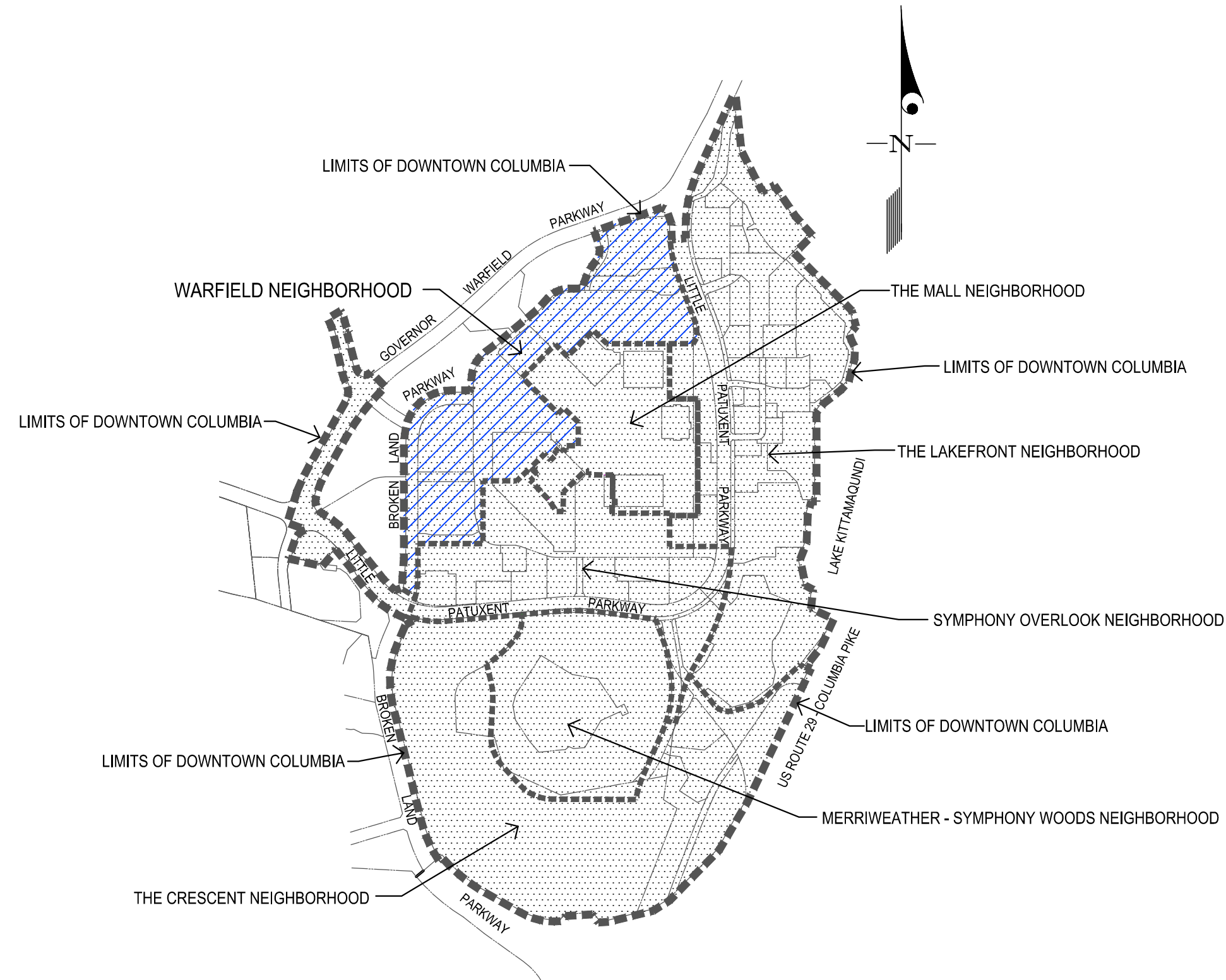
