

**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:**

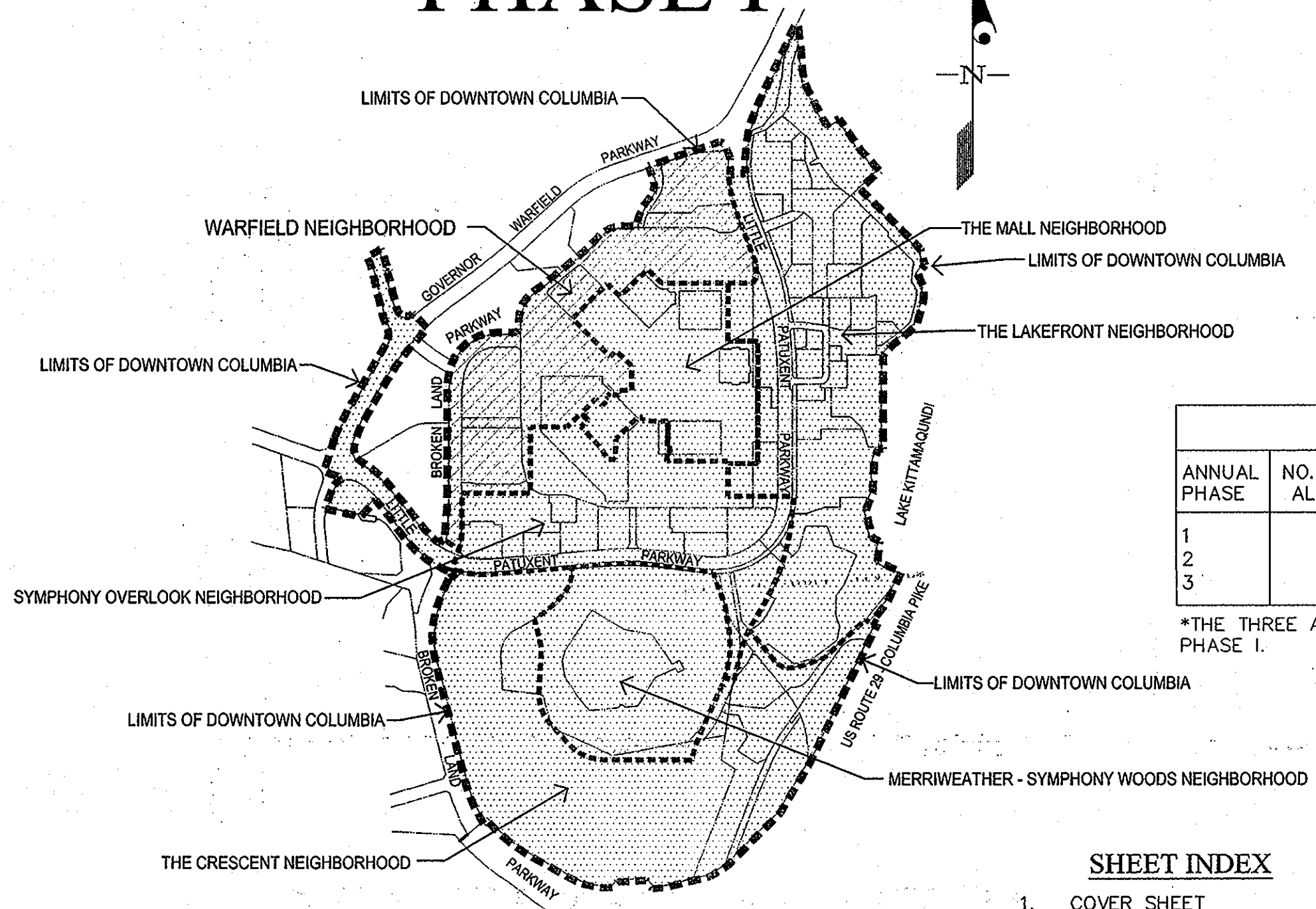
THIS IS THE FIRST FDP UNDER SECTION 125.A.9 AND NO OTHER DEVELOPMENT HAS BEEN APPROVED OR BUILT UNDER THAT SECTION. THE STATUS OF THE CEPPA'S AND OTHER DOWNTOWN ELEMENTS ARE WITHIN THE WARFIELD IMPLEMENTATION PLAN.

