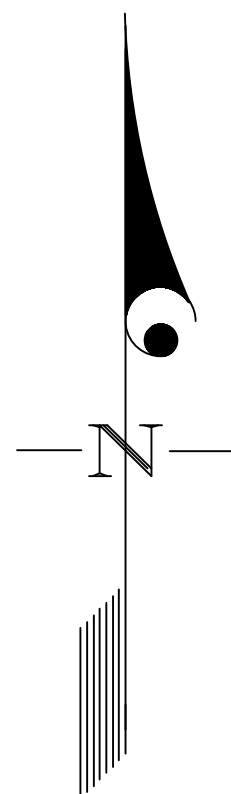


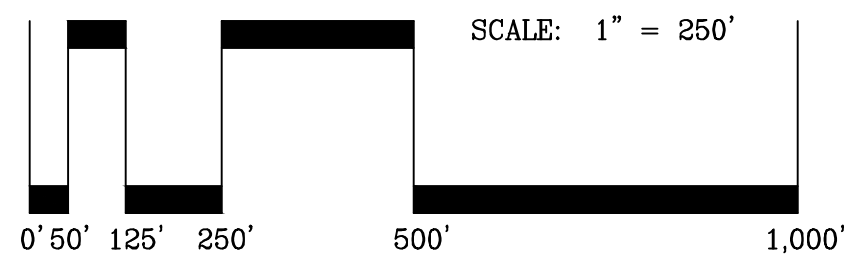
NOTES

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) 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. THERE ARE NO APPLICABLE DPZ FILE NUMBERS FOR THIS PROJECT PLAN
4. THERE ARE NO MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.
5. THERE ARE NO MAJOR PEDESTRIAN NETWORKS WITHIN THE PLAN AREA OR ADJOINING LAND OTHER THAN THE EXISTING SIDEWALKS ADJACENT TO EXISTING ROADWAYS.

