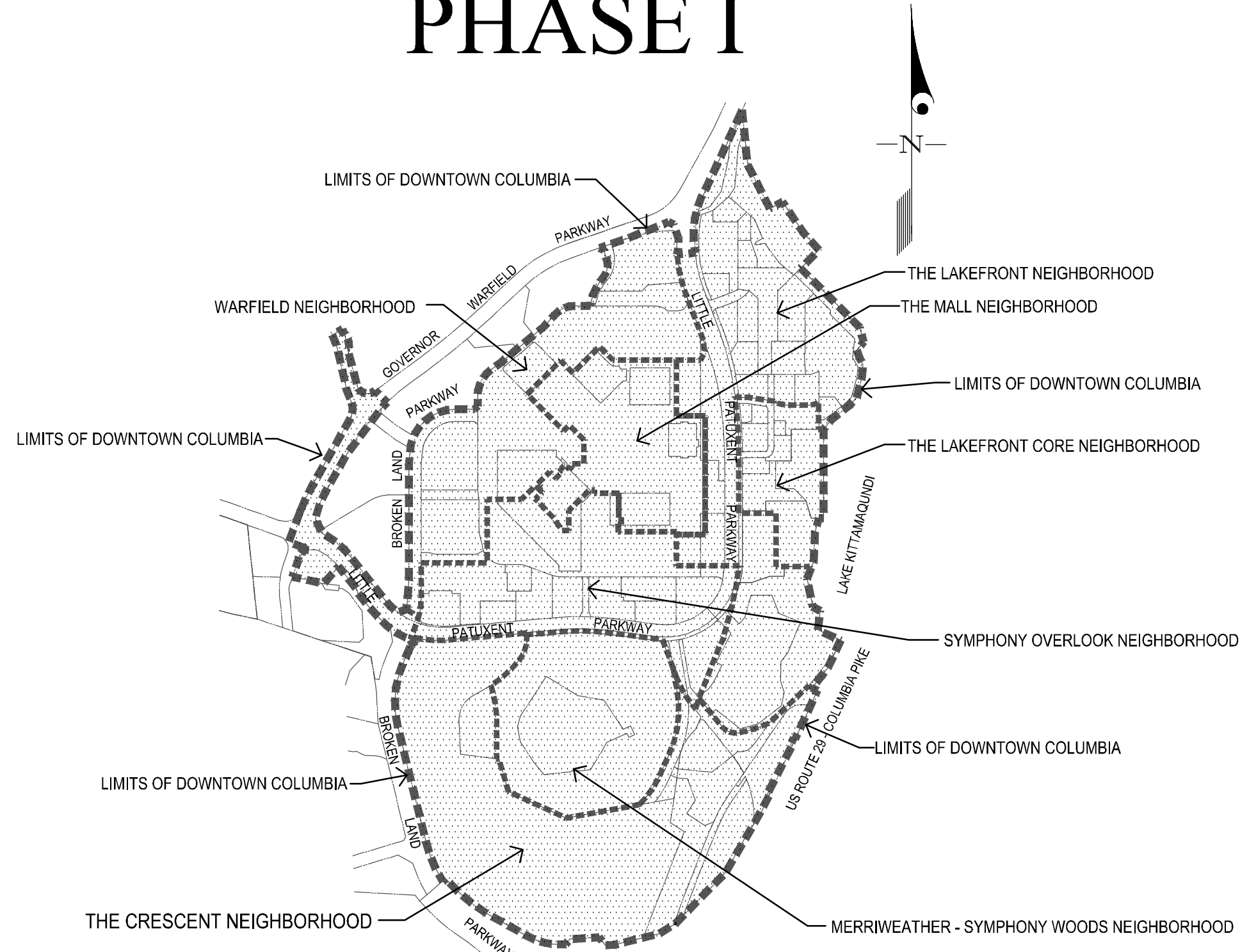


NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA LAKEFRONT CORE NEIGHBORHOOD PHASE I

