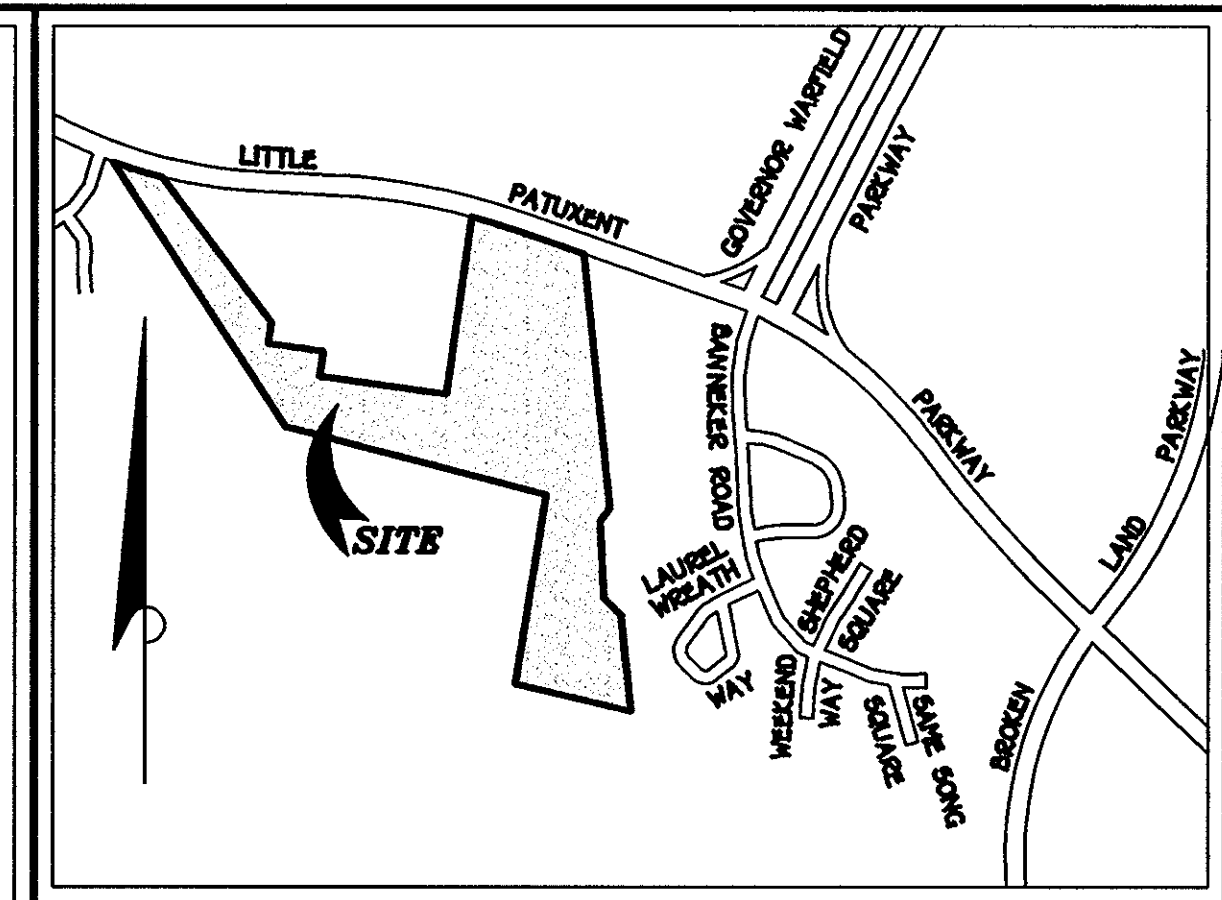
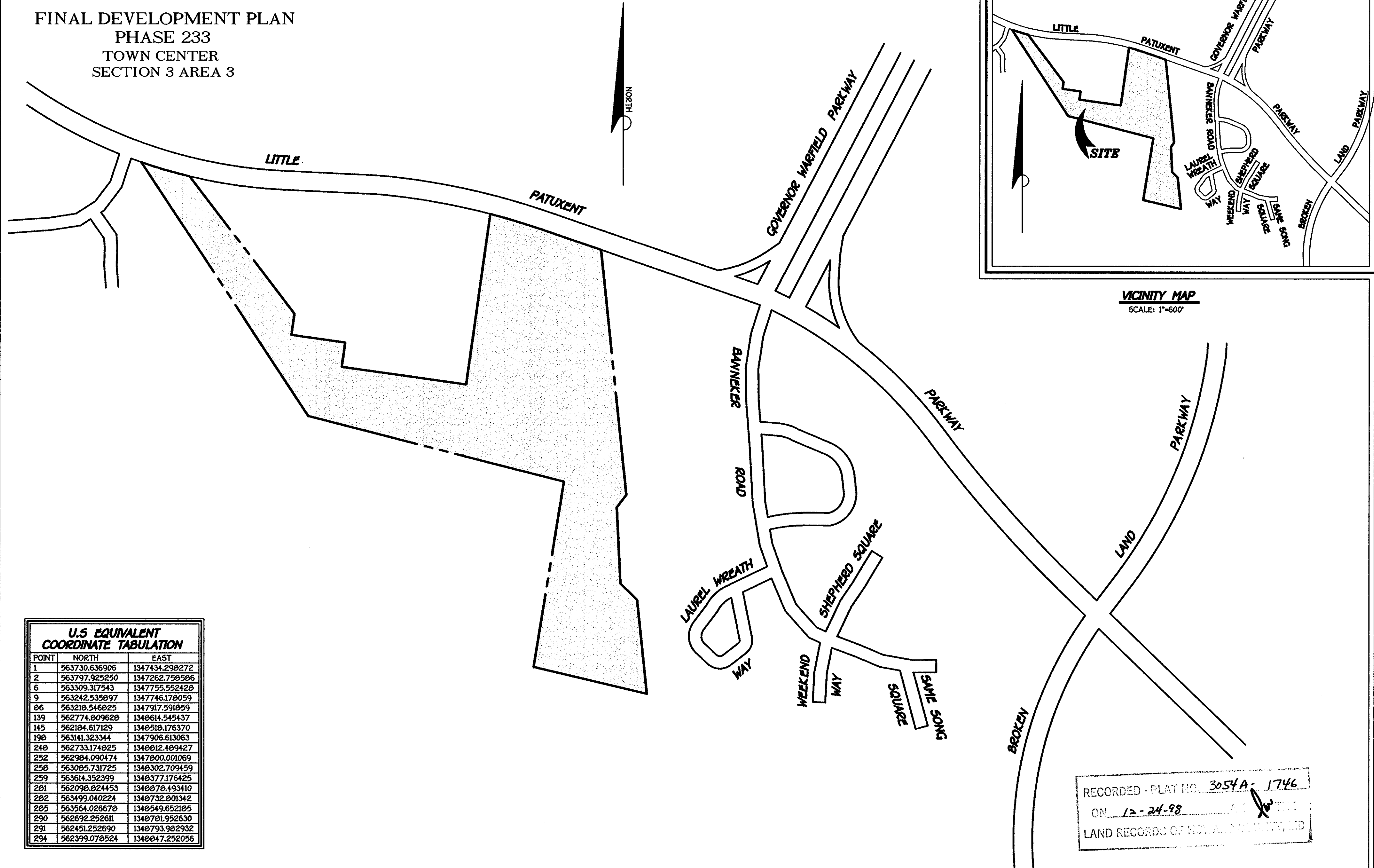