**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\***

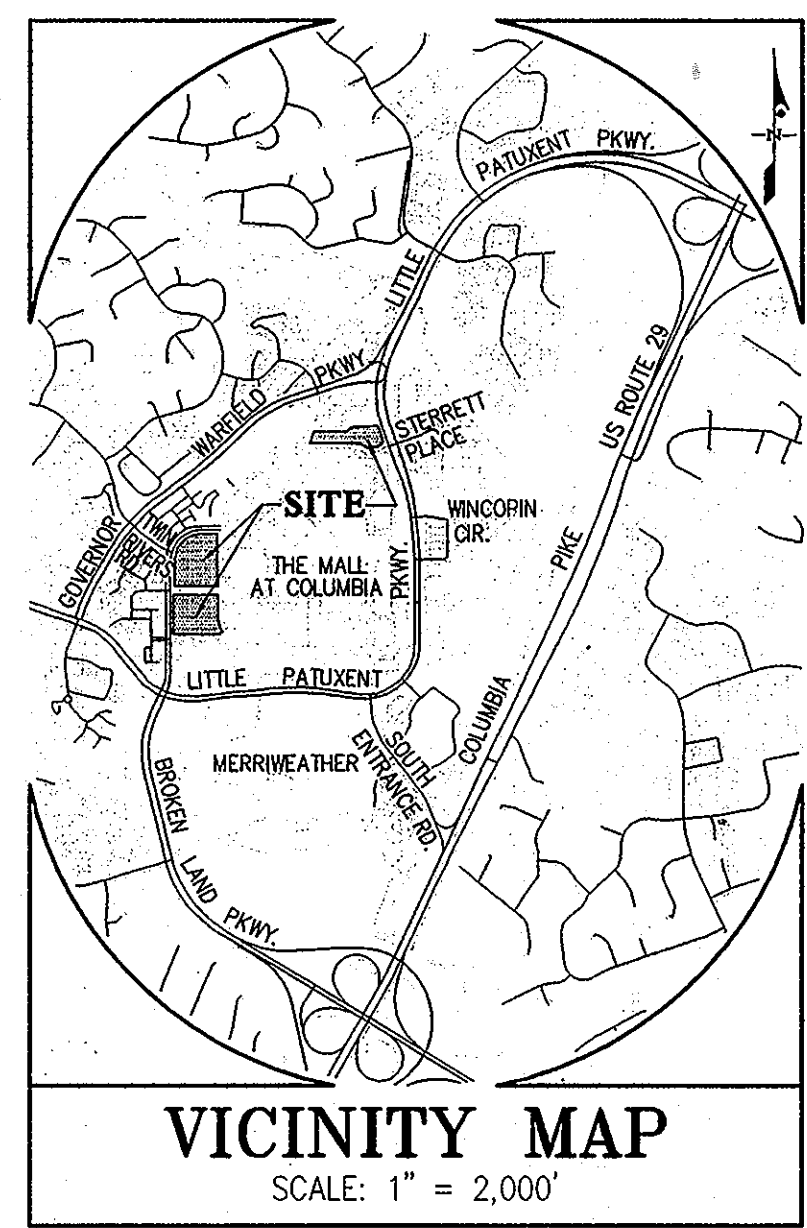
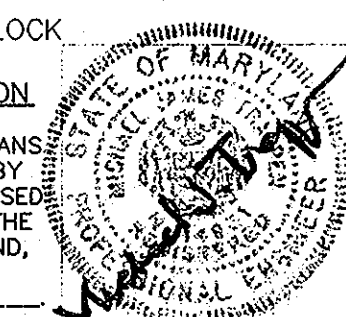
"Block Number"	Block Area		Retail	Office / Conference	Cultural	Hotel		Residential		Total Development (GFA)		
	SF	Acre				Rooms	GFA	Units	GFA	Demolition	New	Net New
W-1	214,093	4.91	14,000	0	0	0	0	390	464,084	0	478,084	478,084
W-2	110,675	2.54	29,680	0	0	0	0	267	387,400	0	417,080	417,080
W-5	80,465	1.85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

