

LEGEND

- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- EXISTING MAJOR PEDESTRIAN NETWORKS
- PLAN SUBMISSION AREA
- ENVIRONMENTAL RESTORATION AREA (PHASE 1 AND 2) SDP 13-026

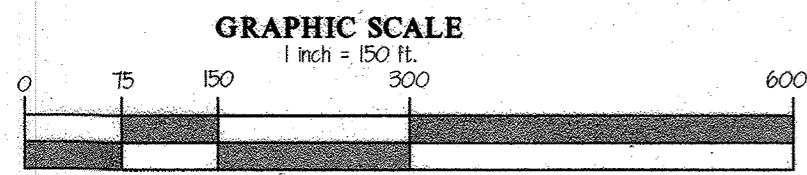
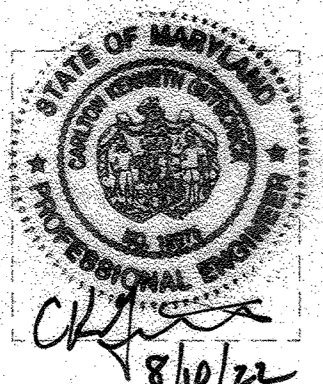
NOTES:

1. THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR THE ADJOINING LANDS.

RECORDED AS PLAT NUMBER 26171 ON 9-26-22, 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



HOWARD COUNTY PLANNING BOARD

Charles Gutzschick 9-6-22 *Ed T. Blum* 9/15/22
 HO.CO. SEC. SECRETARY DATE HO.CO. PLAN. BD. CHAIRPERSON DATE

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CLOVER ACQUISITIONS LLC
 ACB PARKING BUSINESS TRUST
 TOWN CENTER EAST BUSINESS TRUST
 HRD PARKING DECK BUSINESS TRUST
 WINCOPIN RESTAURANT BUSINESS TRUST
 AMERICAN CITY BUILDING BUSINESS TRUST
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 LAKEFRONT CORE
 NEIGHBORHOOD
 PHASE I**

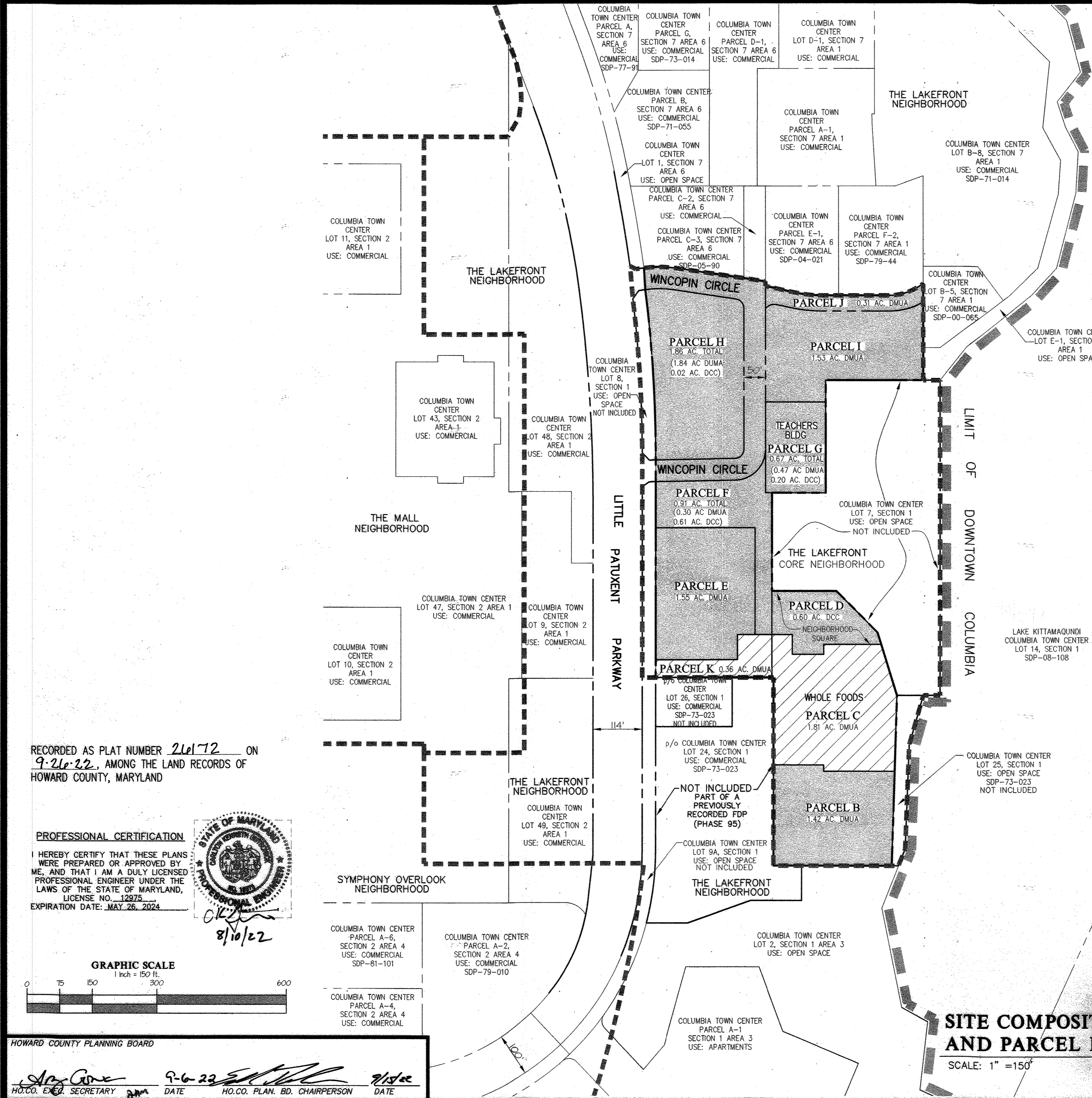
**COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27
 & NON-BUILDABLE BULK PARCELS 'A' & 'B'**
 TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298,
 & TAX MAP 36 GRID 2 PARCEL 321
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=150' SHEET 2 OF 7

