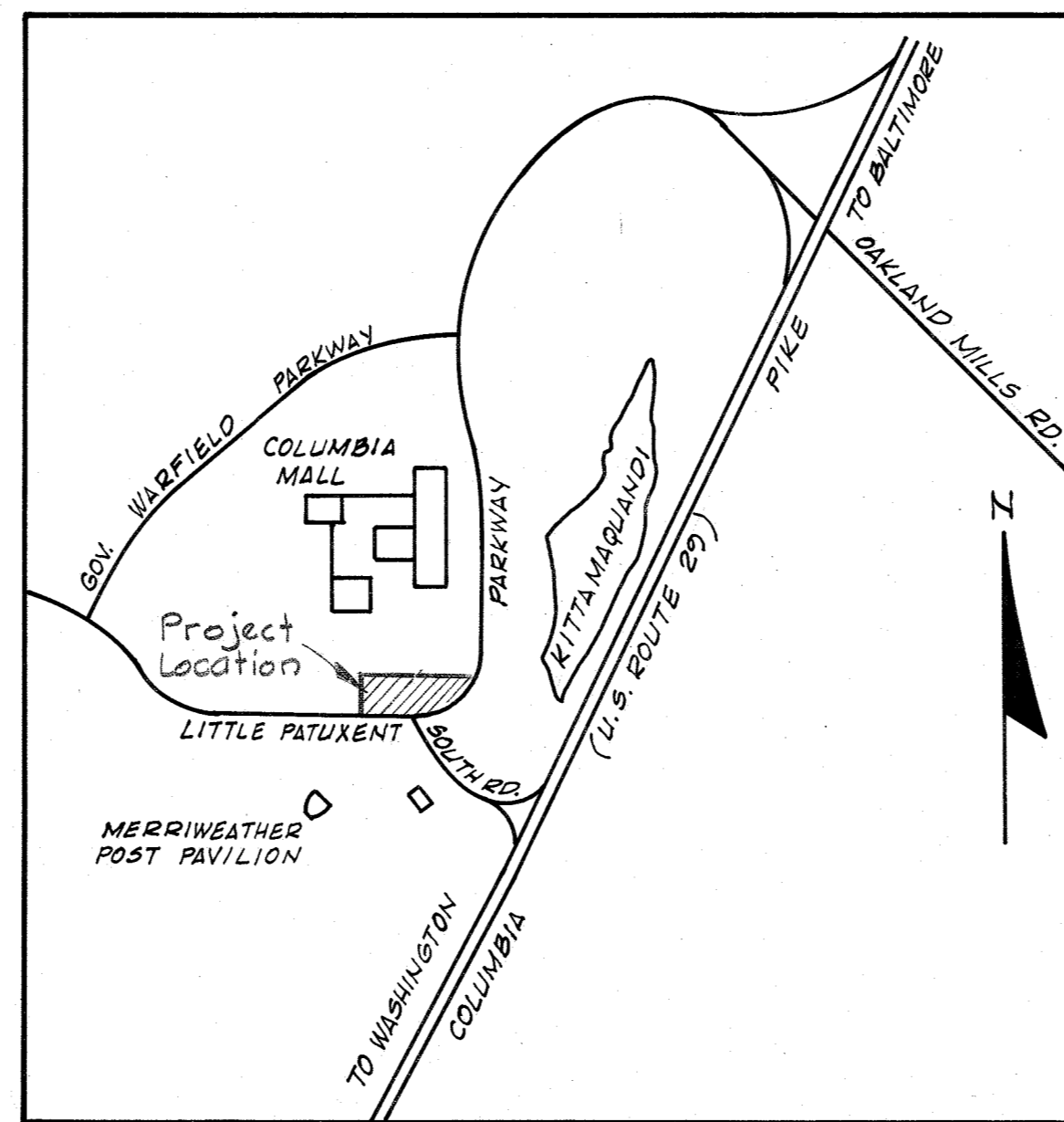


GENERAL NOTES

1. Topography taken from field-run topo prepared by Hudkins Associates.
2. Recording reference Plat Book dated
3. See Architectural Plans for details of proposed office building.
4. All materials and construction shall be in accordance with the Howard County Road Construction Code and Specifications.
5. Public Water and Sewer facilities to be utilized.
6. Any damage to the County owned right-of-way or paving shall be corrected at the Developers expense.
7. Grades have been established to insure positive drainage.
8. Sidewalks shall be scored or otherwise textured to indicate to blind persons the location of doors at building.
9. One handicapped parking sign shall be placed at each handicapped parking space in accordance with requirements of the Maryland Building Code.



VICINITY MAP
SCALE: 1"=2,000'

SITE ANALYSIS

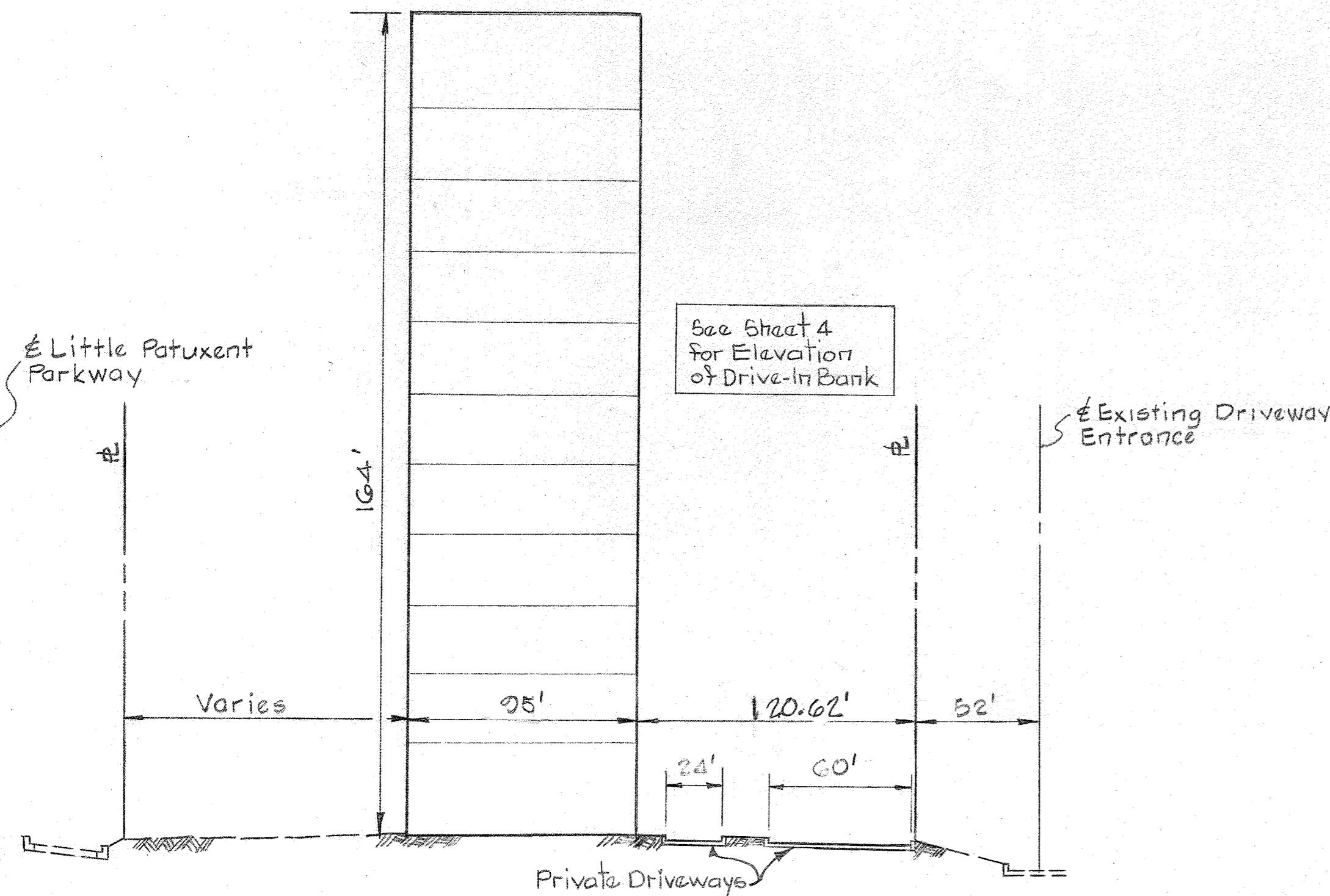
Existing Zoning - New Town - Employment Center (Commercial).
Final Development Plan - Phase 122-A Plat Book 3054A Folios 283 and 287, dated 9/10/80.
Area of Parcel "A-6" = 2.009 Ac; Parcel "A-7" = 2.432 Ac.
Ultimate Use - Office Buildings (To Be Built in 3 Phases).

Building	Net Leasable Office Space	Parking Spaces Required	Parking Spaces Proposed
#10 - 1 st Phase	64,100 [#] GLA (Actual)**	239	247
#20 - 2 nd Phase	88,620 [#] GLA (Actual)	178	178
#30 - 3 rd Phase	116,000 [#] GLA (Plan)	232	157
Total		649	585 (On-Site) 64* (Off-Site)

* Offsite Parking within 600 feet of Buildings on this lot are allowed in paragraph 2C-2F FDP Phase 122-A Criteria.
** Includes FISH HOUSE Restaurant

SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	2 ND LEVEL (SURFACE AND DECK) PARKING EXPANSION
3	1 ST LEVEL (SURFACE) PARKING EXPANSION
4	3 RD LEVEL (DECK) PARKING ADDITION AND DETAILS
5	WATER AND SEWER PLAN AND PROFILES - STORM DRAIN PROFILES
6	SEDIMENT CONTROL
7	DRAINAGE AREA MAP
8	LANDSCAPE PLAN AND LIGHTING
9	OVERVIEW OF 2011 IMPROVEMENTS

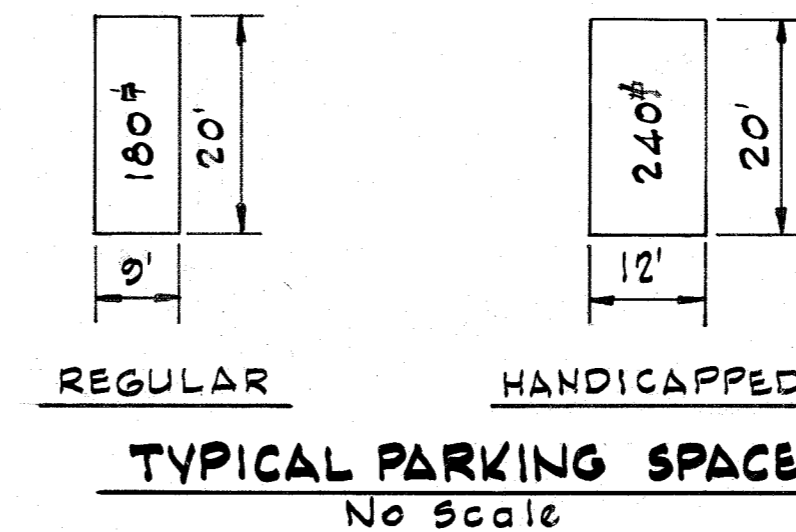


EAST ELEVATION-PROPOSED OFFICE BUILDING

Scales: Hor. 1"=50'
Ver. 1"=20'

LEGEND

- 360 --- Existing Contours (2' Interval)
- 360 — Proposed Contours (1' Interval)
- F.F. 000.0 Proposed Finished Floor Elevation
- 360x0 Proposed Spot Elevation
- Existing Tree Line
- T.C./B.C. Top Curb — Bottom Curb
- Concrete Walk
- Existing Trees to Remain
- Existing Curb (To Be Removed)
- Painted Lines
- 7" Concrete Curb & Gutter
- Concrete Barrier Curb
- Traffic Flow Direction
- "Reserved for Handicapped Persons" (Indicated)
- Handicap Sign
- Curb Cut for Handicapped (See Detail)
- Building Entrance
- Remove Existing Tree
- Retaining Wall
- R.W.



