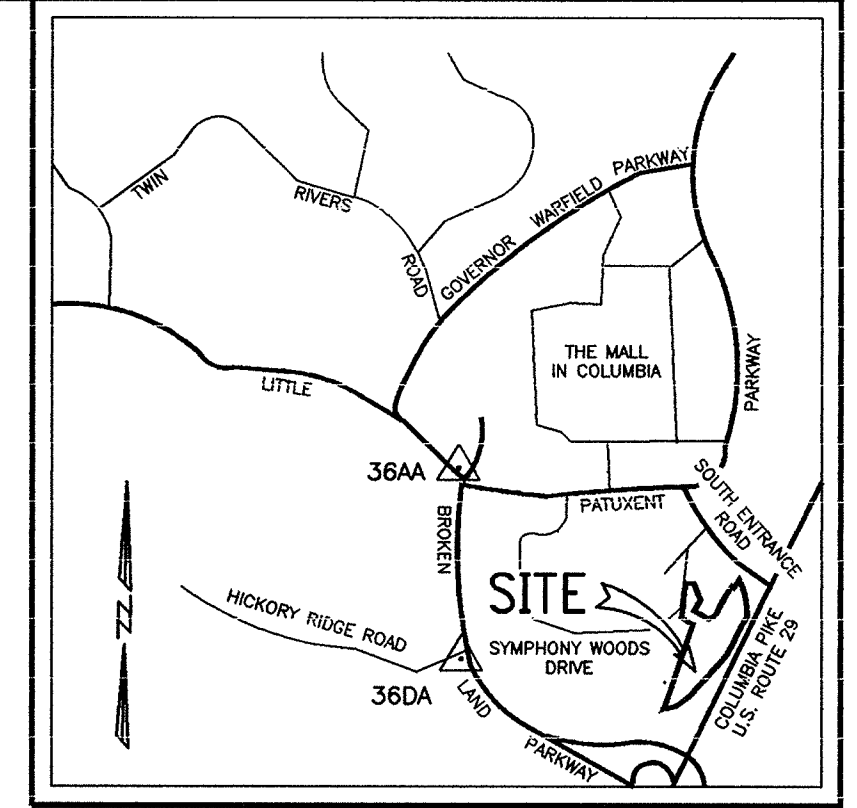
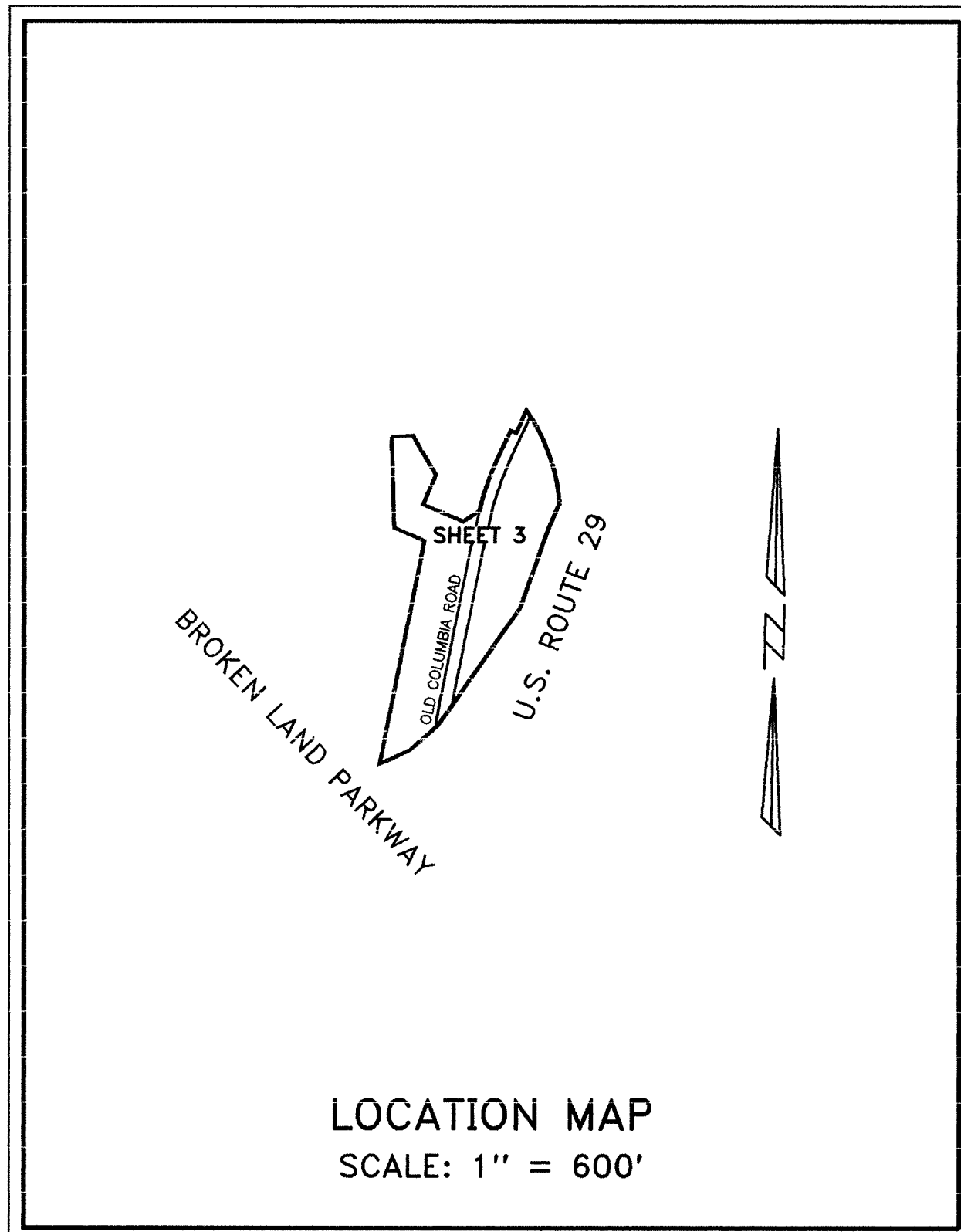


