

GENERAL NOTES

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE APRIL 6, 2010.
2. THE NEIGHBORHOOD DESIGN GUIDELINES (NDG), NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP PLAN.
3. APPLICABLE DPZ FILE NUMBERS: FDP PHASE 217-A-1, PHASE 121, PHASE 47-A-7, PHASE 101-A, PHASE 211-A, PHASE PHASE 219, F 79-191, F 98-47, F 98-145, F 99-162, F 99-176, F 03-154, AND F 07-042.
4. THERE ARE NO MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.
5. A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN.

FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD PHASE I

FINAL DEVELOPMENT PLAN CRITERIA

1. MAXIMUM NUMBER OF UNITS:

THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS ON PARCEL C IS 427 MULTI-FAMILY UNITS. THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS ON PARCEL D IS 390 MULTI-FAMILY UNITS.

2. MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:

THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES ON PARCEL C IS 62,098 SF, INCLUDING RESTAURANT USES. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES ON PARCEL D IS 14,000 SF, INCLUDING RESTAURANT USES. NO OFFICE USES ARE PROPOSED BY THIS FDP.

3. MAXIMUM NUMBER OF NET NEW HOTEL ROOMS:

NO HOTEL ROOMS ARE PROPOSED.

4. MAXIMUM BUILDING HEIGHTS:

THE MAXIMUM BUILDING HEIGHTS PERMITTED ON PARCELS C AND D AND LOT 39 IS SEVEN STORIES AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.

5. MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:

THIS FDP PROPOSES STREET LEVEL NEIGHBORHOOD-SERVING RETAIL. THE MAXIMUM RETAIL-USE FOOTPRINT WILL NOT EXCEED 32,418 SF.

6. A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:

THE DEVELOPMENT WILL INCLUDE THE WEST PROMENADE AND PLAYGROUND AS IDENTIFIED IN THE DOWNTOWN COLUMBIA PLAN. THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES CONTAIN A DETAILED DESCRIPTION OF THE WEST PROMENADE AND PLAYGROUND WHICH WILL BE LOCATED ON PARCEL D.