\*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


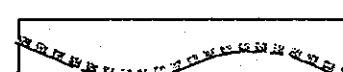

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: mjt CHECK BY: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

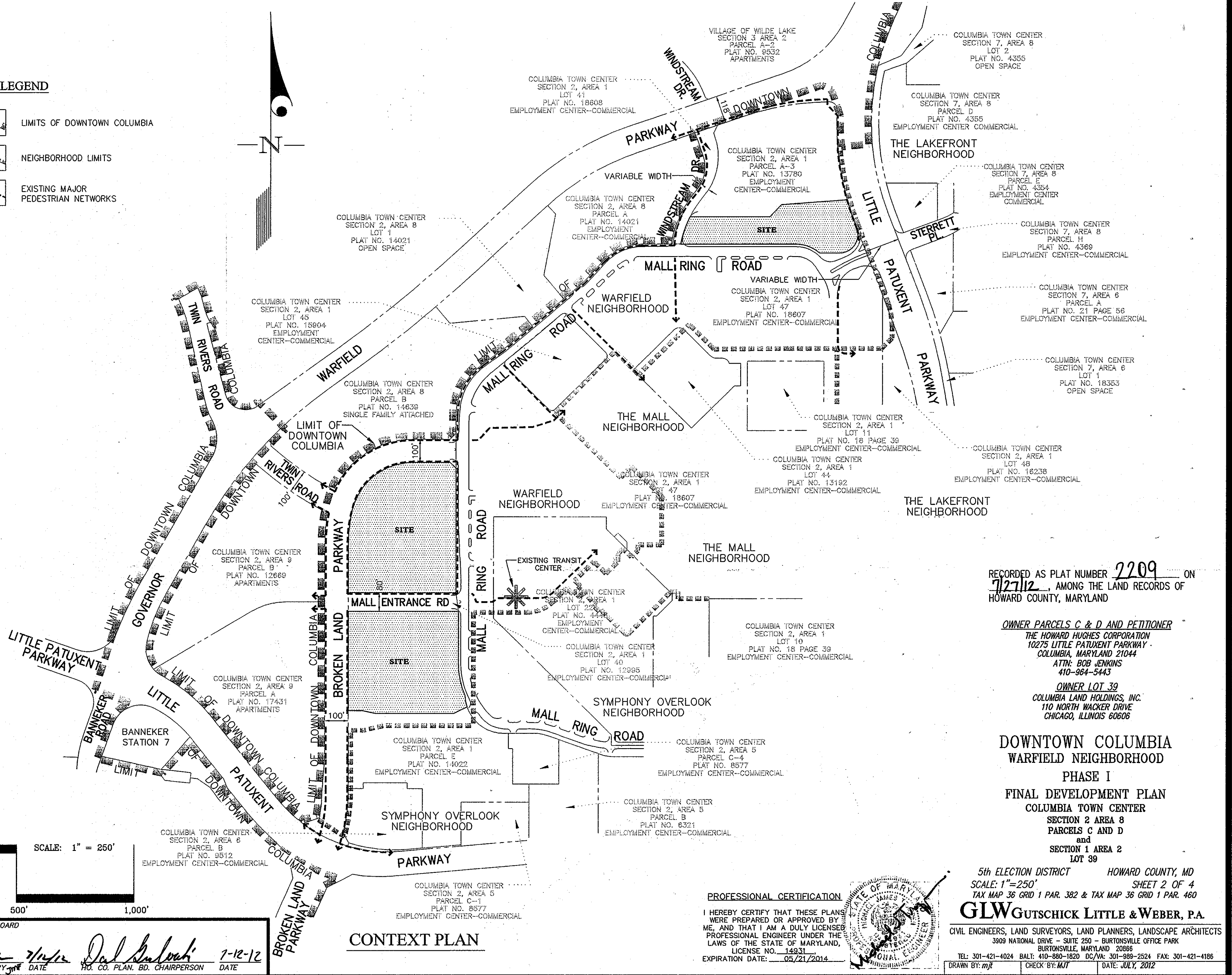
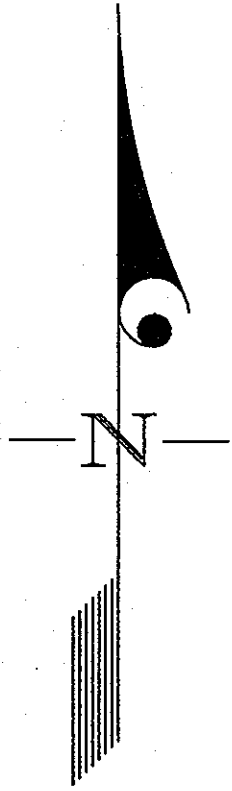
HOWARD COUNTY PLANNING BOARD

