

**GENERAL NOTES**

1. THE LAKEFRONT NEIGHBORHOOD BOUNDARY HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO FOLLOW PREVIOUSLY APPROVED NEIGHBORHOOD CONCEPT PLANS. SEE FDP-DC-L-1 AND FDP-DC-THE MALL-1
  2. THE STREET NETWORK SHOWN HAS BEEN MODIFIED FROM THE DOWNTOWN COLUMBIA PLAN. SEE CHAPTER 3 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY AND PURPOSE OF THE CHANGES.
  3. THE WINCOPIN GREEN PRIMARY AMENITY AREA SHOWN HAS BEEN MODIFIED FROM THE PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM. SEE CHAPTER 4 OF THE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY AND 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 PLAN 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 NEIGHBORHOOD DESIGN GUIDELINES, AND THE LAKEFRONT NEIGHBORHOOD 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 PLAN STAGE.
  7. THE SHARED USE PATHWAYS WILL BE BUILT AT THE TIME THE ADJACENT SITE DEVELOPMENT OR ROAD IMPROVEMENTS PLAN IS IMPLEMENTED. A PLAN OUTLINING A POTENTIAL STRATEGY FOR CONSTRUCTION OF THE SHARED USE PATHWAY ALONG LITTLE PATUXENT PARKWAY SHALL BE SUBMITTED WITH THE FIRST SITE DEVELOPMENT PLAN FOR THE LAKEFRONT NEIGHBORHOOD.
  8. FOR INTERIM AND FINAL TRAFFIC IMPROVEMENT DETAILS, SEE APPROVED TRAFFIC IMPROVEMENTS PLANS

# NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD

**LAKEFRONT NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION**

AREA OF LAKEFRONT NEIGHBORHOOD:	3,547,258 SF
AREA OF LAKEFRONT NEIGHBORHOOD THAT HAS BEEN DESIGNATED AS OPEN SPACE OR PUBLIC RIGHT OF WAY AS SHOWN ON THE DOWNTOWN OPEN SPACE PRESERVATION PLAN (EXHIBIT K):	1,272,971 SF <sup>1</sup>
NET AREA OF LAKEFRONT NEIGHBORHOOD	2,274,287 SF
REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:	113,714 SF
SECONDARY AMENITY SPACE AREA THAT WOULD BE REQUIRED IF THE MINIMUM NET NEW PRIMARY AMENITY SPACE IS PROVIDED:	30,968 SF <sup>2</sup>

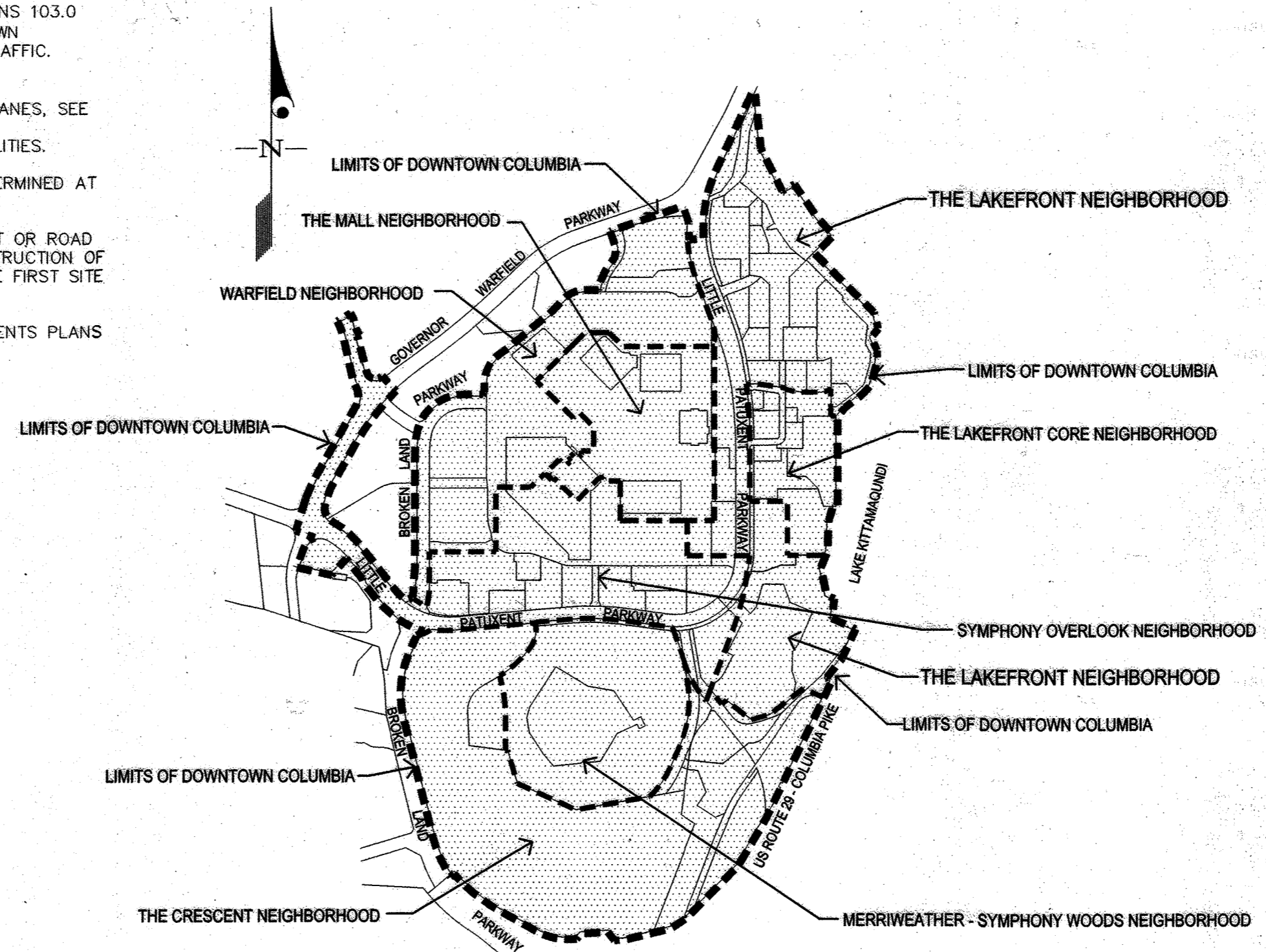
<sup>1</sup> PER SECTION 125.0.A.9.g.(4)(a).  
<sup>2</sup> THE TOTAL REQUIRED AMOUNT OF SECONDARY AMENITY SPACE, IF ANY, IS DEPENDANT ON THE TOTAL PRIMARY AMENITY SPACE PROVIDED. SEE LAKEFRONT NEW PRIMARY AMENITY SPACE CHART.

