

GENERAL NOTES

- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
- THE NEIGHBORHOOD DESIGN GUIDELINES, NEIGHBORHOOD IMPLEMENTATION PLAN AND THE NEIGHBORHOOD CONCEPT PLAN WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORD/FDP PLAN.
- APPLICABLE DPZ FILE NUMBERS: FDP-95, FDP-4-A-V, F-66-044, SDP-69-904, SDP-73-023, SDP-92-039, SDP-94-082, SDP-97-090.
- THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF MICRO-BIOTRETENTION (M-6), AN UNDERGROUND EXTENDED DETENTION VAULT, AND STORMCEPTORS WILL BE USED. ALL STORMWATER DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED. THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.
- A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES DATED OCTOBER 27, 2017 WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN.
- FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
- FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
- AFFORDABLE HOUSING WILL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT DATED FEBRUARY 3, 2017 AND RECORDED IN BOOK: 17457, PAGE: 265.
- A DECLARATION OF RESTRICTIVE COVENANTS FOR THE FORMER ROUSE COMPANY HEADQUARTERS (PARCEL C) WAS RECORDED IN SATISFACTION OF CEPPA 13 IN LIBER 14851 FOLIO 019.

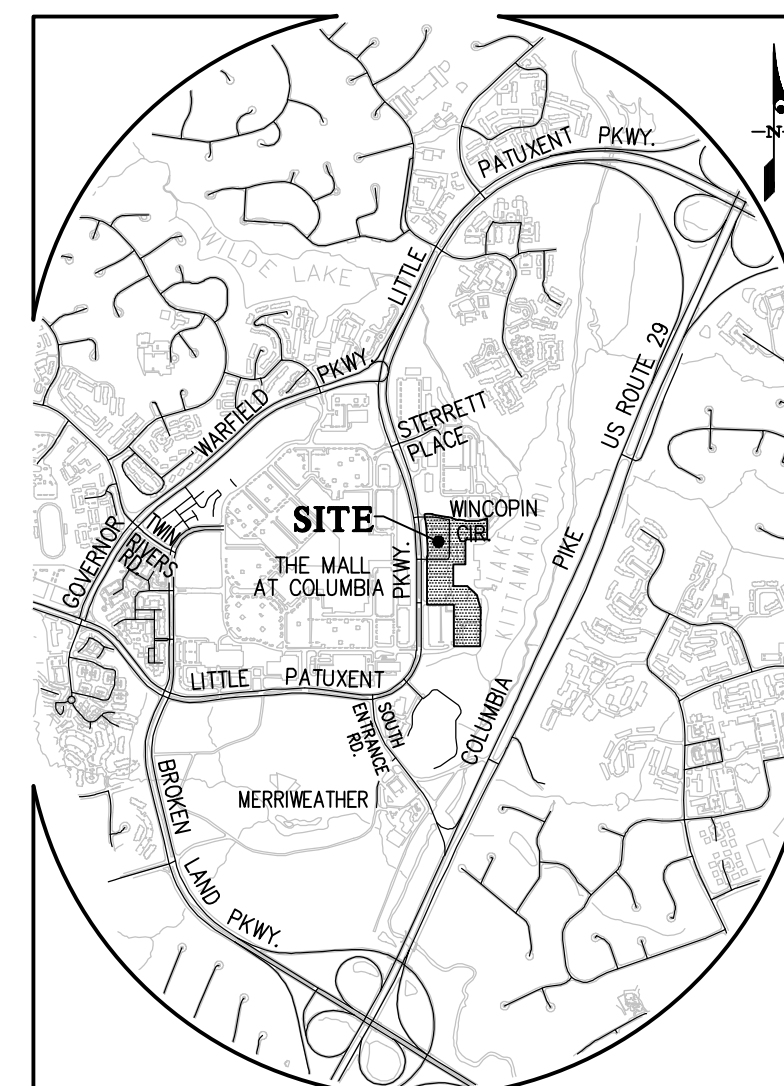
FINAL DEVELOPMENT PLAN CRITERIA

- MAXIMUM NUMBER OF UNITS:**
THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS IS 509 UNITS.
- MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:**
THE MAXIMUM GROSS FLOOR AREA OF NET NEW OFFICE USES IS 113,402 SF. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES IS 54,244 SF, INCLUDING RESTAURANT USES.
- MAXIMUM NUMBER OF NET NEW HOTEL ROOMS (CONSIDERED NON-RESIDENTIAL GFA):**
THE MAXIMUM NET NEW NUMBER OF HOTEL ROOMS IS 0. THE MAXIMUM GROSS FLOOR AREA OF NET NEW HOTEL USES IS 0 SF.
- MAXIMUM BUILDING HEIGHTS:**
THE MAXIMUM BUILDING HEIGHTS PERMITTED IS 15 STORIES FOR PARCELS E & H, 9 STORIES FOR PARCEL B AND 4 STORIES FOR PARCELS C, G, & I AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.
- MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:**
THE MAXIMUM RETAIL-USE FOOTPRINT WILL NOT EXCEED 50,000 SF.
- A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:**
DOWNTOWN COMMUNITY COMMONS WILL INCLUDE BOTH PRIMARY AND SECONDARY AMENITY SPACE, INCLUDING A PORTION OF THE LAKEFRONT CONNECTION PRIMARY AMENITY SPACE CONTAINING A MINIMUM OF 38,442 SQUARE FEET. SECONDARY AMENITY SPACES WILL INCLUDE A NEW DOWNTOWN NEIGHBORHOOD SQUARE (PARCEL D). FINAL DESIGN AND DELINEATION OF THE LAKEFRONT CONNECTION WILL BE SHOWN ON THE APPLICABLE SDP(S), AND THE AREA OF THIS LAKEFRONT CONNECTION WITHIN THIS FDP AREA MUST INCLUDE AT LEAST 38,442 SF. THE FINAL CONFIGURATION, SIZE, LOCATION, CHARACTER AND DESIGN OF SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SDP. FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.G.
- A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.0.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN:**
THE PLANNING BOARD HAS APPROVED AND ISSUED BUILDING PERMITS FOR ABOUT 1,271,093 SQUARE FEET OF NET NEW DEVELOPMENT DOWNTOWN. FINAL SQUARE FOOTAGES WILL BE MAINTAINED IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY. SEE THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR A CEPPA UPDATE.
- PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:**
NO ENVIRONMENTAL RESTORATION PROPOSED WITH THIS FDP.
- PROPOSED RESTRICTIONS, AGREEMENTS OR OTHER DOCUMENTS INDICATING A PLAN TO HOLD, OWN AND MAINTAIN IN PERPETUITY LAND INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE AND PUBLIC ART, BUT NOT PROPOSED TO BE IN PUBLIC OWNERSHIP:**
PROPERTY WITHIN THE FDP AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE WILL BE HELD, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) SUBJECT TO SUCH MAINTENANCE RESPONSIBILITIES POTENTIALLY BEING SHARED AMONG PROPERTY OWNERS OR ASSUMED BY A MAINTENANCE OR OTHER ORGANIZATION, OR IF AGREED TO, THE COUNTY. IT IS ANTICIPATED THAT THE DOWNTOWN COMMUNITY COMMONS WILL BE OWNED BY THE ADJACENT PROPERTY OWNER(S) AND THAT APPROPRIATE AGREEMENTS FOR MAINTENANCE AND ACCESS WILL BE PROVIDED, WHERE NECESSARY, TO ASSURE A MEANS OF ACCESS TO DOWNTOWN COMMUNITY COMMONS SPACE. EACH PRIVATE STREET WILL BE OWNED BY A SINGLE ENTITY WHICH MAY BE AN ADJACENT PROPERTY OWNER, THE PETITIONER, OR A SEPARATE ENTITY. APPROPRIATE AGREEMENT FOR MAINTENANCE AND ACCESS WILL BE PROVIDED. THE DOWNTOWN NEIGHBORHOOD SQUARE WILL BE CONVEYED TO HOWARD COUNTY PER SECTION 125.0.A.9.G.(4).(d) IN SATISFACTION OF CEPPA #22.