WHITMAN REQUARDT & ASSOCIATES

ENGINEERS
1304 ST. PAUL STREET
BALTIMORE, MARYLAND 21202

Kenneth A. McCord
Kenneth A. McCord P.E. No. 1974

APPROVED

PLANNING BOARD
OF HOWARD COUNTY
DATE: 5-6-81

NO.	DATE	DESCRIPTION OF REVISIONS
4	5/10/22	Add new patio, accessible path & new sheet
3	7/14/81	Parking Spaces Adjusted
2	4/2/81	As per HRD Comments
1	3/11/81	As per Planning and DPW Comments

**COLUMBIA
SITE PLANS**
FOR
TOWN CENTER
SECTION 2 AREA 4
PARCELS "A-6" & "A-7"
(3RD PHASE)

TITLE SHEET
SHEET 1 OF 3

ELECTION DISTRICT NO. 5, HOWARD COUNTY, MARYLAND
DATE: JANUARY 26, 1981 SCALE: AS SHOWN

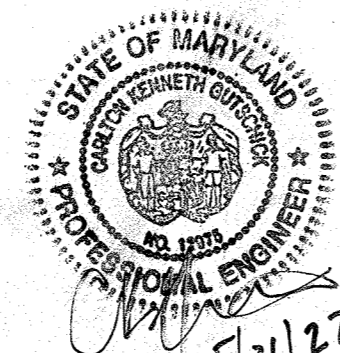
SDP-81-101c

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: [Signature] DATE: 5-24-81
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR: [Signature] DATE: 5-26-81
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR: [Signature] DATE: 5-11-81
CHIEF, BUREAU OF ENGINEERING: [Signature] DATE: 5-10-81

**THIRTY COLUMBIA
CORPORATE CENTER**

C/O Howard Res. & Develop. Corp.
Rouse Company Building
10275 Little Patuxent Parkway
Columbia, Md. 21044

Revisions by GLW
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. 12775
Expiration Date: May 26, 2014
5/31/22



- Notes:
1. See sheet 5 for Storm Drain Profiles.
 2. See sheet 7 for Drainage Area Map.
 3. See sheet 8 for Sediment Control.
 4. See sheet 5 for Water and Sewer Plan.

Note:
See Drawing No. 1 of 1
Plan and Profile
For 6" Water Main
Contract No.

1. * Denotes Inlet with deflectors, see detail sheet 5 of 2.
2. Type 'B' Manhole, see detail sheet 5 of 3.

STORM DRAIN STRUCTURE SCHEDULE

NO.	DESCRIPTION	TOP ELEV.	INV. OUT	LOCATION
I-4	Std. A-5 Inlet, 25" Width	372.50	368.44	See Plan and Profile
I-5	Std. A-5 Inlet, 25" Width	372.50	368.79	See Plan and Profile
MH-6	Type 'B' Manhole	360.00	356.30	See Plan and Profile
MH-7	Type 'B' Manhole	361.00	356.71	See Plan and Profile
MH-8	Std. Manhole with drop	373.00	358.79	See Plan and Profile
I-9	Std. A-5 Inlet, 25" Width	373.30	367.69	See Plan and Profile

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: *[Date]*
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: *[Signature]* DATE: 5-26-81
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE: *[Date]*
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 5-11-81
 CHIEF, BUREAU OF ENGINEERING DATE: *[Date]*

Proposed Light Schedule
 GE Evolve Area Light with Backshield
 See Arch. Dwg. for more information

NOTE:
STORM WATER MANAGEMENT FOR THE 3RD AND LAST PHASE OF DEVELOPMENT HAS BEEN PROVIDED IN THE EXISTING POND APPROVED UNDER THE 1ST AND 2ND PHASES (S.D.P. 79-10C AND S.D.P. 79-151C RESPECTIVELY)

THIRTY COLUMBIA CORPORATE CENTER
 C/O Howard Res. & Develop. Corp.
 Rouse Company Building
 10275 Little Patuxent Parkway
 Columbia, Md. 21044

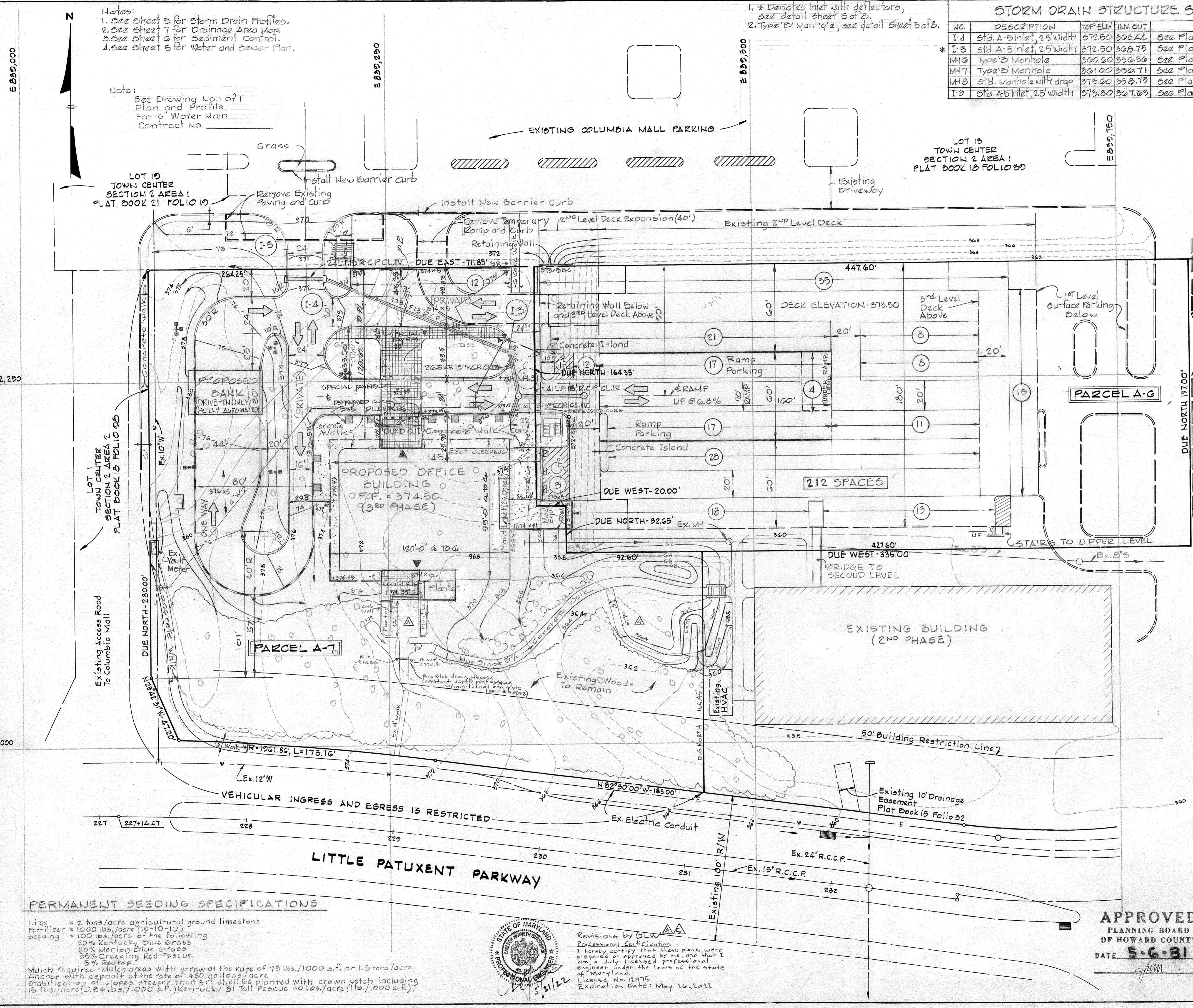
4/13/2014 add new site lights (by GLW)
WHITMAN, REQUARDT & ASSOCIATES ENGINEERS
 1304 ST. PAUL STREET
 BALTIMORE, MARYLAND 21202

[Signature]
 Kenneth A. McCord P.E. No. 1974

NO.	DATE	DESCRIPTION OF REVISIONS
4	5/1/81	add new patio & pathway & add chg. for 2011 improvements
3	7/14/81	Revised Parking Layout
2	4/2/81	As per HRD Comments
1	3/11/81	As per Planning and DPW Comments

COLUMBIA SITE PLANS
 FOR
 TOWN CENTER SECTION 2 AREA 4
 PARCELS "A-6" & "A-7" (3RD PHASE)
 2ND LEVEL (SURFACE & DECK) PARKING EXPANSION
 SHEET 2 OF 9
 ELECTION DISTRICT NO. 5, HOWARD COUNTY, MARYLAND
 DATE: JANUARY 26, 1981 SCALE: 1"=30'

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 5-6-81



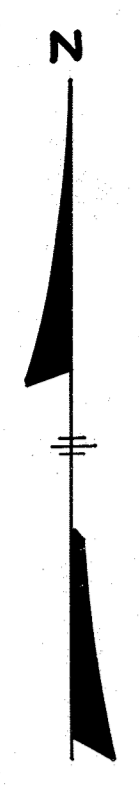
PERMANENT SEEDING SPECIFICATIONS

Lime = 2 tons/acre agricultural ground limestone
 Fertilizer = 1000 lbs./acre (10-10-10)
 Seeding = 100 lbs./acre of the following
 20% Kentucky Blue Grass
 20% Merion Blue Grass
 50% Creeping Red Fescue
 5% Redtop

Mulch required - Mulch areas with straw at the rate of 75 lbs./1000 s.f. or 1.5 tons/acre
 Anchor with asphalt at the rate of 480 gallons/acre
 Stabilization of slopes steeper than 3:1 shall be planted with crown vetch including 15 lbs./acre (0.34 lbs./1000 s.f.) Kentucky 51 Tall Fescue 40 lbs./acre (1 lb./1000 s.f.)