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))

**LAKEFRONT NEIGHBORHOOD NEW PRIMARY AMENITY SPACES CHART<sup>1</sup>**

No.	AMENITY NAME	MIN. NET NEW SF <sup>2</sup>
2.	WARFIELD PROMENADE	10,554 SF <sup>3</sup>
5.	WINCOPIN GREEN	4,100 SF
6.	LAKEFRONT CONNECTION <sup>4</sup>	24,592 SF <sup>5</sup>
9.	LAKEFRONT TERRACE <sup>4, 6</sup>	43,500 SF
TOTAL MINIMUM AREA:		82,746 SF

<sup>1</sup> SEE GENERAL NOTE 4 FOR ADDITIONAL INFORMATION.  
<sup>2</sup> PER EXHIBIT G DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 52-2016.  
<sup>3</sup> EXHIBIT G LISTS THE MINIMUM AREA FOR THE WARFIELD PROMENADE AS (TBD). THE AREA LISTED IN THIS CHART IS THE AREA SHOWN ON THESE PLANS. THE FINAL AREA WILL BE DETERMINED AT THE TIME OF THE SDP(S) FOR THE PARCELS ADJACENT TO THE WARFIELD PROMENADE. THE AREA MAY BE MODIFIED PROVIDED THE 5% DOWNTOWN COMMUNITY COMMONS REQUIREMENT IS STILL MET FOR EACH APPLICABLE FDP, SUBJECT TO POTENTIAL CREDIT PER SECTION 125.A.9.G.(4).G.  
<sup>4</sup> THE PRIMARY AMENITY SPACES DEPICTED ON THIS PLAN OUTSIDE OF THE FINAL DEVELOPMENT PLAN (FILE NO. FDP-DC-L-2A) LIMITS ARE ILLUSTRATIVE AND ARE NOT BINDING. THE SQUARE FOOTAGE SPECIFIED AND THE LOCATION AND AREA SHOWN FOR EACH PRIMARY AMENITY SPACE OUTSIDE THE LIMITS OF FINAL DEVELOPMENT PLAN ARE INTENDED TO PROVIDE GUIDANCE FOR FUTURE FINAL DEVELOPMENT PLAN PETITIONS. THE FINAL SQUARE FOOTAGE AND LOCATION OF EACH PRIMARY AMENITY SPACE WILL BE DETERMINED AS A PART OF THE FINAL DEVELOPMENT PLAN IN WHICH THE AMENITY AREA IS PROPOSED, AND THE SQUARE FOOTAGES AS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE.  
<sup>5</sup> THE 68,600 SF OF 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 ADDITIONAL INFORMATION.  
<sup>6</sup> THE LAKEFRONT TERRACE, CEPPA #19, IS REQUIRED TO BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE 3.9 MILLIONTH SF PER THE CEPPA ALTERNATIVE COMPLIANCE APPROVED ON JUNE 22, 2018 WITH PB-435. A SIGNIFICANT PORTION OF THE LAKEFRONT TERRACE IS LOCATED WITHIN DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS (DES) AND ITS LOCATION MAY CONFLICT WITH THE POTENTIAL THIRD INTERCHANGE. ITS FINAL LOCATION AND / OR A DETERMINATION OF ITS CONSTRUCTABILITY WILL BE MADE AT THE TIME OF SDP REVIEW OR IN CONNECTION WITH A REQUEST FOR ALTERNATIVE CEPPA COMPLIANCE PRIOR TO A BUILDING PERMIT FOR THE 3.9 MILLIONTH SF.

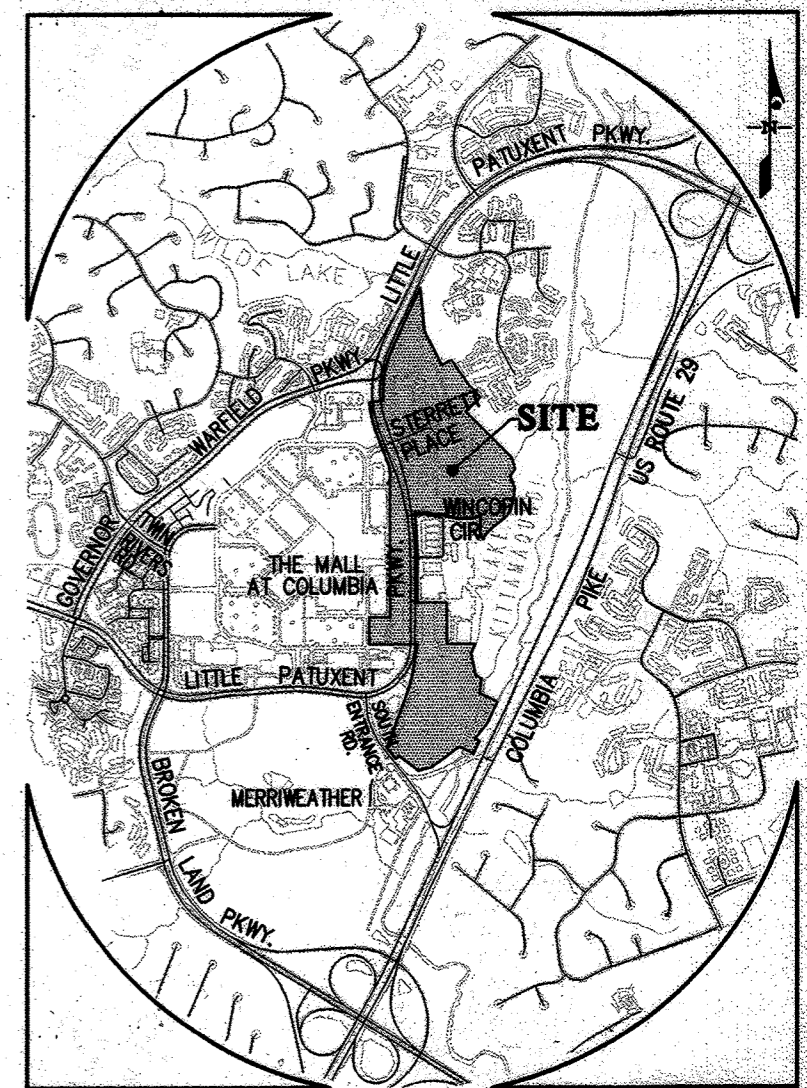


**THE NEIGHBORHOODS** SCALE: 1" = 1000'

**POTENTIAL NEW SECONDARY AMENITY SPACES CHART<sup>1</sup>**

KEY AMENITY DESCRIPTION	AREA
a LAKEFRONT NEIGHBORHOOD SQUARE	25,000 SF
TOTAL POTENTIAL NET NEW SECONDARY AREA <sup>2</sup> :	25,000 SF
TOTAL REQUIRED NET NEW SECONDARY AREA <sup>3</sup> :	30,968 SF
MINIMUM ADDITIONAL SECONDARY AMENITY AREA TO PROVIDED AS PART OF FUTURE LAKEFRONT FINAL DEVELOPMENT PLANS <sup>2</sup> :	5,968 SF