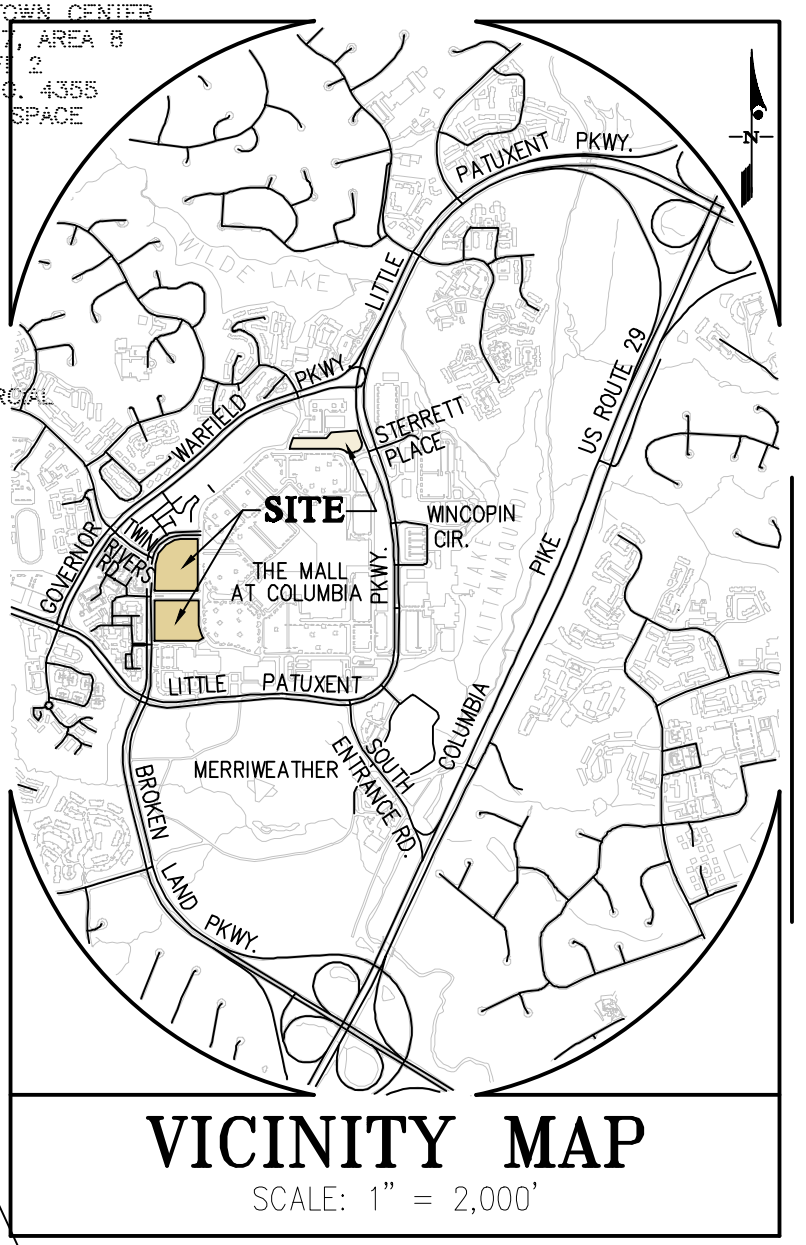
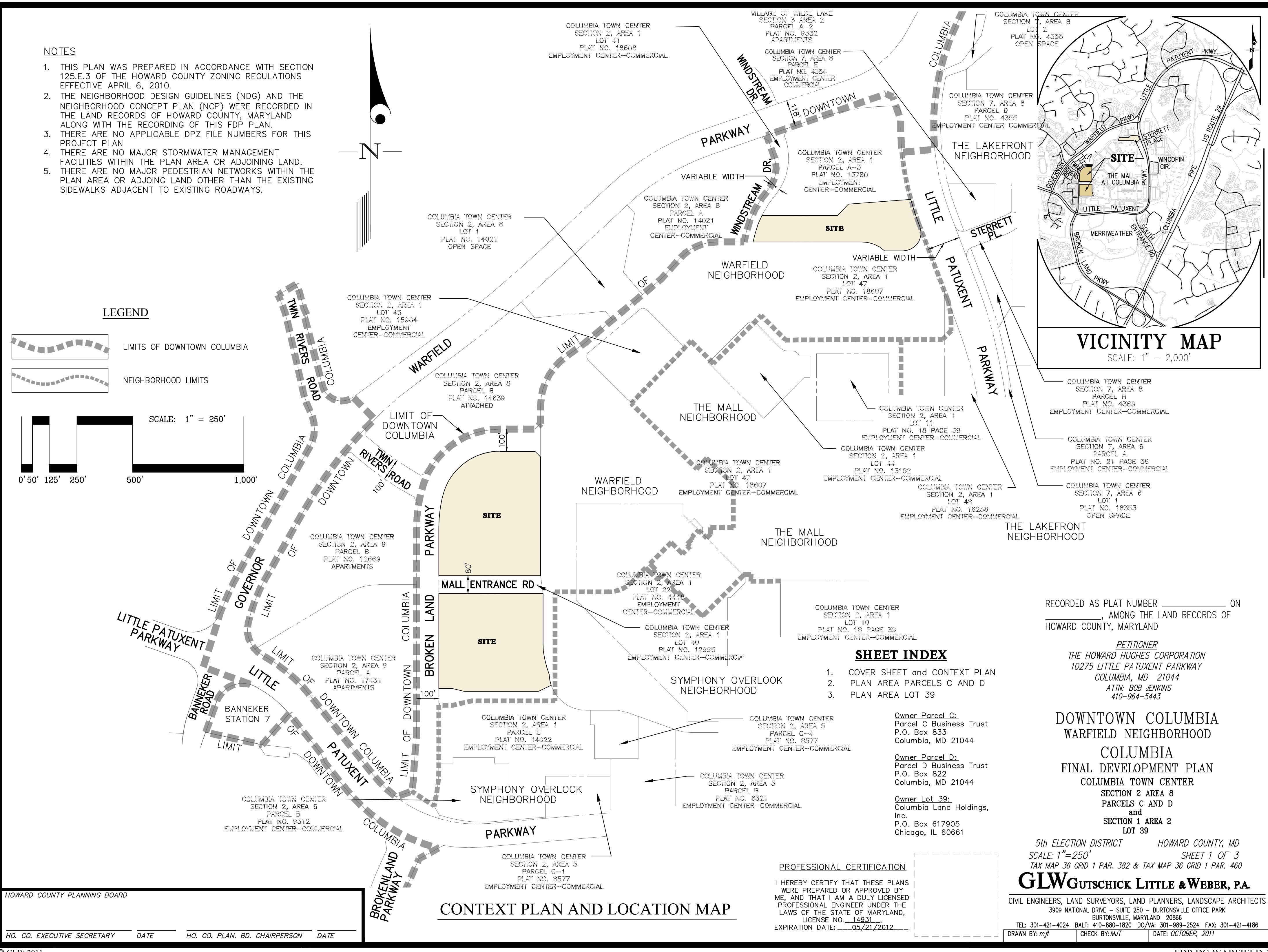