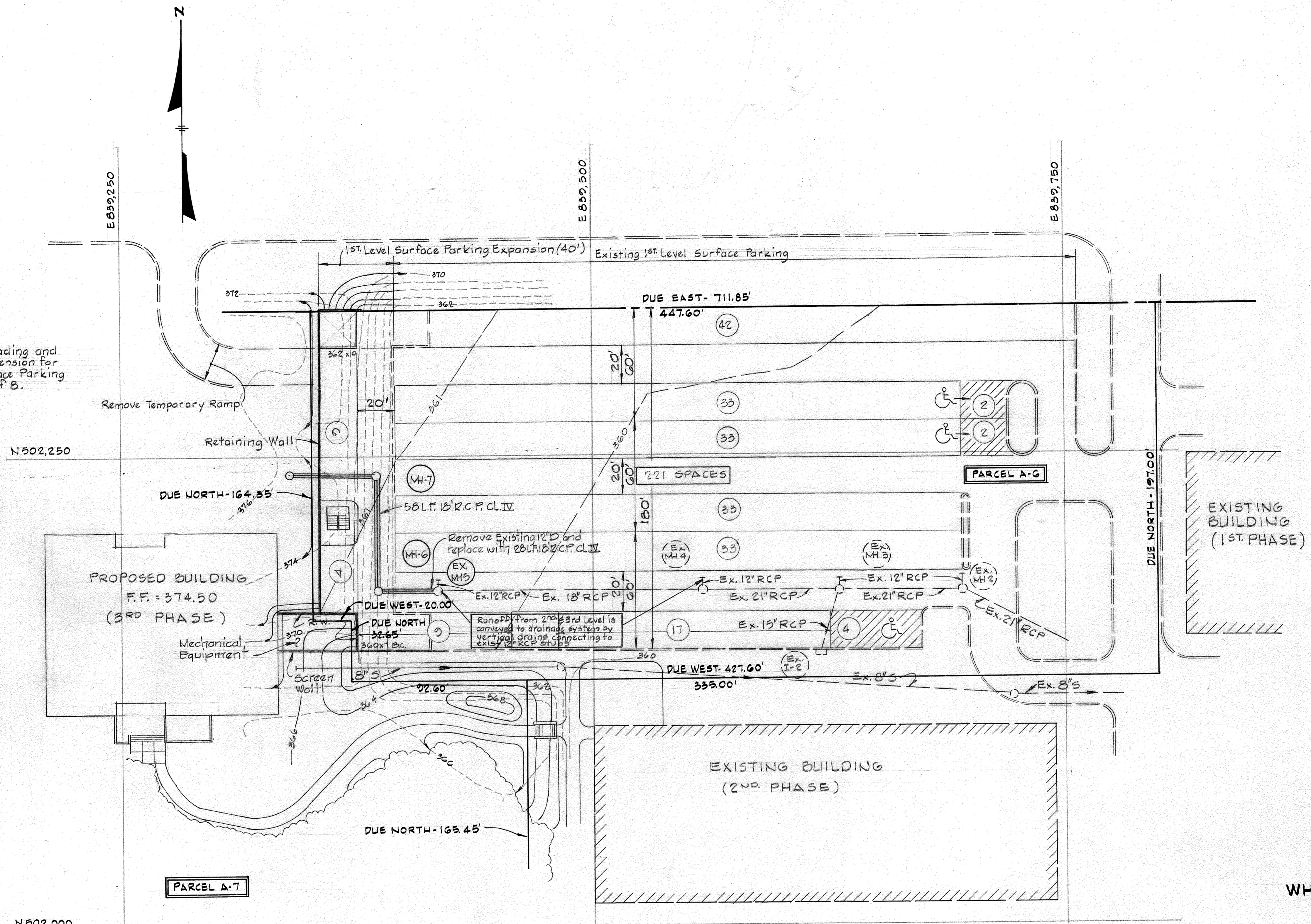
Revisions by GLW
 Professional Certification
 I hereby certify that these plans were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the state of Maryland.
 License No. 11975
 Expiration Date: May 26, 2022
[Signature]
 5/31/22

E 899,000
 N 502,250
 N 502,000



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *[Signature]* DATE 5-24-81
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR *[Signature]* DATE 5-26-81
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *[Signature]* DATE 5-11-82
 CHIEF, BUREAU OF ENGINEERING *[Signature]* DATE 5-10-82

Note:
 For layout, grading and storm drain extension for 2nd Level Surface Parking See Sheet 2 of 8.



THIRTY COLUMBIA CORPORATE CENTER
 C/O Howard Res. & Develop. Corp.
 Rouse Company Building
 10275 Little Patuxent Parkway
 Columbia, Md. 21044

WHITMAN, REQUARDT & ASSOCIATES
 ENGINEERS
 1304 ST. PAUL STREET
 BALTIMORE, MARYLAND 21202
[Signature]
 Kenneth A. McCord P.E. No. 1974

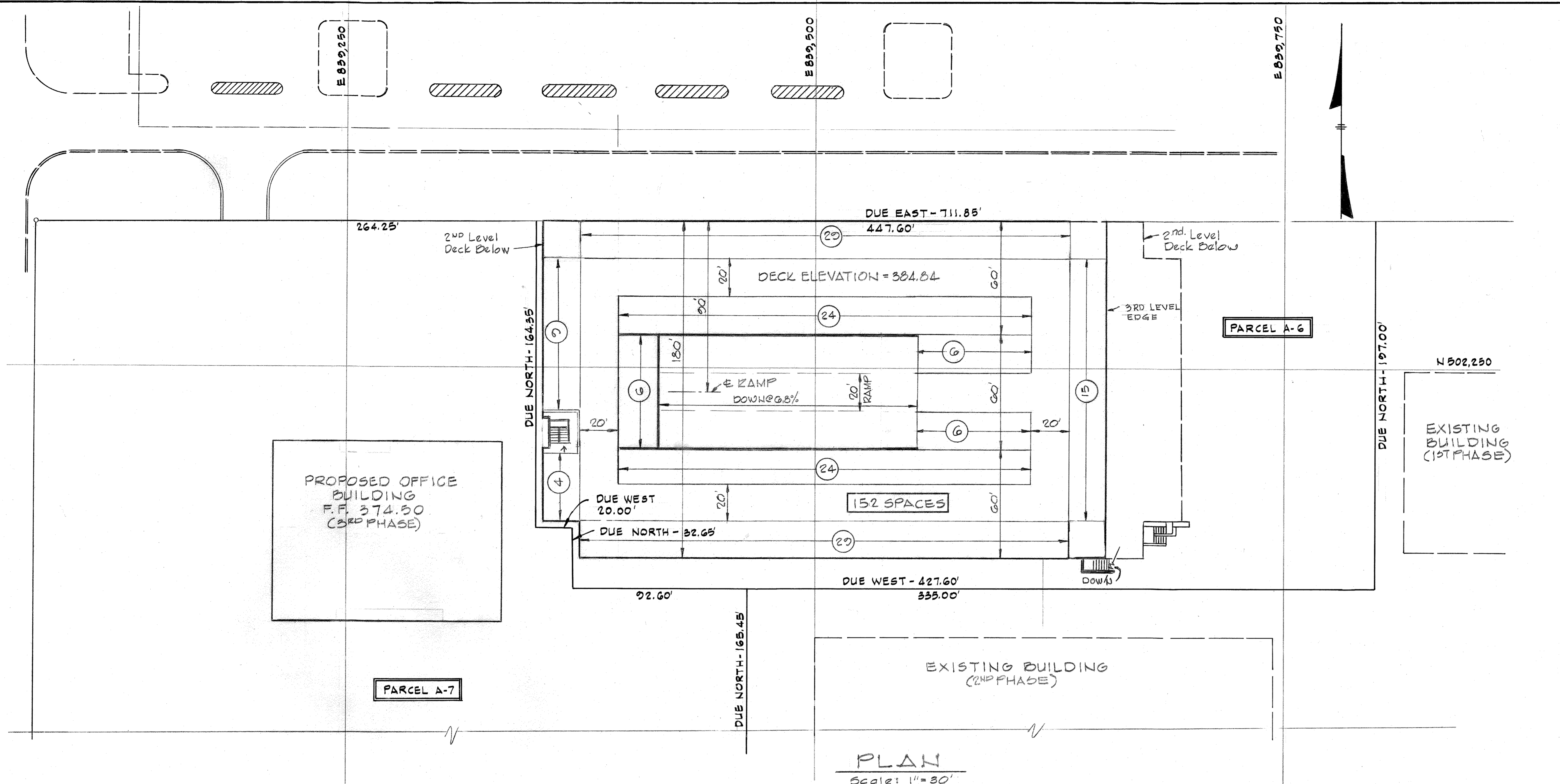
NO.	DATE	DESCRIPTION OF REVISIONS
2	4/2/81	As per HRD comments
1	3/11/81	As per Planning and DPW Comments

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE **5-6-81**
[Signature]

COLUMBIA
SITE PLANS
 FOR
TOWN CENTER
 SECTION 2 AREA 4
 PARCELS "A-6" / "A-7"
 (3rd PHASE)
 1ST. LEVEL (SURFACE)
 PARKING EXPANSION
 SHEET 3 OF 9
 ELECTION DISTRICT NO. 5, HOWARD COUNTY, MARYLAND
 DATE: JANUARY 26, 1981 SCALE: 1" = 30'

SDP-81-101c

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER *[Signature]* DATE 5-24-82
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR *[Signature]* DATE 5-26-82
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *[Signature]* DATE 5-10-82
 CHIEF, BUREAU OF ENGINEERING *[Signature]* DATE

