

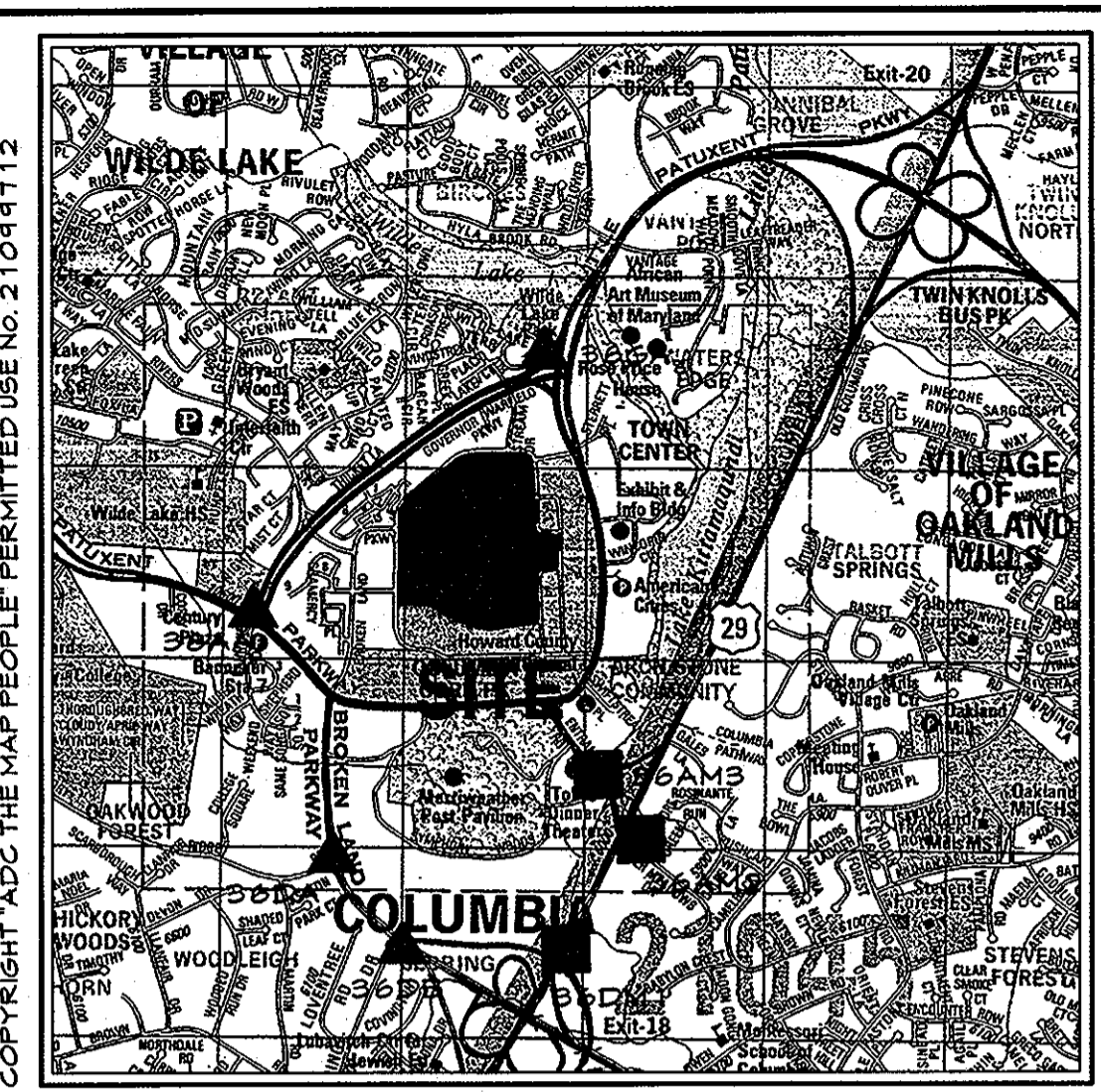
DESIGN NARRATIVE

Council in Bill 58-2009

There are no natural resources that exist within Lot 47. The redevelopment site consists of existing parking lots, buildings and sidewalks and planting islands. The site's current drainage patterns consist of roof drain and parking lot. The proposed plan consists of +/- 7 bio-retention facilities designed to treat the plaza runoff. The bio-retention facilities will consist of plant materials, soil mixture and drainage system consistent with the storm water management regulations.