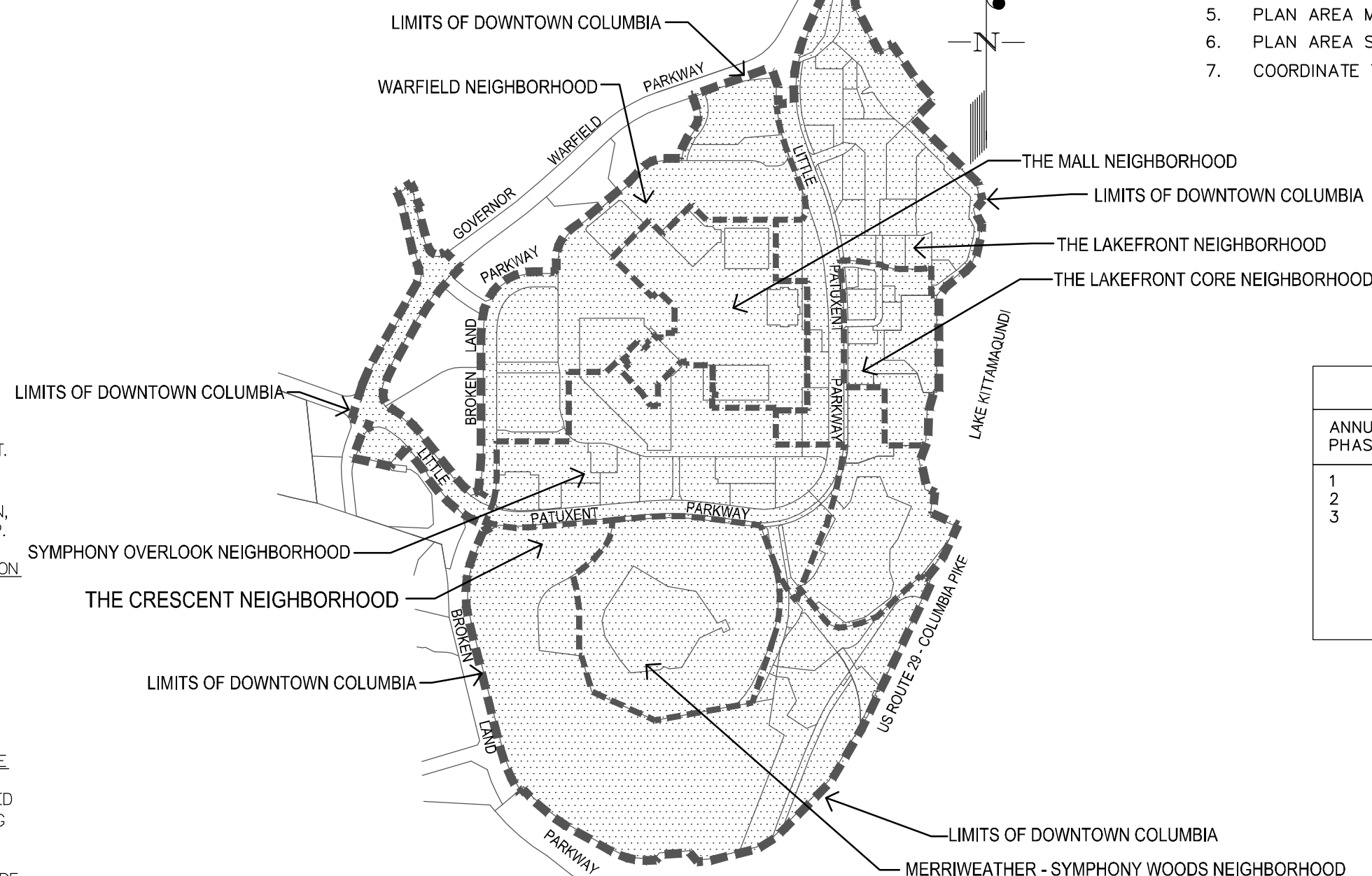
FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA LAKEFRONT CORE NEIGHBORHOOD PHASE I

SHEET INDEX

- COVER SHEET
- CONTEXT PLAN
- SITE COMPOSITE MAP
- PLAN AREA NORTH
- PLAN AREA MID
- PLAN AREA SOUTH
- COORDINATE TABLES



VICINITY MAP
SCALE: 1" = 2,000'



THE NEIGHBORHOODS
SCALE: 1" = 1000'

DEVELOPMENT CHART

TENTATIVE ALLOCATIONS			
ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	SDP SUBMISSION DUE DATE
1	305	2020	
2	120	2021	
3	84	2022	

