

**GENERAL NOTES**

- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE APRIL 6, 2010.
- THIS FDP IS SUBJECT TO THE PREVIOUSLY APPROVED NEIGHBORHOOD DESIGN GUIDELINES (NDG) (LIBER 14166, FOLIO 1) NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) (LIBER 14166, FOLIO 241) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP) (PLAT NO. 22012 THRU 22015) RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- 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, F 07-042, SDP 13-007, F 13-015, FDP-DC-WARFIELD-1, SDP 14-024, WP 13-095 AND WP 14-130.
- THERE ARE NO MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.
- A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES WAS REVIEWED AND APPROVED WITH FDP-DC-WARFIELD-1

# 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 437 MULTI-FAMILY UNITS. THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS ON PARCEL D IS 380 MULTI-FAMILY UNITS. A WAIVER OF SECTION 16.1106(E) WAS APPROVED ON JANUARY 14, 2013 MODIFYING THE NUMBER OF UNITS AND THE LATEST DATE THAT A SITE DEVELOPMENT PLAN CAN BE SUBMITTED FOR PHASE 2

**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/RESTAURANT. THE MAXIMUM RETAIL/RESTAURANT-USE FOOTPRINT WILL NOT EXCEED 76,098 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:**

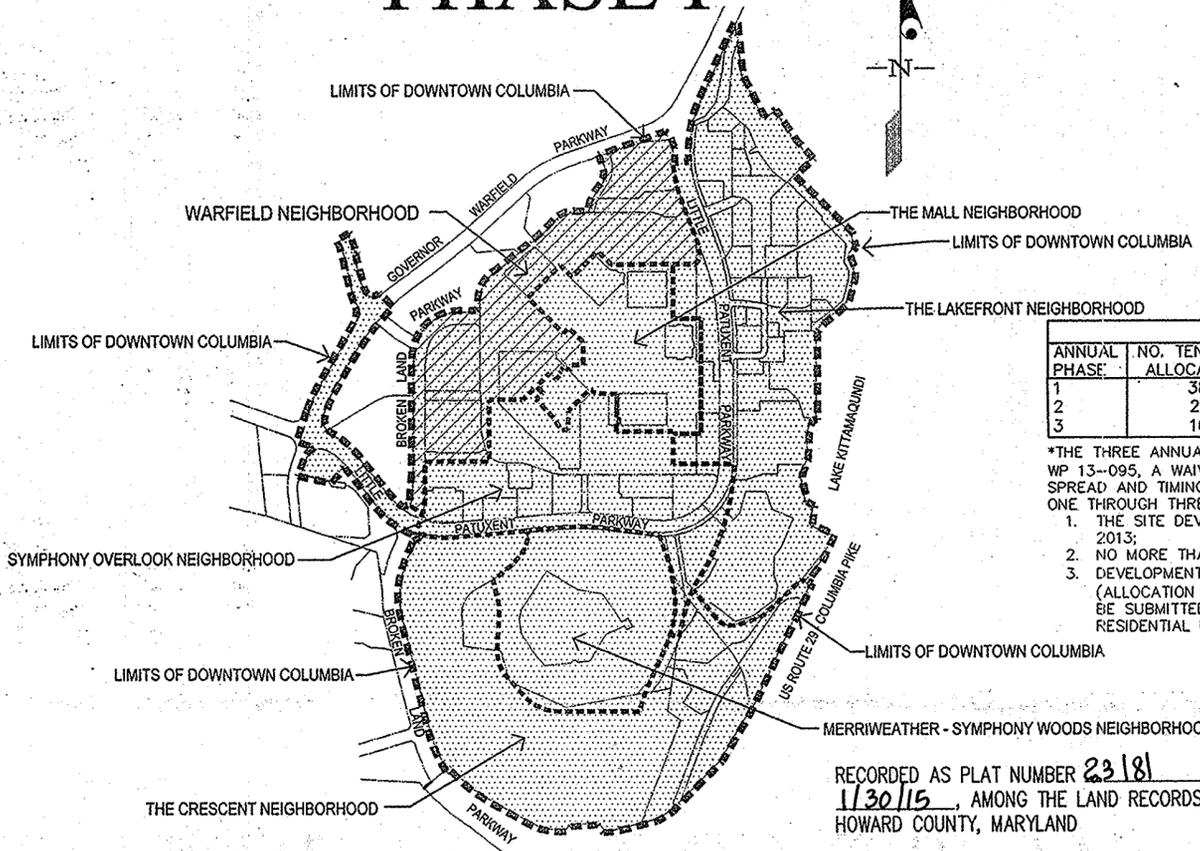
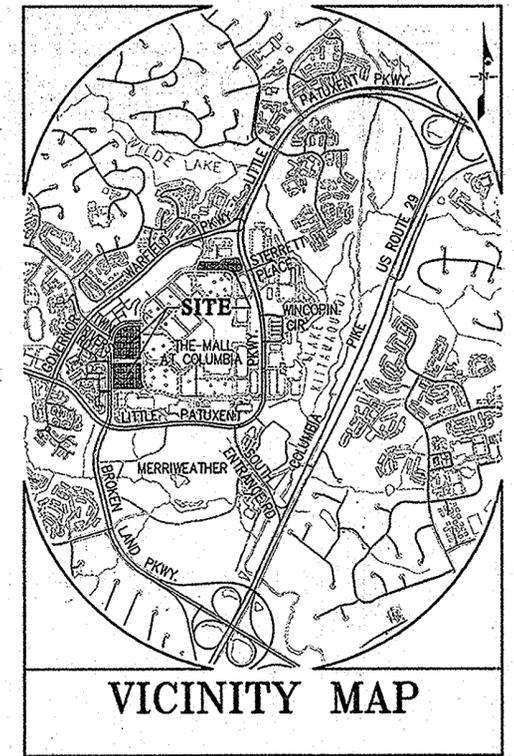
THIS IS THE FIRST FDP UNDER SECTION 125.A.9 AND NO OTHER DEVELOPMENT HAS BEEN APPROVED OR BUILT UNDER THAT SECTION. THE STATUS OF THE CEPPA'S AND OTHER DOWNTOWN ELEMENTS ARE WITHIN THE WARFIELD IMPLEMENTATION PLAN.