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: DDS CHECK BY: DDS DATE: AUGUST, 2022

CONTEXT PLAN
 SCALE: 1" = 150'

L:\CAD\DRAWINGS\1804\PLANS BY GLW\FDP-RECORDATION\1804-FDP-CORTEXT.dwg, PLOTTED: 8/30/2022 4:35 PM, LAST SAVED: 8/9/2022 4:52 PM, PLOTTED BY: Don Swegarty



LEGEND

- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- FDP RECORDATION 1 & 2 (SEE NOTE 2)
- FDP RECORDATION 3 (SEE NOTE 2)

NOTES:

1. THIS PLAN IS FOR GENERAL LOT AND PARCEL LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 4 THRU 6.
2. THE FDP SHALL BE RECORDED IN MULTIPLE PHASES. UPON ITS RECORDATION, THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE RECORDATION 1 & 2 PROPERTY ONLY. THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE RECORDATION 3 PROPERTY (COMPRISED OF A PORTION OF LOT 24 AND A PORTION OF LOT 26, PN 24707) ONLY WHEN (I) THE CROSS-HATCHING ON THE RECORDATION 3 PROPERTY HAS BEEN REMOVED; (II) A NOTE HAS BEEN ADDED TO THE FDP DESCRIBING THE RECORDATION 3 PROPERTY'S PURPOSE AND RE-RECORDATION; AND (III) THE FDP IS RE-RECORDED.

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CLOVER ACQUISITIONS LLC
 ACB PARKING BUSINESS TRUST
 TOWN CENTER EAST BUSINESS TRUST
 HRD PARKING DECK BUSINESS TRUST
 WINCOPIN RESTAURANT BUSINESS TRUST
 AMERICAN CITY BUILDING BUSINESS TRUST
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 LAKEFRONT CORE
 NEIGHBORHOOD
 PHASE I**

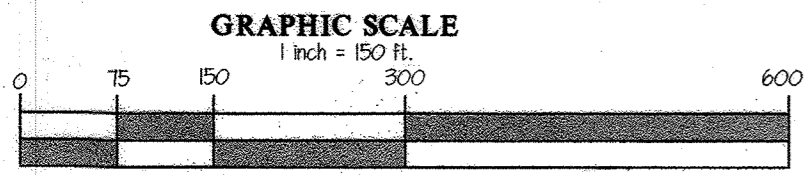
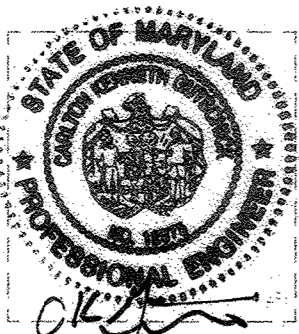
**COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27
 & NON-BUILDABLE BULK PARCELS 'A' & 'B'**

TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298,
 & TAX MAP 36 GRID 2 PARCEL 321
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=150' SHEET 3 OF 7

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: DDS CHECK BY: DDS DATE: AUGUST, 2022

RECORDED AS PLAT NUMBER 26172 ON
9-26-22, 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




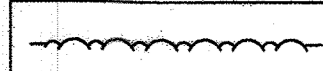





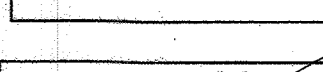
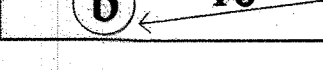