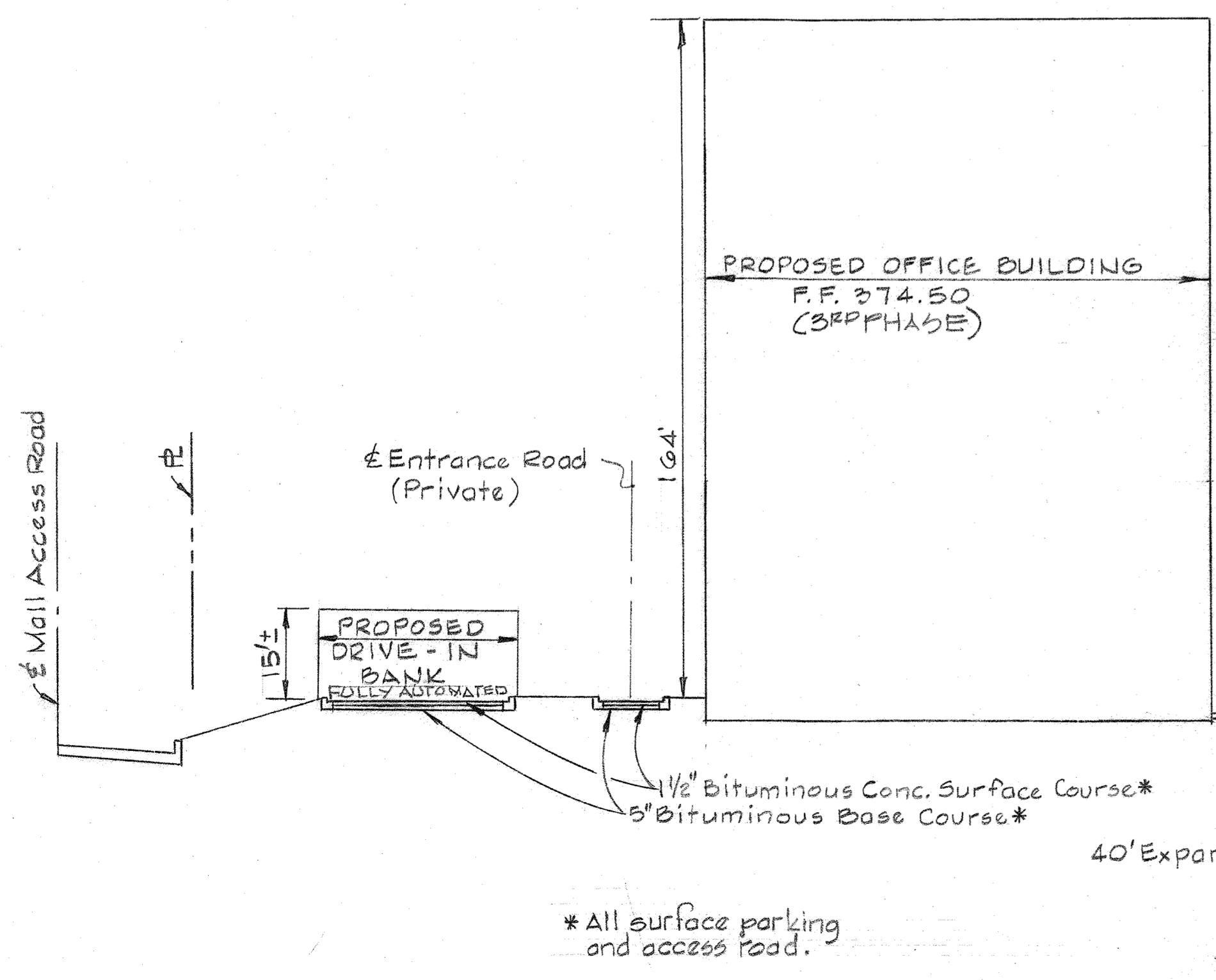
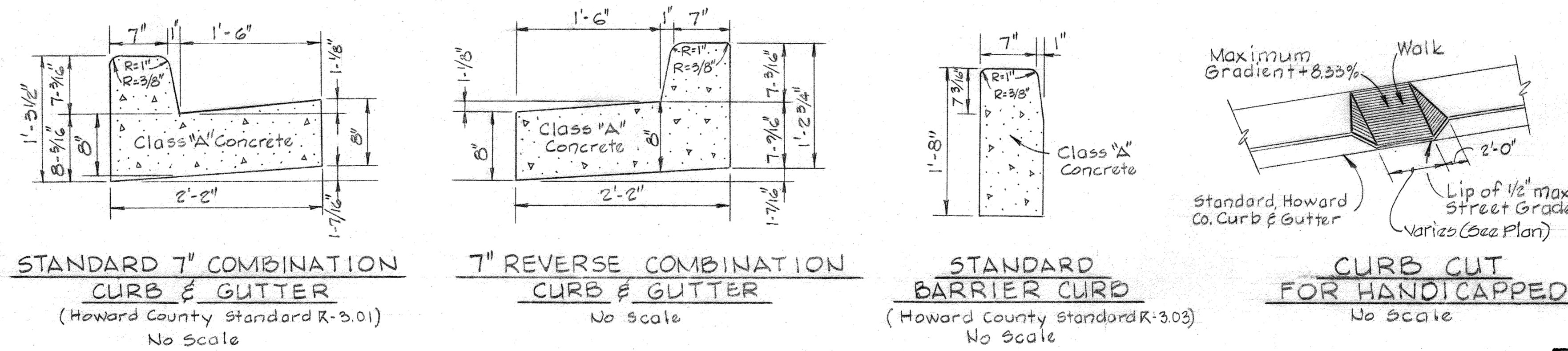


PLAN
 Scale: 1" = 30'

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-6-81
[Signature]

THIRTY COLUMBIA
 CORPORATE CENTER
 C/O Howard Res. & Develop. Corp.
 Rouse Company Building
 10275 Little Patuxent Parkway
 Columbia, Md. 21044

WHITMAN, REQUARDT & ASSOCIATES
 ENGINEERS
 1304 ST. PAUL STREET
 BALTIMORE, MARYLAND 21202
[Signature]
 Kenneth A. McCord P.E. No. 1974