**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.



ANNUAL PHASE	NO. TENTATIVE ALLOCATIONS	TENTATIVE ALLOCATIONS*	
		ALLOCATION YEAR	SDP SUBMISSION DUE DATE
1	380	2013	PRIOR TO AUGUST 29, 2012
2	277	2015	PRIOR TO OCTOBER 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. WP 13-095, A WAIVER OF SECTION 16.1106(E), WAS APPROVED ON JANUARY 14, 2013 AMENDING THE SPREAD AND TIMING OF ALLOCATIONS. THE APPROVAL IS SUBJECT TO FIVE CONDITIONS. CONDITIONS ONE THROUGH THREE ARE:  
 1. THE SITE DEVELOPMENT PLAN FOR PARCEL C-2 MUST BE SUBMITTED ON OR BEFORE OCTOBER 1, 2013;  
 2. NO MORE THAN 277 RESIDENTIAL UNITS MAY BE REQUESTED FOR PARCEL C-2;  
 3. DEVELOPMENT PROPOSALS FOR PARCELS C-2 (ALLOCATION YEAR 2015) AND PARCEL C-1 (ALLOCATION YEAR 2016) MAY BE SUBMITTED AS ONE INTEGRATED SITE DEVELOPMENT PLAN TO BE SUBMITTED ON OR BEFORE OCTOBER 1, 2013 AND PROPOSING NO MORE THAN 437 RESIDENTIAL UNITS.

**OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC**  
 1751 PINNACLE DRIVE, SUITE 700  
 MCLEAN, VA 22102  
 ATTN: KEVIN PETERKIN  
 703-205-5542

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

RECORDED AS PLAT NUMBER 23181 ON 11/30/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SHEET INDEX**

- COVER SHEET
- CONTEXT PLAN
- PLAN AREA PARCELS C AND D
- PLAN AREA LOT 39

**SUMMARY OF AMENDMENTS**  
 FDP-DC-WARFIELD-1A - AMENDMENT TO UPDATE THE RESIDENTIAL GROSS FLOOR AREA AND NUMBER OF UNITS ALLOCATED BETWEEN THE BLOCKS (PARCELS) WITHIN THE FDP AREA. THIS PLAN IS INTENDED TO SUPERCEDE FDP-DC-WARFIELD-1 SHEET 1 OF 4, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLAT NO. 22012.

**DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD  
PHASE I  
AMENDED 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: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: mjt CHECK BY: MJT DATE: DEC, 2014



**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: MAY 21, 2016.

**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 (PAR. D)	214,093	4.91	14,000	0	0	0	0	380	464,084	0	478,084	478,084
W-2 (PAR. C-2)	110,675	2.54	29,680	0	0	0	0	267	337,400	0	367,080	367,080
W-5 (PAR. C-1)	80,465	1.85	32,418	0	0	0	0	170	252,842	0	285,260	285,260
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.

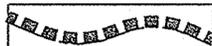
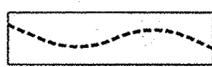
DEMOLITION, WHEN INCLUDED IN AN FDP, WILL BE BROKEN OUT BY USE TYPES ON THE FDP PLAN BLOCK DEVELOPMENT CHART.

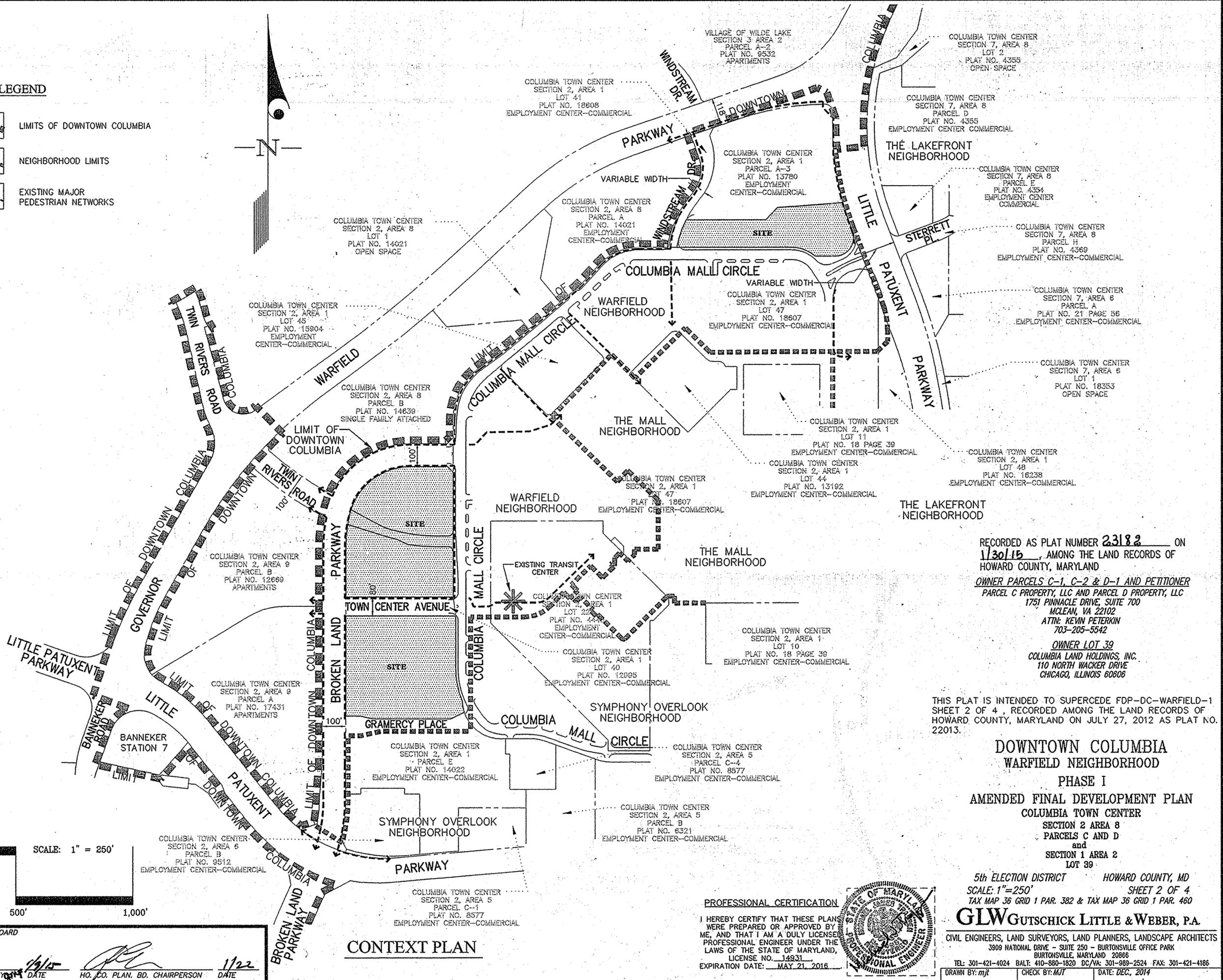
THE GROSS FLOOR AREA AND/OR THE NUMBER OF RESIDENTIAL UNITS APPROVED FOR AN INDIVIDUAL BLOCK WITHIN THE BLOCK DEVELOPMENT CHART MAY BE REALLOCATED AMONG BLOCK W-1, W-2 AND W-5 AND MAY EXCEED THE TOTAL SPECIFIED FOR AN INDIVIDUAL BLOCK ON A SUBSEQUENT SITE DEVELOPMENT PLAN(S) FOR BLOCKS W-1, W-2 AND W-5, WITHOUT AMENDING THIS FDP, PROVIDED THE GRAND TOTAL GROSS FLOOR AREA AND THE GRAND TOTAL NUMBER OF RESIDENTIAL UNITS APPROVED ON THIS FDP FOR ALL PARCELS/BLOCKS WITHIN THE BLOCK DEVELOPMENT CHART IS NOT EXCEEDED