7. A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN:

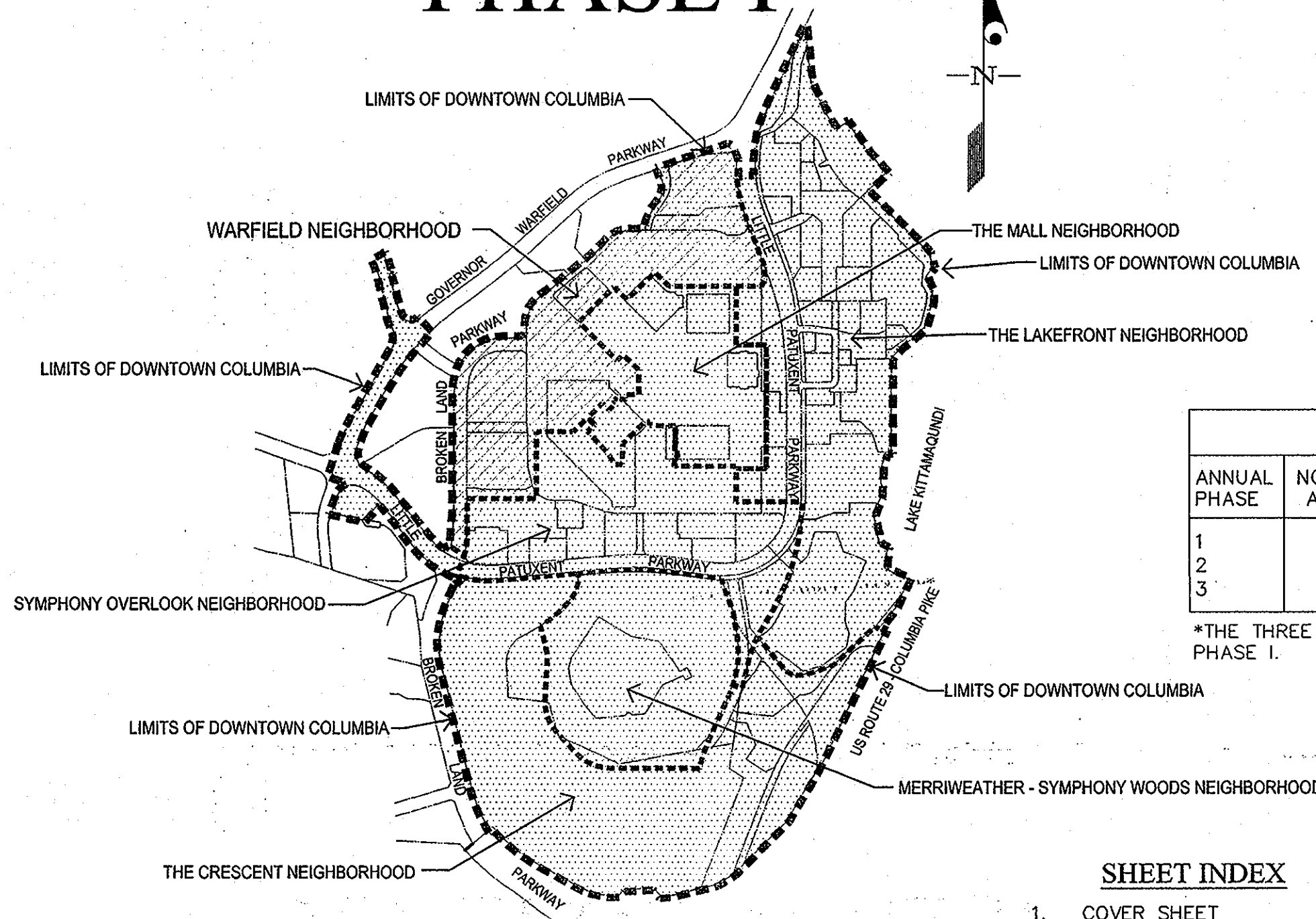
THIS IS THE FIRST FDP UNDER SECTION 125.A.9 AND NO OTHER DEVELOPMENT HAS BEEN APPROVED OR BUILT UNDER THAT SECTION. THE STATUS OF THE CEPPA'S AND OTHER DOWNTOWN ELEMENTS ARE WITHIN THE WARFIELD IMPLEMENTATION PLAN.

8. PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:

IN ACCORDANCE WITH CEPPA 7, PRIOR TO APPROVAL OF THE FIRST SDP, PETITIONER WILL FILE A SITE DEVELOPMENT PLAN AND PHASING SCHEDULE FOR THE FIRST PHASE OF ENVIRONMENTAL RESTORATION WORK.

9. 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 IS HELD, OWNED AND MAINTAINED SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT GRANTING PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS/EGRESS RIGHTS BETWEEN THE FDP AREA AND ADJACENT PUBLIC THOROUGHFARES, INCLUDING UPON SIDEWALKS AND WALKWAYS, AS WELL AS AN EASEMENT TO USE ALL COMMON AREA FOR THEIR INTENDED PURPOSE. EACH PROPERTY OWNERS REQUIRED TO SHARE IN THE MAINTENANCE EXPENSES OF SUCH SPACES PURSUANT TO THE RECIPROCAL EASEMENT AGREEMENT. SUCH MAINTENANCE RESPONSIBILITIES MAY ULTIMATELY BE ASSUMED BY A DOWNTOWN MAINTENANCE ORGANIZATION, THE COUNTY OR OTHER ORGANIZATION.