PARCEL	Uses ¹																				Residential (DU)					
	Non-Residential (SF)										NET NEW ³							Ultimate			Existing	Proposed	Net			
	Existing			Demolition			Proposed				Retail/Rest.			Office/Other				Retail/Rest.	Office	Other				Total		
Parcel	Area (SF)	Area (Acre)	Retail/Rest	Office	Other	Total	Retail/Rest	Office	Other	Total	Retail/Rest.	Office	Other	Total	Retail/Rest.	Office	Other				Total	Retail/Rest.	Office		Other	Total
B ⁵	61,953	1.42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84
C	79,024	1.81	46,720	20,643	28,385	95,748	0	0	0	0	0	0	0	0	0	0	0	0	46,720	20,643	28,385	95,748	0	0	0	
D ²	26,255	0.60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
E	67,720	1.55	0	0	0	0	0	0	0	0	13,800	181,000	0	194,800	13,800	181,000	0	194,800	13,800	181,000	0	194,800	0	120	120	
F ²	39,497	0.91	0	117,098	0	117,098	0	117,098	0	117,098	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G	29,261	0.67	12,019	29,383	0	41,402	0	0	0	0	0	0	0	0	0	0	0	0	12,019	29,383	0	41,402	0	0	0	
H	80,885	1.86	8,800	0	0	8,800	8,800	0	0	8,800	30,400	0	0	30,400	21,600	0	0	21,600	30,400	0	0	30,400	0	305	305	
I	66,598	1.53	9,356	11,500	0	20,856	9,356	11,500	0	20,856	28,200	61,000	0	89,200	18,844	49,500	0	68,344	28,200	61,000	0	89,200	0	0	0	
J ²	13,541	0.31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
K	15,710	0.36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EX ROW	43,988	1.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lakefront Core Total This FDP	524,432	12.04	76,895	178,624	28,385	283,904	18,156	128,598	0	146,754	72,400	242,000	0	314,400	54,244	113,402	0	167,646	131,139	292,026	28,385	451,550	0	509	509	

(1) THE NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE NUMBER OF RESIDENTIAL UNITS AND/OR THE LAND USE APPROVED FOR AN INDIVIDUAL PARCEL MAY BE REALLOCATED AMONG OTHER PARCELS WITHIN THE FDP AREA AND/OR EXCEEDED ON A SUBSEQUENT SITE DEVELOPMENT PLAN WITHOUT AMENDING THIS FDP, PROVIDED THE TOTAL NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA AND THE TOTAL NUMBER OF RESIDENTIAL UNITS APPROVED FOR ALL PARCELS WITHIN THE FDP AREA IS NOT EXCEEDED.

(2) PARCELS D, F, & J ARE ANTICIPATED TO PROVIDE DOWNTOWN COMMUNITY COMMONS PRIMARY AND SECONDARY AMENITY SPACES, POSSIBLE FUTURE ROAD IMPROVEMENTS AND/OR TO POSSIBLY PROVIDE FUTURE ROAD FRONTAGE FOR EXISTING PARCELS.

(3) NET NEW AREA TO BE USED TO CALCULATE DOWNTOWN REVITALIZATION SQUARE FOOTAGE FOR PHASING AND CEPPA'S

(4) EXISTING USES TO REMAIN.

(5) SEE NOTE 16 ON SHEET 6

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2018

TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298, & TAX MAP 36 GRID 2 PARCEL 321
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 7

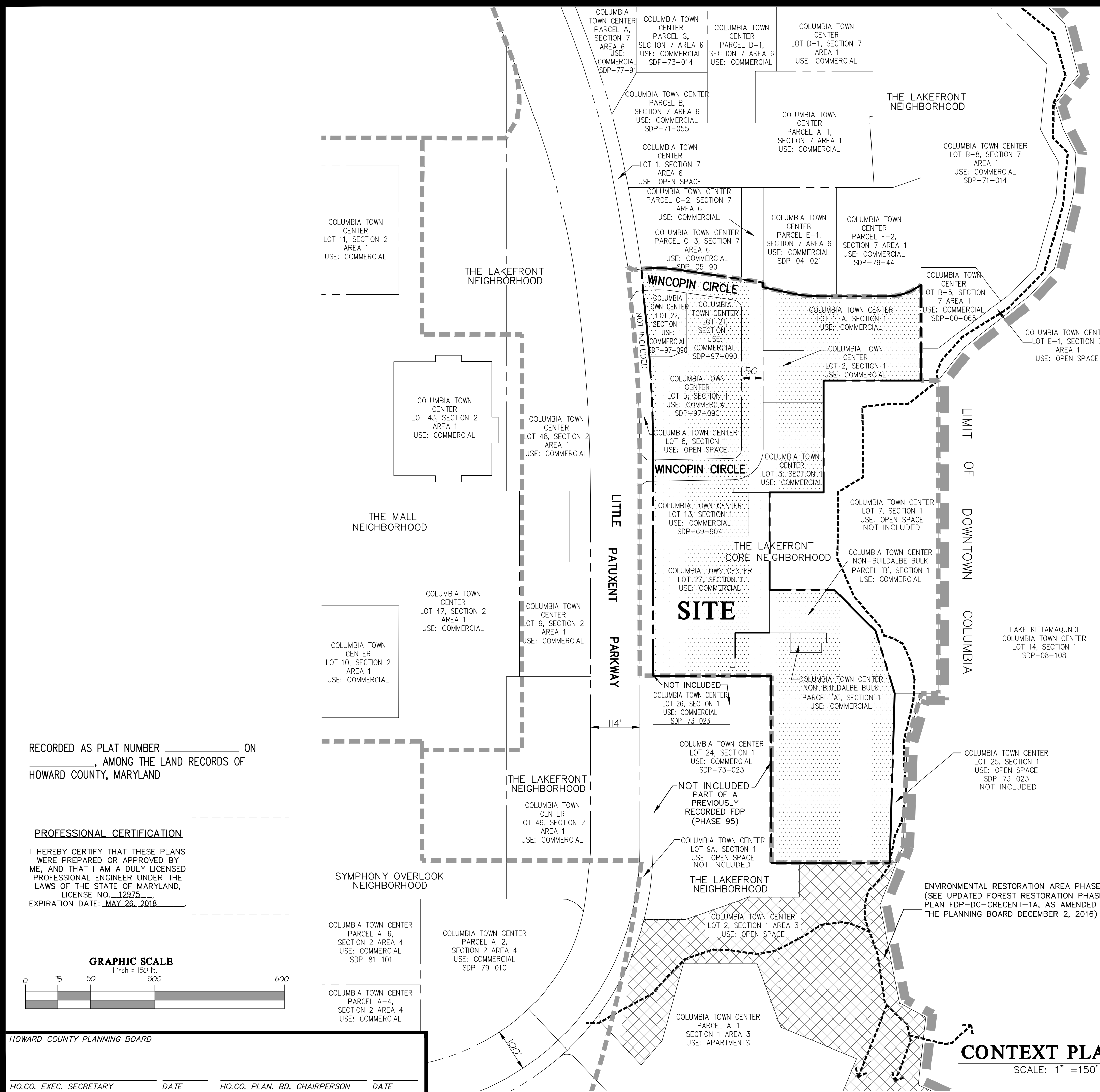
GLWGUTSCHICK LITTLE & WEBER, P.A.