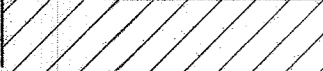


HOWARD COUNTY PLANNING BOARD

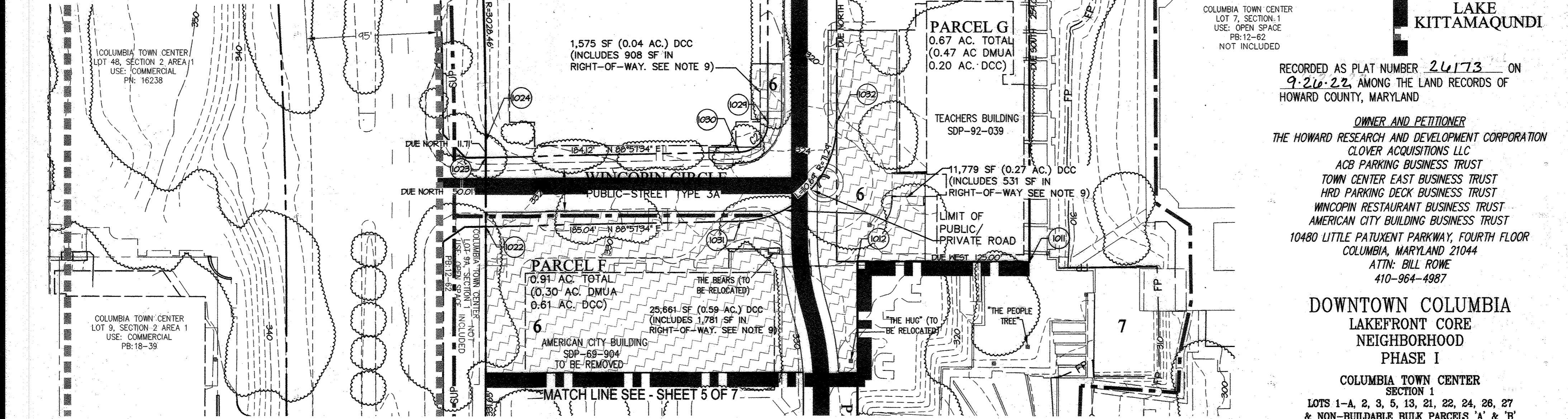
[Signature] 9-6-22 *[Signature]* 9/15/22
 HO.CO. EXEC. SECRETARY DATE HO.CO. PLAN. BD. CHAIRPERSON DATE

**SITE COMPOSITE LOT
 AND PARCEL MAP**
 SCALE: 1" = 150'

L:\2022\18046\PLANS BY GLW\175 RECORDED\11088-FDP OVERVIEW.dwg
 PLOTTED: 8/10/22 4:28 PM, EAST 34.431/2022 5:13 PM, PLOTTED BY: Dan Swensky

LEGEND

-  EXISTING CONTOURS
-  EXISTING AERIAL TREE CANOPY LINE
-  EXISTING WOODED AREA
-  SHARED USE PATH (SUP)
-  EXISTING PEDESTRIAN CIRCULATION
-  PROPOSED PEDESTRIAN CIRCULATION
-  PRELIMINARY FLOODPLAIN BASED ON FEMA
-  LIMITS OF DOWNTOWN COLUMBIA
-  NEIGHBORHOOD LIMITS
-  PRIMARY AMENITY SPACE IDENTIFICATION
-  POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
-  PRIMARY PEDESTRIAN STREET
-  LIMITS OF ENVIRONMENTAL RESTORATION AREA
-  NEW DOWNTOWN COMMUNITY COMMONS AREA (DCC)
-  EXISTING SIGNATURE BUILDINGS SEE NEIGHBORHOOD DESIGN GUIDELINES FOR MORE INFO
-  POTENTIAL SIGNATURE BUILDINGS SEE NEIGHBORHOOD DESIGN GUIDELINES FOR MORE INFO
-  FDP RECORDATION 3 (SEE SHEET 6, NOTE 17)



RECORDED AS PLAT NUMBER 26173 ON 9-26-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CLOVER ACQUISITIONS LLC
ACB PARKING BUSINESS TRUST
TOWN CENTER EAST BUSINESS TRUST
HRD PARKING DECK BUSINESS TRUST
WINCOPIN RESTAURANT BUSINESS TRUST
AMERICAN CITY BUILDING BUSINESS TRUST
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

DOWNTOWN COLUMBIA LAKEFRONT CORE NEIGHBORHOOD PHASE I
COLUMBIA TOWN CENTER SECTION 1
LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27 & NON-BUILDABLE BULK PARCELS 'A' & 'B'

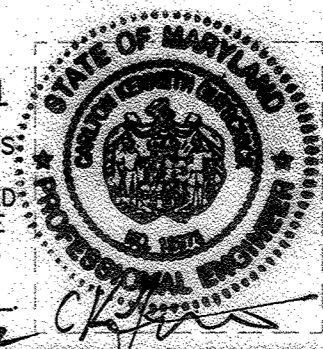
TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298, & TAX MAP 36 GRID 2 PARCEL 321
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=50'
SHEET 4 OF 7

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: DDS CHECK BY: DDS DATE: AUGUST, 2022

PROFESSIONAL CERTIFICATION

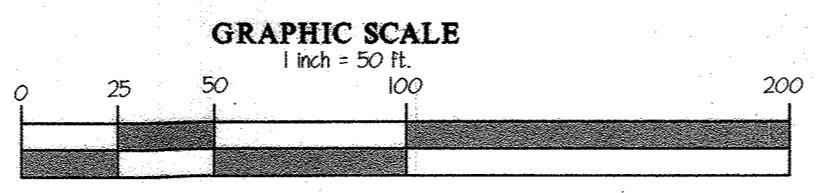
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2024