*David M. ...* 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

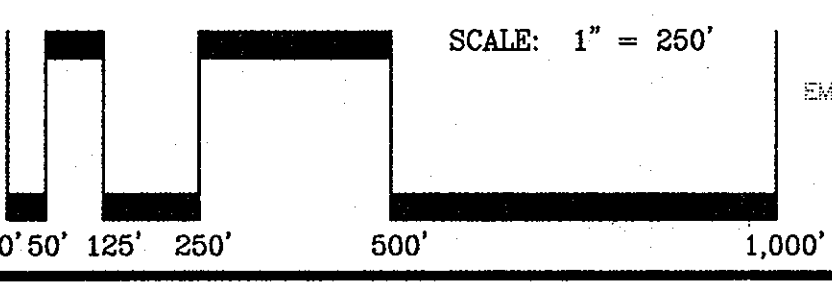
**OWNER PARCELS C & D AND PETITIONER**  
**THE HOWARD HUGHES CORPORATION**  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 ATTN: BOB JENKINS  
 410-964-5443

**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: 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: JULY, 2012



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**

**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: 05/21/2014





PT. #	NORTH	EAST
1041	503571.92	838169.96
1042	503034.00	838184.85
1043	503034.00	837727.58
1044	503242.67	837727.58
1045	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. 12669  
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**