HOWARD COUNTY PLANNING BOARD  
 HO. CO. EXECUTIVE SECRETARY DATE: 1/22  
 HO. CO. PLAN. BD CHAIRPERSON DATE: 1/22

L:\CAD\DRAWINGS\11053\PLANS BY GLW\FDP-VARIED C Amendment\FDP-1A\_GS\_VSP-COVER.dwg, PLOT: 12/30/2014 12:01 PM, LAST SAVED: 12/24/2014 12:00 PM, PLOTTED BY: Mike Trogges

**LEGEND**

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



RECORDED AS PLAT NUMBER **23182** ON **1/30/15**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC**  
 1751 PINNACLE DRIVE, SUITE 700  
 MCLEAN, VA 22102  
 ATTN: KEVIN PETERKIN  
 703-205-5542  
**OWNER LOT 39**  
 COLUMBIA LAND HOLDINGS, INC.  
 110 NORTH WACKER DRIVE  
 CHICAGO, ILLINOIS 60606

THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-WARFIELD-1 SHEET 2 OF 4, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLAT NO. 22013.

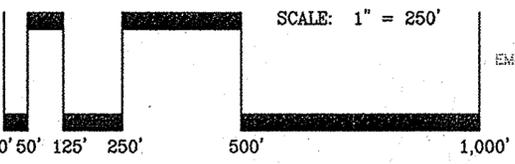
**DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD  
 PHASE I  
 AMENDED FINAL DEVELOPMENT PLAN  
 COLUMBIA TOWN CENTER  
 SECTION 2 AREA 8  
 PARCELS C AND D  
 and  
 SECTION 1 AREA 2  
 LOT 39**

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

**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: *mjt* CHECK BY: *mjt* DATE: *DEC, 2014*

**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: MAY 21, 2016



HOWARD COUNTY PLANNING BOARD  
*Michael J. Gutschick* 12/15  
 HO. CO. EXECUTIVE SECRETARY DATE  
*[Signature]* 1/22  
 HO. CO. PLAN. BD. CHAIRPERSON DATE

**CONTEXT PLAN**

E:\CAD\DRAWINGS\1053\FDP\Parcel C Amendment\FDP-1A OS\FDP-02-WARFIELD.dwg  
 PLOTTED: 12/30/2014 12:07 PM, LAST SAVED: 12/24/2014 12:00 PM, PLOTTED BY: Mike Irigoin  
 © GLW 2011

PT. #	NORTH	EAST
1041	503571.92	838169.96
1042	503034.00	838184.85
1043	503034.00	837727.58
1044	503242.67	837727.58
1046	503390.27	837744.56
1048	503449.03	837766.32
1049	503592.11	838002.22
1050	503592.11	838159.85
1051	502954.00	838195.85
1052	502729.18	838195.85
1056	502954.00	837727.58
1057	502589.90	838223.89
1058	502541.41	838232.27
1059	502513.44	838175.04
1060	502513.44	837842.58
1061	502525.44	837789.58
1062	502525.44	837727.58