PLAN AREA-NORTH

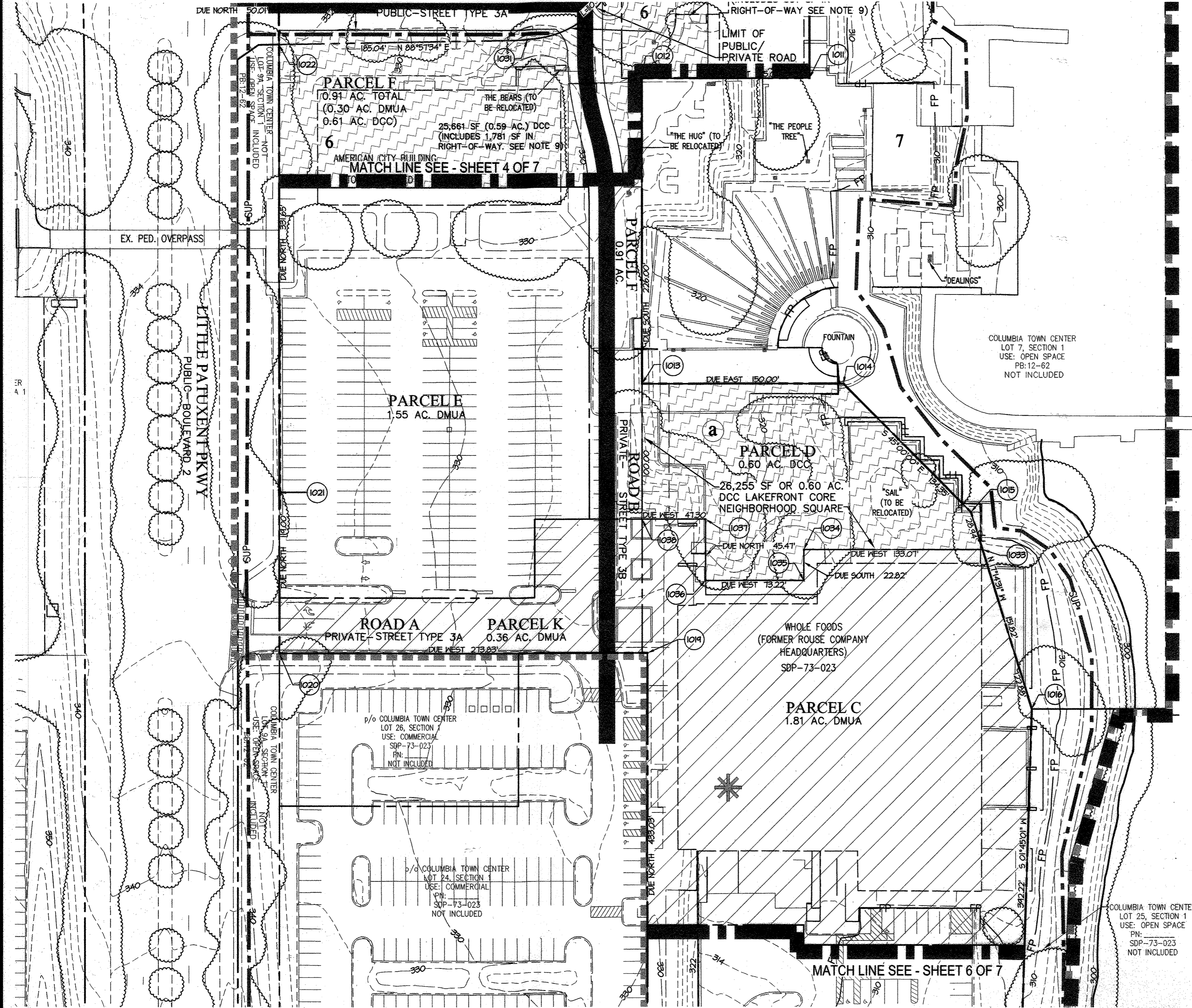
PARCELS G, H, I, J, WINCOPIN CIRCLE & part of PARCEL F

TABULATION OF LAND USE
SEE SHEET 6 OF 7



HOWARD COUNTY PLANNING BOARD
[Signature] 9-6-22 *[Signature]* 9/15/22
HO.CO. SEC. SECRETARY DATE HO.CO. PLAN. BD. CHAIRPERSON DATE

L:\CAD\DRAWINGS\18046\PLANS BY: GLW\FDP RECORDED\11088-FDP PLAN.dwg, PLOTTED: 8/10/2022, 4:38 PM, PLOT: 1, SAVED: 8/9/2022, 5:13 PM, PLOTTED BY: Bob Swearey



COLUMBIA TOWN CENTER
LOT 14, SECTION 1
PB:15-20

LAKE
KITTAMAQUONDI

NOTE: A PUBLIC EASEMENT WILL BE PROVIDED ON PARCELS F
AND/OR K AS NECESSARY THAT PROVIDES UNRESTRICTED
ACCESS TO THE DOWNTOWN NEIGHBORHOOD SQUARE. THE
EXACT LOCATION OF THE EASEMENT WILL BE DETERMINED AT
THE FINAL PLAT 4 SITE DEVELOPMENT PLAN STAGE.
TEMPORARY CLOSURE OF MINCOPIN CIRCLE EXTENDED/ROAD B
TO VEHICULAR TRAFFIC IS PERMITTED DURING FESTIVALS,
EVENTS AND OTHER PEDESTRIAN-ORIENTED ACTIVITIES
PROVIDED PEDESTRIAN ACCESS TO THE DOWNTOWN
NEIGHBORHOOD SQUARE IS MAINTAINED.