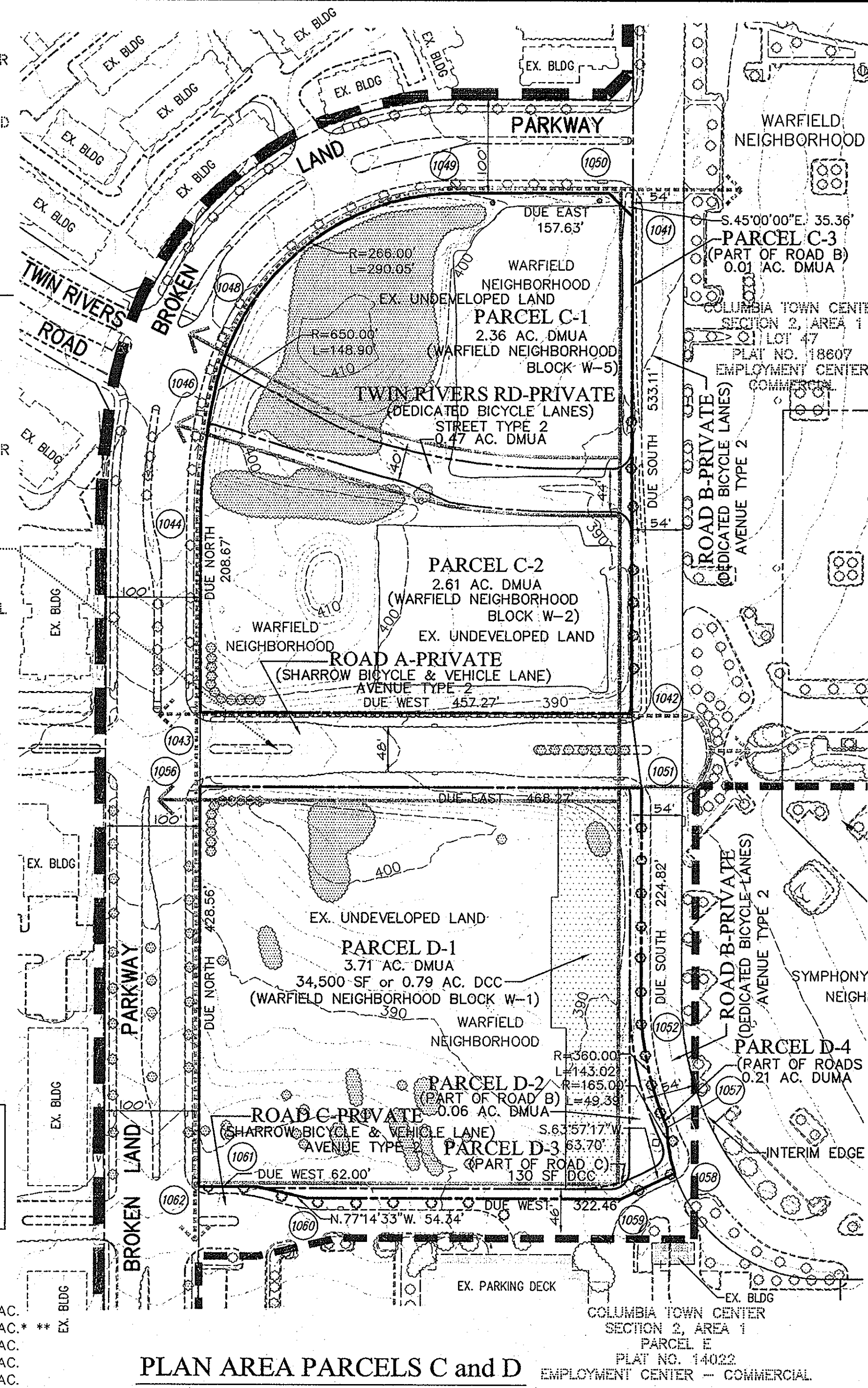
- EXISTING CONTOURS
- EXISTING WOODS/TREELINE
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- SITE LIMITS/LIMIT OF SUBMISSION
- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- DOWNTOWN COMMUNITY COMMONS

**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).

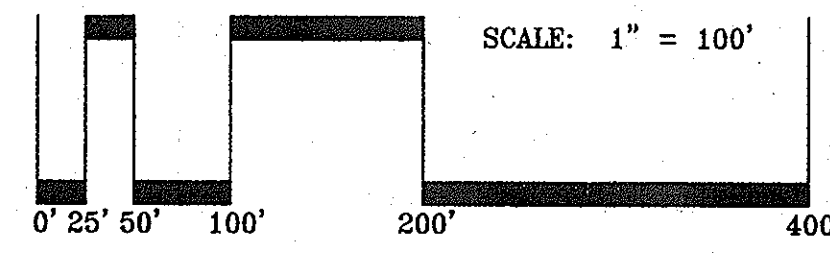
TABULATION OF LAND USE	ACRES
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.79 AC. **
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.
DOWNTOWN MIXED USE AREAS (DUMA)	12.03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

\* 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  
*Mark A. Leggett* HO. CO. EXECUTIVE SECRETARY DATE 7-12-12  
*Dal Gubowski* HO. CO. PLAN. BD. CHAIRPERSON DATE 7-12-12



**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.
- THERE ARE NO APPROVED SITE DEVELOPMENT PLANS WITHIN THE SITE AREA.
- 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 A SITE DEVELOPMENT PLAN SHALL BE PAID PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT FOR THAT BUILDING OR SPACE.