GENERAL NOTES

1. THE LAKEFRONT CORE NEIGHBORHOOD BOUNDARY SHOWN HAS BEEN MODIFIED FROM THE DOWNTOWN COLUMBIA PLAN. THE BOUNDARY HAS BEEN ADJUSTED TO INCLUDE BLOCKS LC.3, LC.5, AND THE LAKEFRONT CONNECTION UP TO LITTLE PATUXENT PARKWAY.
2. THE STREET NETWORK SHOWN HAS BEEN MODIFIED FROM THE DOWNTOWN COLUMBIA PLAN. SEE CHAPTER 3 OF THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
3. THE MAXIMUM BUILDING HEIGHTS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN COLUMBIA PLAN. SEE CHAPTER 2 OF THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
4. A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS MAY CONSIST OF BOTH PRIMARY AMENITY SPACES (MINIMUM NET NEW AREAS INDICATED ON THESE PLANS), AND POTENTIAL SECONDARY AMENITY SPACE LOCATIONS WHICH HAVE BEEN SHOWN ON THESE PLANS. SECONDARY AMENITY SPACE, IF PROVIDED, WILL BE LOCATED IN VARIOUS AREAS WITHIN THE LIMITS OF THE NEIGHBORHOOD. FINAL LOCATIONS, SIZE, CONFIGURATION, CHARACTERISTIC, AND DESIGN WILL BE DETERMINED AT THE SITE DEVELOPMENT STAGE.

THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ACCORDANCE WITH SECTIONS 103.0 AND 125.0.A.9.g.(4) OF THE HOWARD COUNTY ZONING ORDINANCE. PARTICULARLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC. FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.g.(4).(g)
5. FOR THE LOCATION OF ROADS THAT WILL HAVE SHARED BICYCLE AND VEHICULAR TRAVEL LANES SEE THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES, FINAL DEVELOPMENT PLANS AND IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
6. FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT STAGE.
7. DEVELOPMENT OF BLOCK LC.1 IS SUBJECT TO 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.
8. THE EFFECTIVENESS OF THE NEIGHBORHOOD CONCEPT PLAN IS TIED TO THE EFFECTIVENESS OF THE UNDERLYING FDP. PLEASE SEE THE FDP PLAN SHEETS FOR ADDITIONAL INFORMATION ON RECORDATION PHASING AND EFFECT.



THE NEIGHBORHOODS SCALE: 1" = 1000'

NEW SECONDARY AMENITY SPACES CHART*	
KEY AMENITY DESCRIPTION	
o LAKEFRONT COMMUNITY COMMONS (PARCEL D/ VETERANS MONUMENT/ PUBLIC NEIGHBORHOOD SQUARE)	26,255 SF
TOTAL NET NEW SECONDARY AREA:	26,255 SF
TOTAL REQUIRED NET NEW SECONDARY AREA**:	0 SF

* SEE GENERAL NOTE 4 FOR ADDITIONAL INFORMATION.
** SEE LAKEFRONT CORE NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION FOR MORE INFORMATION ON THE REQUIRED NET NEW AREA