RECORDED AS PLAT NUMBER 26174 ON
9-26-22 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CLOVER ACQUISITIONS LLC
ACB PARKING BUSINESS TRUST
TOWN CENTER EAST BUSINESS TRUST
HRD PARKING DECK BUSINESS TRUST
MINCOPIN RESTAURANT BUSINESS TRUST
AMERICAN CITY BUILDING BUSINESS TRUST
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

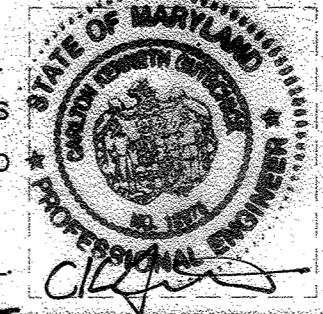
**DOWNTOWN COLUMBIA
LAKEFRONT CORE
NEIGHBORHOOD
PHASE I**

**COLUMBIA TOWN CENTER
SECTION 1
LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27
& NON-BUILDABLE BULK PARCELS 'A' & 'B'**

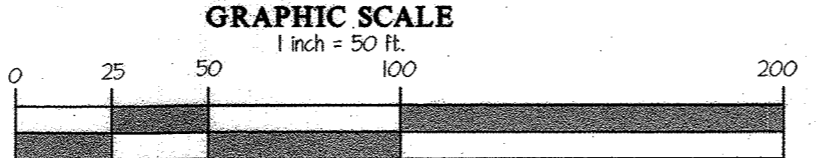
TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298,
& TAX MAP 36 GRID 2 PARCEL 321
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=50'
SHEET 5 OF 7

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: DDS CHECK BY: DDS DATE: AUGUST, 2022

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
8/10/22



HOWARD COUNTY PLANNING BOARD
9-6-22
DATE
HO. CO. EXEC. SECRETARY
7/15/22
DATE
HO. CO. PLAN. BD. CHAIRPERSON



NOTES

- TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 12.04 ACRES.
- THE FDP AREA CONTAINS EXISTING DEVELOPED SITES.
- PROPOSED DOWNTOWN MIXED USE AREA IS 10.62 ACRES.
- THE FORMER ROUSE COMPANY HEADQUARTERS IS AN EXISTING SIGNATURE BUILDING. PARCEL I HAS BEEN DESIGNATED AS A POTENTIAL SIGNATURE BUILDING.
- THERE ARE NO HISTORIC BUILDINGS OR STRUCTURES WITHIN THE SITE AREA. THE DOWNTOWN COLUMBIA PLAN IDENTIFIES THE FORMER ROUSE HEADQUARTERS BUILDING AS CULTURALLY SIGNIFICANT. EXISTING CULTURALLY SIGNIFICANT PUBLIC ART WILL BE RELOCATED. SEE NOTE 14 FOR ADDITIONAL DETAIL.
- ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
- FOR INFORMATION ON BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:
 AREA OF FDP: 524,432 SF
 AREA OF FDP REQUIRING NEW DOWNTOWN COMMUNITY COMMONS AREA: 480,444 SF*
 REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS: 24,022 SF
 PROPOSED NET NEW DOWNTOWN COMMUNITY COMMONS TO MEET 5% REQ.: 62,050 SF
 PROPOSED AS PRIMARY AMENITY SPACE (6): 35,795 SF
 PROPOSED AS SECONDARY AMENITY SPACE: 26,255 SF**
 SURPLUS AREA PROVIDED BY THIS FDP THAT MAY BE CREDITED: 38,028 SF
 PER SECTION 125.0.A.9.g.(4).(g)
 ADDITIONAL DOWNTOWN COMMUNITY COMMONS AREA WITHIN PUBLIC RIGHT-OF-WAY ... 3,220 SF***
 TOTAL DOWNTOWN COMMUNITY COMMONS ... 65,270 SF
- *EXCLUDES 43,988 SF OF EXISTING PUBLIC RIGHT OF WAY.
 **PER SECTION 125.0.A.9.g.(4).(d) OF THE ZONING REGULATIONS, PARCEL D/ VETERAN'S MONUMENT/ PUBLIC NEIGHBORHOOD SQUARE, A SECONDARY AMENITY SPACE, IS IDENTIFIED AS THE REQUIRED LAKEFRONT CORE DOWNTOWN NEIGHBORHOOD SQUARE. FINAL LOCATION, GEOMETRY AND DESIGN WILL BE DETERMINED AT SITE DEVELOPMENT STAGE
 *** PROPOSED DOWNTOWN COMMUNITY COMMONS AREA THAT IS LOCATED WITHIN THE EXISTING PUBLIC RIGHT OF WAY IS INCLUDED IN THE LAKEFRONT CONNECTION BUT DOES NOT COUNT TOWARDS THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS AREA REQUIREMENT.
- EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.0.A.9 OF THE 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 ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE (CEPPA 25).