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
DRAWN BY: DDS CHECK BY: DDS DATE: JAN. 10, 2018

HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____

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LEGEND

- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- EXISTING MAJOR PEDESTRIAN NETWORKS
- PLAN SUBMISSION AREA
- ENVIRONMENTAL RESTORATION AREA (PHASE 1 AND 2) SDP 13-026

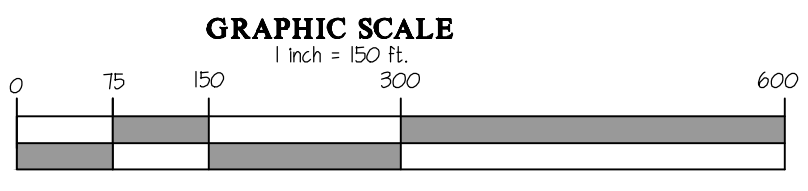
NOTES:

- THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR THE ADJOINING LANDS.

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE
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OWNER AND PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CLOVER ACQUISITIONS LLC
 ACB PARKING BUSINESS TRUST
 TOWN CENTER EAST BUSINESS TRUST
 HRD PARKING DECK BUSINESS TRUST
 WINCOPIN RESTAURANT BUSINESS TRUST
 AMERICAN CITY BUILDING BUSINESS TRUST
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

DOWNTOWN COLUMBIA LAKEFRONT CORE NEIGHBORHOOD PHASE I

COLUMBIA TOWN CENTER SECTION 1
 LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27 & NON-BUILDABLE BULK PARCELS 'A' & 'B'

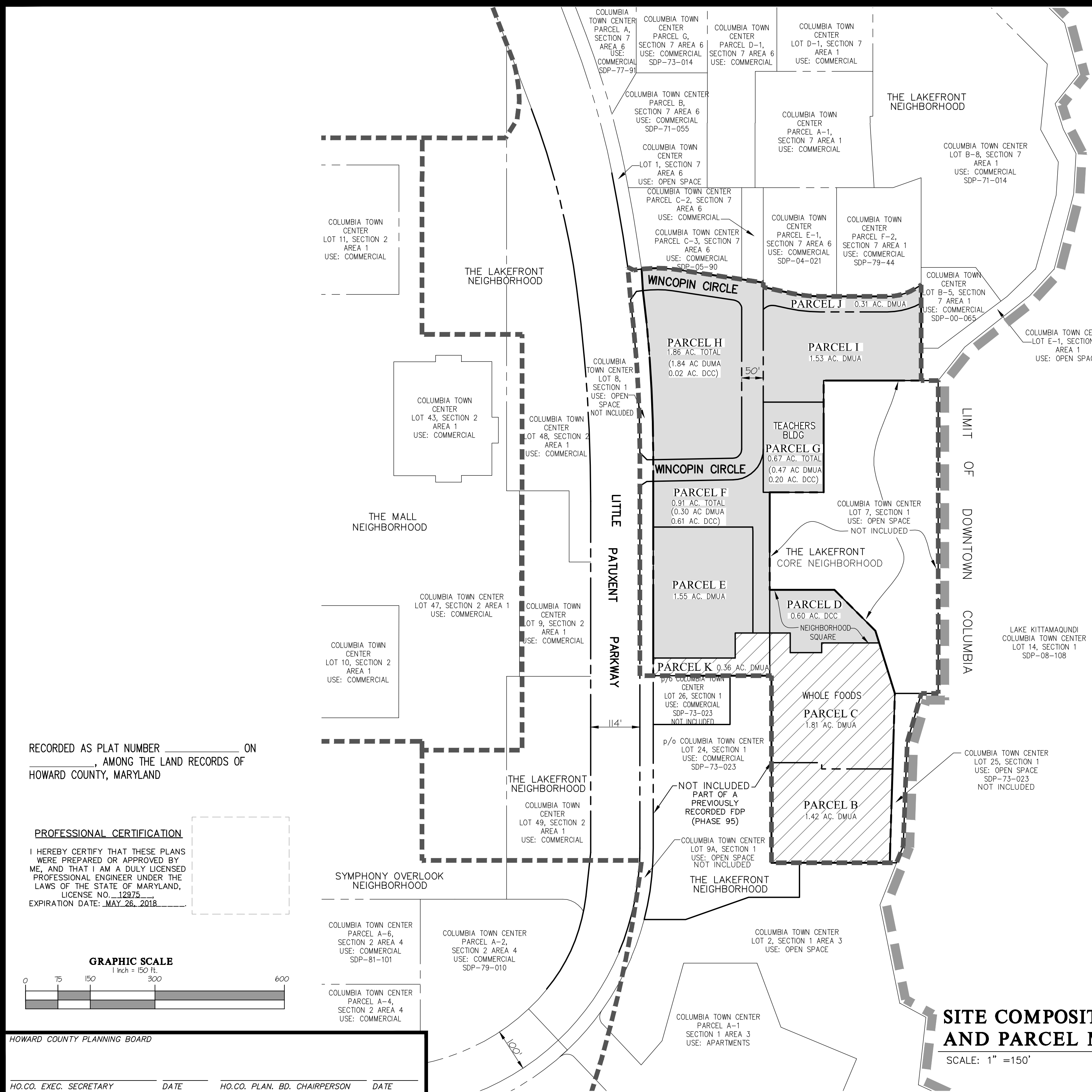
TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298, & TAX MAP 36 GRID 2 PARCEL 321
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=150' SHEET 2 OF 7

GLWGUTSCHICK 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
 DRAWN BY: DDS CHECK BY: DDS DATE: JAN. 10, 2018

CONTEXT PLAN
 SCALE: 1" = 150'