<sup>1</sup> SEE GENERAL NOTE 4 FOR ADDITIONAL INFORMATION.  
<sup>2</sup> EACH FDP WITHIN THE LAKEFRONT NEIGHBORHOOD SHALL PROVE THE POTENTIAL OF A MINIMUM OF 5% DOWNTOWN COMMUNITY COMMONS WITHIN EACH FDP LIMIT. EXCESS CREDITED DCC MAY BE CREDITED TO A SUBSEQUENT FDP PER 125.0.A.9.g.(4)(g)  
<sup>3</sup> SEE LAKEFRONT NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION FOR MORE INFORMATION ON THE REQUIRED NET NEW AREA



**VICINITY MAP**  
SCALE: 1" = 2,000'

**SHEET INDEX**

1. COVER SHEET
2. NEIGHBORHOOD CONCEPT PLAN OVERVIEW
3. NEIGHBORHOOD CONCEPT PLAN NORTH
4. NEIGHBORHOOD CONCEPT PLAN MID NORTH
5. NEIGHBORHOOD CONCEPT PLAN MID SOUTH
6. NEIGHBORHOOD CONCEPT PLAN SOUTH

RECORDED AS PLAT NUMBER 26413 ON 9/19/23, 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, 2024.



**OWNERS AND PETITIONERS**

HRD PARKING DECK BUSINESS TRUST  
 STERRETT BUILDING HOLDINGS, LLC  
 TOWN CENTER EAST BUSINESS TRUST  
 TOWN CENTER EAST PARKING LOT BUSINESS TRUST  
 10960 GRANTCHESTER WAY, SUITE 110  
 COLUMBIA, MARYLAND 21044  
 ATTN: GABRIEL CHUNG  
 410-964-4800

**DOWNTOWN COLUMBIA  
LAKEFRONT  
NEIGHBORHOOD  
PHASE I**

COLUMBIA TOWN CENTER  
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1  
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H  
 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: AS SHOWN SHEET 1 OF 6


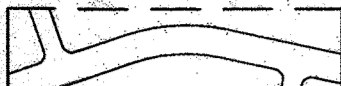
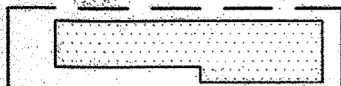
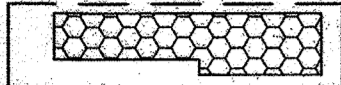


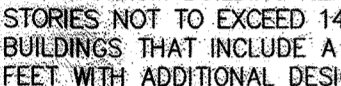
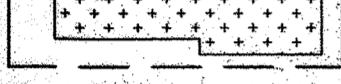

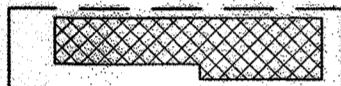
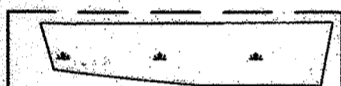

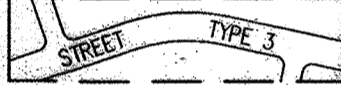

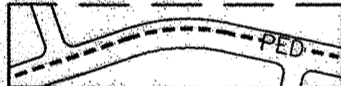
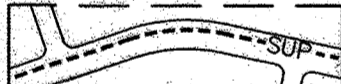
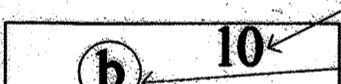
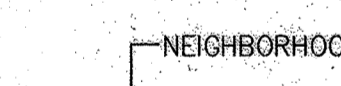