COLUMBIA TOWN CENTER  
SECTION 2, AREA 8  
PARCEL B  
PLAT NO. 14639  
SINGLE FAMILY ATTACHED

COLUMBIA TOWN CENTER  
SECTION 2, AREA 9  
PARCEL B  
PLAT NO. 12869  
APARTMENTS

COLUMBIA TOWN CENTER  
SECTION 2, AREA 1  
LOT 40  
PLAT NO. 12995  
EMPLOYMENT CENTER -- COMMERCIAL

COLUMBIA TOWN CENTER  
SECTION 2, AREA 9  
PARCEL A  
PLAT NO. 17431  
APARTMENTS

**LEGEND**

- EXISTING CONTOURS
- EXISTING WOODS/TREELINE
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- SITE LIMITS/LIMIT OF SUBMISSION
- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- DOWNTOWN COMMUNITY COMMONS

**PURPOSE NOTE:**

PARCEL D-4 IS FOR WIDENING ADJUSTMENTS OF ROADS B AND C AND ROAD B INTERIM ALIGNMENT. PARCEL D-2 IS FOR THE FUTURE WIDENING OF ROAD B TO THE ULTIMATE ALIGNMENT. PARCEL D-3 IS FOR ROAD C WIDENING ADJUSTMENT TO THE ULTIMATE ALIGNMENT AND SHALL BECOME PART OF THE DEVELOPMENT PARCEL (D-1).