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LEGEND

- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- FDP RECORDATION PHASE 1 (SEE NOTE 2)
- FDP RECORDATION PHASE 2 (SEE NOTE 2)

NOTES:

1. THIS PLAN IS FOR GENERAL LOT AND PARCEL LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 4 THRU 6.
2. THE FDP SHALL BE RECORDED IN TWO PHASES. UPON ITS INITIAL RECORDATION, THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE PHASE 1 PROPERTY ONLY. THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE PHASE 2 PROPERTY (COMPRISED OF A PORTION OF LOT 24 AND A PORTION OF LOT 26, PLAT BOOK ___/FOLIO ___) ONLY WHEN (I) THE CROSS-HATCHING ON THE PHASE 2 PROPERTY HAS BEEN REMOVED; (II) A NOTE HAS BEEN ADDED TO THE PDP DESCRIBING THE PHASE 2 PROPERTY'S PURPOSE AND RE-RECORDATION; AND (III) THE FDP IS RE-RECORDED.

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CLOVER ACQUISITIONS LLC
 ACB PARKING BUSINESS TRUST
 TOWN CENTER EAST BUSINESS TRUST
 HRD PARKING DECK BUSINESS TRUST
 WINCOPIN RESTAURANT BUSINESS TRUST
 AMERICAN CITY BUILDING BUSINESS TRUST
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 LAKEFRONT CORE
 NEIGHBORHOOD
 PHASE I**

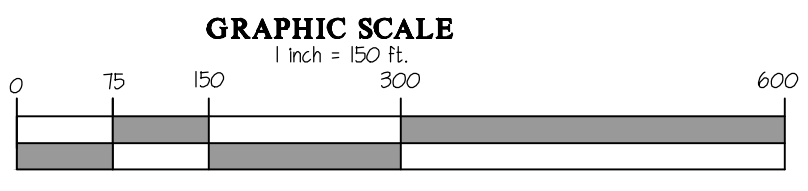
COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27
 & NON-BUILDABLE BULK PARCELS 'A' & 'B'

TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298,
 & TAX MAP 36 GRID 2 PARCEL 321
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=150' SHEET 3 OF 7

**SITE COMPOSITE LOT
 AND PARCEL MAP**
 SCALE: 1" = 150'

RECORDED AS PLAT NUMBER _____ ON
 _____, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
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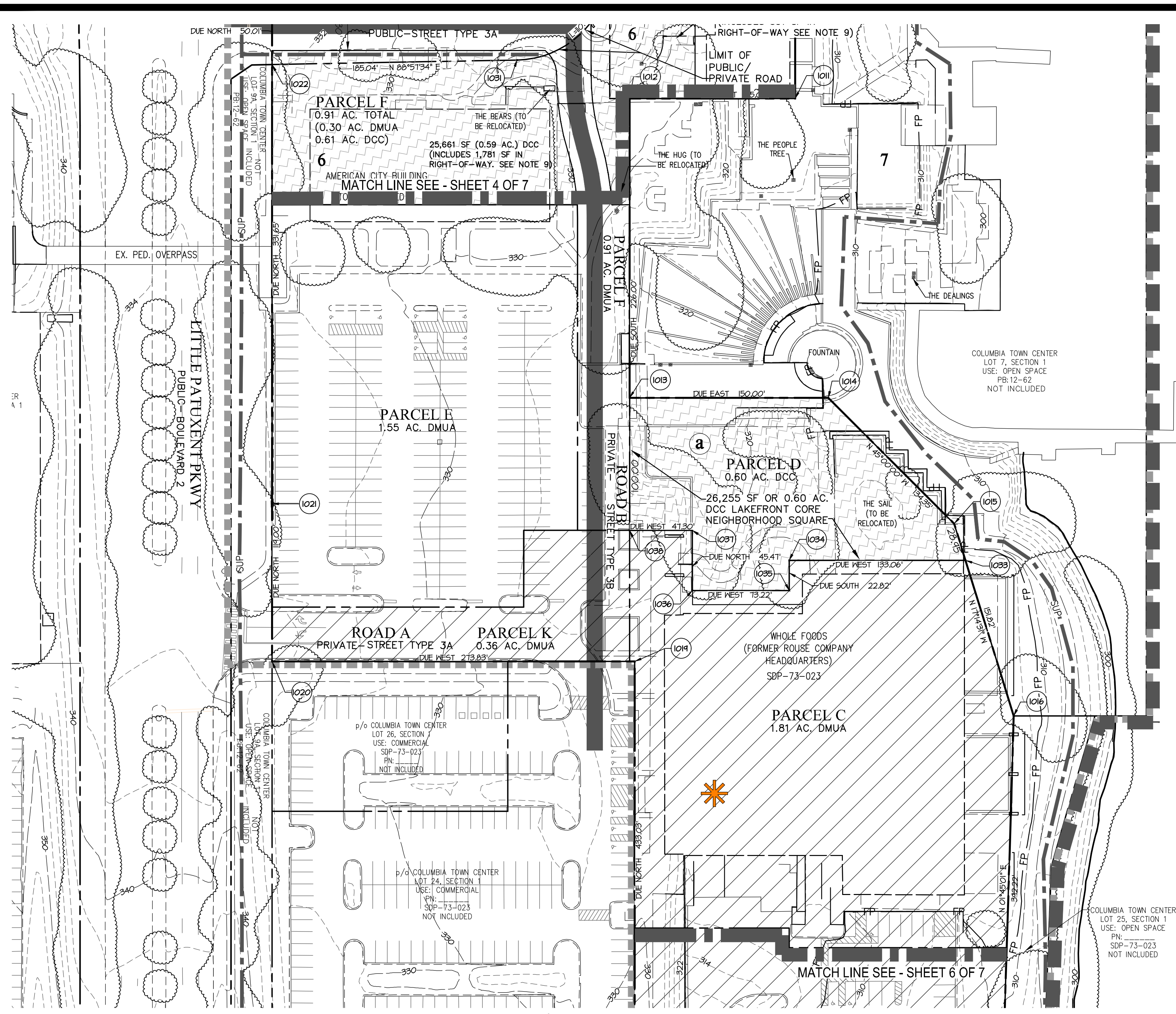