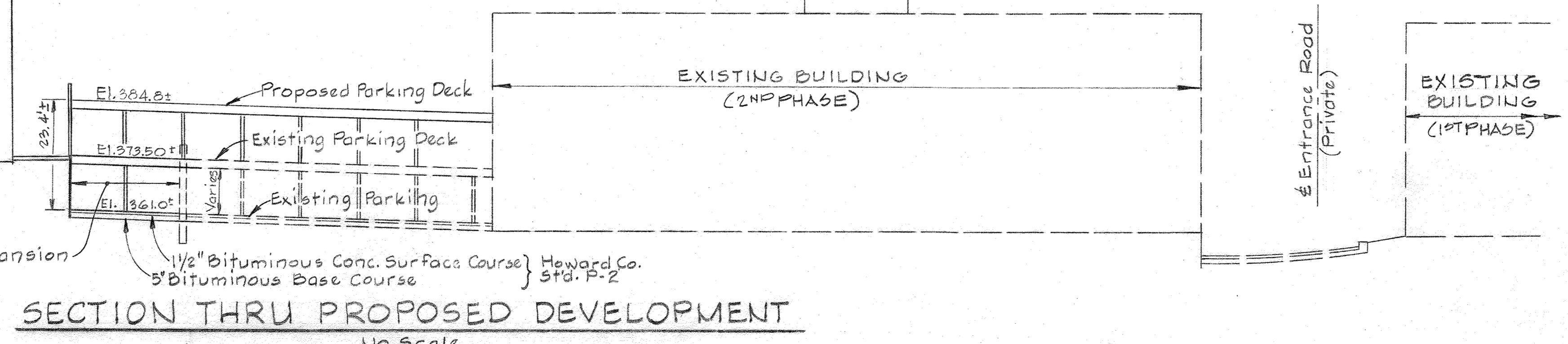


STANDARD 7" COMBINATION CURB & GUTTER
 (Howard County standard R-3.01)
 No Scale

7" REVERSE COMBINATION CURB & GUTTER
 No Scale

STANDARD BARRIER CURB
 (Howard County standard R-3.03)
 No Scale

CURB CUT FOR HANDICAPPED
 No Scale

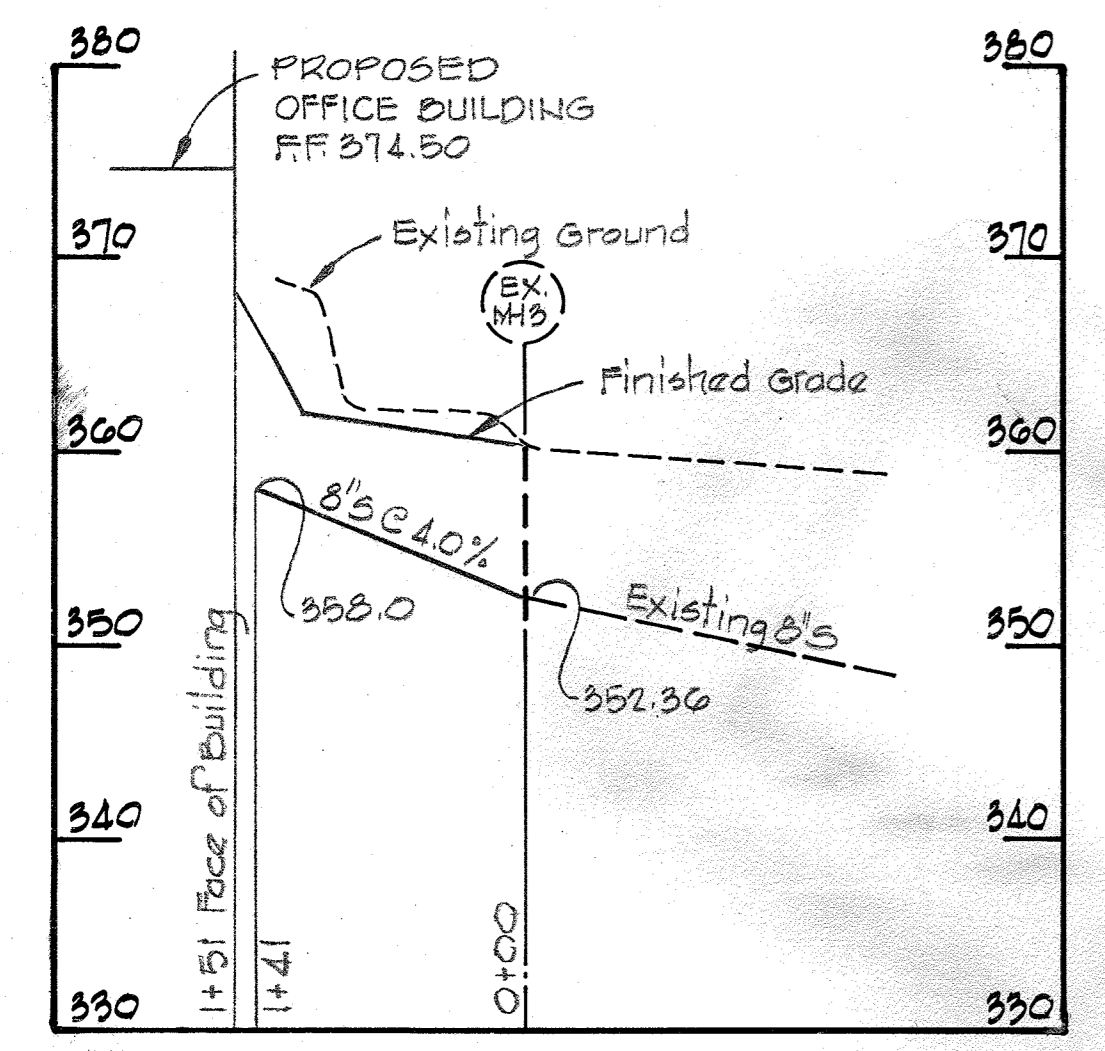
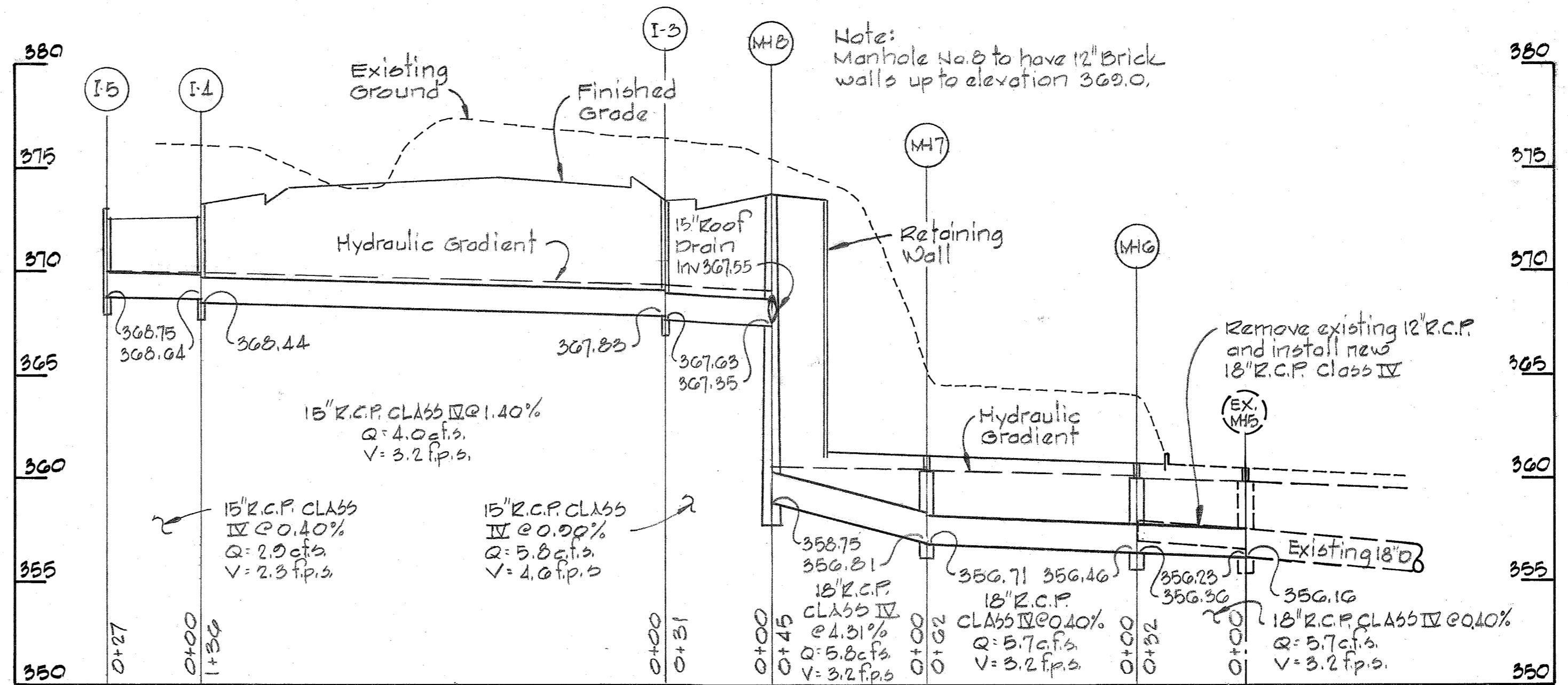
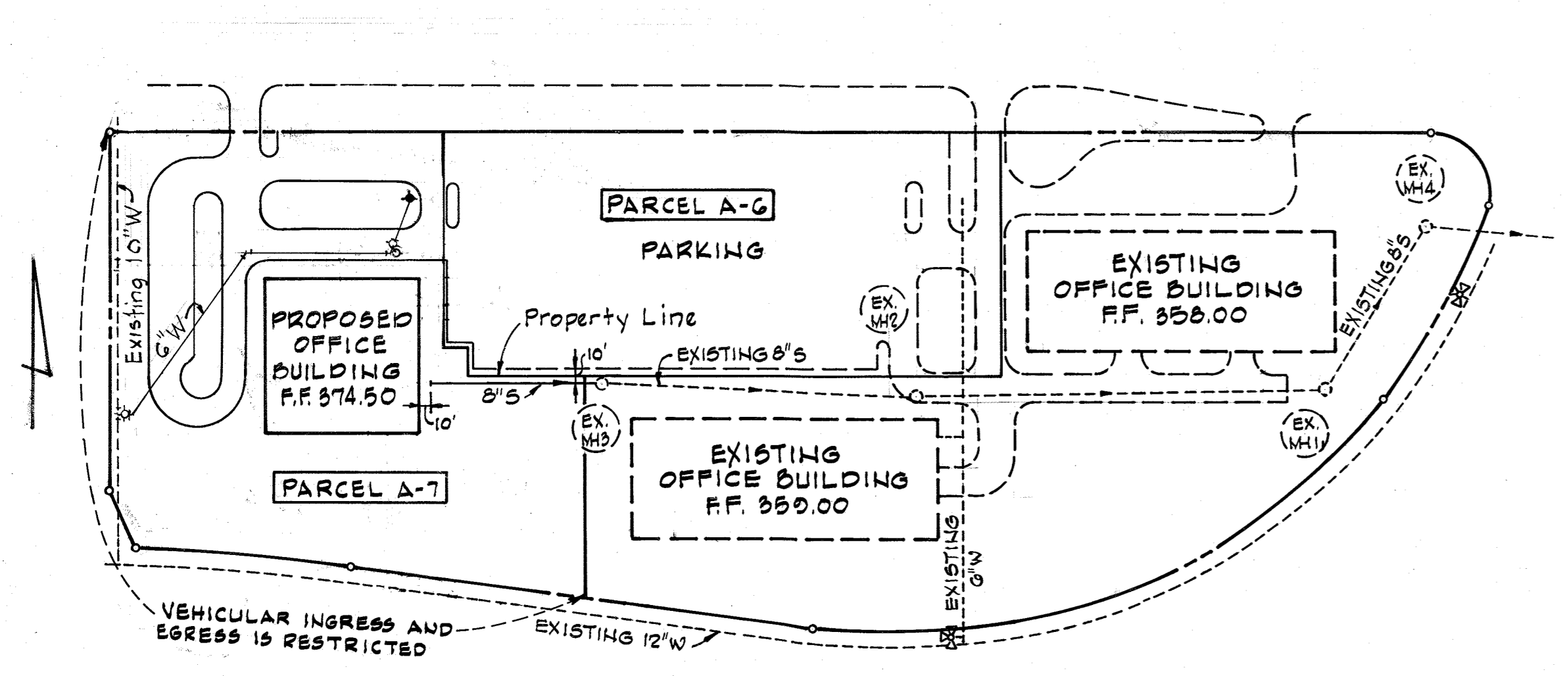