LEGEND

- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS



L:\CAD\DRAWINGS\1053\PLANS BY GLW\FDP\1053-FDP-01-WARFIELD-V2.dwg, PLOTTED: 11/28/2011 12:01 PM, LAST SAVED: 11/28/2011 10:01 AM, PLOTTED BY: Mike Troppen



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

PETITIONER
THE HOWARD HUGHES CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044
ATTN: BOB JENKINS
410-964-5443

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

Owner Parcel C:
Parcel C Business Trust
P.O. Box 833
Columbia, MD 21044

Owner Parcel D:
Parcel D Business Trust
P.O. Box 822
Columbia, MD 21044

Owner Lot 39:
Columbia Land Holdings, Inc.
P.O. Box 617905
Chicago, IL 60661

SHEET INDEX

1. COVER SHEET and CONTEXT PLAN
2. PLAN AREA PARCELS C AND D
3. PLAN AREA LOT 39

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: 05/21/2012

5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=250' SHEET 1 OF 3
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: OCTOBER, 2011

CONTEXT PLAN AND LOCATION MAP

HOWARD COUNTY PLANNING BOARD			
HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE

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
ATTACHED

COLUMBIA TOWN CENTER
SECTION 2, AREA 9
PARCEL B
PLAT NO. 12669
APARTMENTS

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

GENERAL 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 12.82 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.

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

COLUMBIA TOWN CENTER
SECTION 2, AREA 1
LOT 40
PLAT NO. 12885
EMPLOYMENT CENTER - COMMERCIAL

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

Owner Parcel C:
Parcel C Business Trust
P.O. Box 833
Columbia, MD 21044

Owner Parcel D:
Parcel D Business Trust
P.O. Box 822
Columbia, MD 21044

Owner Lot 39:
Columbia Land Holdings,
Inc.
P.O. Box 617905
Chicago, IL 60661

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

PETITIONER
THE HOWARD HUGHES CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MD 21044
ATTN: BOB JENKINS
410-964-5443