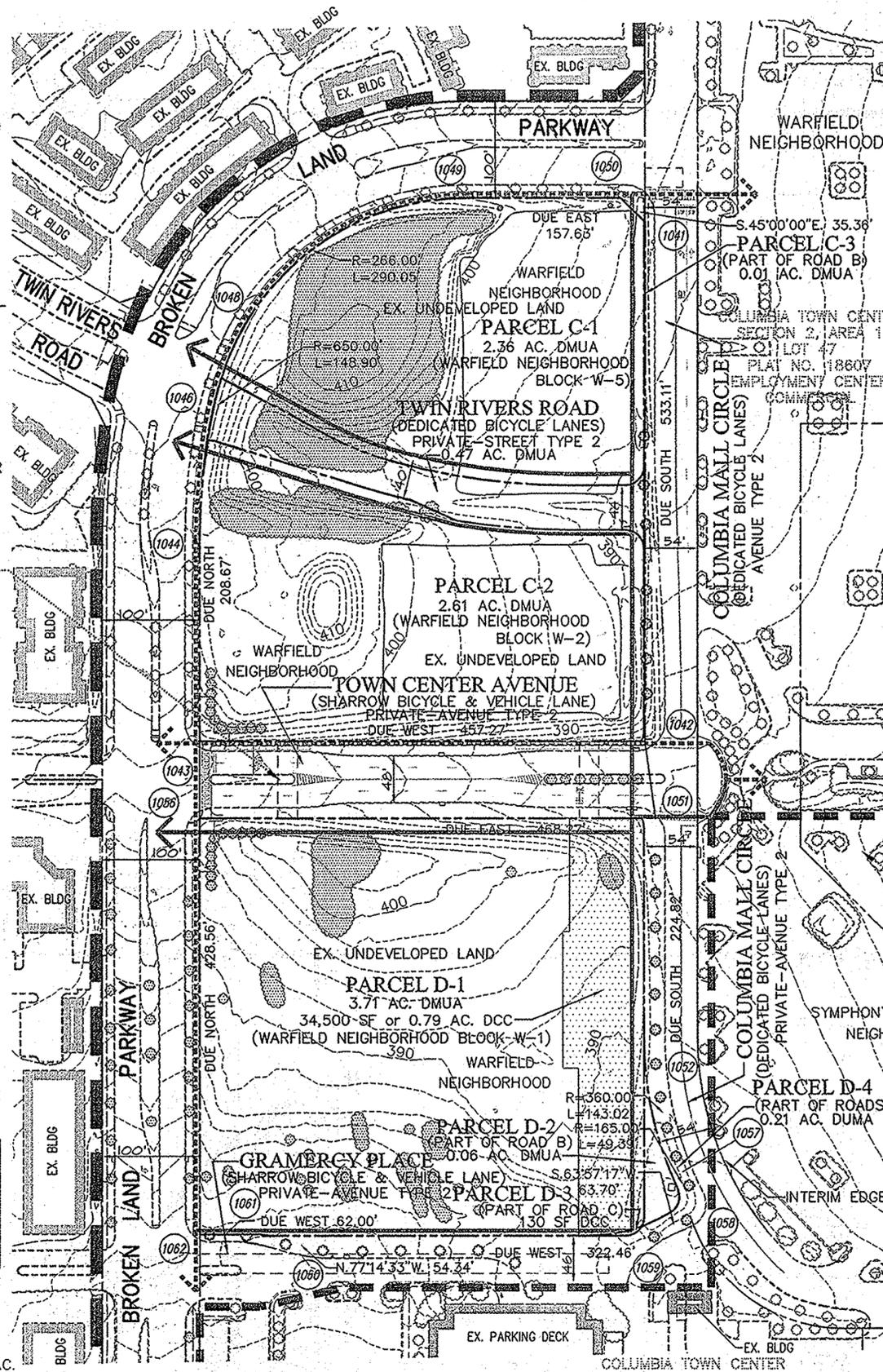
**TABULATION OF LAND USE**

DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.79 AC. **
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.
DOWNTOWN MIXED USE AREAS (DUMA)	12.03 AC. **
<b>TOTAL</b>	<b>12.82 AC.</b>

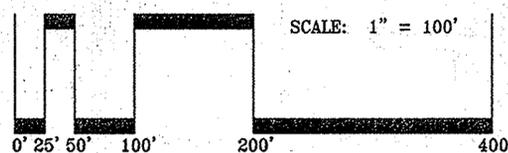
\* 34,500 Square Feet  
\*\* PARCEL D-3 WILL BE DUMA IN THE INTERIM CONDITION AND DCC UNDER THE FINAL CONDITION OF ROAD C.

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY DATE: 1/22  
HO. CO. PLAN. BD. CHAIRPERSON DATE: 1/22



**PLAN AREA PARCELS C and D**



**NOTES**

- TOTAL ACREAGE WITHIN THE AREA COVER BY THE PLAN IS 12.82 ACRES.
- THERE ARE NO AREAS OF THE SITE AREA THAT ARE OR HAVE BEEN DEVELOPED.
- SDP 13-007 IS AN APPROVED SITE DEVELOPMENT PLAN WITHIN THE SITE AREA. SDP 14-024 IS UNDER REVIEW BY THE PLANNING BOARD FOR APPROVAL WITH THE SUBMISSION OF THIS FDP.
- PROPOSED DOWNTOWN MIXED USE AREA IS 12.03 ACRES.
- THERE ARE NO EXISTING OR PROPOSED DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA.
- THERE ARE NO HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE SITE AREA.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN PLAT DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
- FOR INFORMATION ON THE POTENTIAL TRANSIT ROUTE CIRCULATION, SEE THE NEIGHBORHOOD IMPLEMENTATION PLAN, PAGES 10 AND 11.
- FOR INFORMATION ON THE LOCATIONS OF PRIMARY AND SECONDARY PEDESTRIAN ROUTES AND THE BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:  
AREA OF FDP (NOT INCLUDING LOT 39): ..... 445,531 SF  
REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS: ..... 22,277 SF  
PROPOSED AREA OF PRIMARY AMENITY SPACE: ..... 34,500 SF  
REQUIRED AREA OF SECONDARY AMENITY SPACE TO BE PROVIDED ON A SITE DEVELOPMENT PLAN: ..... 0 SF  
SURPLUS AREA PROVIDED BY THIS FDP: ..... 12,223 SF

NOTE: ADDITIONAL SURPLUS AREA, IF ANY, WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.

- THE AFFORDABLE HOUSING REQUIREMENT SET FORTH IN CEPPA'S 10 AND 11 WILL BE MET BY CONTRIBUTING TWO SEPARATE PAYMENTS OF \$1.5 MILLION EACH FOR THE FUNDING OF THE DOWNTOWN COLUMBIA PARTNERSHIP HOUSING FUND IN ACCORDANCE WITH EACH CEPPA. EACH DEVELOPER AND OWNER, AS APPLICABLE, WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ONE-TIME AND ANNUAL PAYMENTS REQUIRED BY CEPPA'S 26 & 27 IN ACCORDANCE WITH EACH RESPECTIVE CEPPA.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU AS PROVIDED IN SECTION 125.A.9.F(2) OF THE ZONING REGULATIONS.
- EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.A.9 OF THE HOWARD COUNTY 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 ESTABLISHED OR TO BE ESTABLISHED PURSUANT TO THE DOWNTOWN COLUMBIA PLAN. THE CHARGE SHALL BE CALCULATED AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL AND SHALL INCLUDE AN ANNUAL ADJUSTMENT BASED ON THE CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U) FOR THE WASHINGTON-BALTIMORE AREA PUBLISHED BY THE BUREAU OF LABOR STATISTICS OF THE UNITED STATES DEPARTMENT OF LABOR. THE FIRST ANNUAL CHARGE FOR EACH BUILDING OR SEPARATELY OCCUPIED SPACE WITHIN THE BUILDING SHOWN ON AN SITE DEVELOPMENT PLAN SHALL BE PAID PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT FOR THAT BUILDING OR SPACE.