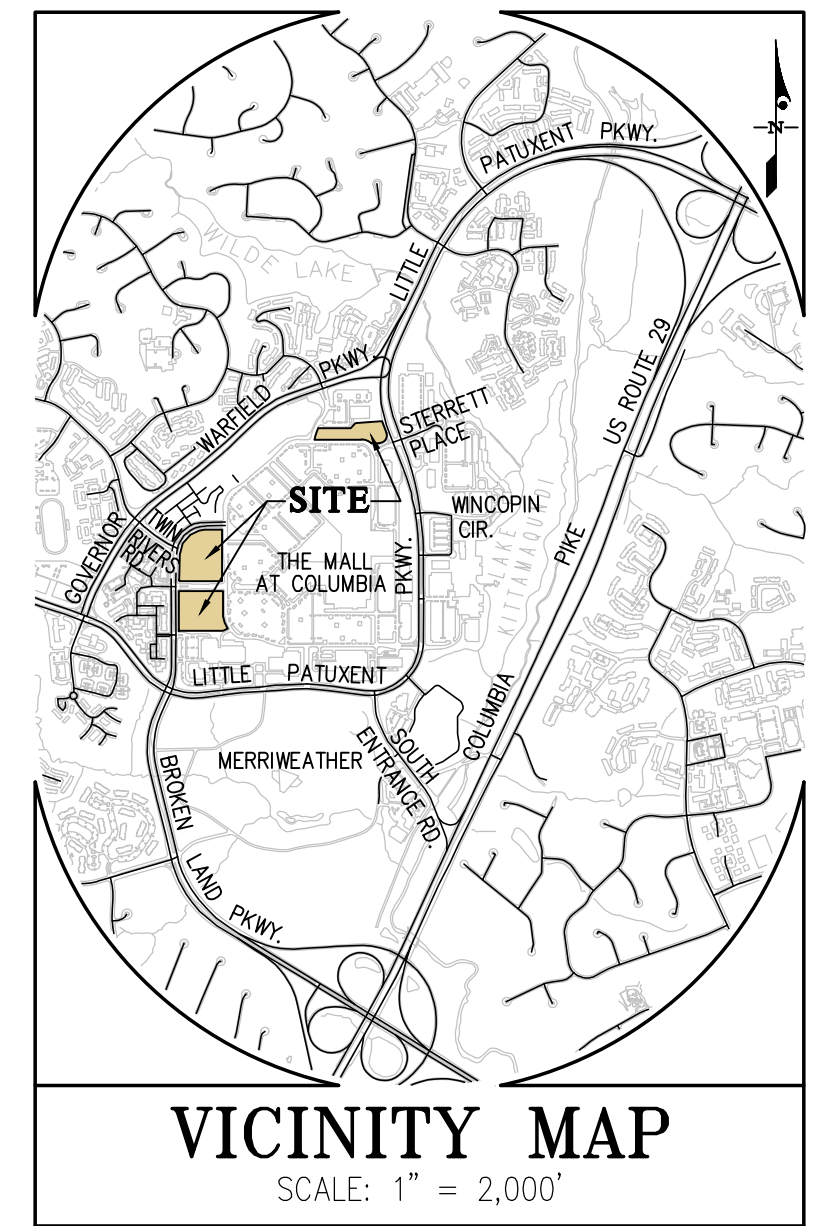


NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA WARFIELD NEIGHBORHOOD

1. THE STREET CLASSIFICATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 3 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
2. THE WARFIELD SQUARE AND WARFIELD PLAZA PRIMARY AMENITY AREAS SHOWN HAVE BEEN MODIFIED FROM THE AMENITY SPACE FRAMEWORK DIAGRAM. SEE CHAPTER 4 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
3. THE BLOCK CONFIGURATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 2 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
4. THE MAXIMUM BUILDING HEIGHT SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE CHAPTER 2 OF THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
5. EXISTING TWIN RIVERS ROAD FROM GOVERNOR WARFIELD PARKWAY TO THE BROKEN LAND PARKWAY IS INDICATED AS A BOULEVARD IN THE DOWNTOWN COLUMBIA GENERAL PLAN. NO IMPROVEMENTS TO THIS SECTION OF ROADWAY ARE PROPOSED BY THIS PLAN.
6. A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS SHALL CONSISTS OF BOTH PRIMARY AMENITY SPACES (MINIMUM NET NEW AREAS INDICATED ON THESE PLANS) WHICH SHALL BE INDICATED ON THE FINAL DEVELOPMENT PLAN, AND SECONDARY AMENITY SPACES WHICH SHALL BE LOCATED ON THE DEVELOPMENT BLOCKS AND INDICATED AT THE SITE DEVELOPMENT PLAN STAGE. THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ACCORDANCE WITH SECTION 125.A.9.g.4 OF THE HOWARD COUNTY ZONING ORDINANCE.
7. FOR THE LOCATION OF ROADS THAT WILL HAVE SHARED BICYCLE AND VEHICULAR TRAVEL LANES SEE THE WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
8. FOR THE LOCATION OF SECONDARY PEDESTRIAN ROUTES (ROUTES OTHER THAN THE PRIMARY PEDESTRIAN ROUTES) SEE THE WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.



THE NEIGHBORHOODS
SCALE: 1" = 1000'



WARFIELD NEIGHBORHOOD NEW PRIMARY AMENITY SPACES CHART*

No.	AMENITY NAME	NET NEW SF
1.	WARFIELD GREEN.....	15,500 SF
2.	WARFIELD PROMENADE.....	TBD
3.	WARFIELD MEWS.....	7,600 SF
4.	WARFIELD SQUARE.....	12,900 SF
8.	WARFIELD PLAZA.....	11,300 SF
10.	WARFIELD PLAYGROUND.....	6,000 SF
11.	WEST PROMENADE**	28,500 SF
TOTAL MINIMUM NET NEW AREA:.....		81,800 SF

AREA OF WARFIELD NEIGHBORHOOD:2,392,160 SF.
 REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:119,608 SF
 REQUIRED SECONDARY AMENITY SPACE AREA (BASED ON PROVIDING THE MINIMUM NET NEW PRIMARY AMENITY SPACE):37,808 SF

*DOES NOT INCLUDE SECONDARY AMENITY SPACES THAT MAY BE ASSOCIATED WITH INDIVIDUAL DEVELOPMENT BLOCKS.

**THE TOTAL WEST PROMENADE AREA REQUIREMENT IS 63,000 SF INCLUDING A PORTION OF A BLOCK IN WARFIELD (BLOCK W-1) AND A PORTION OF A BLOCK TO THE SOUTH (BLOCK S-1) IN THE SYMPHONY OVERLOOK NEIGHBORHOOD. FOR THE WARFIELD PORTION OF THE PROMENADE, A LINEAR FOOT MEASUREMENT WAS USED TO DETERMINE THE PERCENTAGE OF OVERALL AREA REQUIREMENT. THE WARFIELD PORTION OF THE WEST PROMENADE IS 44.6% OF THE TOTAL WHICH EQUATES TO A 28,500 SF REQUIREMENT.

HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY _____ DATE _____ 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: 5/21/2012

RECORDED AS PLAT NUMBER _____ ON _____, 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

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 1 OF 2
 TAX MAP 36 GRID 1 PAR. 382 & TAX MAP 36 GRID 1 PAR. 460


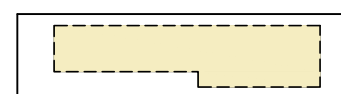
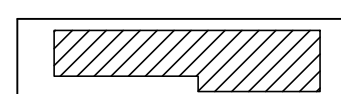
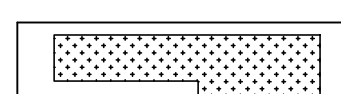
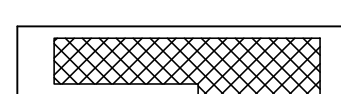
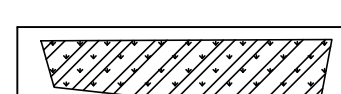
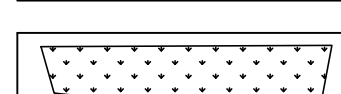
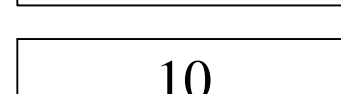
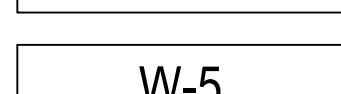
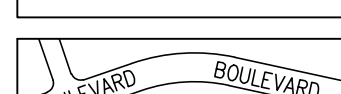
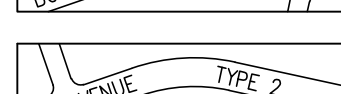