- TO ADDRESS AFFORDABLE HOUSING, THE PROPERTY HAS BEEN INCLUDED IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT BETWEEN THE COUNTY AND PETITIONER RECORDED AMONG THE HOWARD COUNTY LAND RECORDS IN BOOK 17457 AT PAGE 265. ADDITIONALLY, EACH OWNER WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ANNUAL PAYMENTS REQUIRED BY CEPPA 27, ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE HOWARD COUNTY CODE.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU PAID AS PROVIDED IN SECTION 125.0.A.9.f(2) OF THE ZONING REGULATIONS.
- PER SECTION 125.0.H.4 OF THE ZONING REGULATIONS, MINOR ADJUSTMENTS TO THE PEDESTRIAN, BICYCLE, TRANSIT CIRCULATION, ROAD NETWORK, BLOCK CONFIGURATION AND DOWNTOWN COMMUNITY COMMONS MAY BE APPROVED AS A PART OF THE SITE DEVELOPMENT PLAN. THE APPROVAL AND CONSTRUCTION OF THE ROAD NETWORK (FINAL PLANS) MAY BE DONE IN CONSTRUCTION PHASES TO FACILITATE DEVELOPMENT.
- WITH THE EXCEPTION OF 'SAIL', THE EXISTING ART SCULPTURES LOCATED WITHIN THE FDP AREA WILL BE PRESERVED AND RELOCATED WITHIN THE LAKEFRONT CORE NEIGHBORHOOD. FINAL ART LOCATIONS ARE TO BE DETERMINED BY THE DEVELOPER, AND THE TIMING OF ART RELOCATION WILL BE COORDINATED WITH DEVELOPMENT ACTIVITY WITHIN THE LAKEFRONT CORE NEIGHBORHOOD. IT IS ANTICIPATED THAT 'SAIL' WILL BE RELOCATED PROXIMATE TO LAKE KITTAMAQUONDI BUT OUTSIDE THE LAKEFRONT CORE NEIGHBORHOOD. TO THE EXTENT NECESSARY, EXISTING PUBLIC ART, PRIOR TO ITS RELOCATION, WILL BE STORED OFF-SITE AND MAINTAINED IN GOOD CONDITION UNTIL RELOCATED.
- A PUBLIC EASEMENT WILL BE PROVIDED ON PARCELS F AND/OR K AS NECESSARY THAT PROVIDES UNRESTRICTED ACCESS TO THE DOWNTOWN NEIGHBORHOOD SQUARE. THE EXACT LOCATION OF THE EASEMENT WILL BE DETERMINED AT THE FINAL PLAT & SITE DEVELOPMENT PLAN STAGE. TEMPORARY CLOSURE OF WINCOPIN CIRCLE EXTENDED/ROAD B TO VEHICULAR TRAFFIC IS PERMITTED DURING FESTIVALS, EVENTS AND OTHER PEDESTRIAN-ORIENTED ACTIVITIES PROVIDED PEDESTRIAN ACCESS TO THE DOWNTOWN NEIGHBORHOOD SQUARE IS MAINTAINED.
- DEVELOPMENT OF PARCEL B IS SUBJECT TO ADDITIONAL REVIEW AND ANALYSIS PRIOR TO A DETERMINATION OF SDP APPROVAL, THE SUBMISSION OF ADDITIONAL INFORMATION TO DPZ REGARDING FLOODPLAIN LIMITS AND IMPACTS, SATISFACTION OF APPLICABLE BUILDING CODE STANDARDS, AND STATE AND LOCAL APPROVALS.
- THE FDP SHALL BE RECORDED IN MULTIPLE PHASES. UPON ITS RECORDATION, THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE RECORDATION 1 & 2 PROPERTY ONLY. THE FDP AND NEIGHBORHOOD DOCUMENTS WILL BE EFFECTIVE AS TO THE RECORDATION 3 PROPERTY (COMPRISED OF A PORTION OF LOT 24 AND A PORTION OF LOT 26, PN 24707) ONLY WHEN (I) THE CROSS-HATCHING ON THE RECORDATION 3 PROPERTY HAS BEEN REMOVED; (II) A NOTE HAS BEEN ADDED TO THE FDP DESCRIBING THE RECORDATION 3 PROPERTY'S PURPOSE AND RE-RECORDATION; AND (III) THE FDP IS RE-RECORDED.