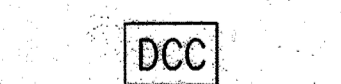





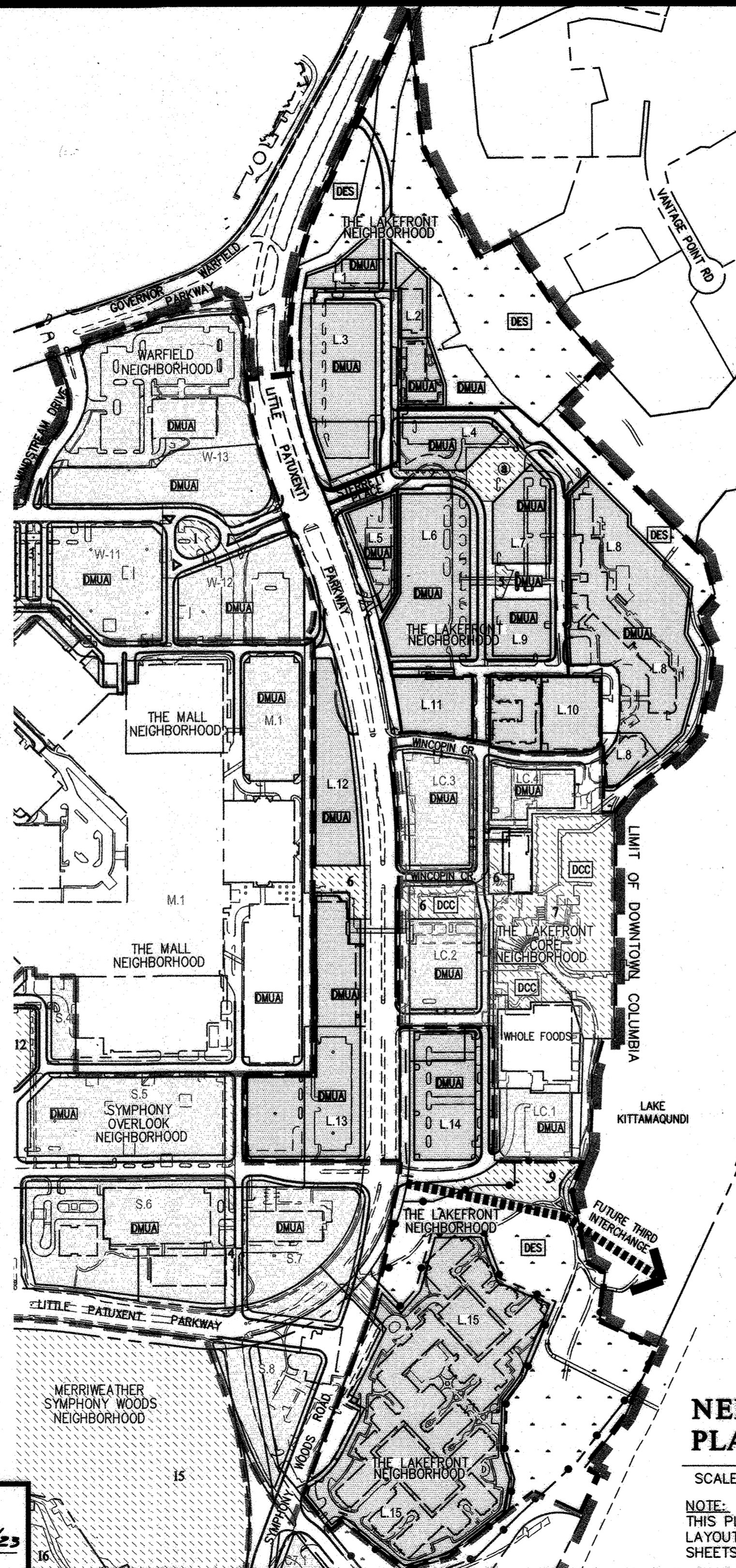
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DATE: JULY, 2023  
 DRAWN BY: dds  
 CHECKED BY:

HOWARD COUNTY PLANNING BOARD  
 [Signature] 9/14/23 [Signature] 9/14/23  
 HO. CO. EXEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

**LEGEND (ALL SHEETS)**

-  PROPERTY LINES
-  STREETS
-  BLOCKS
-  4 STORIES OR 60 FEET MAX BUILDING HEIGHT
-  7 STORIES OR 100 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 145 FEET MAX BUILDING HEIGHT\*
-  13 STORIES OR 145 FEET MAX BUILDING HEIGHT\*\*
-  15 STORIES OR 170 FEET MAX BUILDING HEIGHT
-  20 STORIES OR 250 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)
-  BLOCK IDENTIFICATION NUMBER
-  BLOCK IDENTIFICATION
-  NEIGHBORHOOD LIMITS
-  LIMITS OF DOWNTOWN COLUMBIA
-  ENVIRONMENTAL RESTORATION AREA (SDP 13-026)
-  DCC DOWNTOWN COMMUNITY COMMONS
-  DES DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
-  DMUA DOWNTOWN MIXED USE AREAS




NOTE: ELEMENTS OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA (FILE NO. FDP-DC-L-2A) ARE SHOWN FOR CONTINUITY PURPOSES ONLY. FEATURES, IF SHOWN, ARE BASED ON THE DOWNTOWN COLUMBIA GENERAL PLAN, PREVIOUSLY APPROVED DOWNTOWN COLUMBIA DEVELOPMENT PLANS, AND/OR OTHER INFORMATION AVAILABLE AND ARE GENERALLY CONSISTENT WITH THE EXHIBITS WITHIN THE HOWARD COUNTY COUNCIL BILL NUMBER 52-2016 (APPROVED NOV. 9, 2016). THESE ELEMENTS ARE NON-BINDING ON PROPERTIES OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA, CONCEPTUAL, AND SUBJECT TO CHANGE IN FUTURE FDP SUBMISSIONS.

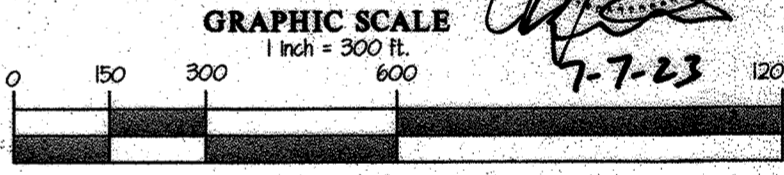
RECORDED AS PLAT NUMBER 26414 ON 9/18/23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**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, 2024.



**GRAPHIC SCALE**  
1 inch = 300 ft.



**OWNERS AND PETITIONERS**  
 HRD PARKING DECK BUSINESS TRUST  
 STERRETT BUILDING HOLDINGS, LLC  
 TOWN CENTER EAST BUSINESS TRUST  
 TOWN CENTER EAST PARKING LOT BUSINESS TRUST  
 10960 GRANTCHESTER WAY, SUITE 110  
 COLUMBIA, MARYLAND 21044  
 ATTN: GABRIEL CHUNG  
 410-964-4800

**DOWNTOWN COLUMBIA  
LAKEFRONT  
NEIGHBORHOOD  
PHASE I**

COLUMBIA TOWN CENTER  
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1  
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H

TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=300' SHEET 2 OF 6


**NEIGHBORHOOD CONCEPT  
PLAN OVERVIEW**

SCALE: 1" = 300'

NOTE: THIS PLAN IS FOR GENERAL BLOCK AND STREET LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 3 THRU 6.

HOWARD COUNTY PLANNING BOARD

*Jana Egan* 9/11/23 *[Signature]* 7/7/23  
 HO. CO. EXEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