RECORDED AS PLAT NUMBER 23183 ON 1/20/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC  
1751 PINNACLE DRIVE, SUITE 700  
MCLEAN, VA 22102  
ATTN: KEVIN PETERKIN  
703-205-5542

OWNER LOT 39  
COLUMBIA LAND HOLDINGS, INC.  
110 NORTH WACKER DRIVE  
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**DOWNTOWN COLUMBIA  
WARFIELD NEIGHBORHOOD**

**PHASE I  
AMENDED 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"=100'  
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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: mjt CHECK BY: MJT DATE: DEC, 2014

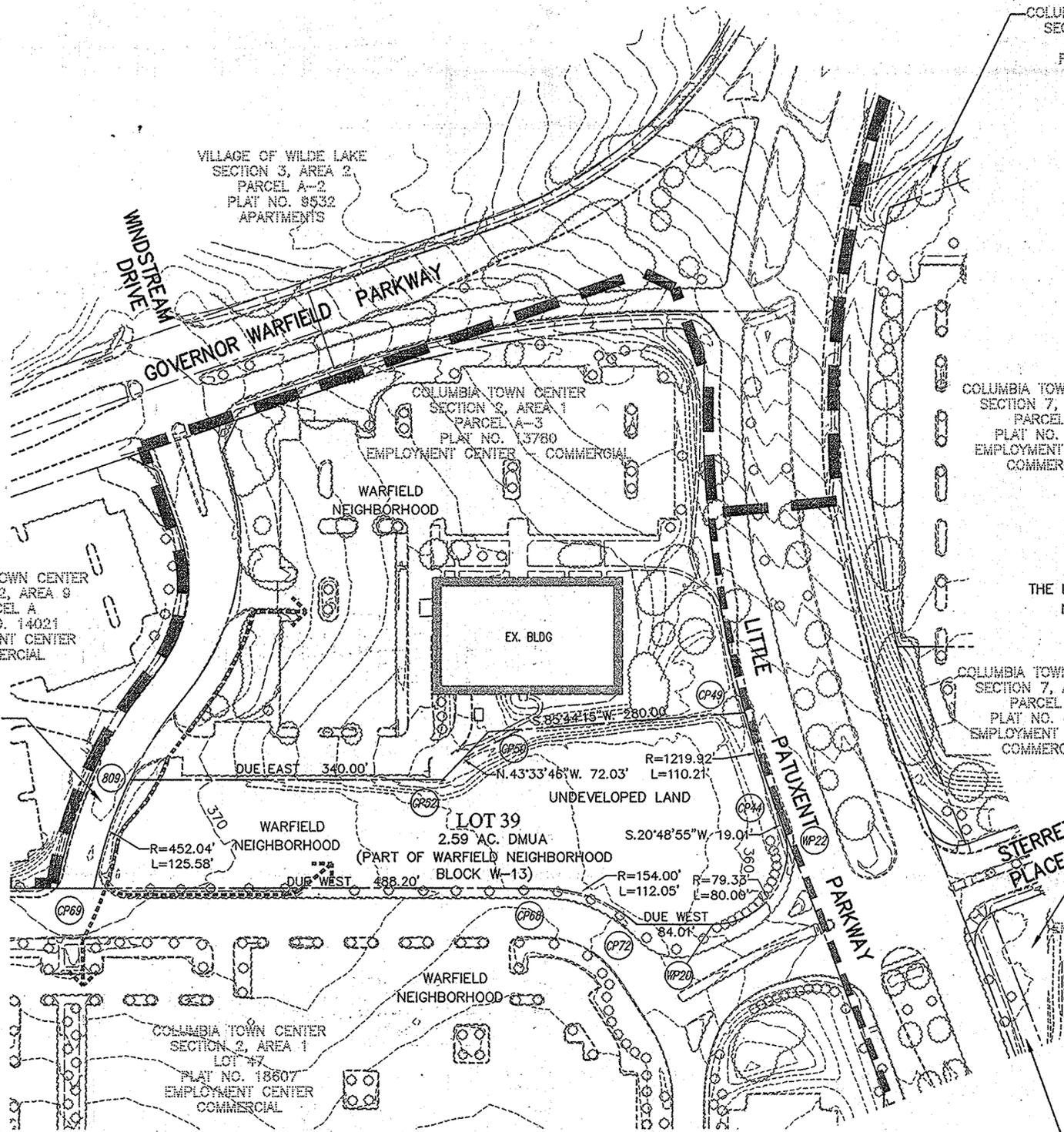
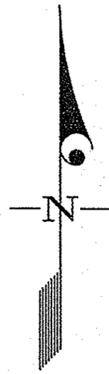
**PROFESSIONAL CERTIFICATION**