THE NEIGHBORHOODS
SCALE: 1" = 1000'

BLOCK DEVELOPMENT CHART*

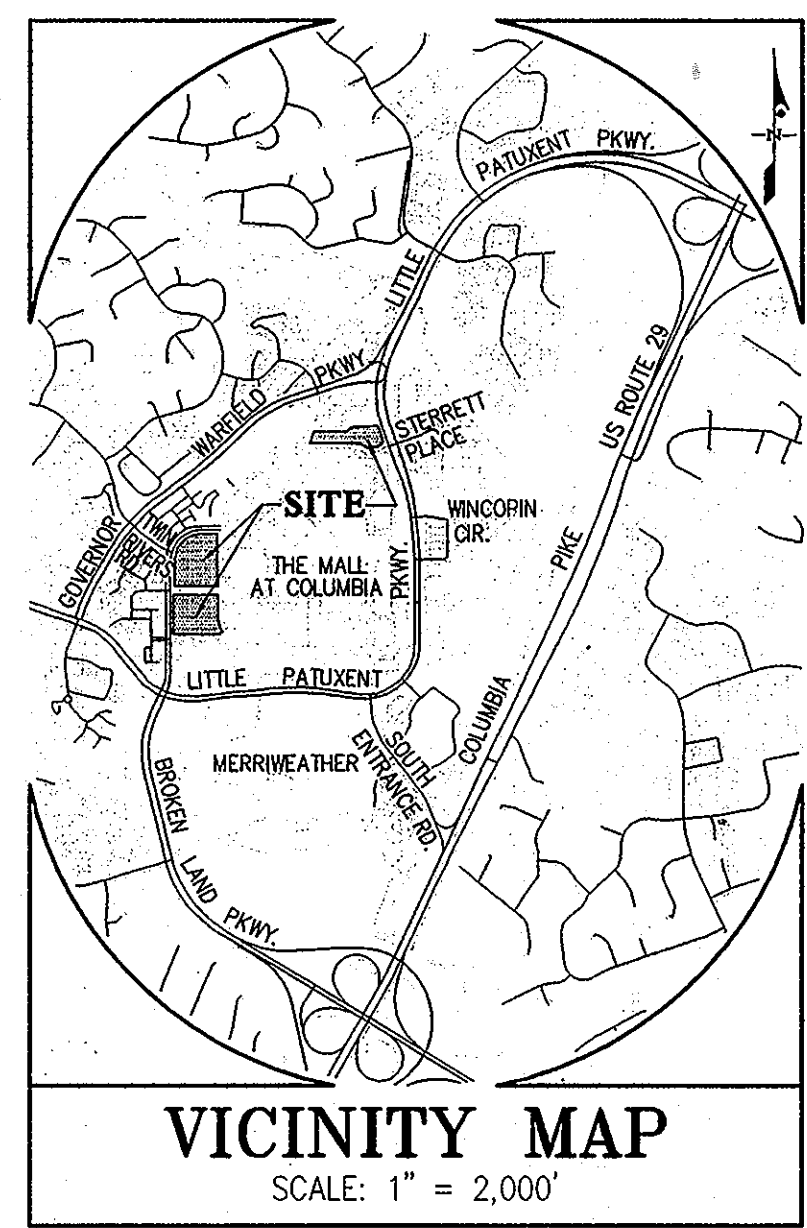
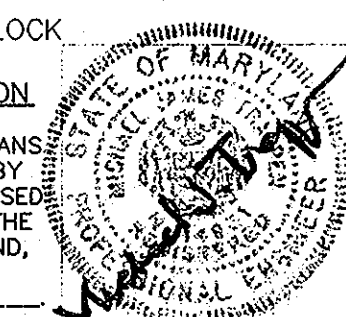
"Block Number"	Block Area		Retail	Office / Conference	Cultural	Hotel		Residential		Total Development (GFA)		
	SF	Acre				Rooms	GFA	Units	GFA	Demolition	New	Net New
W-1	214,093	4.91	14,000	0	0	0	0	390	464,084	0	478,084	478,084
W-2	110,675	2.54	29,680	0	0	0	0	267	387,400	0	417,080	417,080
W-5	80,465	1.85	32,418	0	0	0	0	160	202,842	0	235,260	235,260
Warfield Total This FDP	405,233	9.30	76,098	0	0	0	0	817	1,054,326	0	1,130,424	1,130,424

*NO PROGRAM IS ANTICIPATED FOR LOT 39 IN THIS FDP. LOT 39 IS ANTICIPATED TO PROVIDE A TEMPORARY ALTERNATIVE LOCATION FOR OVERFLOW PARKING, CONDITIONED UPON CONSTRUCTION OF BLOCKS W-2 AND W-5 THAT WILL ELIMINATE THE CURRENT SURFACE PARKING.