COLUMBIA TOWN CENTER SECTION 5 AREA 4 PHASE 234 FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1" = 2000'



LOCATION MAP
SCALE: 1" = 600'

RECORDED - PLAT NO. 3054-R-1816
ON August 23, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

**COLUMBIA TOWN CENTER
SECTION 5 AREA 4**

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

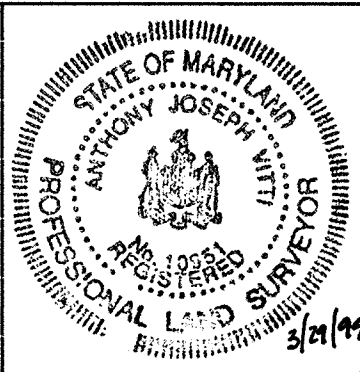
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 234

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOTED SHEET NO. 1 OF 3

MARCH 29, 1999

PREPARED IN ACCORDANCE WITH
THE ZONING REGULATIONS OF
HOWARD COUNTY ADOPTED
OCTOBER 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1985
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 4, 1968
 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

Anthony Vitto *Robert Gugg*
 H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

| | |
|----------|----------|
| | |
| DATE | PLAT NO. |
| RECORDED | |

Anthony J. Vitto
 LAND SURVEYOR

FINAL DEVELOPMENT PLAN CRITERIA
COLUMBIA TOWN CENTER SECTION 5 AREA 4
PHASE 234

The area included within this Final Development Plan, Phase 234 is applicable to Section 5, Area 4 of 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 is restricted along U.S. Route 29.