HOWARD COUNTY PLANNING BOARD

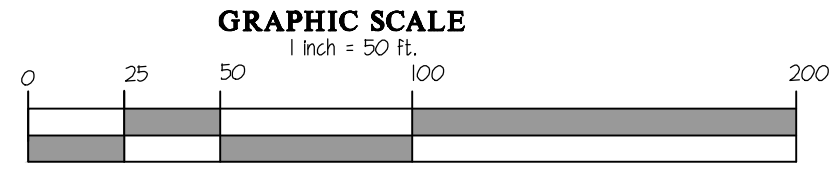
HO.CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE
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 DRAWN BY: DDS CHECK BY: DDS DATE: JAN. 10, 2018

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PLAN AREA-MID
PARCELS C, D, E, K, & part of PARCEL F



HOWARD COUNTY PLANNING BOARD			
HO.CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE

COLUMBIA TOWN CENTER
 LOT 14, SECTION 1
 PB:15-20

**LAKE
 KITTAMAQUUNDI**

COLUMBIA TOWN CENTER
 LOT 7, SECTION 1
 USE: OPEN SPACE
 PB:12-62
 NOT INCLUDED

NOTE: A PUBLIC EASEMENT WILL BE PROVIDED ON PARCELS F AND/OR K AS NECESSARY THAT PROVIDES UNRESTRICTED ACCESS TO THE DOWNTOWN NEIGHBORHOOD SQUARE. THE EXACT LOCATION OF THE EASEMENT WILL BE DETERMINED AT THE FINAL PLAT & SITE DEVELOPMENT PLAN STAGE. TEMPORARY CLOSURE OF WINGOPIN CIRCLE EXTENDED/ROAD B TO VEHICULAR TRAFFIC IS PERMITTED DURING FESTIVALS, EVENTS AND OTHER PEDESTRIAN-ORIENTED ACTIVITIES PROVIDED PEDESTRIAN ACCESS TO THE DOWNTOWN NEIGHBORHOOD SQUARE IS MAINTAINED.

RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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**DOWNTOWN COLUMBIA
 LAKEFRONT CORE
 NEIGHBORHOOD
 PHASE I**
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27
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 DRAWN BY: DDS CHECK BY: DDS DATE: JAN. 10, 2018

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NOTES

- TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 12.04 ACRES.
- THE FDP AREA CONTAINS EXISTING DEVELOPED SITES.
- PROPOSED DOWNTOWN MIXED USE AREA IS 10.62 ACRES.
- THE FORMER ROUSE COMPANY HEADQUARTERS IS AN EXISTING SIGNATURE BUILDING. PARCEL I HAS BEEN DESIGNATED AS A POTENTIAL SIGNATURE BUILDING.
- THERE ARE NO HISTORIC BUILDINGS OR STRUCTURES WITHIN THE SITE AREA. THE DOWNTOWN COLUMBIA PLAN IDENTIFIES THE FORMER ROUSE HEADQUARTERS BUILDING AS CULTURALLY SIGNIFICANT. EXISTING CULTURALLY SIGNIFICANT PUBLIC ART WILL BE RELOCATED. SEE NOTE 14 FOR ADDITIONAL DETAIL.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
- FOR INFORMATION ON BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:

AREA OF FDP:	524,432 SF.
AREA OF FDP REQUIRING NEW DOWNTOWN COMMUNITY COMMONS AREA:	480,444 SF*
REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS:	24,022 SF
PROPOSED NET NEW DOWNTOWN COMMUNITY COMMONS TO MEET 5% REQ.:	62,050 SF
PROPOSED AS PRIMARY AMENITY SPACE (6):	35,795 SF
PROPOSED AS SECONDARY AMENITY SPACE:	26,255 SF**
SURPLUS AREA PROVIDED BY THIS FDP THAT MAY BE CREDITED:	38,028 SF
PER SECTION 125.0.A.9.g.(4)(g)	
ADDITIONAL DOWNTOWN COMMUNITY COMMONS AREA WITHIN PUBLIC RIGHT-OF-WAY ...	3,220 SF***
TOTAL DOWNTOWN COMMUNITY COMMONS	65,270 SF

*EXCLUDES 43,988 SF OF EXISTING PUBLIC RIGHT OF WAY.

**PER SECTION 125.0.A.9G(4)(D) OF THE ZONING REGULATIONS, PARCEL D/ VETERAN'S MONUMENT/ PUBLIC NEIGHBORHOOD SQUARE, A SECONDARY AMENITY SPACE, IS IDENTIFIED AS THE REQUIRED LAKEFRONT CORE DOWNTOWN NEIGHBORHOOD SQUARE. FINAL LOCATION, GEOMETRY AND DESIGN WILL BE DETERMINED AT SITE DEVELOPMENT STAGE

*** PROPOSED DOWNTOWN COMMUNITY COMMONS AREA THAT IS LOCATED WITHIN THE EXISTING PUBLIC RIGHT OF WAY IS INCLUDED IN THE LAKEFRONT CONNECTION BUT DOES NOT COUNT TOWARDS THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS AREA REQUIREMENT.

- EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.0.A.9 OF THE ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER SQUARE FOOT CHARGE IN AN AMOUNT OF \$0.25 PER SQUARE FOOT OF GROSS LEASABLE AREA FOR OFFICE AND RETAIL USES AND \$0.25 PER SQUARE FOOT OF NET FLOOR AREA FOR HOTELS TO THE DOWNTOWN COLUMBIA PARTNERSHIP ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE (CEPPA 25).
- TO ADDRESS AFFORDABLE HOUSING, THE PROPERTY HAS BEEN INCLUDED IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT BETWEEN THE COUNTY AND PETITIONER RECORDED AMONG THE HOWARD COUNTY LAND RECORDS IN BOOK 17457 AT PAGE 265. ADDITIONALLY, EACH OWNER WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ANNUAL PAYMENTS REQUIRED BY CEPPA 27, ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE HOWARD COUNTY CODE.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU PAID AS PROVIDED IN SECTION 125.0.A.9.f(2) OF THE ZONING REGULATIONS.
- PER SECTION 125.0.H.4 OF THE ZONING REGULATIONS, MINOR ADJUSTMENTS TO THE PEDESTRIAN, BICYCLE, TRANSIT CIRCULATION, ROAD NETWORK, BLOCK CONFIGURATION AND DOWNTOWN COMMUNITY COMMONS MAY BE APPROVED AS A PART OF THE SITE DEVELOPMENT PLAN. THE APPROVAL AND CONSTRUCTION OF THE ROAD NETWORK (FINAL PLANS) MAY BE DONE IN CONSTRUCTION PHASES TO FACILITATE DEVELOPMENT.
- WITH THE EXCEPTION OF 'SAIL', THE EXISTING ART SCULPTURES LOCATED WITHIN THE FDP AREA WILL BE PRESERVED AND RELOCATED WITHIN THE LAKEFRONT CORE NEIGHBORHOOD. FINAL ART LOCATIONS ARE TO BE DETERMINED BY THE DEVELOPER, AND THE TIMING OF ART RELOCATION WILL BE COORDINATED WITH DEVELOPMENT ACTIVITY WITHIN THE LAKEFRONT CORE NEIGHBORHOOD. IT IS ANTICIPATED THAT 'SAIL' WILL BE RELOCATED PROXIMATE TO LAKE KITTAMAQUNDI BUT OUTSIDE THE LAKEFRONT CORE NEIGHBORHOOD. TO THE EXTENT NECESSARY, EXISTING PUBLIC ART, PRIOR TO ITS RELOCATION, WILL BE STORED OFF-SITE AND MAINTAINED IN GOOD CONDITION UNTIL RELOCATED.
- A PUBLIC EASEMENT WILL BE PROVIDED ON PARCELS F AND/OR K AS NECESSARY THAT PROVIDES UNRESTRICTED ACCESS TO THE DOWNTOWN NEIGHBORHOOD SQUARE. THE EXACT LOCATION OF THE EASEMENT WILL BE DETERMINED AT THE FINAL PLAT & SITE DEVELOPMENT PLAN STAGE. TEMPORARY CLOSURE OF WINCOPIN CIRCLE EXTENDED/ROAD B TO VEHICULAR TRAFFIC IS PERMITTED DURING FESTIVALS, EVENTS AND OTHER PEDESTRIAN-ORIENTED ACTIVITIES PROVIDED PEDESTRIAN ACCESS TO THE DOWNTOWN NEIGHBORHOOD SQUARE IS MAINTAINED.
- DEVELOPMENT OF PARCEL B IS SUBJECT TO ADDITIONAL REVIEW AND ANALYSIS PRIOR TO A DETERMINATION OF SDP APPROVAL. THE SUBMISSION OF ADDITIONAL INFORMATION TO DPZ REGARDING FLOODPLAIN LIMITS AND IMPACTS, SATISFACTION OF APPLICABLE BUILDING CODE STANDARDS, AND STATE AND LOCAL APPROVALS.
- THE FDP SHALL BE RECORDED IN TWO PHASES. UPON ITS INITIAL RECORDATION, THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE PHASE 1 PROPERTY ONLY. THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE PHASE 2 PROPERTY (COMPRISED OF A PORTION OF LOT 24 AND A PORTION OF LOT 26, PLAT BOOK ___/FOLIO ___) ONLY WHEN (I) THE CROSS-HATCHING ON THE PHASE 2 PROPERTY HAS BEEN REMOVED; (II) A NOTE HAS BEEN ADDED TO THE FDP DESCRIBING THE PHASE 2 PROPERTY'S PURPOSE AND RE-RECORDATION; AND (III) THE FDP IS RE-RECORDED.

NET NEW AMENITY SPACES CHART

KEY	TYPE	AMENITY DESCRIPTION	MIN. AREA	AREA SHOWN
6	PRIMARY	LAKEFRONT CONNECTION	38,442 SF ²	39,015 SF ³
a	SECONDARY	VETERANS MONUMENT/ PUBLIC NEIGHBORHOOD SQUARE	--	26,255 SF
TOTAL:			--	65,270 SF

- SEE NOTE 9 FOR 5% NET NEW DOWNTOWN COMMUNITY COMMONS REQUIREMENT.
- THE 68,600 SF REQUIRED IN THE DOWNTOWN COLUMBIA PLAN (EXHIBIT G) FOR THE LAKEFRONT CONNECTION IS PROPORTIONED BETWEEN THE LAKEFRONT CORE AND LAKEFRONT NEIGHBORHOODS. THE MINIMUM AREA SHOWN (38,442 SF) IS WHAT IS REQUIRED FOR THE PERCENTAGE OF THE AREA WITHIN THE LIMITS OF THIS FDP. SEE NEIGHBORHOOD DESIGN GUIDELINES FOR MORE INFORMATION.
- INCLUDES 3,220 SF OF DCC WITHIN PUBLIC RIGHT-OF-WAY. SEE NOTE 9 FOR MORE INFORMATION