DEMOLITION, WHEN INCLUDED IN AN FDP, WILL BE BROKEN OUT BY USE TYPES ON THE FDP PLAN BLOCK DEVELOPMENT CHART.

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. 14931, EXPIRATION DATE: 5/21/2014.



VICINITY MAP
SCALE: 1" = 2,000'

TENTATIVE ALLOCATIONS*			
ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	SDP SUBMISSION DUE DATE
1	390	2013	PRIOR TO AUGUST 29, 2012
2	267	2015	BETWEEN 7/1/2012 AND 4/1/2013
3	160	2016	BETWEEN 7/1/2013 AND 4/1/2014

*THE THREE ANNUAL PHASES WILL BE DEVELOPED AS WARFIELD NEIGHBORHOOD PHASE I.

RECORDED AS PLAT NUMBER 2208 ON 7/2/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER PARCELS C & D AND PETITIONER
THE HOWARD HUGHES CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
ATTN: BOB JENKINS
410-964-5443

OWNER LOT 39
COLUMBIA LAND HOLDINGS, INC.
110 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606

**DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PHASE I
FINAL DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCELS C AND D
and
SECTION 1 AREA 2
LOT 39**

5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 4
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460


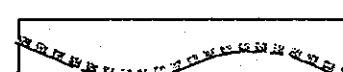

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: mjt CHECK BY: MJT DATE: JULY, 2012

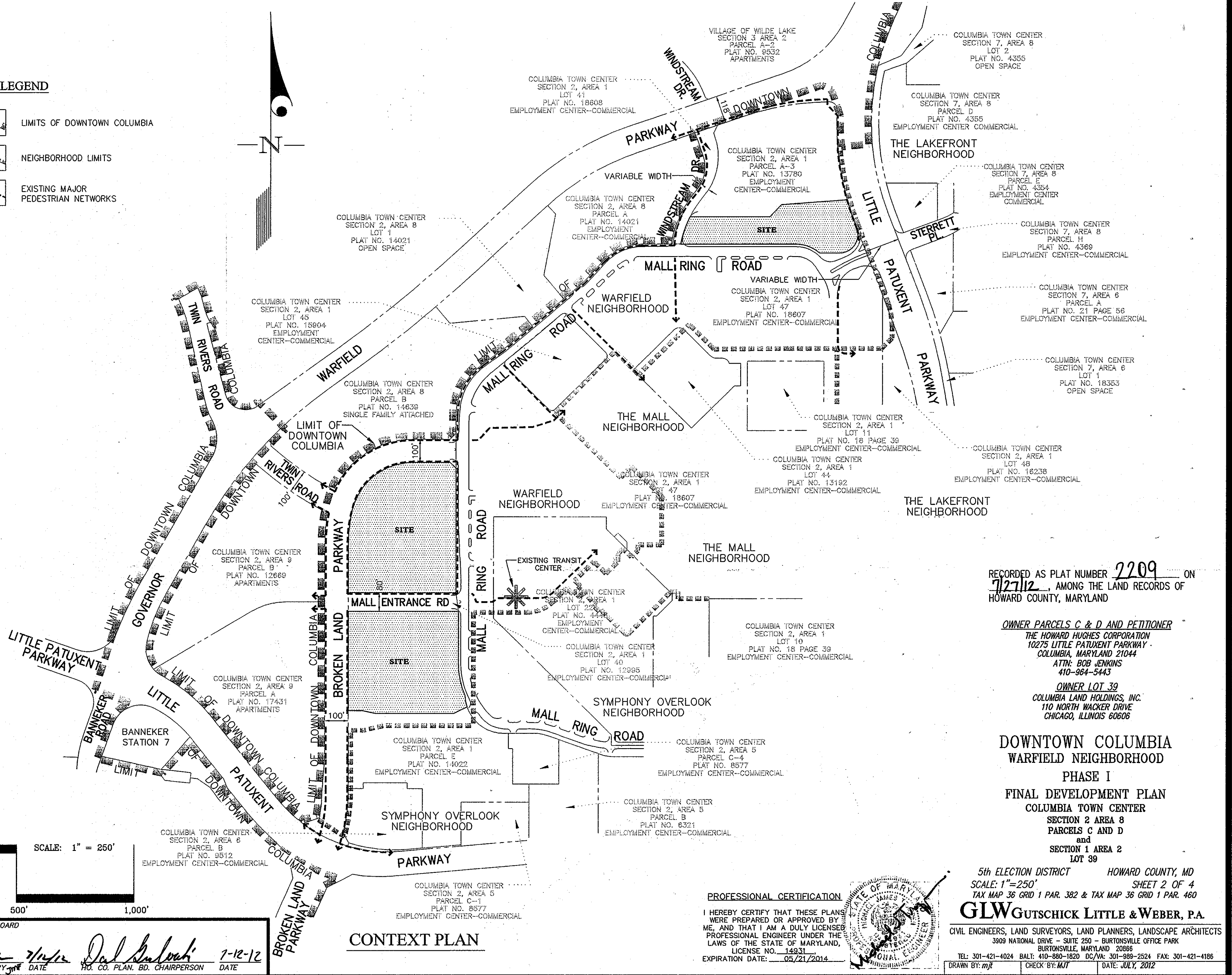
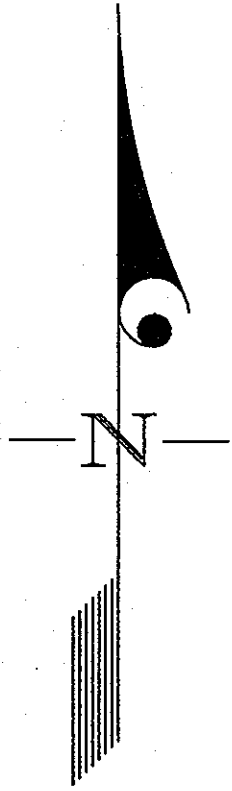
HOWARD COUNTY PLANNING BOARD

