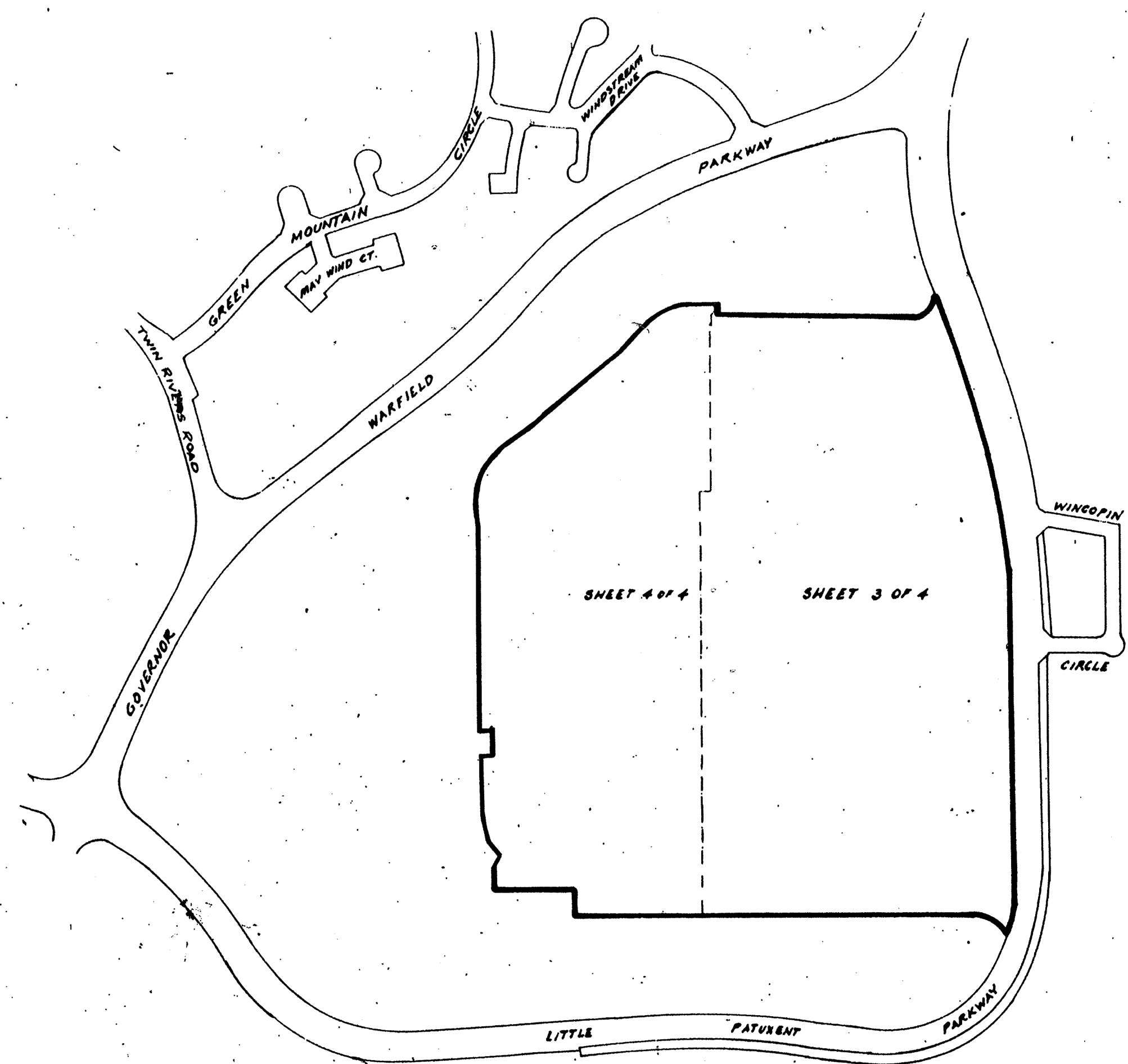


VICINITY MAP
SCALE: 1" = 2000'