FINAL DEVELOPMENT PLAN
 PHASE 233
 TOWN CENTER
 SECTION 3 AREA 3



**U.S. EQUIVALENT
 COORDINATE TABULATION**

POINT	NORTH	EAST
1	563730.636906	1347434.290272
2	563797.925250	1347262.750506
6	563309.317543	1347755.552420
9	563242.535097	1347746.170059
06	563210.540025	1347917.591059
139	562774.009620	1340614.545437
145	562104.617129	1340510.176370
190	563141.323344	1347906.613063
240	562733.174025	1340012.409427
252	562904.090474	1347000.001069
250	563005.731725	1340302.709459
259	563614.352399	1340377.176425
201	562090.024453	1340070.493410
202	563499.040224	1340732.001342
205	563564.026670	1340549.652105
290	562692.252611	1340701.952630
291	562451.252690	1340793.902932
294	562399.070524	1340047.252056

RECORDED - PLAT NO. 3054A-1746
 ON 12-24-98
 LAND RECORDS OF HOWARD COUNTY, MD

COLUMBIA
 TOWN CENTER
 SECTION 3 AREA 3

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

FINAL DEVELOPMENT PLAN PHASE 233
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1" = 200' AUGUST 20, 1998 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH
 THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
 ADOPTED OCTOBER 10, 1993



Terrell A. Fisher
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10692

8/31/98
 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, 1960
 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 910 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

Howard B. Kaufman 12/17/98
 HOWARD B. KAUFMAN
 H.C.P.B. EXECUTIVE SECRETARY DATE

David Kaufman 12/17/98
 DAVID KAUFMAN
 H.C.P.B. CHAIRMAN DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2055

61221 HRD PLAT1.dwg

FINAL DEVELOPMENT PLAN CRITERIA

Phase 233

The Area included within this Final Development Plan Phase 233 is Applicable To Section 3, Area 3 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 to Little Patuxent 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 A 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
- 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 is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 100' 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
 - shrubbery excavations or fill
 - trees fencing under 6' in height
 - ornamental landscaping retaining walls under 3' 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' 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.

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 (credited) 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):

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 non-credited 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):

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.

