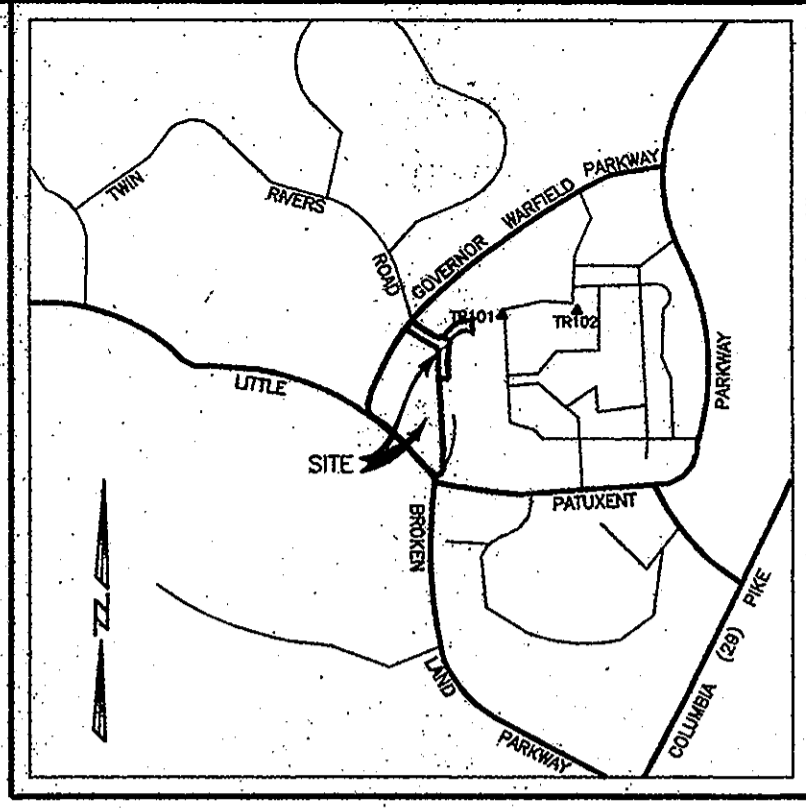
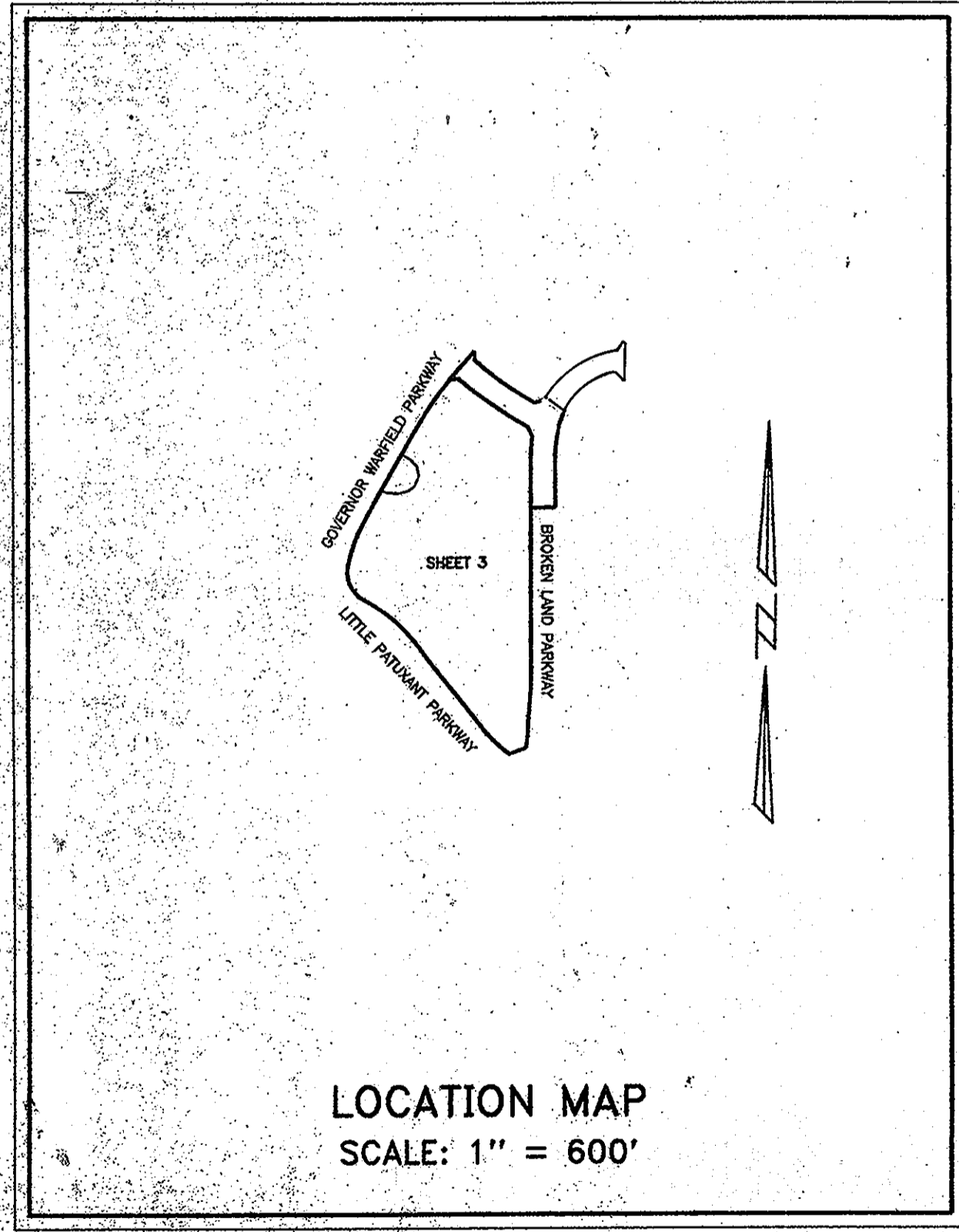