The approved site development plan will be designed to meet the county standards. The control measures will be installed with the drainage construction to protect the system from sediment entering the proposed pipe outfall system. The redevelopment site proposes revised building layout with pedestrian connections to designated mall entrances and parking facilities. The plan proposes +/- 7 bio-retention facilities within the walkway area and a cistern to collect a portion of the proposed roof drainage.

No design manual waivers or essential disturbance requests are required.



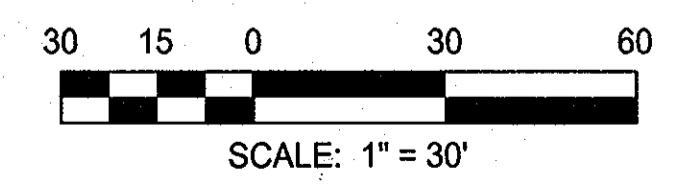
SITE ANALYSIS

- Property Address: 10300 Little Patuxent Parkway, Columbia, Maryland 21044
- Zoning: Lot 47 is zoned New Town (NT) and is designated as Downtown Mixed Use area per the Downtown Columbia Plan.
- Plat Reference: 16237-16239 Dated 10-7-03, F-04-045
- Final Development Plan Limits: 5.67 acres
- Existing Use: 37,800 s.f. retail, parking spaces (Lot M-3)
- Proposed Use: 75,000 s.f. net leasable area
- Area Tabulation

A. Total Project Area	62,339 Ac. (2,715,468.8 s.f.)
1. Lot 47	5.67 Ac. (245,000 s.f.)
B. Area of Plan Submission/FDP Limit	5.67 Acres. (See note 7D for Limit of Disturbance Area)
C. Building Area Proposed	75,000 s.f. (23,000 s.f. rest. And 52,000 s.f. of retail; 97,200 sf. of net new building area)
D. Limit of Disturbance	2.90 Ac.
E. Existing Impervious Area	5 Ac. (217,800 s.f.)
F. Existing Green Area	.67 Ac. (29,185.2 s.f.)
G. Proposed Green Space	0.90 Ac. (3916 s.f.)
H. Existing Building Coverage Area	14%
I. Proposed Building Coverage Area	16.7%
- Lot Tabulation

Lot	Owner	Area	Plat Reference
47	General Growth Properties	62,339 Ac.	F-04-045

- There are no wetlands, streams, forests, erodible soils, floodplains, steep slopes (25% or greater) or buffers within the Limits of Disturbance.
- The subject site is exempt to the Forest Conservation requirements as it is located within the New Town zoning district under the Howard County Code Section 16.1202 (b) (1) (iv).
- Applicable DPZ Numbers: FDP-4-A-V, SDP 80-01, F-97-19, F-91-113, F-97-155, F-47-159, S-96-09, SDP-97-107, SDP-97-158, SDP-98-44, WP 98-81, SDP 98-124, SDP 99-116, SDP-00-57, WP-03-034, F-04-45, FDP 47-A-VII.



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Date: 10/23/12

CENTURY ENGINEERING
 CONSULTING ENGINEERS - PLANNERS
 10710 Gilroy Road, Hunt Valley, MD 21031
 Phone: 443.589.2400 Fax: 443.589.2401

DESIGN BY: M.J.P.	
DRAWN BY: M.S.S.	
CHECKED BY:	
DATE:	
BY NO.	REVISION DATE

DEVELOPER
GENERAL GROWTH PROPERTIES
 10440 LITTLE PATUXENT PARKWAY, SUITE 1000
 COLUMBIA, MARYLAND 21044
 410-992-6000

ENVIRONMENTAL CONCEPT PLAN
THE MALL IN COLUMBIA
 COLUMBIA TOWN CENTER
 TAX MAP: 36 LOT: 47 ZONING: NT PARCEL: 460
 ELECTION DISTRICT 5 HOWARD COUNTY, MARYLAND
 SHEET 1 OF 1

C.E.I. PROJECT NUMBER
 28141.02
 SCALE:
 As Shown