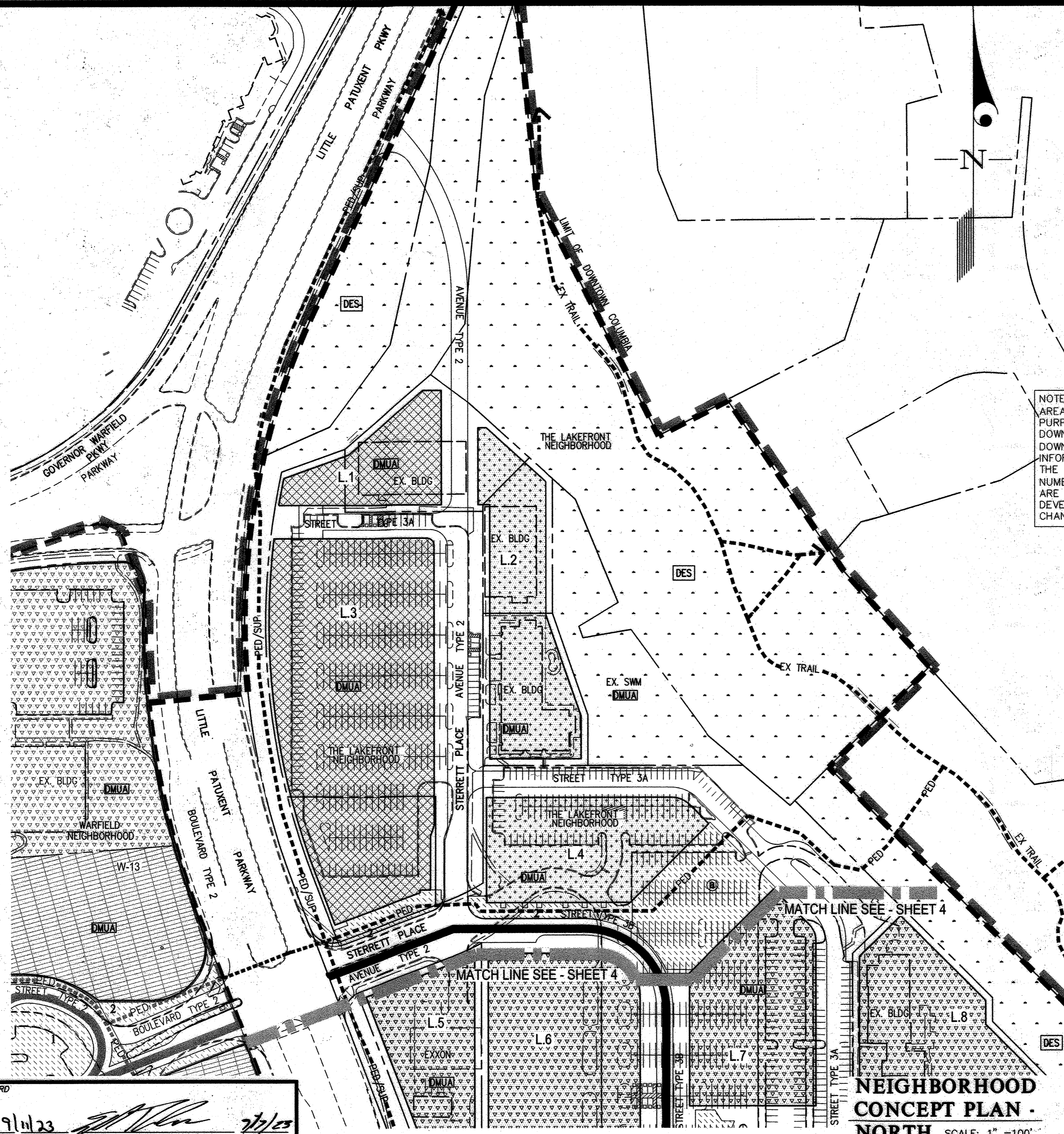


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DATE: JULY, 2023  
 DRAWN BY: dds  
 CHECKED BY:

L:\CAD\DRAWINGS\21014\PLANS BY: CLK\FDP Amendment\NCP\18029-NCP-Overview.dwg, PLOTTED: 7/7/2023 12:12 PM, LAST SAVED: 6/30/2023 12:11 PM, PLOTTED BY: Don Sweeney



**PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)**

	BLOCKS
	4 STORIES OR 60 FEET MAX BUILDING HEIGHT
	7 STORIES OR 100 FEET MAX BUILDING HEIGHT
	9 STORIES OR 145 FEET MAX BUILDING HEIGHT*
	13 STORIES OR 145 FEET MAX BUILDING HEIGHT**
	15 STORIES OR 170 FEET MAX BUILDING HEIGHT
	20 STORIES OR 250 FEET MAX BUILDING HEIGHT
	NATURAL AREAS
	AMENITY AREAS

\* THE MAXIMUM BUILDING HEIGHT PERMITTED FOR NONRESIDENTIAL DEVELOPMENT IS 9 STORIES NOT TO EXCEED 145 FEET. THE MAXIMUM BUILDING HEIGHT PERMITTED FOR BUILDINGS THAT INCLUDE A RESIDENTIAL COMPONENT IS 9 STORIES NOT TO EXCEED 145 FEET WITH ADDITIONAL DESIGN SCRUTINY AT THE DESIGN ADVISORY PANEL.

\*\* SEE LAKEFRONT NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL DETAILS

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**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, 2024.

**GRAPHIC SCALE**  
1 inch = 100 ft.

0 50 100 200 400

7-7-23

RECORDED AS PLAT NUMBER 26415 ON 9/18/23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**OWNERS AND PETITIONERS**

HRD PARKING DECK BUSINESS TRUST  
STERRETT BUILDING HOLDINGS, LLC  
TOWN CENTER EAST BUSINESS TRUST  
TOWN CENTER EAST PARKING LOT BUSINESS TRUST  
10960 GRANTCHESTER WAY, SUITE 110  
COLUMBIA, MARYLAND 21044  
ATTN: GABRIEL CHUNG  
410-964-4800

**DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I**

COLUMBIA TOWN CENTER  
SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1  
SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H

TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
5th ELECTION DISTRICT HOWARD COUNTY, MD  
SCALE: 1"=100' SHEET 3 OF 6

**GLW**  
PLANNING | ENGINEERING | SURVEYING

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PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DATE: JULY, 2023  
DRAWN BY: dds  
CHECKED BY:

HOWARD COUNTY PLANNING BOARD

*Sybil E. Sawyer* 9/11/23  
HO. CO. EXEC. SECRETARY DATE

*[Signature]* 7/7/23  
HO. CO. PLAN. BD. CHAIRPERSON DATE

L:\CADD\DRAWINGS\21014\PLANS BY GLW\FDP Amendment\NCP\18029-NCP-PLAN.dwg, PLOTTED: 7/7/2023 12:16 PM, LAST SAVED: 6/30/2023 12:21 PM, PLOTTED BY: Don Sweeney

**PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)**

	BLOCKS
	4 STORIES OR 60 FEET MAX BUILDING HEIGHT
	7 STORIES OR 100 FEET MAX BUILDING HEIGHT
	9 STORIES OR 145 FEET MAX BUILDING HEIGHT*
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**GRAPHIC SCALE**