COLUMBIA TOWN CENTER SECTION 2 AREA 9 PHASE 224A FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1" = 2000'



LOCATION MAP
SCALE: 1" = 600'

SUMMARY OF AMENDMENTS
PHASE 224A: REVISES SHEETS 2 AND 3 OF 3. PURPOSE IS TO ADD 1.225 ACRES OF COMMERCIAL LAND USE (ROADWAY) TO THIS PHASE.

HO. CO GOVC [Signature]
RECORDED DATE 5/13/97
PLAT # 3054-A-1624

**COLUMBIA TOWN CENTER
SECTION 2 AREA 9**

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

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 224 A
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOTED SHEET NO. 1 OF 3

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

Thomas W. Curtis
Property Line Surveyor, MD 290



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 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

James S. Curtis 8 MAY 97
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

224	1-22-97	3054-A-1588-00
DATE	DATE	PLAT NO.
RECORDED		

FINAL DEVELOPMENT PLAN CRITERIA

Phase 224 A

The Area included within this Final Development Plan, Phase 224A, is Applicable to Section 2, Area 9, 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 Howard County Department of Planning and Zoning.

2B Vehicular Ingress and egress to Governor Warfield Parkway, Little Patuxent Parkway, and Twin Rivers Road is restricted. Vehicular Ingress and egress to Broken Land Parkway will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

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 ISSUES - 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 closed
- * bay windows, oriel, 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 is adjacent to a principal arterial or intermediate arterial highway, no structure shall be located within 10' or 15' 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
- * driveways, loading and stacking aisles

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 6' in height, except in accordance with a site development plan approved by the Howard County Planning Board.

6B-1. APARTMENT LAND USE AREAS:

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

1. No building or structure shall be located upon lots devoted to apartment land use within 15' of the public right-of-way of Little Patuxent Parkway and Governor Warfield Parkway, or within 10' of the public right-of-way of Broken Land Parkway or any other public road, street, or highway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.

2. No building or structure shall be located within 10' of any of the interior property lines of the project.

3. A minimum of 50' is required between parallel buildings or structures (front to front, rear to rear, front to rear) and an equivalent distance to building heights exceeding 50'. All other situations require a minimum of 25' between buildings.

4. No parking spaces or access driveways to parking areas shall be closer than 10' to an apartment building.

5. Notwithstanding the provisions of paragraphs 1 through 4, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

6. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30% of the lot or project area.

7. All open spaces in the project areas, except driveways and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

6D OPEN SPACE LAND USE AREAS:

Structures within Open Space Land Use Areas 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.

7. PERMITTED USES - Section 125-C-3-d(2):

7B-1 APARTMENT LAND USES AREAS

Parcels A and B shall be devoted to apartment uses provided, however, that no more than 210 dwelling units may be constructed on Parcel A and no more than 108 dwelling units may be constructed on Parcel B.

7. PERMITTED USES - Section 125-C-3-d(2):

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 (noncredited) is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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):

8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 60 feet in height from the highest adjoining ground elevation adjacent to the building. No other height limitation is imposed upon structures constructed within Parcels A and B provided improvements thereon are constructed in accordance with the Howard County Planning Board.