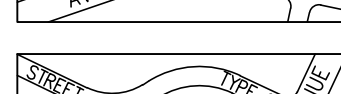





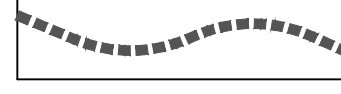
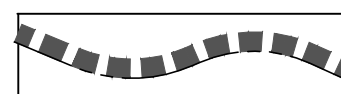
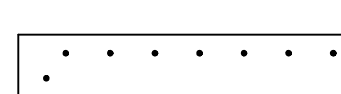
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866

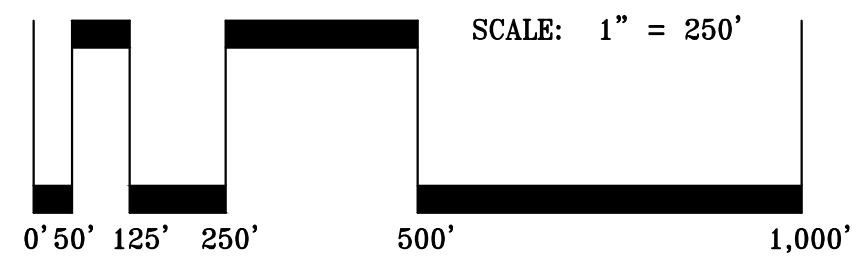
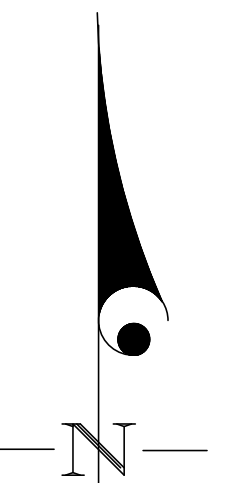
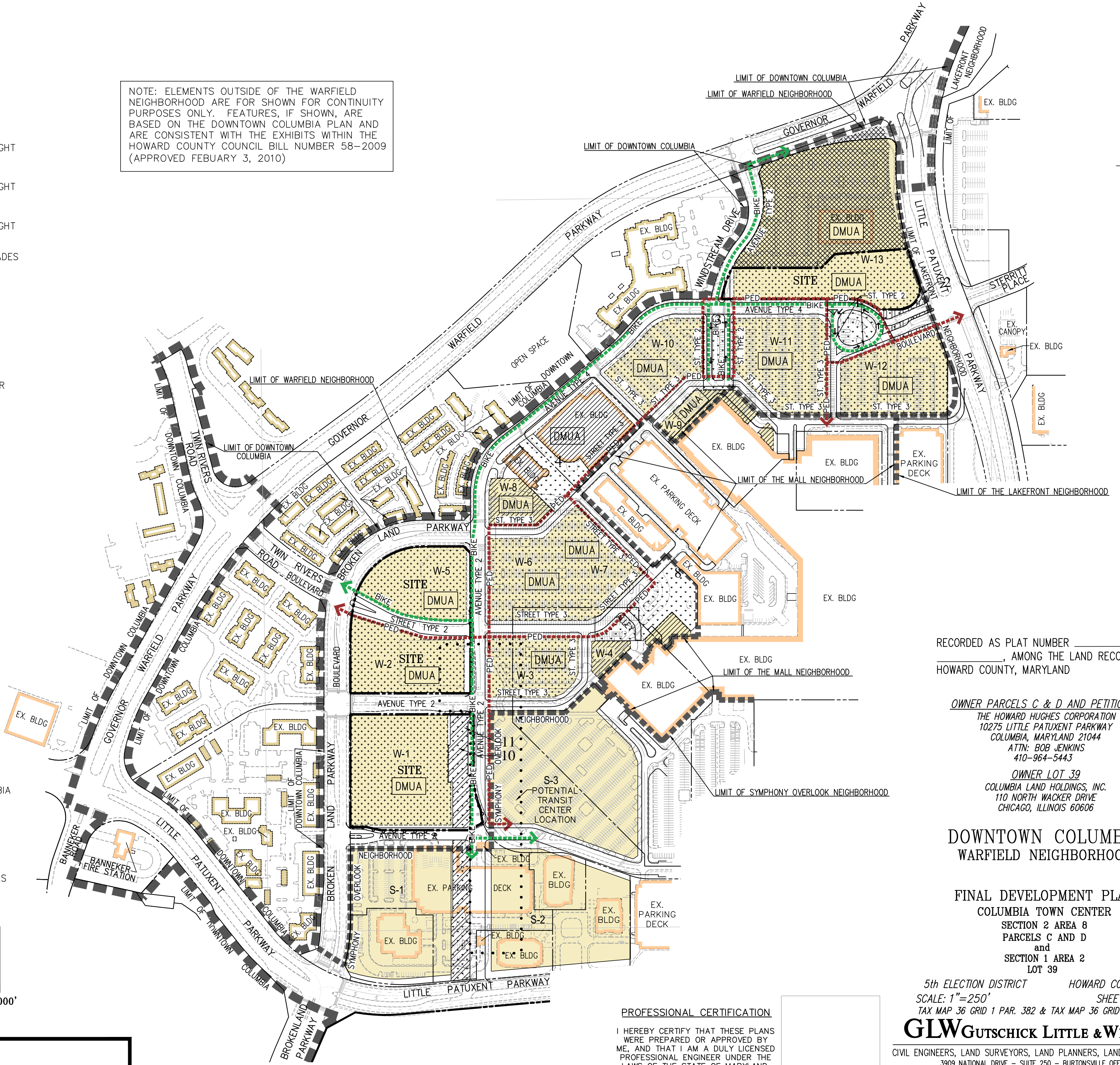
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN BY: mjt CHECK BY: MJT DATE: JANUARY, 2012