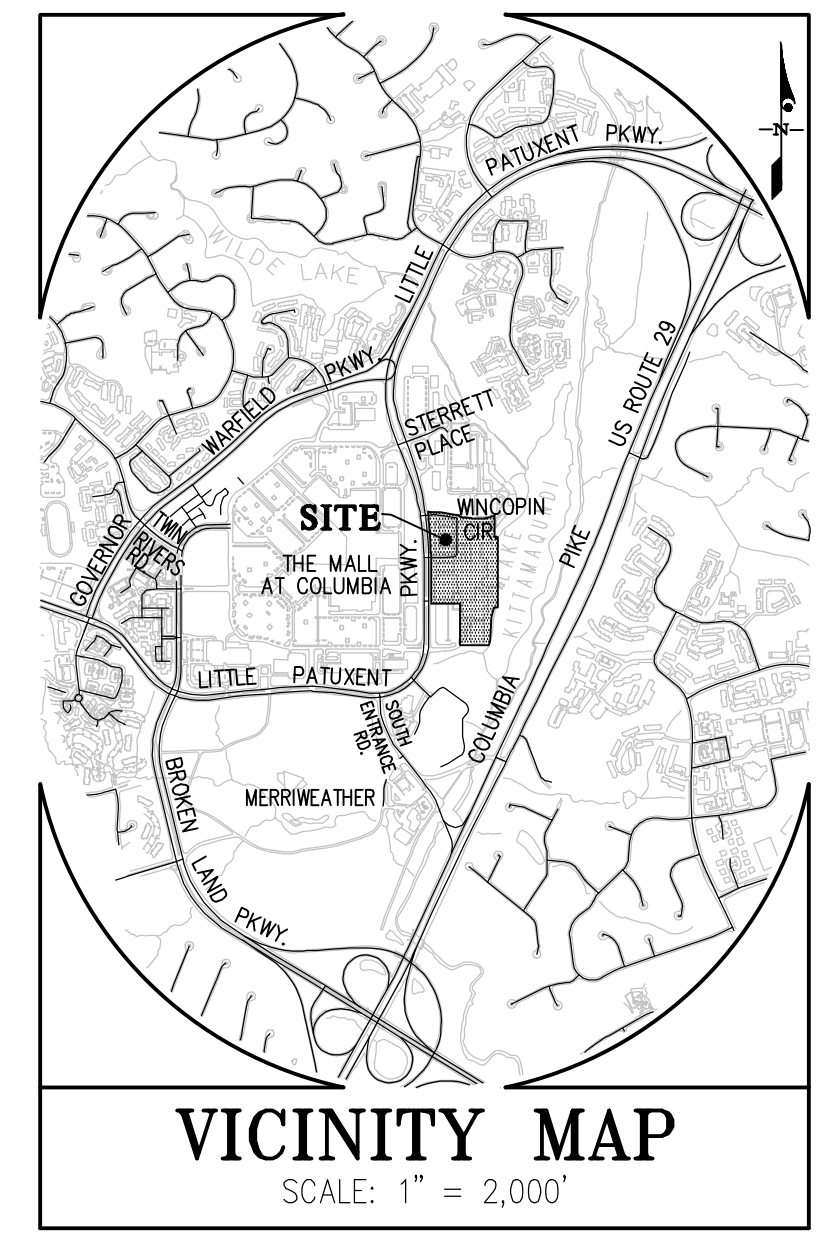
DOWNTOWN COMMUNITY COMMONS PHASING PLAN

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:

1. 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.
2. 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.

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



VICINITY MAP SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET
2. NEIGHBORHOOD CONCEPT PLAN

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 1 OF 2

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: DATE: JAN, 2018

LAKEFRONT CORE NEIGHBORHOOD NEW PRIMARY AMENITY SPACES CHART*	
No. AMENITY NAME	NET NEW SF
6. LAKEFRONT CONNECTION.....	44,008 SF**
7. LAKEFRONT PLAZA.....(EXISTING)	0 SF
TOTAL MINIMUM NET NEW AREA:	44,008 SF**

THE AREA OF EACH PRIMARY AMENITY SPACE IS INDICATED IN THE TABLE ABOVE. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE AREA INDICATED IN THE TABLE AND THE AREA SHOWN ON THIS PLAN, THE AREA IN THE TABLE GOVERNS.

*SEE GENERAL NOTE 4 FOR ADDITIONAL INFORMATION.
** THE 68,600 SF THE LAKEFRONT CONNECTION IDENTIFIED IN THE DOWNTOWN COLUMBIA PLAN IS PROPORTIONED BETWEEN THE LAKEFRONT CORE AND LAKEFRONT NEIGHBORHOODS. 44,008 SF IS REQUIRED IN THE LAKEFRONT CORE NEIGHBORHOOD AND 24,592 SF IS REQUIRED IN THE LAKEFRONT NEIGHBORHOOD. SEE NEIGHBORHOOD DESIGN GUIDELINES FOR MORE INFORMATION.