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: MAY 21, 2016



L:\CAD\DRAWINGS\1955\PLANS BY GLW\DP\Parcel C Amendment\FDP-1A CA\FDP-0304-WARFIELD.dwg, PLOTTED: 12/30/2014 12:19 PM, LAST SAVER: 12/24/2014 12:00 PM, PLOTTED BY: Mike Troppen

PT. #	NORTH	EAST
809	503290.52	838874.03
CP44	504619.64	839882.61
CP49	504724.26	839848.15
CP50	504703.47	839568.93
CP52	504651.28	839519.29
CP68	504532.44	839628.15
CP69	504532.44	839139.95
CP72	504493.44	839730.58
WP20	504493.44	838533.85
WP22	504601.87	839889.37



**NOTES**

1. THERE ARE NO AREAS OF THE SITE AREA THAT ARE OR HAVE BEEN DEVELOPED.
2. THERE ARE NO APPROVED SITE DEVELOPMENT PLANS WITHIN THE SITE AREA.
3. THERE ARE NO EXISTING OR PROPOSED DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA.
4. THERE ARE NO HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE SITE AREA.
5. ALL BOUNDARY INFORMATION AND COORDINATES ARE IN PLAT DATUM.
6. THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
7. FOR ADDITIONAL NOTES, SEE SHEET 3

**LEGEND**

- EXISTING CONTOURS
- EXISTING WOODS/TREELINE
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- SITE LIMITS/LIMIT OF SUBMISSION
- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS

RECORDED AS PLAT NUMBER 23184 ON 1/30/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
 OWNER PARCELS C-1, C-2 & D-1 AND PETITIONER PARCEL C PROPERTY, LLC AND PARCEL D PROPERTY, LLC  
 1751 PINNACLE DRIVE, SUITE 700  
 MCLEAN, VA 22102  
 ATTN: KEVIN PETERKIN  
 703-205-5542  
 OWNER LOT 39  
 COLUMBIA LAND HOLDINGS, INC.  
 110 NORTH WACKER DRIVE  
 CHICAGO, ILLINOIS 60606

THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-WARFIELD-1 SHEET 1 OF 4, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLAT NO. 22015.

**DOWNTOWN COLUMBIA  
 WARFIELD NEIGHBORHOOD**

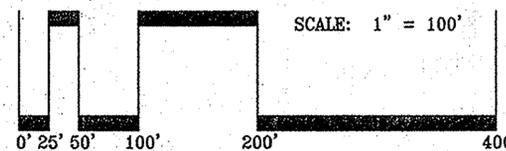
**PHASE I  
 AMENDED FINAL DEVELOPMENT PLAN  
 COLUMBIA TOWN CENTER  
 SECTION 2 AREA 8  
 PARCELS C AND D  
 and  
 SECTION 1 AREA 2  
 LOT 39**

5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=100' SHEET 4 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: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: mjt CHECK BY: MJT DATE: DEC, 2014

**PLAN AREA LOT 39**



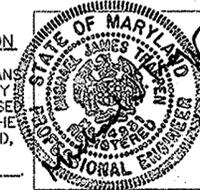
**TABULATION OF LAND USE**  
 SEE SHEET 3 OF 4

HOWARD COUNTY PLANNING BOARD

*Heather M. Taylor* 1/22/15 HO. CO. EXECUTIVE SECRETARY DATE  
*[Signature]* HO. CO. PLAN. BD. CHAIRPERSON DATE

**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: MAY 21, 2016



L:\CAD\DRAWINGS\1195\PLANS BY GLW\FDP-DC-WARFIELD-1A 05\FDP-DC-WARFIELD-1A.dwg  
 PLOTTED: 12/30/2014 12:17 PM, LAST SAVED: 12/24/2014 12:00 PM, PLOTTED BY: Mike Troppen