RECORDED AS PLAT NUMBER 26416 ON 911823, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**OWNERS AND PETITIONERS**

HRD PARKING DECK BUSINESS TRUST  
 STERRETT BUILDING HOLDINGS, LLC  
 TOWN CENTER EAST BUSINESS TRUST  
 TOWN CENTER EAST PARKING LOT BUSINESS TRUST  
 10960 GRANTCHESTER WAY, SUITE 110  
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**DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I**

COLUMBIA TOWN CENTER  
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 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=100' SHEET 4 OF 6

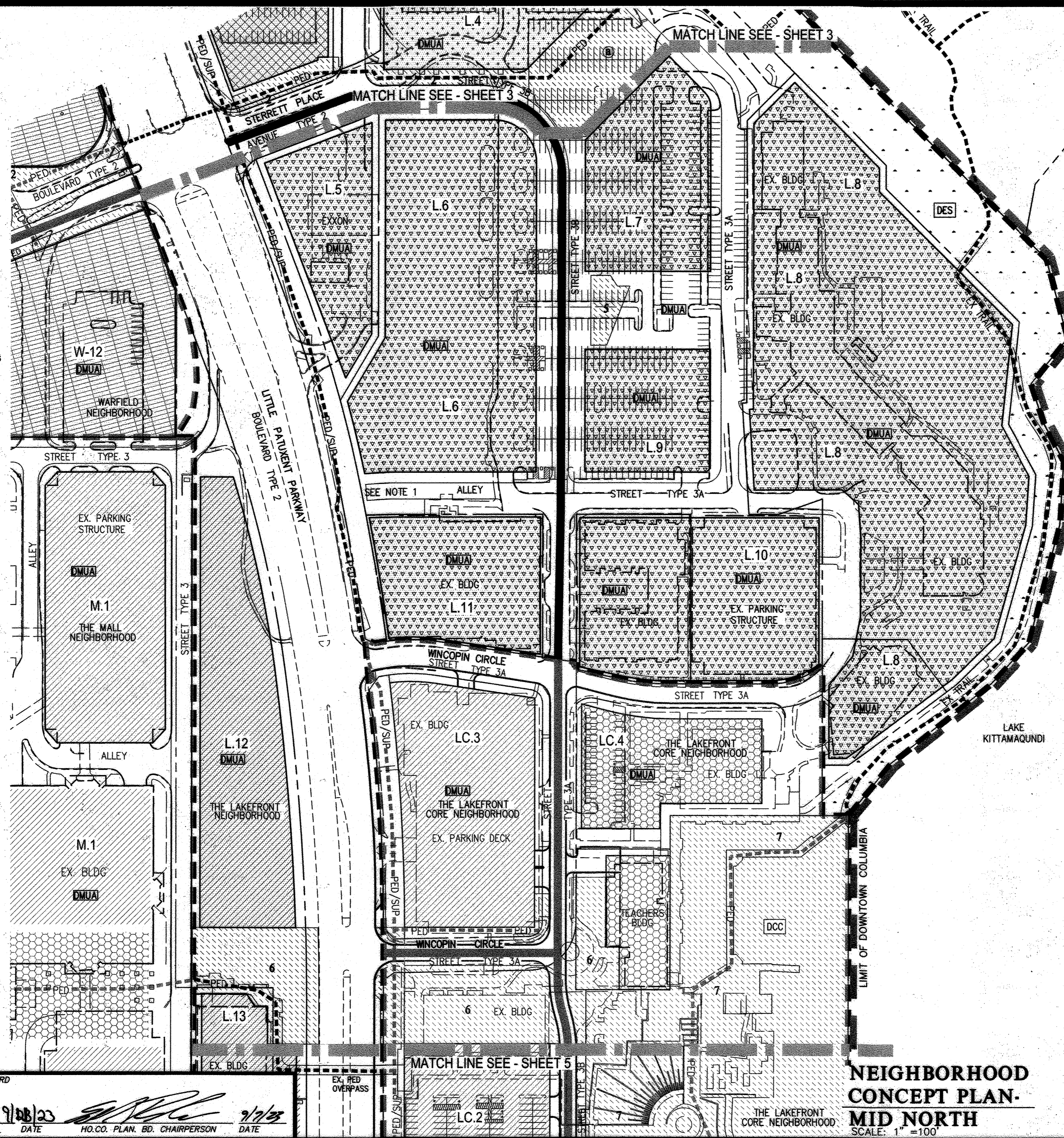


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DATE: JULY, 2023

DRAWN BY: dds

CHECKED BY:



**NOTES**  
 1. THE STREET BETWEEN BLOCKS L.6 AND L.11 MAY NOT CONNECT TO LITTLE PATUXENT PARKWAY UNLESS A DESIGN MANUAL WAIVER FOR INTERSECTION SPACING IS APPROVED.

2. THE DESIGNATION OF STREET TYPE 3B AND AMENITY AREA 5 (WINCOPIN GREEN) IDENTIFIES THE LAND USE AT THE FINISHED GRADE AND AS NEEDED FOR ASSOCIATED INFRASTRUCTURE. THE AREAS BELOW STREET TYPE 3B AND AMENITY AREA 5 (WINCOPIN GREEN) ARE DESIGNATED DMUA AND CAN BE USED FOR OTHER USES, INCLUDING UNDERGROUND PARKING.








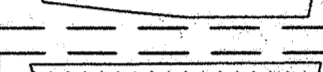
HOWARD COUNTY PLANNING BOARD

*James E. Sweeney* 9/18/23 *[Signature]* 9/7/23  
 HO. CO. EXEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

**NEIGHBORHOOD CONCEPT PLAN - MID NORTH**  
 SCALE: 1"=100'

L:\CAD\DRAWINGS\21014\PLANS\_EY\_GW\FDP\_Amendment\WCP\18029-NCP\_PLAN.dwg, PLOTTED: 7/7/2023, 12:22 PM, LAST SAVED: 6/30/2023, 12:21 PM, PLOTTED BY: Don Sweeney

**PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)**

-  BLOCKS
-  4 STORIES OR 60 FEET MAX BUILDING HEIGHT
-  7 STORIES OR 100 FEET MAX BUILDING HEIGHT
-  9 STORIES OR 145 FEET MAX BUILDING HEIGHT\*
-  15 STORIES OR 170 FEET MAX BUILDING HEIGHT
-  20 STORIES OR 250 FEET MAX BUILDING HEIGHT
-  NATURAL AREAS
-  AMENITY AREAS

\*THE MAXIMUM BUILDING HEIGHT PERMITTED FOR NONRESIDENTIAL DEVELOPMENT IS 9 STORIES NOT TO EXCEED 145 FEET. THE MAXIMUM BUILDING HEIGHT PERMITTED FOR BUILDINGS THAT INCLUDE A RESIDENTIAL COMPONENT IS 9 STORIES NOT TO EXCEED 145 FEET WITH ADDITIONAL DESIGN SCRUTINY AT THE DESIGN ADVISORY PANEL.