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 & PARK USES – Section 125-C-3-c:

To be shown on 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
- porches, decks, open or enclosed
- bay windows, oriels, vestibule, balcony
- privacy walls or screens
- all parts of any buildings, dwellings, or accessory buildings

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 100 feet 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 feet in height
- ornamental landscaping
- retaining walls under 3 feet 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 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 is prohibited, shall not exceed 3 feet in height if solid or closed nor 5 feet in height if open, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

6D. 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 125-C-3-d-(2):

7E-1. OPEN SPACE LAND USE AREAS

Lot 1 and Lot 2 (Credited) and Lot 3 (Non-Credited) are 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 Department of Planning and Zoning.

8. HEIGHT LIMITATIONS – Section 125-C-3-d-(3):

8E. 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 125-C-3-d-(3):

9E. 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 Noncredited in accordance with Section 125-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS – Section 125-C-3-d(3):

10A Generally:

1. Setbacks shall conform to the requirements of Section 6 above.
2. 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 the 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):

12E. OPEN SPACE LAND USES

No more than ten percent (10%) of any 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 |
| OPEN SPACE – CREDITED | 9.883 Ac.± |
| OPEN SPACE (NON-CREDITED) | 1.428 Ac.± |
| TOTAL | 11.311 Ac.± |

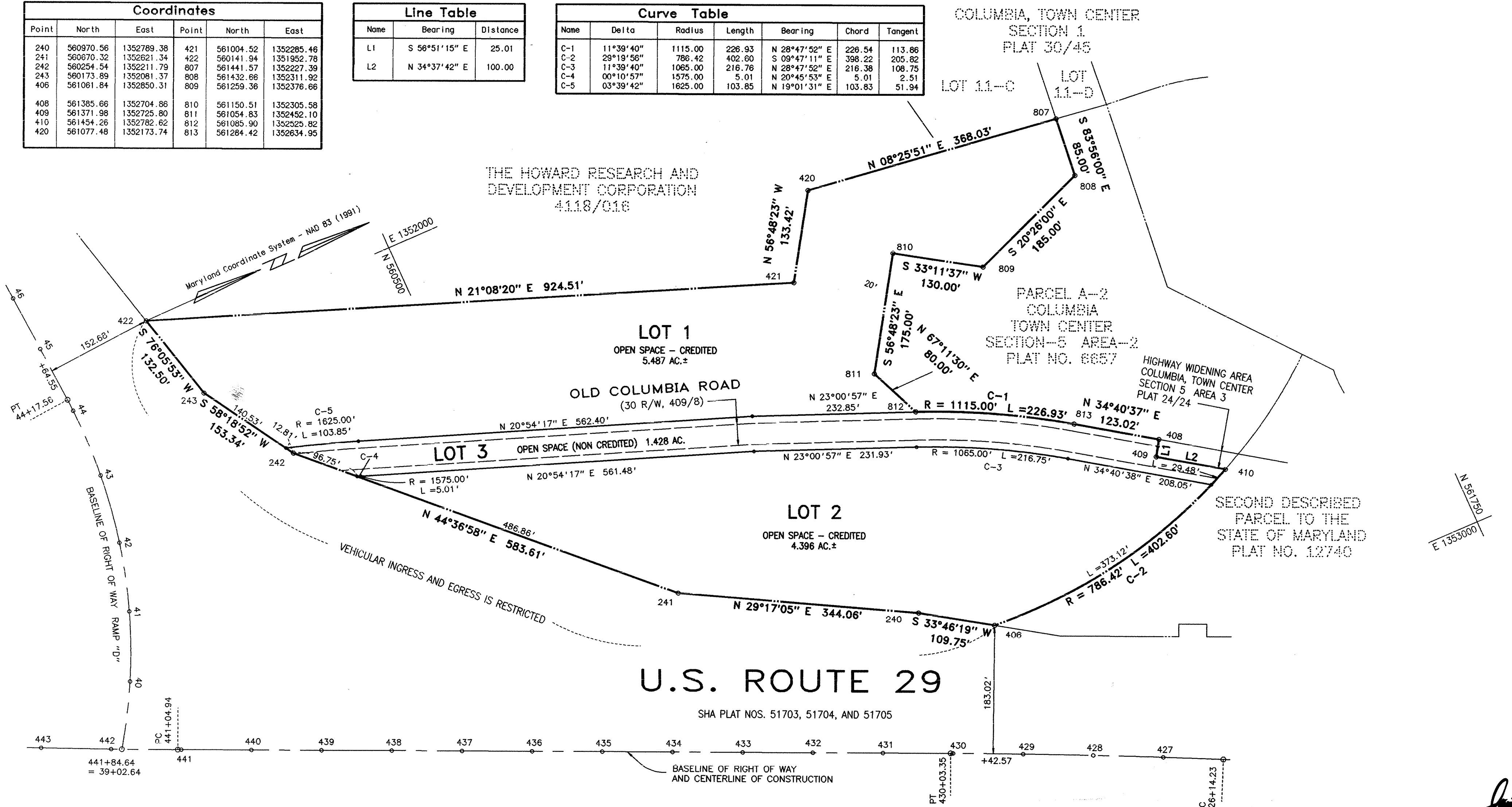
RECORDED - PLAT NO. 3054-A-1817
ON August 13, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