David S. ... 7-12-12
HO. CO. EXECUTIVE SECRETARY DATE

David ... 7-12-12
HO. CO. PLAN. BD CHAIRPERSON DATE

LEGEND

-  LIMITS OF DOWNTOWN COLUMBIA
-  NEIGHBORHOOD LIMITS
-  EXISTING MAJOR PEDESTRIAN NETWORKS



RECORDED AS PLAT NUMBER 2209 ON 7/27/12, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER PARCELS C & D AND PETITIONER
THE HOWARD HUGHES CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 ATTN: BOB JENKINS
 410-964-5443

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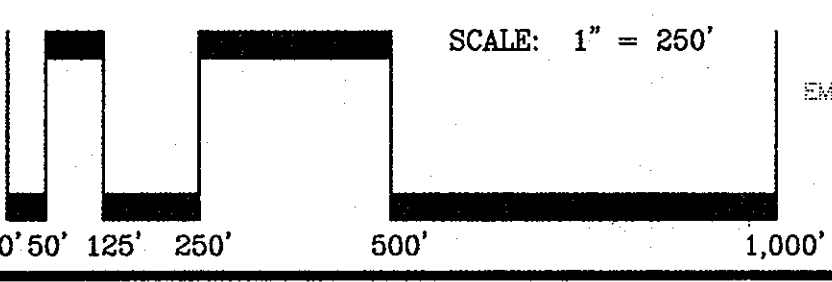
DOWNTOWN COLUMBIA
WARFIELD NEIGHBORHOOD
PHASE I
FINAL DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCELS C AND D
and
SECTION 1 AREA 2
LOT 39

5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=250' SHEET 2 OF 4
 TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

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 DRAWN BY: *mjt* CHECK BY: *MJT* DATE: JULY, 2012

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 EXPIRATION DATE: 05/21/2014



HOWARD COUNTY PLANNING BOARD

Mark Z. Wells 7/12/12 *Dal Bahouth* 7-12-12
 HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

CONTEXT PLAN