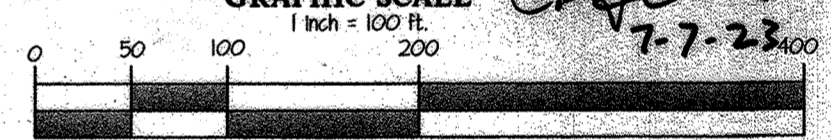
NOTE: ELEMENTS OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA (FILE NO. FDP-DC-L-2A) ARE SHOWN FOR CONTINUITY PURPOSES ONLY. FEATURES, IF SHOWN, ARE BASED ON THE DOWNTOWN COLUMBIA GENERAL PLAN, PREVIOUSLY APPROVED DOWNTOWN COLUMBIA DEVELOPMENT PLANS, AND/OR OTHER INFORMATION AVAILABLE AND ARE GENERALLY CONSISTENT WITH THE EXHIBITS WITHIN THE HOWARD COUNTY COUNCIL BILL NUMBER 52-2016 (APPROVED NOV. 9, 2016). THESE ELEMENTS ARE NON-BINDING ON PROPERTIES OUTSIDE OF THE FINAL DEVELOPMENT PLAN AREA, CONCEPTUAL, AND SUBJECT TO CHANGE IN FUTURE FDP SUBMISSIONS.

**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, 2024.



**GRAPHIC SCALE**



RECORDED AS PLAT NUMBER 26417 ON 9/18/23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**OWNERS AND PETITIONERS**

HRD PARKING DECK BUSINESS TRUST  
 STERRETT BUILDING HOLDINGS, LLC  
 TOWN CENTER EAST BUSINESS TRUST  
 TOWN CENTER EAST PARKING LOT BUSINESS TRUST  
 10960 GRANTCHESTER WAY, SUITE 110  
 COLUMBIA, MARYLAND 21044  
 ATTN: GABRIEL CHUNG  
 410-964-4800

**DOWNTOWN COLUMBIA LAKEFRONT NEIGHBORHOOD PHASE I**

COLUMBIA TOWN CENTER  
 SECTION 7, AREA 1 PARCELS A-1, F-2, & LOT D-1  
 SECTION 7, AREA 6 PARCELS B, C-2, D-1, G & H  
 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=100' SHEET 5 OF 6

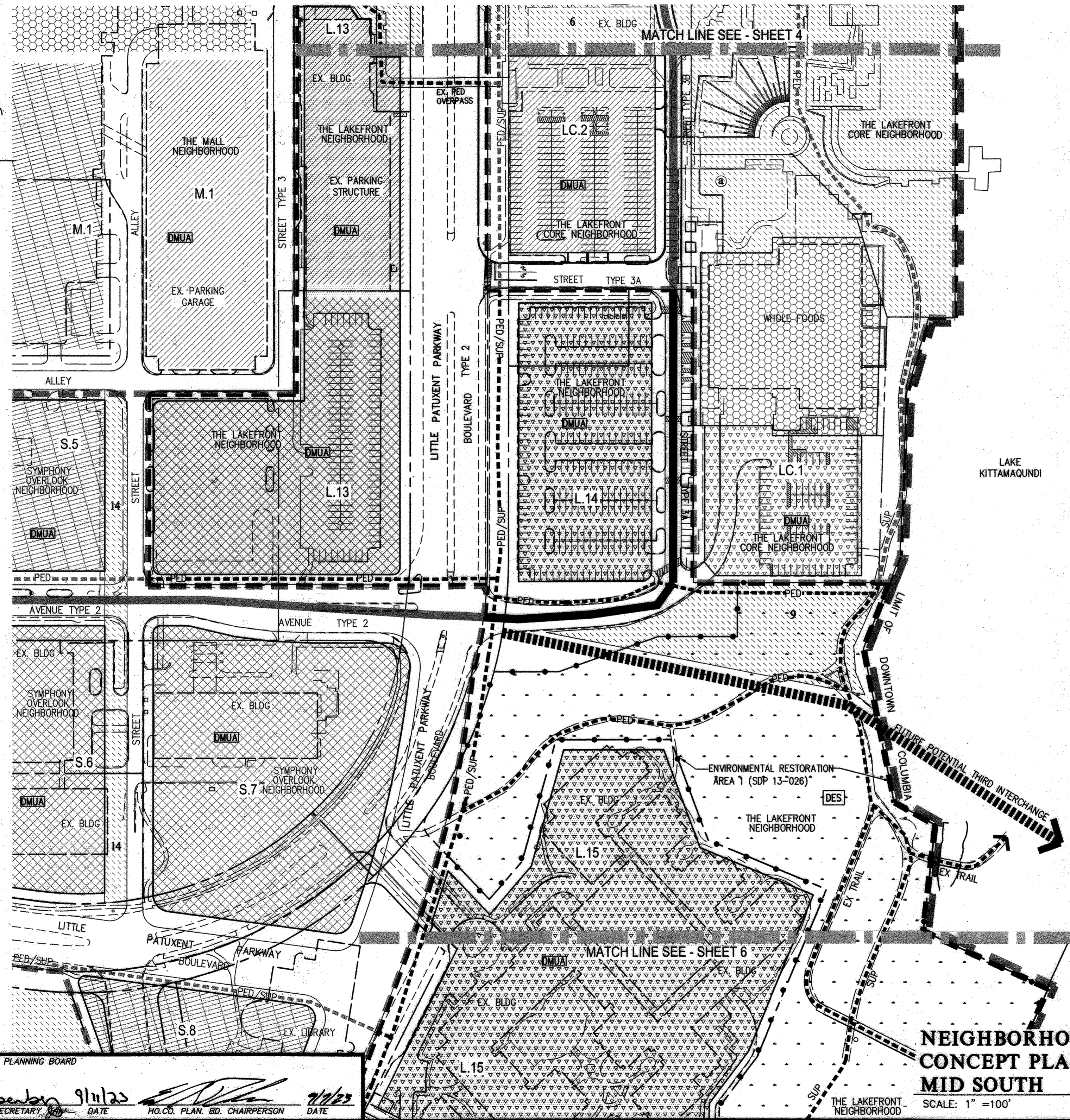
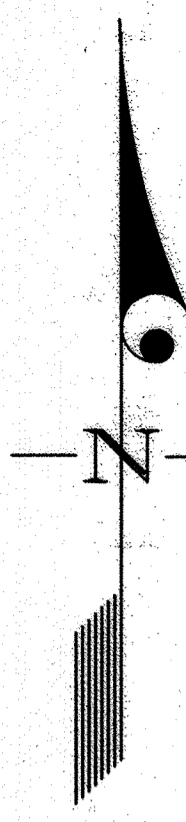