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

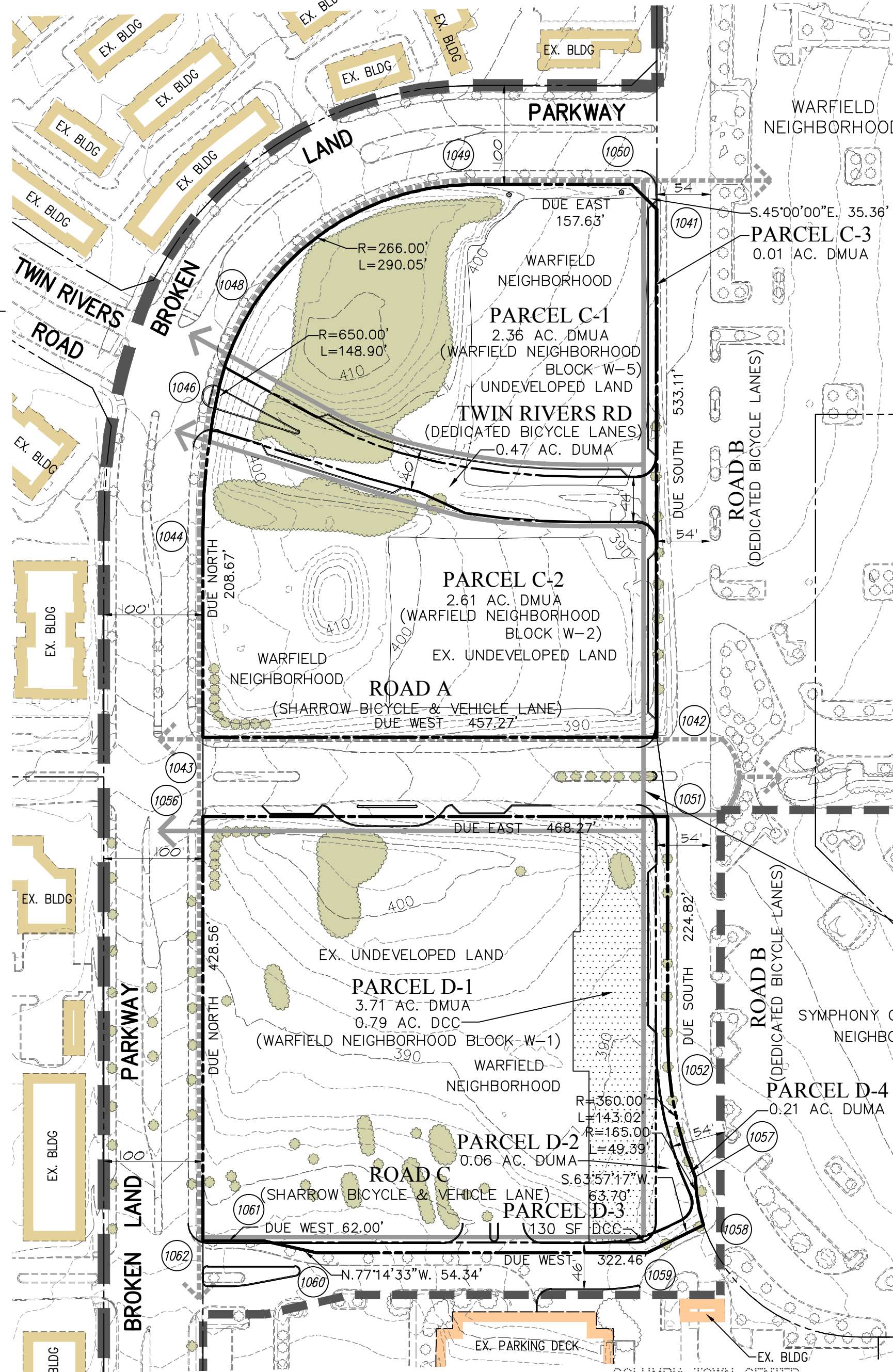
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 2 OF 3
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

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: OCTOBER, 2011



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

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

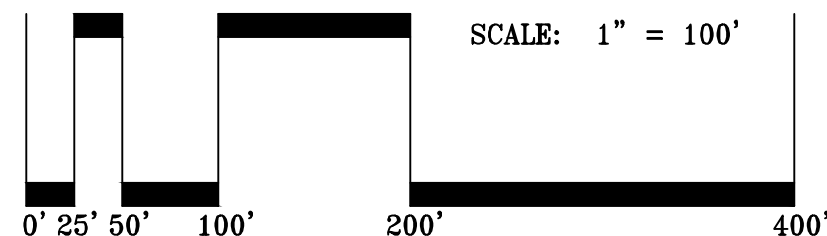
TABULATION OF LAND USE

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.
TOTAL	12.82 AC.