COLUMBIA TOWN CENTER  
SECTION 2, AREA 1  
LOT 22  
PLAT NO. 4448  
EMPLOYMENT CENTER - COMMERCIAL

COLUMBIA TOWN CENTER  
SECTION 2, AREA 1  
LOT 47  
PLAT NO. 18607  
EMPLOYMENT CENTER - COMMERCIAL

RECORDED AS PLAT NUMBER 22010 ON  
7/12/12, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**OWNER PARCELS C & D AND PETITIONER**  
THE HOWARD HUGHES CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
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ATTN: BOB JENKINS  
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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

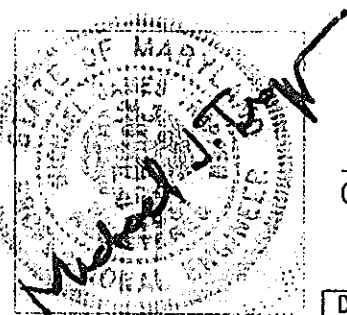
5th ELECTION DISTRICT HOWARD COUNTY, MD  
SCALE: 1"=100'  
SHEET 3 OF 4  
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

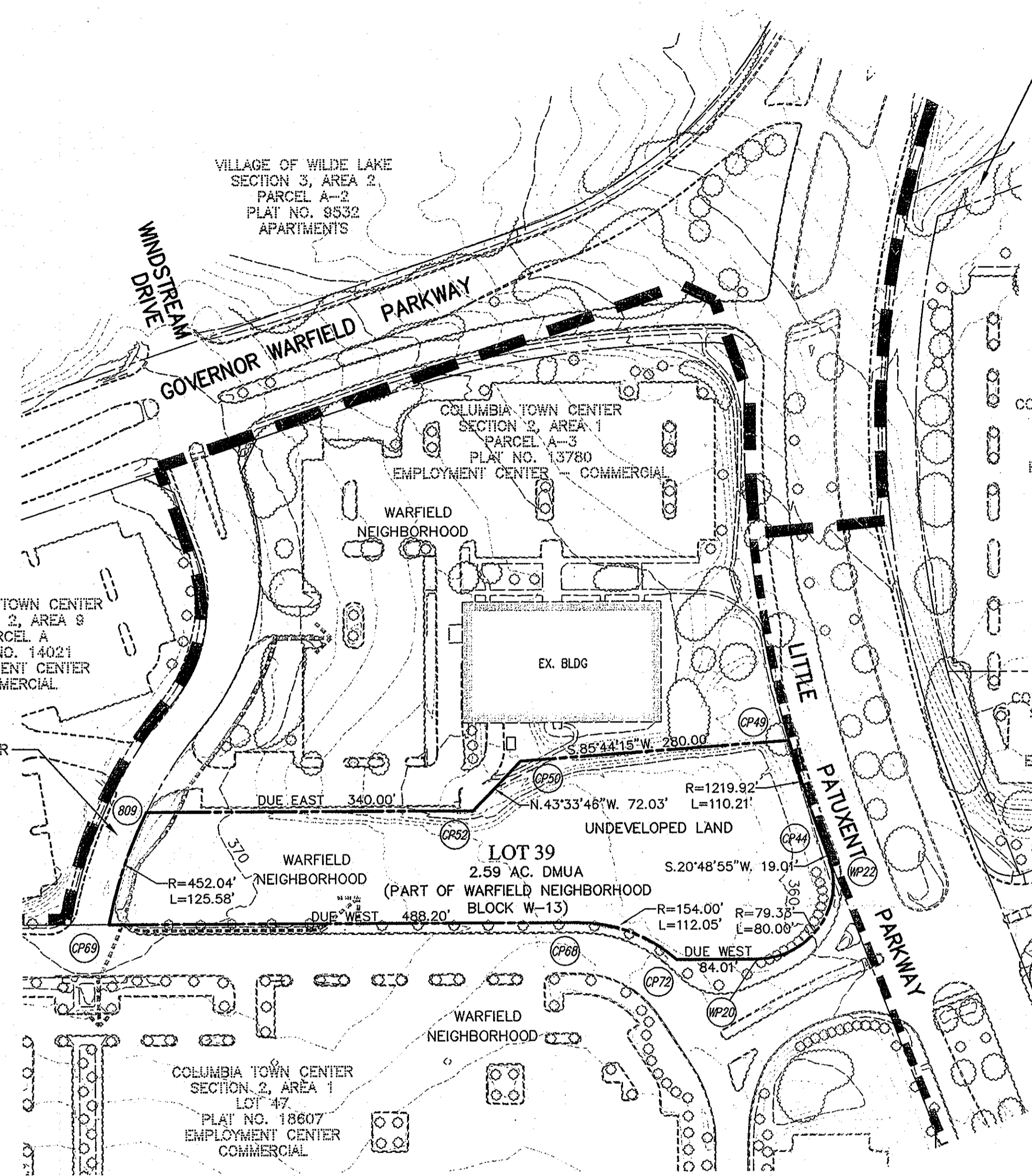
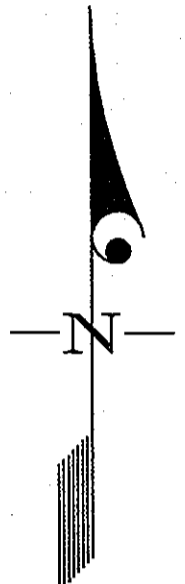
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: mjt CHECK BY: MJT DATE: JULY, 2012