SECTION THRU PROPOSED DEVELOPMENT
 No Scale

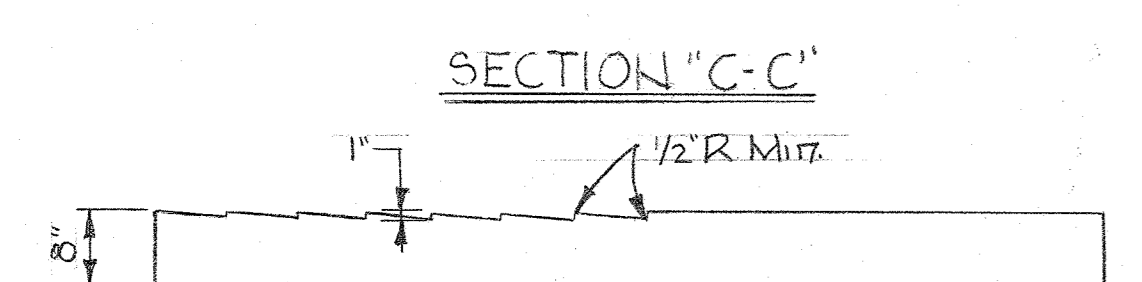
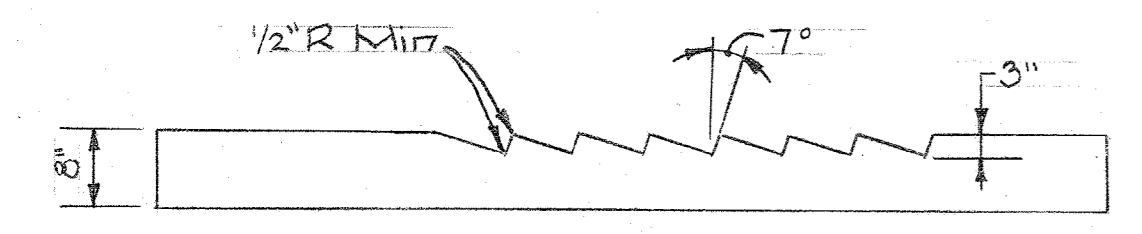
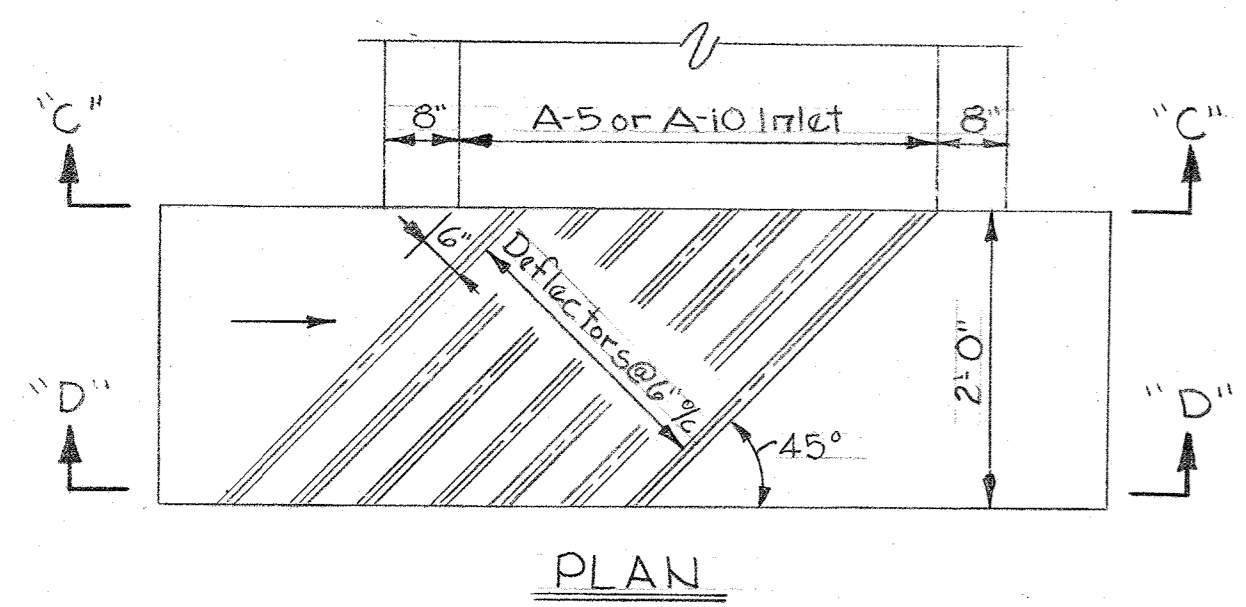
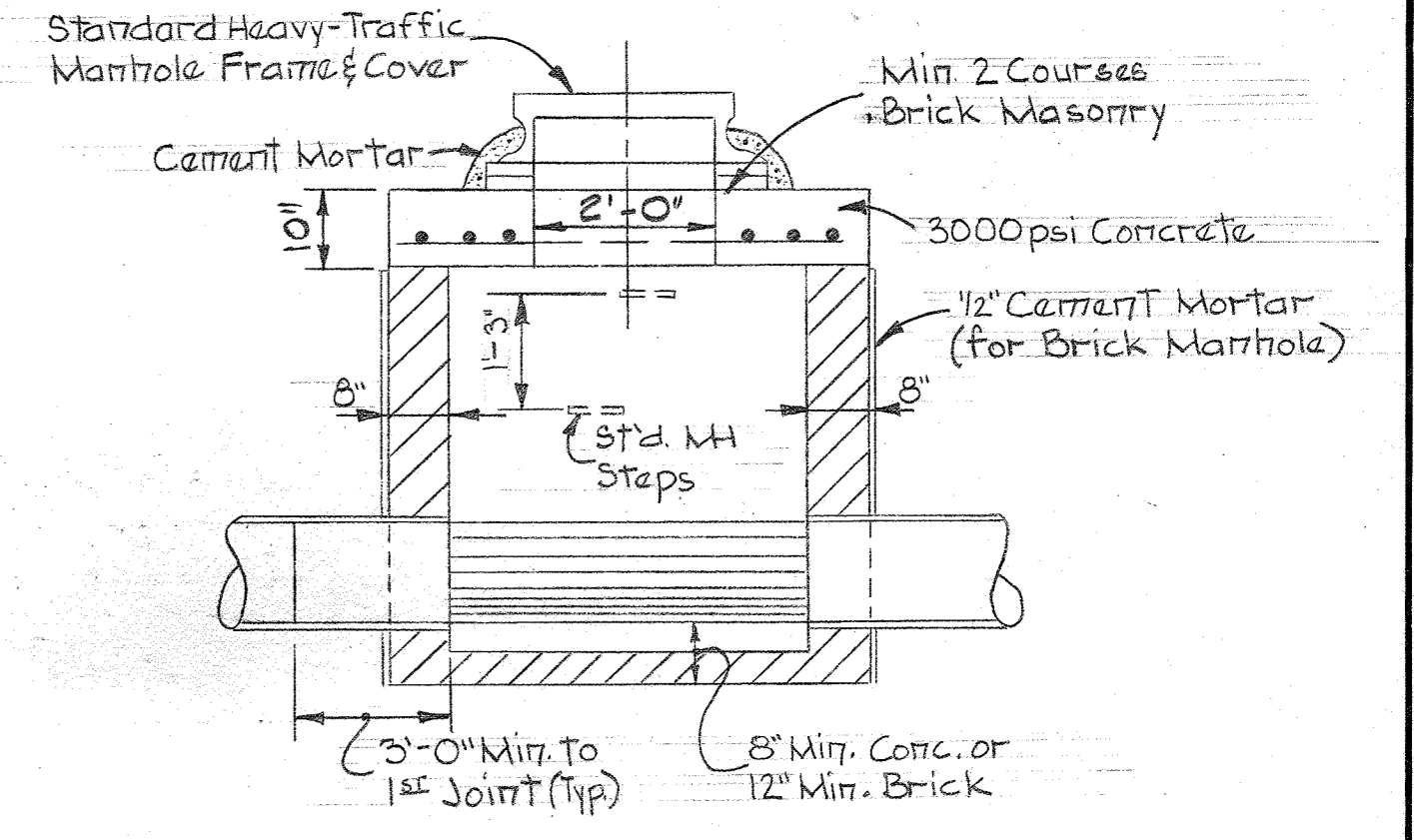
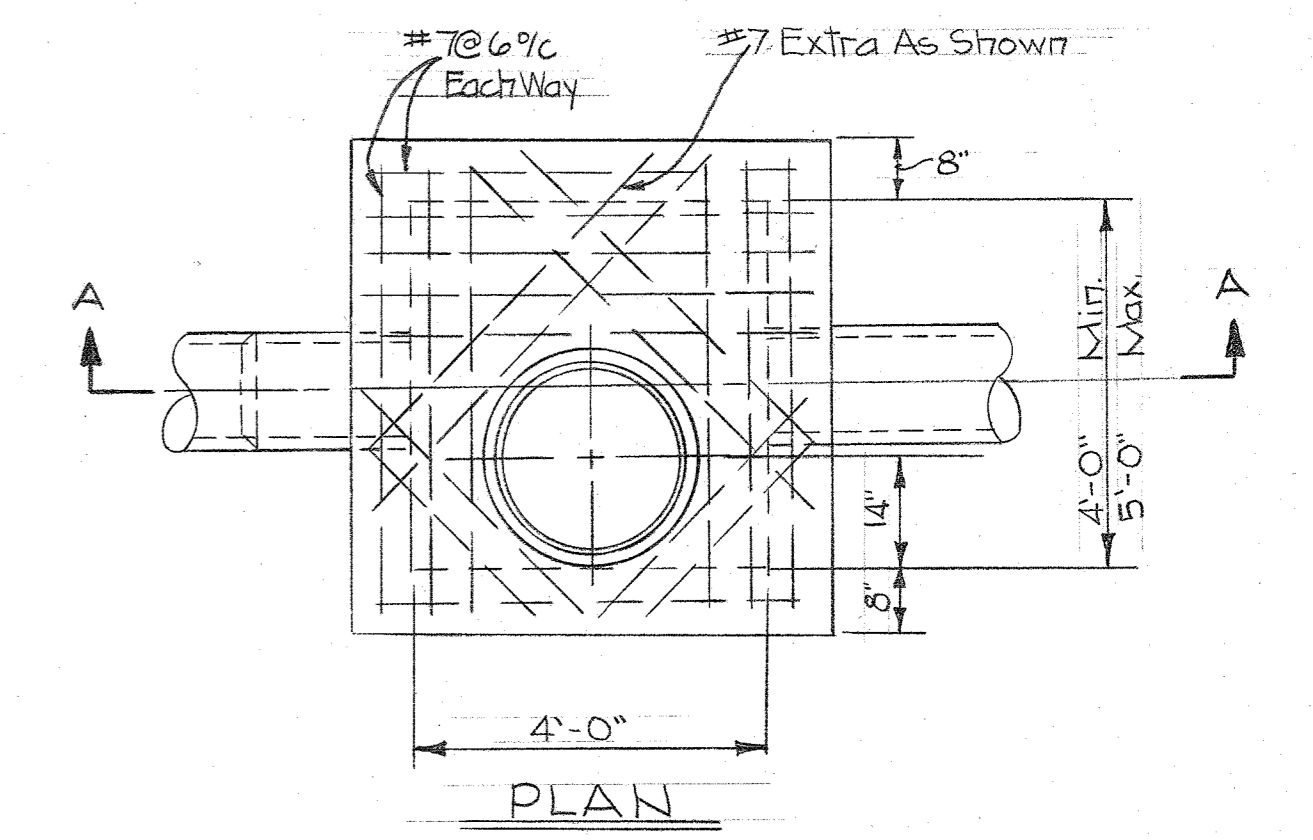
NO.	DATE	DESCRIPTION OF REVISIONS
2	4/2/81	As per H&D Comments
1	3/11/81	As per Planning and DPW Comments

COLUMBIA SITE PLANS
 FOR TOWN CENTER
 SECTION 2 AREA 4
 PARCELS "A-6" & "A-7"
 (3RD PHASE)
 3RD LEVEL
 (DECK) PARKING ADDITION & DETAILS
 SHEET 4 OF 9
 ELECTION DISTRICT NO. 5, HOWARD COUNTY, MARYLAND
 DATE: JANUARY 26, 1981 SCALE: AS SHOWN

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 5-24-81
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: *[Signature]* DATE: 5-26-81
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION: *[Signature]* DATE: 5-26-81
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 5-11-81
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 5-10-81