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY _____ DATE _____ HO.CO. PLAN. BD. CHAIRPERSON _____ DATE _____

PLAN AREA PARCELS C and D

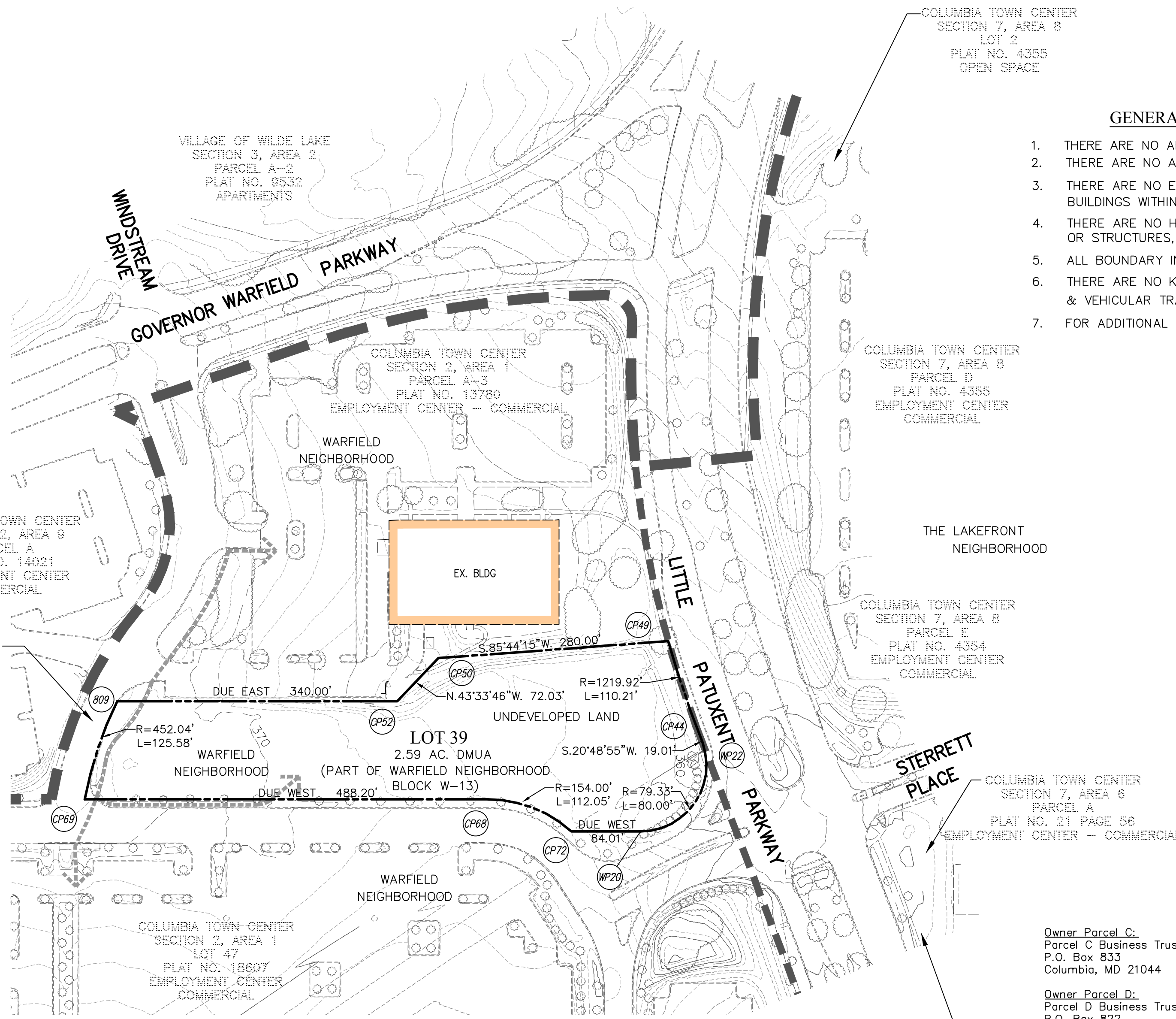
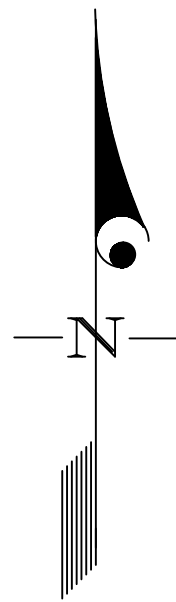