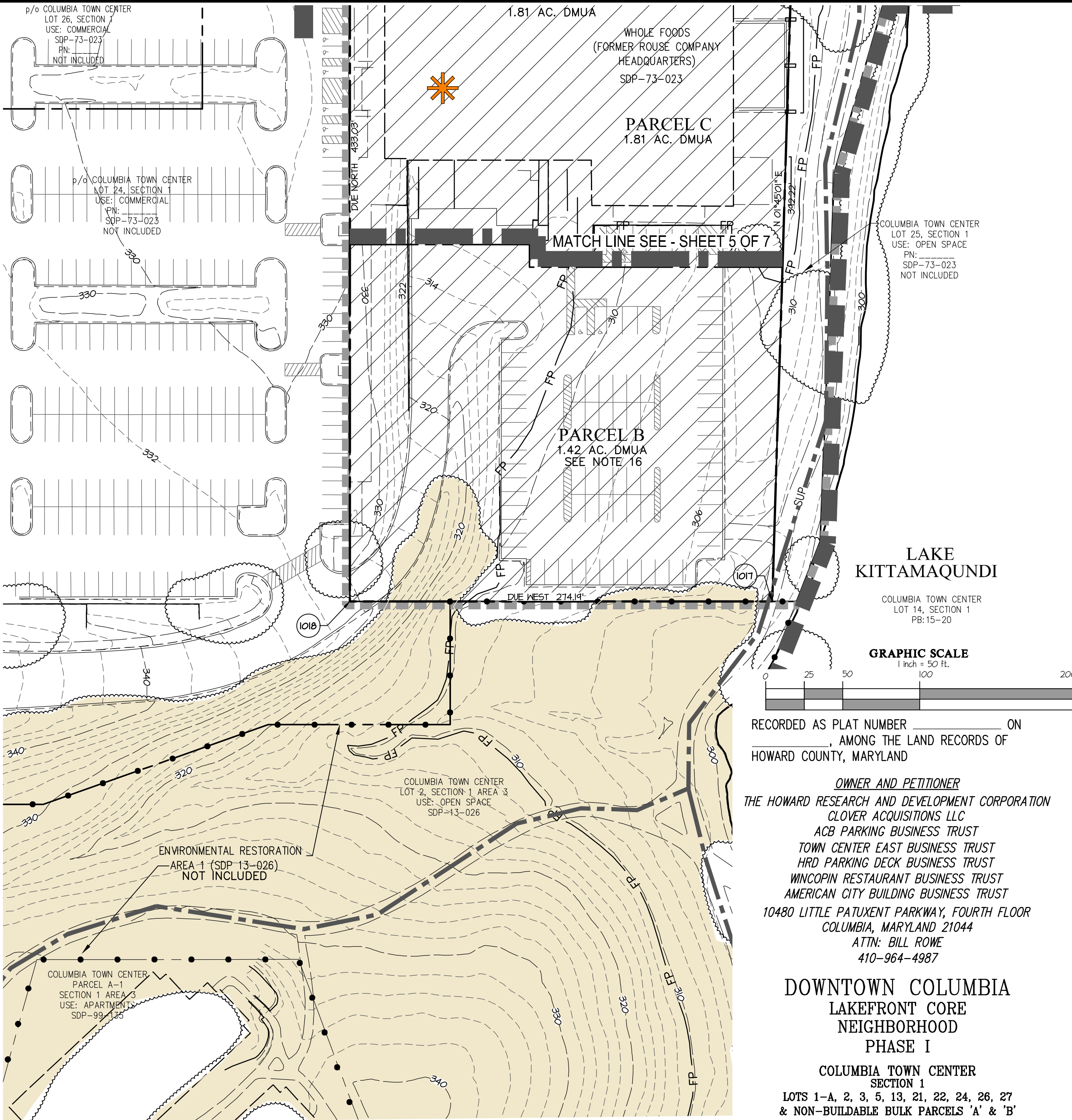
TABULATION OF LAND USE

	EX. DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.	1.42 AC.**
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.	0.00 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	12.04 AC.	10.62 AC.***
TOTAL	12.04 AC.	12.04 AC.

- * LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009
- ** INCLUDES 26,255 SF LOCATED ON PARCEL D AND 35,795 SF LOCATED ON PARCELS F, G, & H
- *** INCLUDES 3,220 SF OF DCC WITHIN EXISTING PUBLIC RIGHT-OF-WAY (PART OF THE LAKEFRONT CONNECTION). SEE NOTE 9 FOR MORE INFORMATION.

HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____



DOWNTOWN COMMUNITY COMMONS PHASING PLAN

- PER SECTION 125.0.A.9.G.(4)(F) AND IN ACCORDANCE WITH ALTERNATIVE CEPPA TIMING APPROVED _____, NEW DOWNTOWN COMMUNITY COMMONS SHOWN ON THIS FDP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PHASING PLAN:
- THE DOWNTOWN NEIGHBORHOOD SQUARE (PARCEL D) MUST BE COMPLETED AND DEEDED TO HOWARD COUNTY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000TH NET NEW SQUARE FOOT OF DEVELOPMENT.
 - THE LAKEFRONT CONNECTION WILL BE CONSTRUCTED AFTER THE AMERICAN CITY BUILDING IS DEMOLISHED AND MUST BE COMPLETED (LANDSCAPE PLANTING SUBJECT TO WEATHER CONDITIONS) PRIOR TO OCCUPANCY OF MORE THAN 50% OF THE DEVELOPMENT TO BE LOCATED ON PARCEL E.

**PLAN AREA-SOUTH
PARCEL B**

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12915. EXPIRATION DATE: MAY 26, 2018.

TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298, & TAX MAP 36 GRID 2 PARCEL 321
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=50' SHEET 6 OF 7

GLWGUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: DDS CHECK BY: DDS DATE: JAN. 10, 2018

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COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1000	564536.8904	1352732.7373
1001	564535.8174	1352812.0504
1002	564505.4913	1353014.8124
1003	564494.8904	1353014.8124
1004	564480.6660	1353080.3261
1005	564473.4938	1353147.1620
1006	564473.4938	1353302.4722
1007	564492.3358	1353368.1822
1008	564500.1875	1353380.7474
1009	564278.4904	1353380.7474
1010	564278.4904	1353154.8124
1011	564019.4864	1353154.8124
1012	564019.4864	1353029.8103
1013	563793.4864	1353029.8103
1014	563793.4864	1353179.8103
1015	563698.4851	1353274.8117
1016	563553.4904	1353319.8113
1017	563161.4573	1353307.8317
1018	563161.4573	1353033.6404
1019	563594.4864	1353033.6404

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1020	563594.4864	1352759.8103
1021	563713.4864	1352759.8103
1022	564045.1364	1352759.8103
1023	564095.1447	1352759.8093
1024	564106.8549	1352759.8093
1025	564486.8845	1352735.8705
1026	564486.3674	1352804.6544
1027	564465.1266	1352946.6716
1028	564444.0708	1352964.8124
1029	564119.7750	1352964.8124
1030	564098.4885	1352943.9090
1031	564048.4967	1352944.8170
1032	564119.7750	1353014.8124
1033	563670.8364	1353283.3925
1034	563670.8364	1353150.3303
1035	563648.0164	1353150.3303
1036	563648.0164	1353077.1103
1037	563693.4864	1353077.1103
1038	563693.4864	1353029.8103

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C1	21.29'	30.28'

COORDINATE TABLES

HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE
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RECORDED AS PLAT NUMBER _____ ON _____, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CLOVER ACQUISITIONS LLC
 ACB PARKING BUSINESS TRUST
 TOWN CENTER EAST BUSINESS TRUST
 HRD PARKING DECK BUSINESS TRUST
 WINCOPIN RESTAURANT BUSINESS TRUST
 AMERICAN CITY BUILDING BUSINESS TRUST
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 LAKEFRONT CORE
 NEIGHBORHOOD
 PHASE I**

COLUMBIA TOWN CENTER
 SECTION 1

LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27
 & NON-BUILDABLE BULK PARCELS 'A' & 'B'

TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298,
 & TAX MAP 36 GRID 2 PARCEL 321
 5th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: AS SHOWN

SHEET 7 OF 7

PROFESSIONAL CERTIFICATION

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