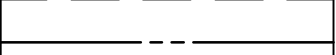



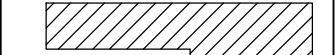




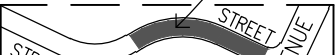



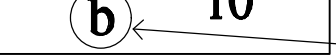
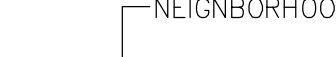



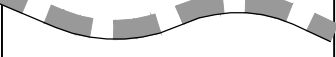
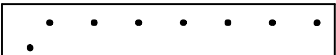
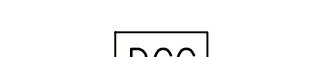
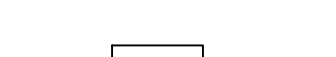
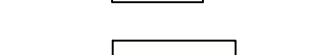

LAKEFRONT CORE NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION	
AREA OF LAKEFRONT CORE NEIGHBORHOOD:	760,069 SF
AREA OF LAKEFRONT CORE NEIGHBORHOOD THAT HAS BEEN DESIGNATED AS OPEN SPACE OR PUBLIC RIGHT OF WAY AS SHOWN ON THE DOWNTOWN OPEN SPACE PRESERVATION PLAN:	279,625*
NET AREA OF LAKEFRONT CORE NEIGHBORHOOD	480,444 SF
REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:	24,022 SF
SECONDARY AMENITY SPACE AREA THAT WOULD BE REQUIRED IF THE MINIMUM NET NEW PRIMARY AMENITY SPACE IS PROVIDED.....	0 SF**

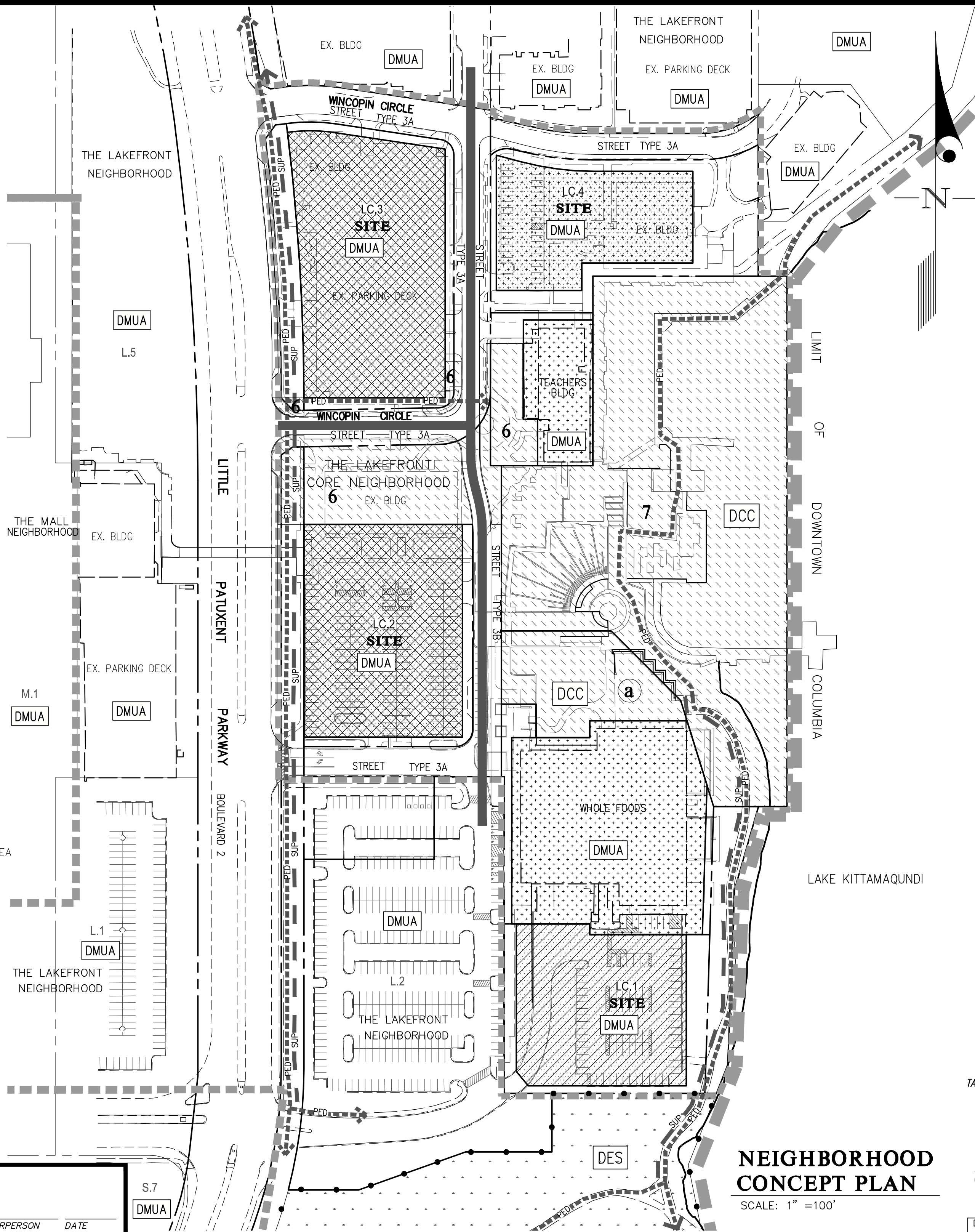
*PER SECTION 125.0.A.9.g.(4).(a).
**THE TOTAL REQUIRED AMOUNT OF SECONDARY AMENITY SPACE, IF ANY, IS DEPENDANT ON THE TOTAL PRIMARY AMENITY SPACE PROVIDED.