- SUMMARY OF AMENDMENTS**
- 47-A-II MODIFIED CRITERIA TO ALLOW DECK PARKING UNDER SECTION 9 ALSO ADDED 6.724 ACRES TO THE PHASE UNDER COMMERCIAL LAND USE.
 - 47-A-III ADDED 25.000 TO THE PHASE UNDER COMMERCIAL LAND USE.
 - 47-A-IV ADDED 11.457 Ac. WEST OF PREVIOUSLY RECORDED LAND USE & REMOVED 1.445 Ac. NORTH, FOR A NET CHANGE OF 10.012 ACRES OF ADDITIONAL COMMERCIAL LAND USE.
 - 47-A-V MODIFIED CRITERIA TO ALLOW NINE (9) FOOT BY SIXTY (60) CLEAR SPAN MODULES UNDER SECTION 9-f.
 - 47-A-VI AMENDS SHEETS 2 AND 4 OF 4. PURPOSE IS TO ADD 1.855 ACRES OF EMPLOYMENT CENTER COMMERCIAL TO THIS PHASE AND UPDATE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS.
 - 47-A-VII Amend sheet 4 of 4 to reduce area of commercial land use by 0.066 ac. This area will be incorporated into Columbia Town Center, section 2 area B, FDP Phase 217. No changes have been made to the criteria.

This Plat is intended to supersede FDP Phase 47-A-VI, sheet 1 of 4, recorded among the Land Records of Howard County, Maryland on April 30, 1997 as Plat No. 3054-A-1013.

RECORDED - PLAT NO. 3054A-1802
ON AUG. 6, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

**TOWN CENTER
SECTION 2 AREA 1**

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044
AND
COLUMBIA MALL INC., COLUMBIA, MD. 21044

**COLUMBIA
AMENDED**

Final Development Plan Phase 47-A-VII
5th Election District Howard County, Md.
Scale: 1" = 400' Sheet 1 of 4

47-A-VI	4/30/97	3054A	1013 thru 1016
47-A-V	2/23/82	3054A	442 thru 445
47-A-II	2/26/79	3054A	192 thru 195
47-A-III	2/15/73	20	184 thru 187
47-A-IV	4/23/70	19	47 thru 49
47	8/28/68	16	30 thru 32
	DATE	BOOK	FOLIO

Phase	Recordation
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GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



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

David S. Weber 8/3/99 DATE H.C.P.B. EXECUTIVE SECRETARY
Robert St. George 7/28/99 DATE H.C.P.B. CHAIRMAN

PREPARED AS TO SHEETS 1 THRU 4 OF 4 IN ACCORDANCE WITH
THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 18, 1993

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 1 of the Town Center, Phase 47-A-VII

1. PUBLIC STREETS AND ROADS - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.
Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Dept. 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 Dept. of Planning and Zoning, and Department of Public Works.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY 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 LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125-C-3-d(1):
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 restrictions as to location is imposed.*

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.**

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. Except as restricted by this Paragraph, 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.

*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 within 50' of the right-of-way 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."

**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. Adequate planning and landscaping must be provided as required by the Howard County Planning Board at the time a site development plan is submitted for approval, wherever Employment Center-Commercial areas are in proximity to a residential land use area.

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

EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas 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, leasees, 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):

TOWN CENTER - COMMERCIAL

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(4):

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 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 serves 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 parking space shall be provided for each five (5) employees of any 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. Parking for all building lots subdivided under this Phase shall be provided within the boundaries of this Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in this Section 9.
- 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. Angular parking may be established at or below grade or in elevated levels or decks. 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(5):

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(6):
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(7):

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.

TABULATION OF LAND USE IN ACRES

Land Use	Acres
Employment Center	
Town Center-Commercial	92.038
TOTAL	92.038

This Plat is intended to supersede FBP Phase 47-A-VI, sheet 2 of 4 recorded among the Land Records of Howard County, Maryland on April 30, 1997 as Plat No. 3054-A-1614.