LEGEND

-  STREETS
-  BLOCKS
-  4 STORIES MAX BUILDING HEIGHT
-  7 STORIES MAX BUILDING HEIGHT
-  9 STORIES MAX BUILDING HEIGHT
-  OPPORTUNITIES FOR PROMENADES W/ RAIN GARDENS
-  AMENITY AREAS
-  10 PRIMARY AMENITY SPACE IDENTIFICATION NUMBER
-  W-5 BLOCK IDENTIFICATION NUMBER
-  BOULEVARD
-  AVENUE TYPE 2
-  AVENUE TYPE 4
-  STREET TYPE 2
-  STREET TYPE 3
-  ONE-WAY STREET
-  PRIMARY BICYCLE ROUTES
-  PRIMARY PEDESTRIAN ROUTES
-  NEIGHBORHOOD LIMITS
-  LIMITS OF DOWNTOWN COLUMBIA
-  POTENTIAL TRANSIT CENTER LOCATION
-  DMUA DOWNTOWN MIXED USE AREAS

NOTE: ELEMENTS OUTSIDE OF THE WARFIELD NEIGHBORHOOD ARE FOR SHOWN FOR CONTINUITY PURPOSES ONLY. FEATURES, IF SHOWN, ARE BASED ON THE DOWNTOWN COLUMBIA PLAN AND ARE CONSISTENT WITH THE EXHIBITS WITHIN THE HOWARD COUNTY COUNCIL BILL NUMBER 58-2009 (APPROVED FEBRUARY 3, 2010)



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

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 THE HOWARD HUGHES CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
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HOWARD COUNTY PLANNING BOARD			
HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD CHAIRPERSON	DATE

L:\CADD\DRAWINGS\11053\PLANS BY GLW\FDP\11053-NCP-WARFIELD-V3.dwg, PLOTTED: 1/27/2012 7:43 PM, LAST SAVED: 1/27/2012 2:46 PM, PLOTTED BY: Mike Trappen