**COLUMBIA TOWN CENTER
SECTION 5 AREA 4**
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044
COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 234
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: N/A SHEET NO. 2 OF 3
MARCH 29, 1999

| Coordinates | | | | | |
|-------------|-----------|------------|-------|-----------|------------|
| Point | North | East | Point | North | East |
| 240 | 560970.56 | 1352789.38 | 421 | 561004.52 | 1352285.46 |
| 241 | 560670.32 | 1352621.34 | 422 | 560141.94 | 1351952.78 |
| 242 | 560254.54 | 1352211.79 | 807 | 561441.57 | 1352227.39 |
| 243 | 560173.89 | 1352081.37 | 808 | 561432.66 | 1352311.92 |
| 406 | 561061.84 | 1352850.31 | 809 | 561259.36 | 1352376.66 |
| 408 | 561385.66 | 1352704.86 | 810 | 561150.51 | 1352305.58 |
| 409 | 561371.98 | 1352725.80 | 811 | 561054.83 | 1352452.10 |
| 410 | 561454.26 | 1352782.62 | 812 | 561085.90 | 1352525.82 |
| 420 | 561077.48 | 1352173.74 | 813 | 561284.42 | 1352634.95 |

| Line Table | | |
|------------|---------------|----------|
| Name | Bearing | Distance |
| L1 | S 56°51'15" E | 25.01 |
| L2 | N 34°37'42" E | 100.00 |

| Curve Table | | | | | | |
|-------------|-----------|---------|--------|---------------|--------|---------|
| Name | Delta | Radius | Length | Bearing | Chord | Tangent |
| C-1 | 11°39'40" | 1115.00 | 226.93 | N 28°47'52" E | 226.54 | 113.86 |
| C-2 | 29°19'56" | 786.42 | 402.60 | S 09°47'11" E | 398.22 | 205.82 |
| C-3 | 11°39'40" | 1065.00 | 216.76 | N 28°47'52" E | 216.38 | 108.75 |
| C-4 | 00°10'57" | 1575.00 | 5.01 | N 20°45'53" E | 5.01 | 2.51 |
| C-5 | 03°39'42" | 1625.00 | 103.85 | N 19°01'31" E | 103.83 | 51.94 |



RECORDED - PLAT NO. 3054-A-1110
 ON August 23, 1999 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

**COLUMBIA TOWN CENTER
 SECTION 5 AREA 4**
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 COLUMBIA, MARYLAND 21044

COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 234
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' SHEET NO. 3 OF 3

MARCH 29, 1999