**TOWN CENTER
SECTION 2 AREA 1**

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD. 21044

AND

COLUMBIA MALL INC. COLUMBIA, MD. 21044

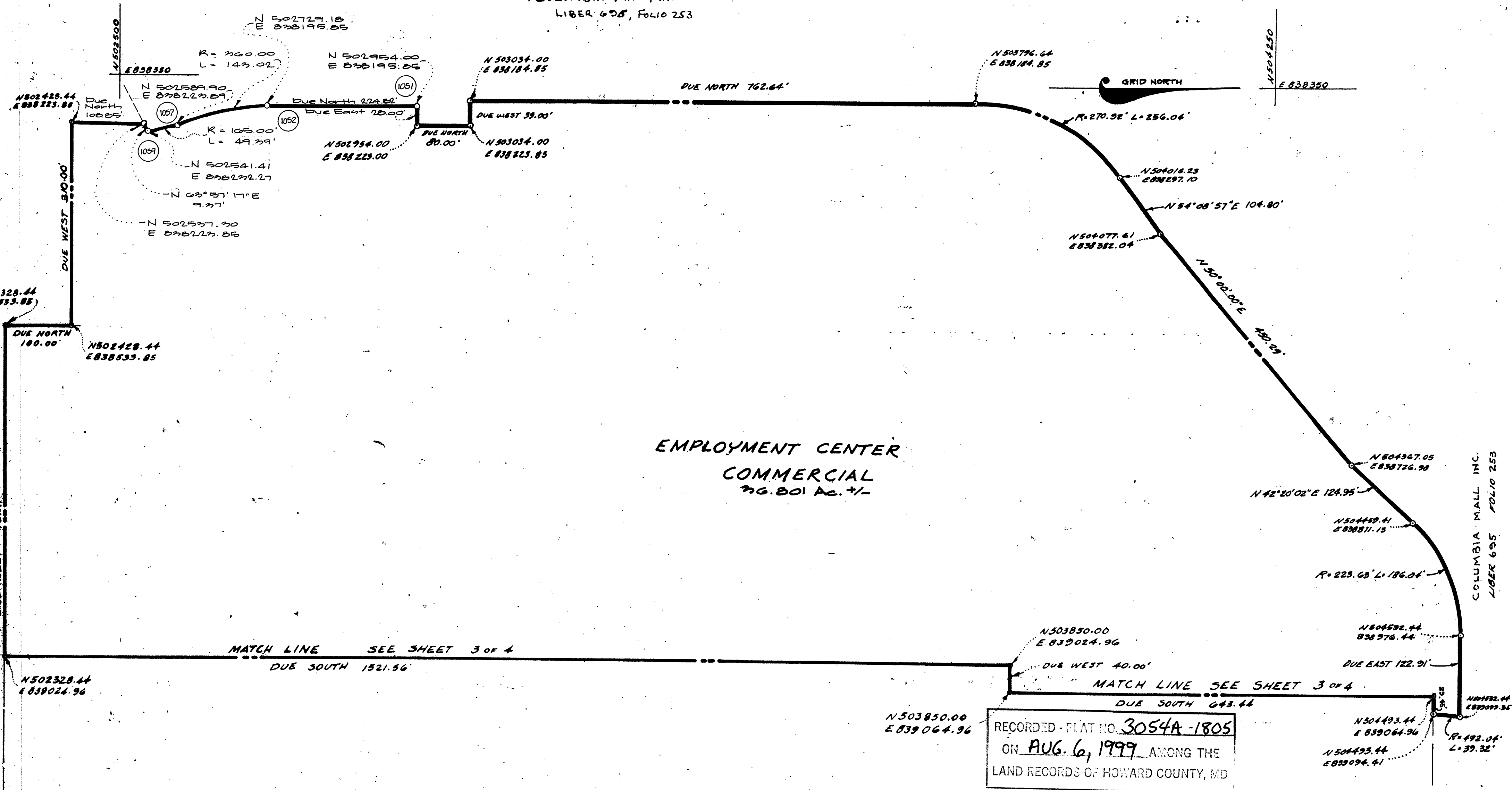
COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 47-A-VII
5th ELECTION DISTRICT HOWARD COUNTY, MD.

RECORDED - PLAT NO. 3054A-1803
ON AUG. 6, 1997 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

COLUMBIA MALL, INC.
LIBER 608, FOLIO 253



EMPLOYMENT CENTER
COMMERCIAL
76.801 AC. +/-

COLUMBIA MALL INC.
LIBER 655 FOLIO 253

RECORDED - PLAT NO. 3054A-1805
ON AUG. 6, 1999 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

**TOWN CENTER
SECTION 2 AREA 1**

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044
AND
COLUMBIA MALL INC. - COLUMBIA, MD. 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 47-A-VII
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

This Plat is intended to supercede
FBP Phase 47-A-VI, sheet 4 of 4,
recorded among the Land Records
of Howard County, Maryland on
April 20, 1997 as Plat No.
3054-A-1616.

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