NOTE: See Drawing No. 1 of 1 Plan and Profile For 6" Water Main Contract No. _____



DEFLECTOR DETAIL
 No Scale

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 5-6-81

THIRTY COLUMBIA
 CORPORATE CENTER
 C/O Howard Res. & Develop. Corp.
 Rouse Company Building
 10275 Little Patuxent Parkway
 Columbia, Md. 21044

WHITMAN REQUARDT & ASSOCIATES
 ENGINEERS
 1304 ST. PAUL STREET
 BALTIMORE, MARYLAND 21202
[Signature]
 Kenneth A. McCord, P.E. No. 1974

NO.	DATE	DESCRIPTION OF REVISIONS
2	7/14/81	Revised Water Layout
1	3/11/81	As per Planning and DPW Comments

COLUMBIA SITE PLANS
 FOR
TOWN CENTER
 SECTION 2 AREA 4
 PARCELS A-6/A-7
 (3rd PHASE)
 WATER AND SEWER PLAN AND PROFILES
 STORM DRAIN PROFILE
 SHEET 5 OF 9
 ELECTION DISTRICT NO. 5, HOWARD COUNTY, MARYLAND
 DATE: JANUARY 26, 1981 SCALE: AS SHOWN

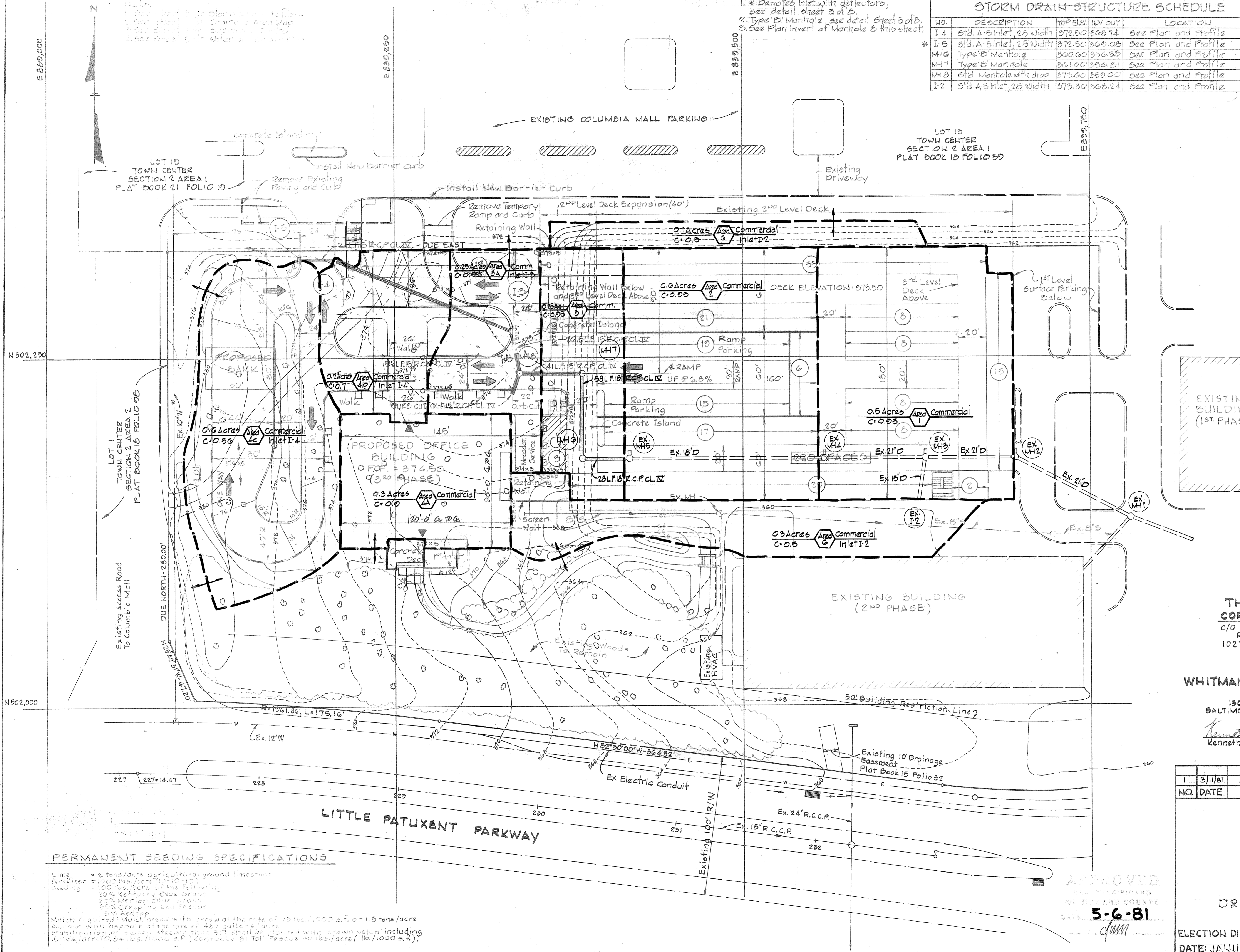
Notes:
 1. See Sheet 5 of 8 for Storm Drain Profiles.
 2. See Sheet 6 of 8 for Drainage Area Map.
 3. See Sheet 7 of 8 for Storm Drain Profiles.
 4. See Sheet 8 of 8 for Water and Sewer Plans.

1. * Denotes Inlet with deflectors, see detail sheet 5 of 8.
 2. Type 'B' Manhole, see detail sheet 5 of 8.
 3. See Plan Invert of Manhole & this sheet.

STORM DRAIN STRUCTURE SCHEDULE

NO.	DESCRIPTION	TOP ELEV.	INV. OUT.	LOCATION
I-4	Std. A-5 Inlet, 25 Width	372.50	368.74	See Plan and Profile
I-5	Std. A-5 Inlet, 25 Width	372.50	369.08	See Plan and Profile
MH-6	Type 'B' Manhole	360.00	356.35	See Plan and Profile
MH-7	Type 'B' Manhole	361.00	356.81	See Plan and Profile
MH-8	Std. Manhole with drop	375.00	359.00	See Plan and Profile
I-2	Std. A-5 Inlet, 25 Width	373.30	368.24	See Plan and Profile

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 5-24-82
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: *[Signature]* DATE: 5-26-82
 CHIEF DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 5-26-82
 APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 5-11-82
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 5-10-82



NOTE:
 STORM WATER MANAGEMENT FOR THE 3RD AND LAST PHASE OF DEVELOPMENT HAS BEEN PROVIDED IN THE EXISTING POND APPROVED UNDER THE 1ST AND 2ND PHASES (S.D.P. 70-10C AND S.D.P. 70-157C RESPECTIVELY)

THIRTY COLUMBIA CORPORATE CENTER
 C/O Howard Res. & Develop. Corp.
 Rouse Company Building
 10275 Little Patuxent Parkway
 Columbia, Md. 21044

WHITMAN, REQUARDT & ASSOCIATES
 ENGINEERS
 1304 ST. PAUL STREET
 BALTIMORE, MARYLAND 21202
[Signature]
 Kenneth A. McCord P.E. No. 1974

NO.	DATE	DESCRIPTION OF REVISIONS
1	3/1/81	As per Planning and DPW Comments

COLUMBIA SITE PLANS FOR TOWN CENTER SECTION 2 AREA 1 PARCELS A-6 & A-7 (3rd PHASE) DRAINAGE AREA MAP

SHEET 7 OF 9
 ELECTION DISTRICT NO. 5, HOWARD COUNTY, MARYLAND
 DATE: JANUARY 24, 1981 SCALE: 1" = 30'

PERMANENT SEEDING SPECIFICATIONS

Lime = 2 tons/acre agricultural ground limestone
 Fertilizer = 1000 lbs./acre (10-10-10)
 Seeding = 100 lbs./acre of the following:
 20% Kentucky Blue Grass
 20% Merion Blue Grass
 50% Creeping Red Fescue
 5% Red Top

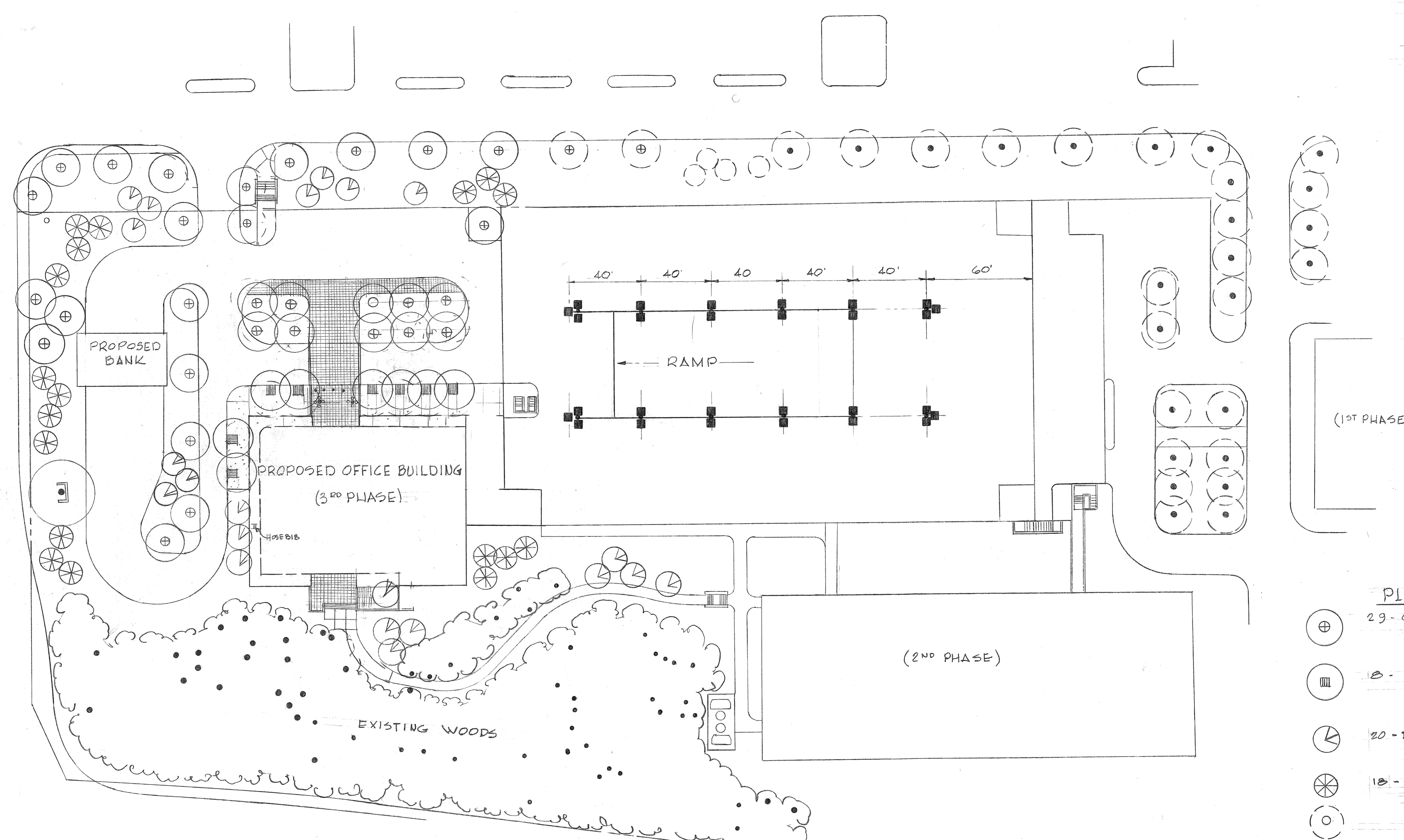
Mulch & grade: Mulch grass with straw at the rate of 75 lbs./1000 s.f. or 1.5 tons/acre and/or with asphalt at the rate of 480 gallons/acre. Stabilization of slopes steeper than 3:1 shall be planted with crown vetch including 15 lbs./acre (0.54 lbs./1000 s.f.) Kentucky 31 Tall Fescue @ 1 lb./1000 s.f.