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DATE: JULY, 2023

DRAWN BY: dds

CHECKED BY:



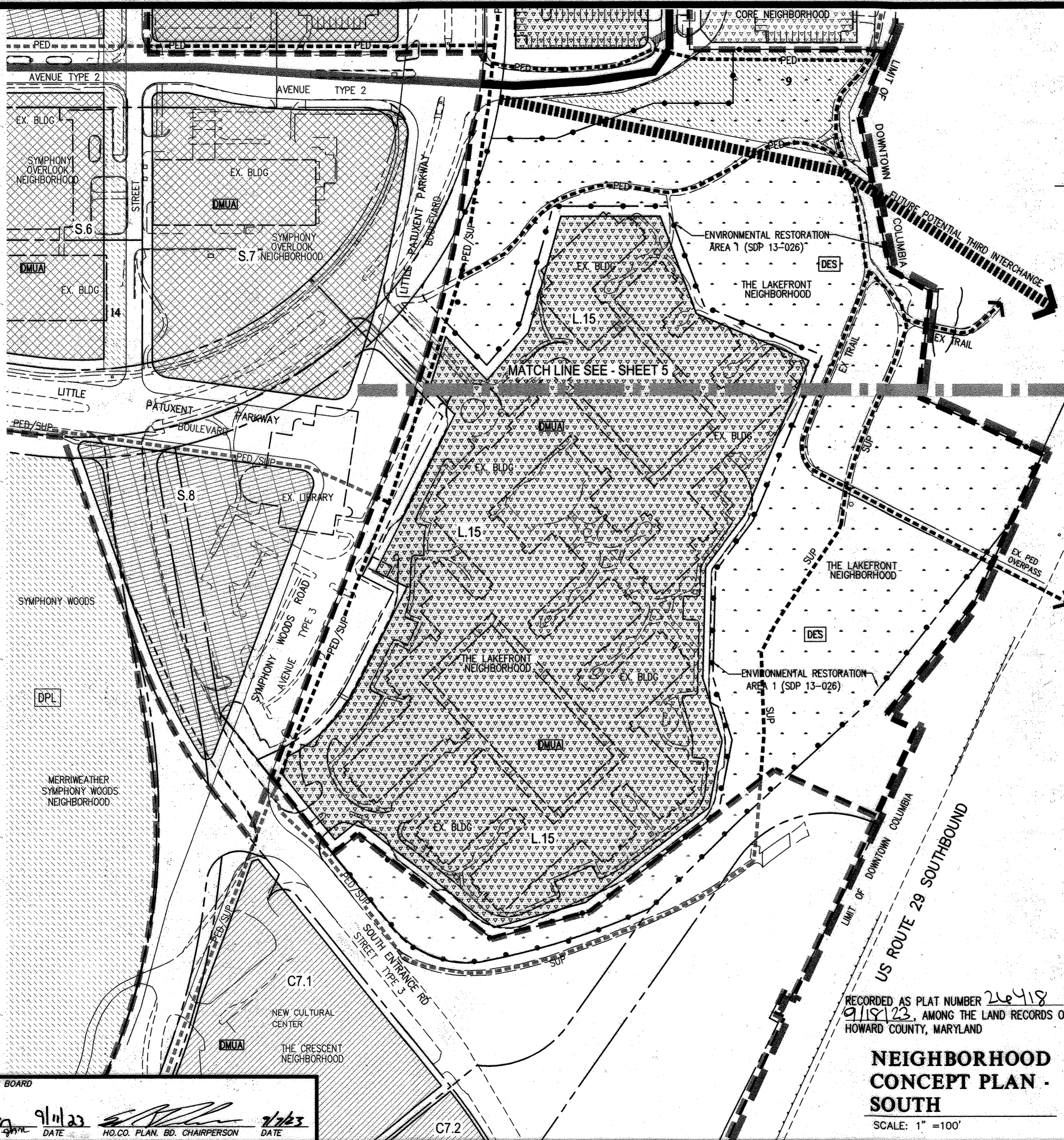
**NEIGHBORHOOD CONCEPT PLAN - MID SOUTH**

SCALE: 1"=100'

HOWARD COUNTY PLANNING BOARD

*Jmd Eisenberg* 9/1/23  
 HO. CO. EXEC. SECRETARY DATE  
*[Signature]* 7/10/23  
 HO. CO. PLAN. BD. CHAIRPERSON DATE

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**PARTIAL LEGEND (SEE SHEET 2 FOR FULL LEGEND)**

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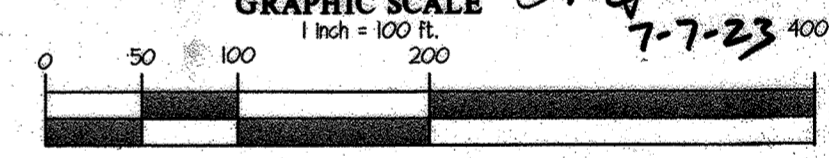
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**GRAPHIC SCALE**



**OWNERS AND PETITIONERS**

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 TAX MAP 30 GRID 20 PARCELS 275, 290, 369 & 373  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=100' SHEET 6 OF 6

RECORDED AS PLAT NUMBER 26418 ON 9/18/23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**NEIGHBORHOOD CONCEPT PLAN - SOUTH**

SCALE: 1" = 100'

HOWARD COUNTY PLANNING BOARD  
 Jyma Eschen 9/11/23  
 HO. CO. EXEC. SECRETARY DATE  
 [Signature] 9/12/23  
 HO. CO. PLAN. BD. CHAIRPERSON DATE



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DATE: JULY, 2023  
 DRAWN BY: dds  
 CHECKED BY:

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