NET NEW AMENITY SPACES CHART

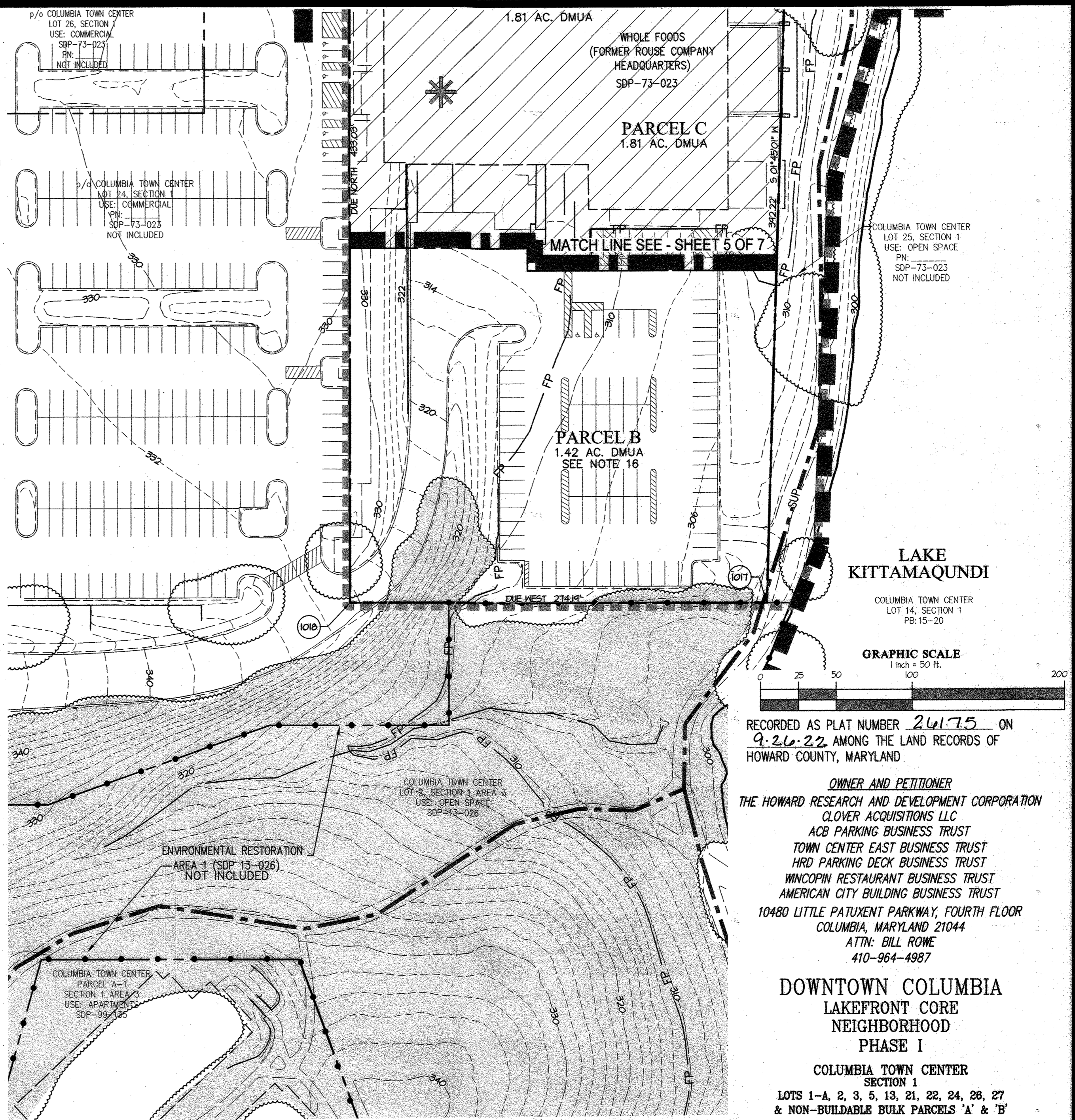
KEY	TYPE	AMENITY DESCRIPTION	MIN. AREA	AREA SHOWN
6	PRIMARY	LAKEFRONT CONNECTION	38,442 SF ²	39,015 SF ³
Ⓞ	SECONDARY	VETERANS MONUMENT/ PUBLIC NEIGHBORHOOD SQUARE	--	26,255 SF
TOTAL:			--	65,270 SF

- SEE NOTE 9 FOR 5% NET NEW DOWNTOWN COMMUNITY COMMONS REQUIREMENT.
- THE 68,600 SF REQUIRED IN THE DOWNTOWN COLUMBIA PLAN (EXHIBIT G) FOR THE LAKEFRONT CONNECTION IS PROPORTIONED BETWEEN THE LAKEFRONT CORE AND LAKEFRONT NEIGHBORHOODS. THE MINIMUM AREA SHOWN (38,442 SF) IS WHAT IS REQUIRED FOR THE PERCENTAGE OF THE AREA WITHIN THE LIMITS OF THIS FDP. SEE NEIGHBORHOOD DESIGN GUIDELINES FOR MORE INFORMATION.
- INCLUDES 3,220 SF OF DCC WITHIN PUBLIC RIGHT-OF-WAY. SEE NOTE 9 FOR MORE INFORMATION.

TABULATION OF LAND USE

	EX DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.	1.42 AC.**
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC.	0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC.	0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.00 AC.	0.00 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	12.04 AC.	10.62 AC.***
TOTAL	12.04 AC.	12.04 AC.

** LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009
 *** INCLUDES 26,255 SF LOCATED ON PARCEL D AND 35,795 SF LOCATED ON PARCELS F, G, & H
 *** INCLUDES 3,220 SF OF DCC WITHIN EXISTING PUBLIC RIGHT-OF-WAY (PART OF THE LAKEFRONT CONNECTION). SEE NOTE 9 FOR MORE INFORMATION.



RECORDED AS PLAT NUMBER 26175 ON 9-26-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CLOVER ACQUISITIONS LLC
 ACB PARKING BUSINESS TRUST
 TOWN CENTER EAST BUSINESS TRUST
 HRD PARKING DECK BUSINESS TRUST
 WINCOPIN RESTAURANT BUSINESS TRUST
 AMERICAN CITY BUILDING BUSINESS TRUST
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

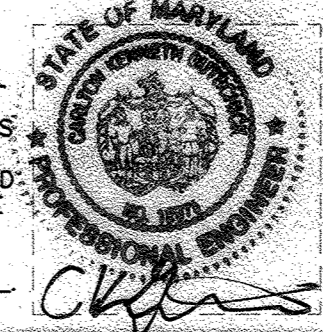
DOWNTOWN COLUMBIA LAKEFRONT CORE NEIGHBORHOOD PHASE I
 COLUMBIA TOWN CENTER SECTION 1
 LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27 & NON-BUILDABLE BULK PARCELS 'A' & 'B'

PLAN AREA-SOUTH PARCEL B

TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298, & TAX MAP 36 GRID 2 PARCEL 321
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=50' SHEET 6 OF 7