SCALE: 1" = 100'

PROFESSIONAL CERTIFICATION

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EXPIRATION DATE: 5/21/12

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

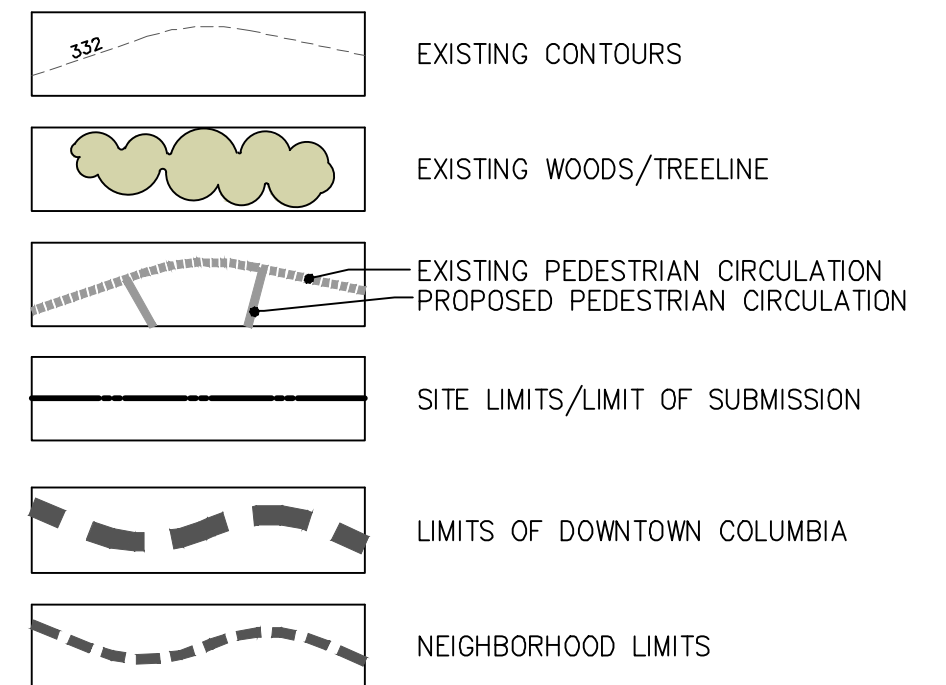


PLAN AREA LOT 39

GENERAL 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.
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6. THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
7. FOR ADDITIONAL NOTES, SEE SHEET 2

LEGEND



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

Owner Parcel C:
Parcel C Business Trust
P.O. Box 833
Columbia, MD 21044

Owner Parcel D:
Parcel D Business Trust
P.O. Box 822
Columbia, MD 21044

Owner Lot 39:
Columbia Land Holdings, Inc.
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PETITIONER
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**DOWNTOWN COLUMBIA
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COLUMBIA
FINAL DEVELOPMENT PLAN
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PARCELS C AND D
and
SECTION 1 AREA 2
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5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 3 OF 3
TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460

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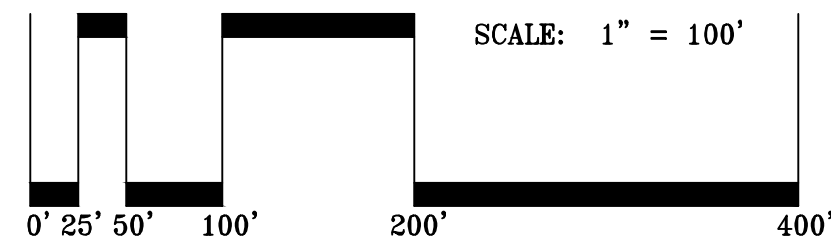
TEL: 301-421-4024 BALT: 410-680-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: mjt CHECK BY: MJT DATE: OCTOBER, 2011

TABULATION OF LAND USE
SEE SHEET 2 OF 3

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY DATE HO.CO. PLAN. BD. CHAIRPERSON DATE



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