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

8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures 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):

9B-1 APARTMENT LAND USE AREAS

No less than 1.7 off-street parking spaces containing a minimum area of one-hundred sixty-two (162) square feet for each parking space for each dwelling unit with two (2) bedrooms or less, and two (2) off-street parking spaces for each dwelling unit with more than two (2) bedrooms shall be provided within each lot devoted to apartment uses. For single-family attached units located on lots devoted to apartment uses, no less than two off-street parking spaces of same area shall be provided.

No less than two (2) off-street parking spaces, containing a minimum area of 162 square feet for each parking space, shall be provided for each condominium apartment.

In the event a facility qualifies under federal, state, or county programs intended to promote housing for the elderly and handicapped, the parking requirements may be modified to provide four (4) parking spaces per every ten (10) dwelling units qualified by such an assistance program.

In the event the units qualified under a housing assistance program are withdrawn from such a program, the owner of the apartment facility shall immediately notify the Department of Planning and Zoning and the Department of Public Works, Bureau of Inspections and Permits, and the owner will be required to construct, prior to further occupancy of the vacated units such additional parking spaces as are necessary to provide 1.7 parking spaces per dwelling unit.

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 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):

12B-1 APARTMENT LAND USES AREAS

In no event shall more than 30 percent of any lot/parcel devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

12. COVERAGE REQUIREMENTS - Section 125-C-3-d(3):

12E 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.

RIGHT-OF-WAY AREAS

Part of the land within this Final Development Plan Phase shall be used as the right-of-way for portions of Broken Land Parkway and Twin Rivers Road and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, this land shall be classified land use, as indicated on the maps contained in this Final Development Plan Phase.

TABULATION OF LAND USE

LAND USE ACRES:	Acres
APARTMENTS	16.734
COMMERCIAL (Roadway)	3.091
OPEN SPACE (Non-Credited)	0.370
TOTAL:	20.195

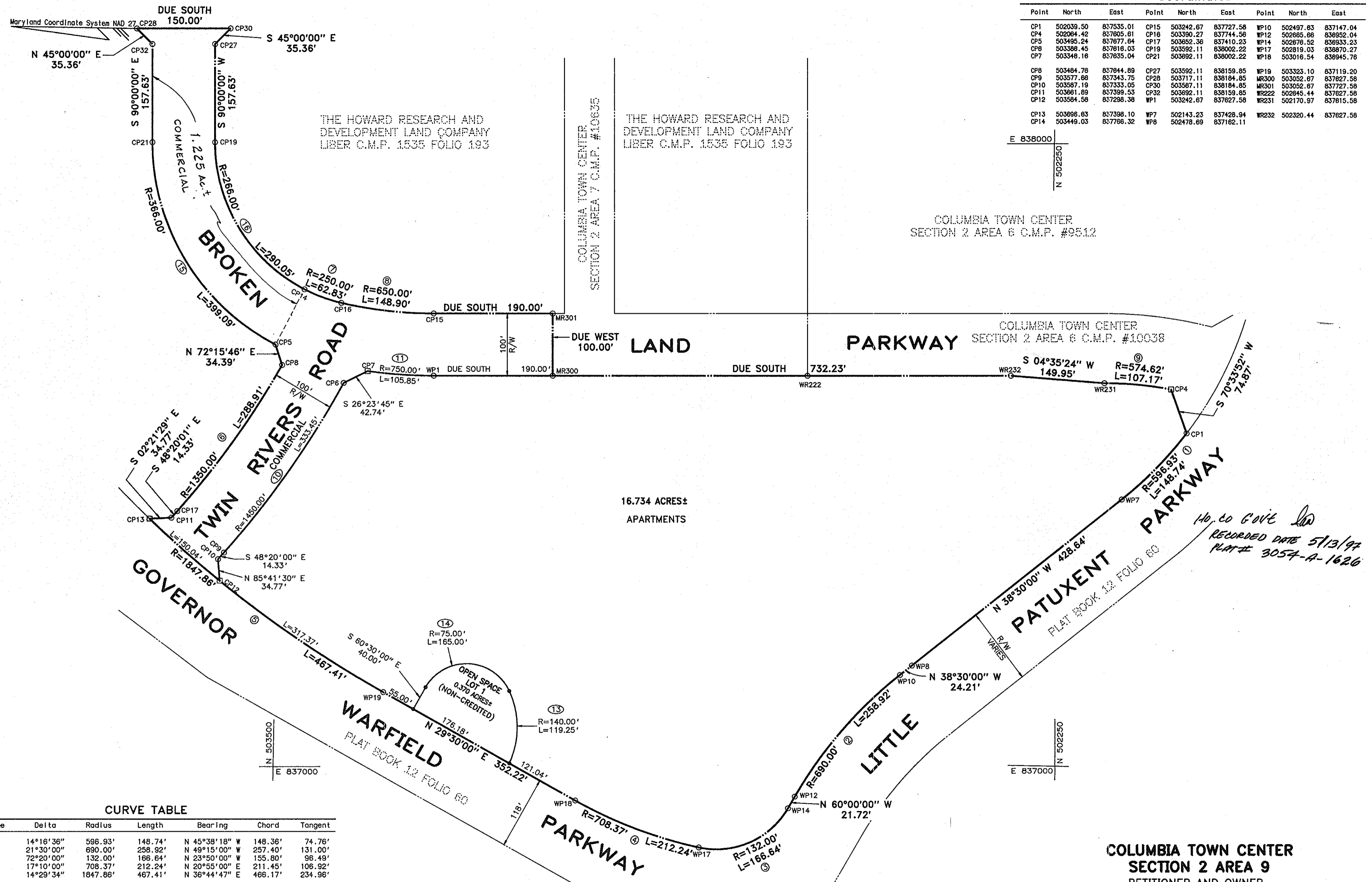
HO CO. GIVE
RECORDED DATE STAFF
PLATE 3054-A-1625