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. 12915
 EXPIRATION DATE: MAY 26, 2024
 8/10/23



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: DDS CHECK BY: DDS DATE: AUGUST, 2022

DOWNTOWN COMMUNITY COMMONS PHASING PLAN

- PER SECTION 125.0.A.9.g.(4)(i) AND IN ACCORDANCE WITH ALTERNATIVE CEPPA TIMING APPROVED 6/21/18, NEW DOWNTOWN COMMUNITY COMMONS SHOWN ON THIS FDP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PHASING PLAN:
- THE DOWNTOWN NEIGHBORHOOD SQUARE (PARCEL D) MUST BE COMPLETED AND DEEDED TO HOWARD COUNTY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 2,600,000TH NET NEW SQUARE FOOT OF DEVELOPMENT.
 - THE LAKEFRONT CONNECTION WILL BE CONSTRUCTED AFTER THE AMERICAN CITY BUILDING IS DEMOLISHED AND MUST BE COMPLETED (LANDSCAPE PLANTING SUBJECT TO WEATHER CONDITIONS) PRIOR TO OCCUPANCY OF MORE THAN 50% OF THE DEVELOPMENT TO BE LOCATED ON PARCEL E.

HOWARD COUNTY PLANNING BOARD

Amey Gowen 9-6-22
 HO.CO. EXEC. SECRETARY DATE
 DATE HO.CO. PLAN. BD. CHAIRPERSON DATE

L:\CADD\DRAWINGS\18044\PLANS BY GHW\FDP PER RECORDATION\1066-FDP PLAN.dwg
 PLOTTED: 8/10/2022 4:40 PM. LAST SAVED: 8/9/2022 5:13 PM. PLOTTED BY: Don Stueber

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1000	564536.8904	1352732.7373
1001	564535.8174	1352812.0504
1002	564505.4913	1353014.8124
1003	564494.8904	1353014.8124
1004	564480.6660	1353080.3261
1005	564473.4938	1353147.1620
1006	564473.4938	1353302.4722
1007	564492.3358	1353368.1822
1008	564500.1875	1353380.7474
1009	564278.4904	1353380.7474
1010	564278.4904	1353154.8124
1011	564019.4864	1353154.8124
1012	564019.4864	1353029.8103
1013	563793.4864	1353029.8103
1014	563793.4864	1353179.8103
1015	563698.4851	1353274.8117
1016	563553.4904	1353319.8113
1017	563161.4573	1353307.8317
1018	563161.4573	1353033.6404
1019	563544.4864	1353033.6404

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1020	563544.4864	1352759.8103
1021	563713.4864	1352759.8103
1022	564045.1364	1352759.8103
1023	564095.1447	1352759.8093
1024	564106.8549	1352759.8093
1025	564486.8845	1352735.8705
1026	564486.3674	1352804.6544
1027	564465.1266	1352946.6716
1028	564444.0708	1352964.8124
1029	564119.7750	1352964.8124
1030	564098.4885	1352943.9090
1031	564048.4967	1352944.8170
1032	564119.7750	1353014.8124
1033	563670.8364	1353283.3925
1034	563670.8364	1353150.3303
1035	563648.0164	1353150.3303
1036	563648.0164	1353077.1103
1037	563693.4864	1353077.1103
1038	563693.4864	1353029.8103

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C1	21.29'	30.28'
C2	21.29'	33.06'

COORDINATE TABLES

RECORDED AS PLAT NUMBER 26176 ON
9-26-22 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CLOVER ACQUISITIONS LLC
ACB PARKING BUSINESS TRUST
TOWN CENTER EAST BUSINESS TRUST
HRD PARKING DECK BUSINESS TRUST
WINCOPIN RESTAURANT BUSINESS TRUST
AMERICAN CITY BUILDING BUSINESS TRUST
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

**DOWNTOWN COLUMBIA
LAKEFRONT CORE
NEIGHBORHOOD
PHASE I**

**COLUMBIA TOWN CENTER
SECTION 1**

LOTS 1-A, 2, 3, 5, 13, 21, 22, 24, 26, 27
& NON-BUILDABLE BULK PARCELS 'A' & 'B'

TAX MAP 30 GRID 20 PARCEL 369, TAX MAP 36 GRID 1 PARCELS 293 & 298,
& TAX MAP 36 GRID 2 PARCEL 321
5th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: AS SHOWN SHEET 7 OF 7

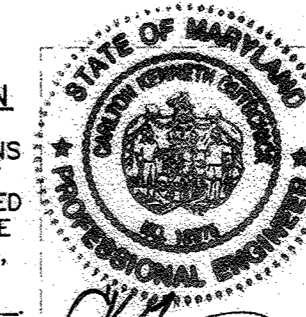
GLWGUTSCHICK LITTLE & WEBER, P.A.

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: DDS CHECK BY: DDS DATE: AUGUST, 2022

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



HOWARD COUNTY PLANNING BOARD

Bill Rowe 9-6-22 *Bill Rowe* 9/15/22
HO. CO. EXEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

C:\CAD\DRAWINGS\192046\PLANS BY IS\W\FOP\HRECORGATION\11008--FDP PLAN.dwg, PLOTTED: 8/10/2022 4:48:28 PM, LAKEP.SAVED: 8/9/2022 3:13 PM, PLOTTED BY: Don Sweeney