**PROFESSIONAL CERTIFICATION**

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COORDINATE TABLE		
PT. #	NORTH	EAST
809	503290.52	838874.03
CP44	504619.64	839882.61
CP49	504724.28	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 2

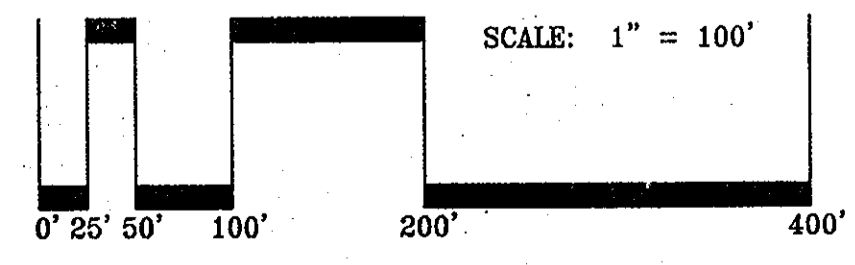
**LEGEND**

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

**PLAN AREA LOT 39**

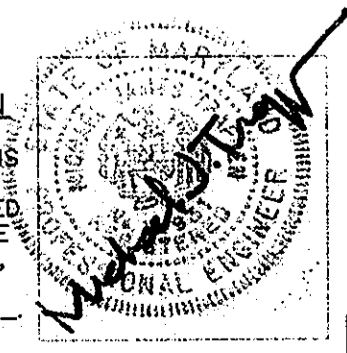
TABULATION OF LAND USE  
SEE SHEET 2 OF 3

HOWARD COUNTY PLANNING BOARD  
*Joseph D. Uryu* 7-12-12  
 HO. CO. EXECUTIVE SECRETARY DATE  
*Paul G. Gumbert*  
 HO. CO. PLAN. BD. CHAIRPERSON DATE



**PROFESSIONAL CERTIFICATION**

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RECORDED AS PLAT NUMBER 22011 ON 7/27/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**OWNER PARCELS C & D AND PETITIONER**  
 THE HOWARD HUGHES CORPORATION  
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 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"=100' SHEET 4 OF 4  
 TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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