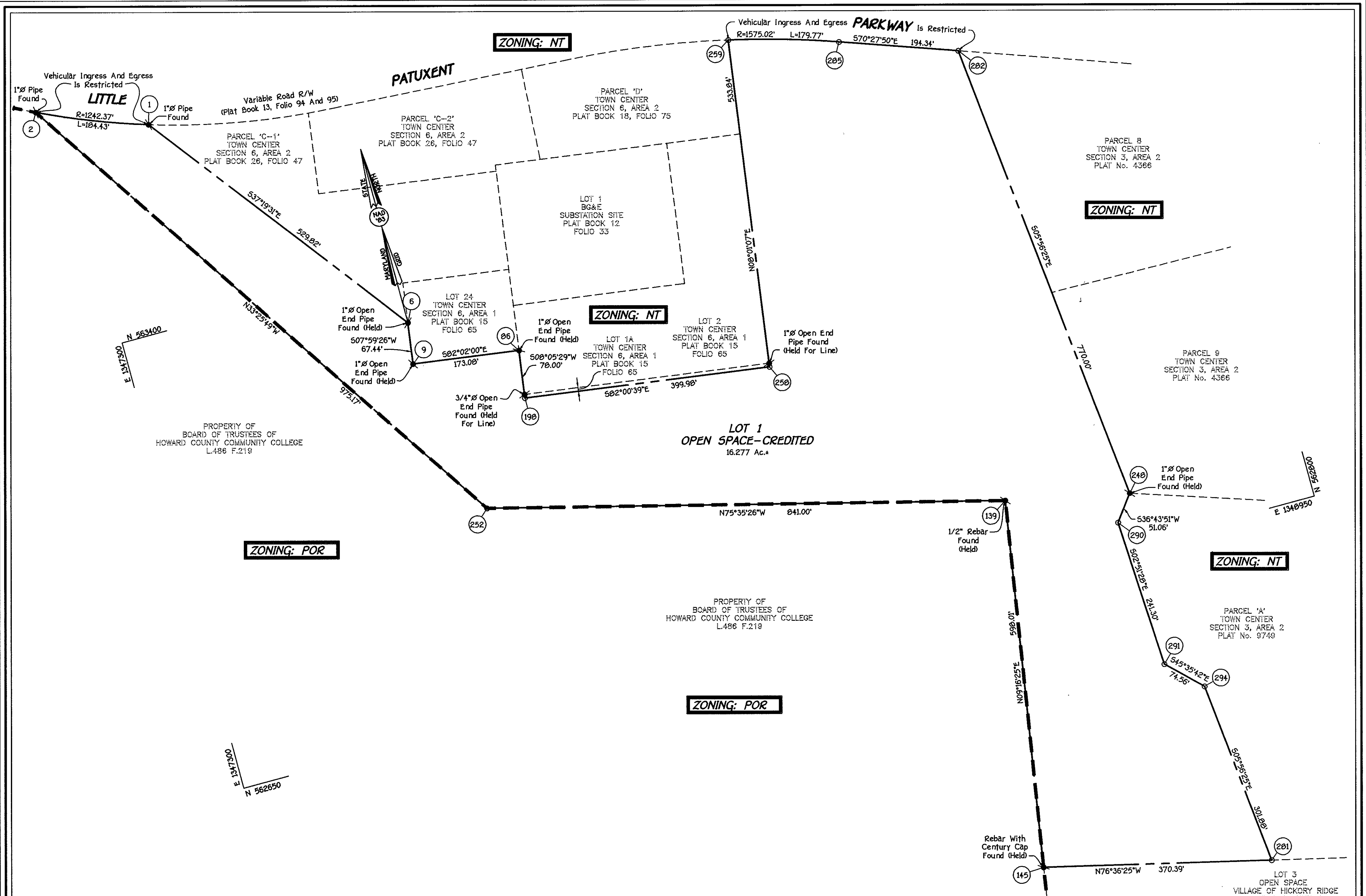
TABULATION OF LAND USE	
LAND USE	ACRES
OPEN SPACE-CREDITED	16.277 Ac.
TOTAL	16.277 Ac.

RECORDED - PLAT NO. 3054A-1747
 ON 12-24-98
 LAND RECORDS OF HOWARD COUNTY, MD

COLUMBIA TOWN CENTER SECTION 3 AREA 3

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

FINAL DEVELOPMENT PLAN PHASE 233
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 AUGUST 26, 1998 SHEET 2 OF 3



CURVE DATA TABULATION					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
2-1	1242.37	184.43	08°30'21"	92.39	5 68°34'55" E 184.26
259-285	1575.02	179.77	06°32'22"	89.98	5 73°44'01" E 179.67

RECORDED - PLAT NO. 30.51A-1748
 ON 12-24-98 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD

COLUMBIA TOWN CENTER
 SECTION 3 AREA 3
 PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044
 FINAL DEVELOPMENT PLAN PHASE 233
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1" = 100' AUGUST 20, 1998 SHEET 3 OF 3

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLESMERE CITY, MARYLAND 21042
 (410) 481 - 2855