NEW DOWNTOWN COMMUNITY COMMONS MUST BE CONSTRUCTED PRIOR TO OCCUPANCY OF MORE THAN 50% OF ALL EXISTING AND PROPOSED BUILDINGS HAVING A FACADE ADJACENT TO THE SPACE OR IN ACCORDANCE WITH A PHASING PLAN APPROVED AS A PART OF THE FDP (SECTION 125.0.A.9.g.(4).(f))

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

LEGEND

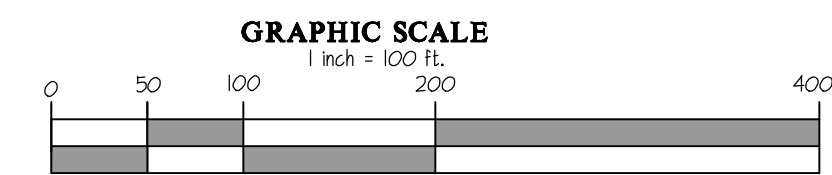
-  PROPERTY LINES
-  STREETS
-  BLOCKS
-  4 STORIES OR 60 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 120 FEET MAX BUILDING HEIGHT
-  15 STORIES OR 170 FEET MAX BUILDING HEIGHT
-  NATURAL AREAS
-  AMENITY AREAS
-  STREET TYPE
-  PRIMARY PEDESTRIAN ST.
-  STREET
-  PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
-  SHARED-USE PATHWAY
-  PRIMARY AMENITY SPACE IDENTIFICATION
-  POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
-  NEIGHBORHOOD IDENTIFICATION (LAKEFRONT CORE)
-  BLOCK IDENTIFICATION NUMBER
-  BLOCK IDENTIFICATION
-  NEIGHBORHOOD LIMITS
-  LIMITS OF DOWNTOWN COLUMBIA
-  ENVIRONMENTAL RESTORATION AREA (SDP 13-026)
-  DCC
-  DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
-  DOWNTOWN MIXED USE AREAS



NOTE: ELEMENTS OUTSIDE OF THE LAKEFRONT CORE NEIGHBORHOOD ARE SHOWN FOR CONTINUITY PURPOSES ONLY. FEATURES, IF SHOWN, ARE BASED ON THE DOWNTOWN COLUMBIA PLAN AND/OR OTHER INFORMATION AVAILABLE AND ARE GENERALLY CONSISTENT WITH THE EXHIBITS WITHIN THE HOWARD COUNTY COUNCIL BILL NUMBER 58-2009 (APPROVED FEBRUARY 3, 2010)

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.



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

NEIGHBORHOOD CONCEPT PLAN
 SCALE: 1" = 100'

HOWARD COUNTY PLANNING BOARD

HO.CO. EXEC. SECRETARY	DATE	HO.CO. PLAN. BD. CHAIRPERSON	DATE
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L:\CADD\DRAWINGS\11066\PLANS BY: GLW\FDP\NCP\11066-NCP_OVERVIEW.dwg, PLOTTED: 1/8/2018 1:32 PM, LAST SAVED: 1/8/2018 8:06 AM, PLOTTED BY: Don Sweeney