COLUMBIA TOWN CENTER
SECTION 2 AREA 9
PETITIONER AND OWNER
THE RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 224 A
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET NO. 2 OF 3

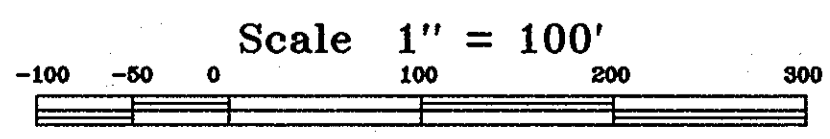
Coordinates

Point	North	East	Point	North	East	Point	North	East
CP1	502039.50	837535.01	CP15	503242.67	837727.58	WP10	502497.83	837147.04
CP4	502044.42	837605.61	CP16	503390.27	837744.56	WP12	502885.86	836952.04
CP5	503495.24	837877.64	CP17	503692.36	837410.23	WP14	502676.52	836933.23
CP8	503398.45	837618.03	CP19	503592.11	838002.22	WP17	502819.03	838870.27
CP7	503348.18	837635.04	CP21	503692.11	838002.22	WP18	503016.54	838945.76
CP8	503484.76	837644.89	CP27	503592.11	838159.85	WP19	503323.10	837119.20
CP9	503577.68	837343.75	CP28	503717.11	838184.85	MR300	503052.87	837627.58
CP10	503587.19	837333.05	CP30	503587.11	838184.85	MR301	503052.87	837727.58
CP11	503681.89	837399.53	CP32	503692.11	838159.85	WR222	502845.44	837627.58
CP12	503584.58	837298.38	WP1	503242.67	837627.58	WR231	502170.97	837615.58
CP13	503696.63	837398.10	WP7	502143.23	837426.94	WR232	502320.44	837627.58
CP14	503449.03	837766.32	WP8	502478.69	837182.11			



CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
1	14°16'36"	596.93'	148.74'	N 45°38'18" W	148.36'	74.76'
2	21°30'00"	690.00'	258.92'	N 49°15'00" W	257.40'	131.00'
3	72°20'00"	132.00'	166.64'	N 23°50'00" W	155.80'	96.49'
4	17°10'00"	708.37'	212.24'	N 20°55'00" E	211.45'	106.92'
5	14°29'34"	1847.86'	467.41'	N 36°44'47" E	466.17'	234.96'
6	12°15'43"	1350.00'	288.91'	S 54°27'51" E	288.36'	145.01'
7	14°23'55"	250.00'	62.83'	S 20°19'27" W	62.66'	31.58'
8	13°07'29"	650.00'	148.90'	S 06°33'45" W	148.57'	74.78'
9	10°41'11"	574.62'	107.17'	S 05°20'36" W	107.02'	53.74'
10	13°10'33"	1450.00'	333.45'	S 54°55'17" E	332.71'	167.46'
11	8°05'09"	750.00'	105.85'	S 04°02'35" W	105.78'	53.01'
12	48°48'19"	140.00'	119.25'	N 89°57'12" E	115.68'	63.52'
13	126°03'03"	75.00'	165.00'	N 02°31'31" E	133.68'	147.36'
14	62°28'35"	366.00'	399.03'	N 58°45'43" E	379.61'	221.99'
15	62°28'35"	266.00'	290.05'	S 58°45'43" W	275.89'	161.34'



No. CO GIVE
RECORDED DATE 5/13/97
PLAT # 3054-A-1626

COLUMBIA TOWN CENTER
SECTION 2 AREA 9
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORP.
 COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 224 A
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NOTED SHEET NO. 3 OF 3