APPROVED
 BOARD OF ENGINEERS
 OF HOWARD COUNTY
 DATE: 5-6-81
[Signature]

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 5-11-82

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: *[Signature]* DATE: 5-20-82
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 5-11-82
 CHIEF, BUREAU OF HIGHWAYS: *[Signature]* DATE: 5-10-82



(1ST PHASE)

(2ND PHASE)

PLANT LIST

- 29 - OVERHEAD CANOPY TREES: I.E. LONDON PLANE / LINDEN 2 1/2" - 3" CAL. 12' - 14' HT.
- 18 - OVERHEAD CANOPY W/TREE GRATES 2 1/2" - 3" CAL. 12' - 14' HT.
- 20 - INTERMEDIATE FOCUS TREE/ FLOWERING: I.E. CHERRY/HANTHORN 2" - 2 1/2" CAL. 8' - 10' HT.
- 18 - CONIFERS/EVERGREEN I.E. AUSTRIAN OR WHITE PINE 6' - 8' HT.
- EXISTING TREES

STREET LIGHTING

- DECK LIGHTING - 12' POLE & CONCEALED INCANDESCENT LIGHT LUMINAIRES - 3 400 WATT @ POLE "GARDCO" FIXTURE OR EQUAL
- DECK LIGHTING - 12' POLE & CONCEALED INCANDESCENT LIGHT LUMINAIRE - 2 - 400 WATT @ POLE "GARDCO" OR EQUAL
- 4 - GLOBE PEDESTRIAN LIGHT - 10 FT. POLE BY MCPHILBEN

TREE GRATE BY NEENAH 5'x5' (#8611-A)

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 5-6-81
[Signature]

NO.	DATE	DESCRIPTION OF REVISIONS
3	7/14/81	Revised Parking Layout
2	4/2/81	As per HRD Comments
1	3/11/81	As per Planning and DPW Comments

COLUMBIA SITE PLANS

FOR TOWN CENTER SECTION 2 AREA 4 PARCELS 'A-6' & 'A-7' (3rd PHASE)

LANDSCAPE PLAN AND LIGHTING

SHEET 8 OF 9

ELECTION DISTRICT NO. 5, HOWARD COUNTY, MARYLAND
 DATE: JANUARY 26, 1981 SCALE: 1" = 30'

SDP-81-101

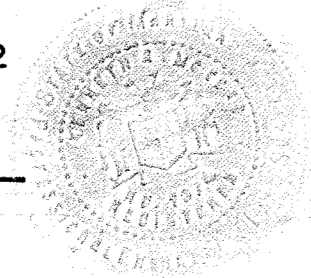
TWENTY COLUMBIA CORPORATE CENTER

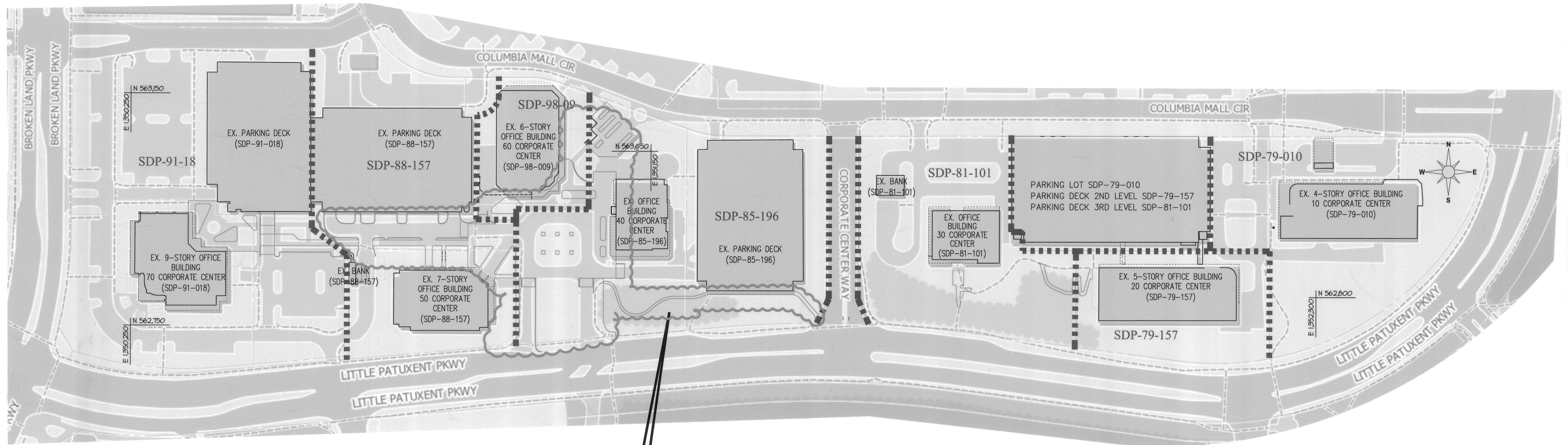
C/O Howard Res. & Develop. Corp.
 Rouse Company Building
 10275 Little Patuxent Parkway
 Columbia, Md. 21044

WHITMAN, REQUARDT & ASSOCIATES ENGINEERS

1304 ST. PAUL STREET
 BALTIMORE, MARYLAND 21202

[Signature]
 Kenneth A. McCord P.E. No. 1374





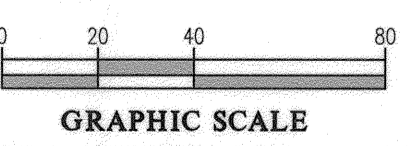
FOR IMPROVEMENTS SHOWN WITHIN CLOUDED AREA SEE SHEETS 16-26 OF SDP-85-196

LEGEND

- SDP DELINEATION LINE
- 2022 IMPROVEMENTS

SITE ANALYSIS for the 2022 IMPROVEMENT REDLINES
 THIS SITE ANALYSIS IS FOR THE 2022 IMPROVEMENTS SHOWN ON THE RED LINE REVISIONS TO SDP-81-101.

- PROJECT BACKGROUND:
 ZONING: NEW TOWN (PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN)
 ELECTION DISTRICT: FIFTH
 PROPOSED SITE USE: MIXED USE
- APPLICABLE DPZ FILE REFERENCE:
 SDP-79-157, SDP-79-010, SDP-81-101, SDP-85-196, SDP-88-157, SDP-90-213, SDP-91-018, SDP-98-009, S-85-024, FDP-211, FDP-192-A, FDP-217-A-1, P.N. 7896, P.N. 8577, P.N. 9512.
- THIS SITE, CORPORATE ROW, WHICH IS COMPRISED OF PARCELS A, B (PLAT 6321 & 9512), C1, C4 AND E, PARCELS A-2 & A-4 (PLAT 4542) AND A-6 & A-7 (PLAT 4965) IS SUBJECT TO A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AT L. 17457 F. 265 SAID DRRA PREDATES 2021 (EFFECTIVE DATE OF 01/02/2022). THEREFORE, THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1202(B)(1)(iv), AS CODIFIED PER CB4-1996, WHICH WAS IN PLACE AT THE TIME SAID DRRA WAS RECORDED ON FEBRUARY, 2017.
- THIS AREA IS WITHIN THE DOWNTOWN REVITALIZATION BOUNDARY. ALL FURNISHINGS SHOULD REFLECT THE DESIGN PRINCIPLES AND STYLES OUTLINE IN THE DOWNTOWN-WIDE DESIGN GUIDELINES.
- THERE ARE NO ENVIRONMENTAL FEATURES ON THE SITE.
- THE SITE IS A RE-DEVELOPMENT OF AN EXISTING OFFICE PARK. THERE ARE NO STEEP SLOPES.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Walter G. Gorman* Date: 6/27/22
 Chief, Division of Land Development: *Walter G. Gorman* Date: 6/27/22
 Chief, Development Engineering Division: *Walter G. Gorman* Date: 6/13/22

GLW
 PLANNING | ENGINEERING | SURVEYING
 3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-988-2524 | FAX: 301-421-4186

DESIGNED BY:			
DRAWN BY:	KLP		
CHECKED BY:	CKG	5/25/2022	ADDITIONAL SHEET ADDED TO SHOW OVERVIEW OF 2022 IMPROVEMENTS
DATE		REVISION	
BY	KLP		
APP'R.			

PREPARED FOR:
 THE HOWARD HUGHES CORPORATION
 10960 GRANCHESTER WAY, SUITE 110
 COLUMBIA, MD 21044
 ATTN: WILLIAM ROWE

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. 129275
 EXPIRATION DATE: MAY 28, 2024
William Rowe

(REVISED) OVERVIEW OF 2022 IMPROVEMENTS
COLUMBIA TOWN CENTER
 SECTION 2 AREA 4
 Parcel A-4 (Plat No. 4542) and Parcel A-6 & A-7 (Plat No. 4965)
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	GLW FILE No.
1"=80'	NT	21119
DATE	TAX MAP - GRID	SHEET
MAY 2022	36-1&2	9 OF 9