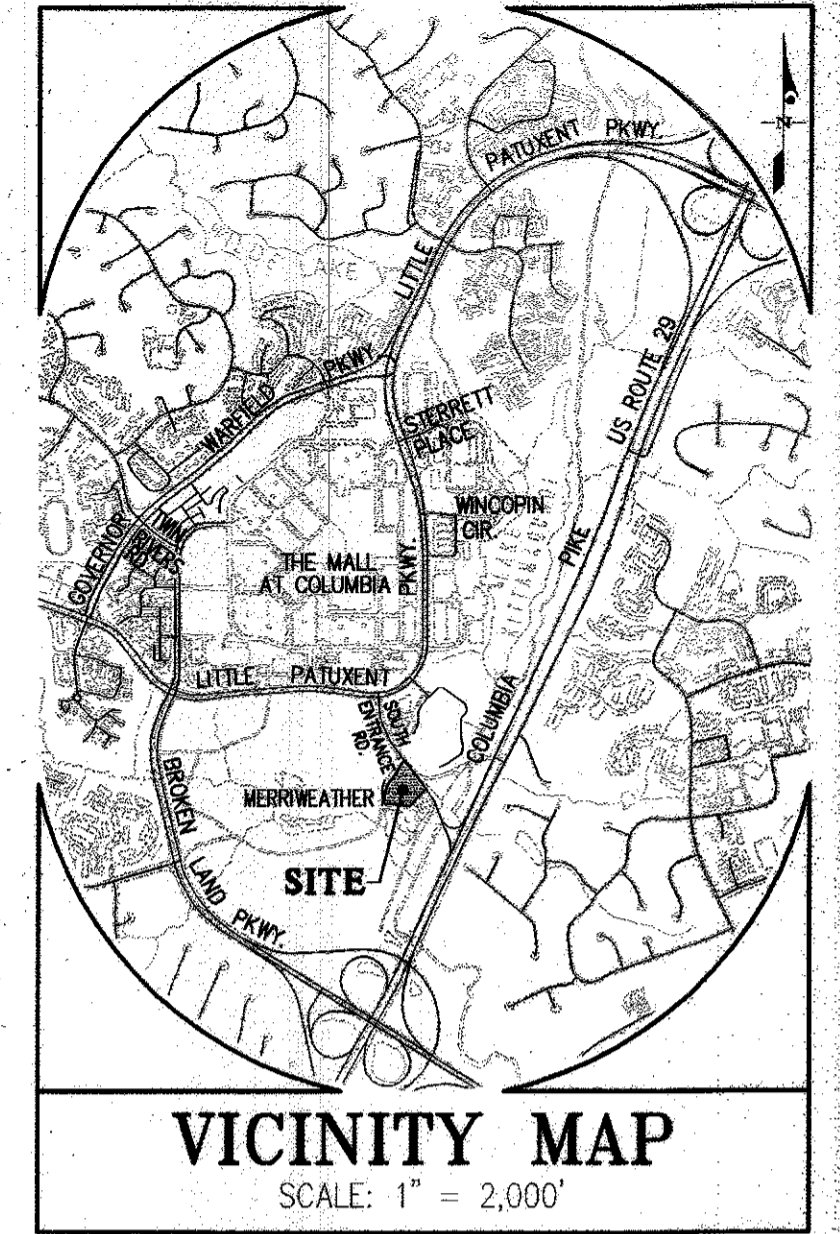


GENERAL NOTES

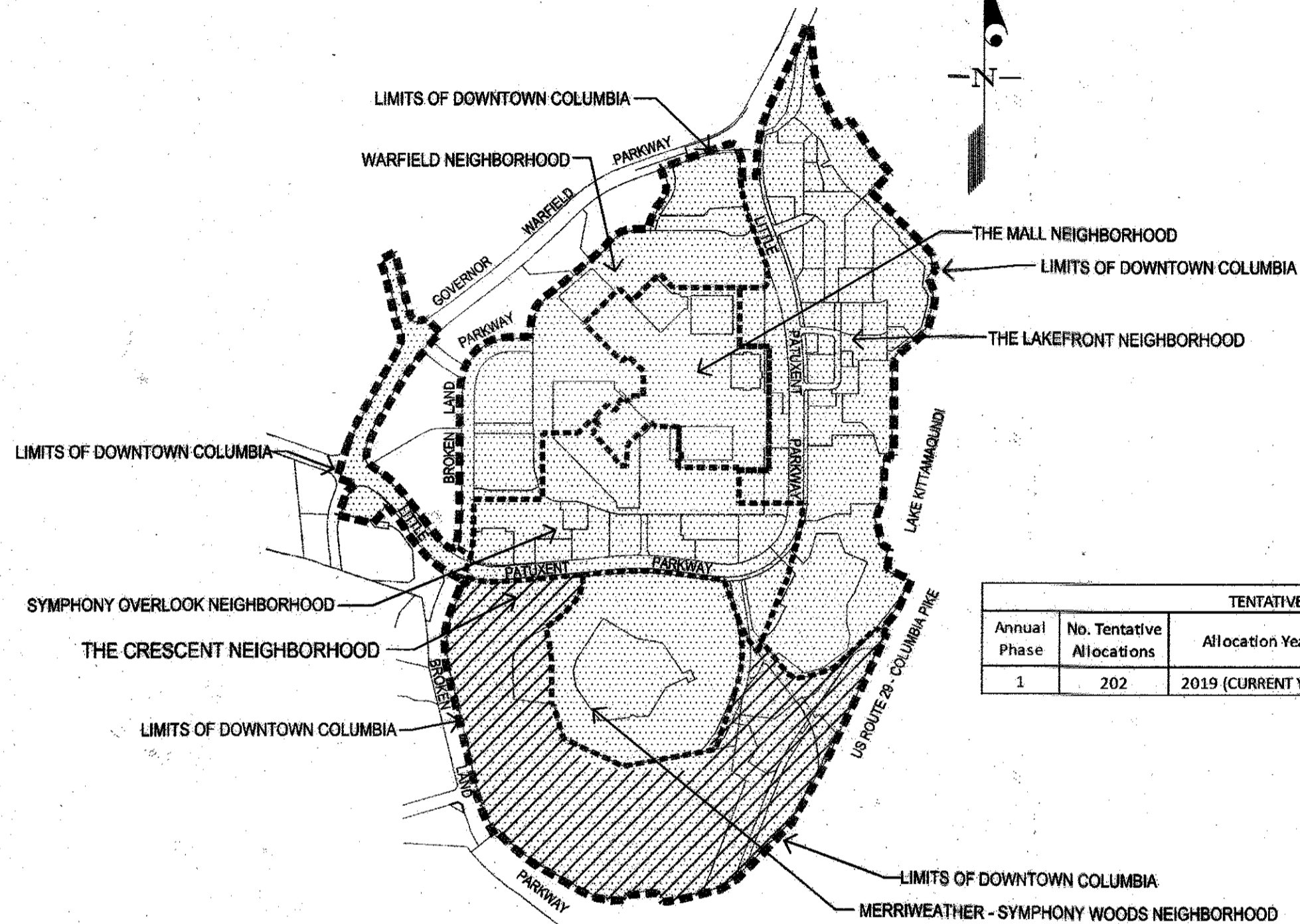
1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
2. THE NEIGHBORHOOD DESIGN GUIDELINES, NEIGHBORHOOD IMPLEMENTATION PLAN AND THE NEIGHBORHOOD CONCEPT PLAN WILL BE RECORDED AGAINST THE PROPERTY IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH THE FDP PLAN SHEETS 1 THRU 3.
3. APPLICABLE DPZ FILE NUMBERS: SDP-80-165c, FDP-DC-CRESCENT-1, FDP-DC-CRESCENT-1A, SDP 13-026, ECP 16-041, F 15-106, F-16-107, F-16-114, SDP-17-043
4. THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF GREEN ROOF (A-1), MICRO-BIORETENTION (M-6), FILTERRAS (M-6), AND A STORMCEPTOR WILL BE USED. ALL STORMWATER DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED. 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.
6. FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
7. REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
8. DEVELOPMENT WILL CONFORM TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES RECORDED AGAINST THE PROPERTY, INCLUDING THE SUSTAINABILITY CRITERIA, AND WILL COMPLY WITH THE COUNTY'S GREEN BUILDING LAW.

FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE II



FINAL DEVELOPMENT PLAN CRITERIA*

1. **MAXIMUM NUMBER OF UNITS:**
THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS IS 202 UNITS.
2. **MAXIMUM SIZE OF NET NEW CULTURAL/COMMUNITY-USE:**
THE MAXIMUM NET NEW AREA OF CULTURAL/COMMUNITY USE IS 114,970 SF.
3. **MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:**
NO COMMERCIAL USES.
4. **MAXIMUM NUMBER OF NET NEW HOTEL ROOMS (CONSIDERED NON-RESIDENTIAL GFA):**
NO HOTEL USES.
5. **MAXIMUM BUILDING HEIGHTS:**
THE MAXIMUM BUILDING HEIGHTS PERMITTED IS 15 STORIES OR 170' AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.
6. **MAXIMUM SIZE OF RETAIL-USE/FOOTPRINT:**
NO RETAIL USES.
7. **A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT.**
THE DEVELOPMENT DOES NOT CONTAIN ANY PRIMARY AMENITY SPACES. DOWNTOWN COMMUNITY COMMONS (SECONDARY AMENITY SPACES) MAY BE PROVIDED IN THE FORM OF THE MULTI-USE PATHWAY, PLAZAS AND OTHER GATHERING AREAS, AND INDOOR AND ROOFTOP GALLERY AND AMENITY SPACE. CONCEPTUAL SECONDARY AMENITY SPACE ACREAGE IS SHOWN HEREON. THE FINAL LOCATION, CONFIGURATION, SIZE, DESIGN AND CHARACTER OF ALL SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SITE DEVELOPMENT PLAN(S). FINAL SQUARE FOOTAGE IS SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.G (4)(G). SEE NOTE 9 SHEET 3.
8. **A STATEMENT IDENTIFYING THE CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER SECTION 125.0.A.9 AND THE STATUS OF ANY CEPPA'S, DOWNTOWN PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN.**
THE PLANNING BOARD HAS APPROVED AND ISSUED BUILDING PERMITS FOR ABOUT 1,271,093 SQUARE FEET OF NET NEW DEVELOPMENT DOWNTOWN. FINAL SQUARE FOOTAGES WILL BE MAINTAINED IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY. SEE THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR A CEPPA UPDATE.
9. **PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:**
NO ENVIRONMENTAL RESTORATION PROPOSED WITH THIS FDP.
10. **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.**
AT THIS TIME, IT IS ANTICIPATED THAT DOWNTOWN COMMUNITY COMMONS LOCATED ON THE PROPERTY, BOTH INDOORS OR OUTDOORS, WILL BE MAINTAINED BY THE PROPERTY OWNER, EXCEPT THAT A SEPARATE MAINTENANCE AGREEMENT MAY BE ENTERED INTO FOR THE PORTION OF THE SHARED-USE PATHWAY THAT TRAVERSES THE PROPERTY. APPROPRIATE ACCESS WILL BE PROVIDED.



THE NEIGHBORHOODS
SCALE: 1" = 1000'

Parcel	Area (SF)	Area (Acre)	Uses							Total Development (GFA in SF)		
			Retail/ Restaurant (SF)	Office (SF)	Cultural/ Community (SF)	Hotel Rooms (SF)	Residential DU (SF)	GFA (SF)	Demolition ²	New ⁵	Net New ⁵	
S ¹	124,365	2.86	0	0	112,346	0	0	202	211,591	11,000	342,402	331,402
T ²	1,255	0.03	0	0	0	0	0	0	0	0	0	0
Crescent PHASE 2 Total⁴ This FDP	125,620	2.89	0	0	112,346	0	0	202	211,591	11,000	342,402	331,402

- (1) INCLUDES 376 SF "ABANDONMENT AREA" WHICH WILL REQUIRE A FORMAL ABANDONMENT PROCESS THROUGH HOWARD COUNTY DPW.
- (2) NO USES ARE ANTICIPATED FOR PARCEL T. THIS PARCEL IS ANTICIPATED TO PROVIDE POSSIBLE FUTURE ROAD IMPROVEMENTS AND TO POSSIBLY PROVIDE FUTURE ROAD FRONTAGE FOR EXISTING PARCELS.
- (3) SEE DEMOLITION CHART FOR USE BREAKDOWN.
- (4) SEE NOTE #9 ON SHEET 3 FOR SECONDARY AMENITY OPEN SPACE REQUIREMENTS.
- (5) INCLUDES 18,465 SF OF SERVICE AREA IN PARCEL S

NOTE: CEPPA'S CANNOT BE TRIGGERED FROM DEVELOPMENT OF DOWNTOWN ARTS, CULTURAL AND COMMUNITY USES OR RESIDENTIAL DEVELOPMENTS INCLUDING AT LEAST 40% AFFORDABLE UNITS.

DEMOLITION CHART

Parcel	Area (SF)	USE
S	11,000	Cultural/ Community

TENTATIVE ALLOCATIONS			
Annual Phase	No. Tentative Allocations	Allocation Year	Next Plan Submission Due Date
1	202	2019 (CURRENT YEAR)	January 20, 2018

SHEET INDEX

1. COVER SHEET
2. CONTEXT PLAN
3. PLAN AREA

OWNER LOT 1 AND PETITIONER
TOBY'S GENERAL PARTNERSHIP
10709 VISTA ROAD
COLUMBIA, MARYLAND 21044-4223
ATTN: SCOTT ARMIGER
PH: 410-964-2334

OWNER PARCELS G & H
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE 2
FINAL DEVELOPMENT PLAN**

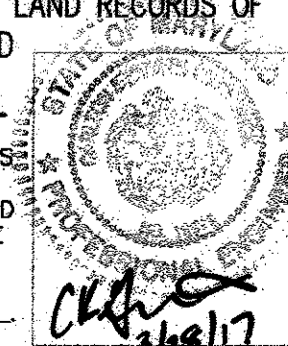
COLUMBIA TOWN CENTER
SECTION 5 AREA 1
LOT 1
PLAT No. 15 Pg. 48
DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD
PARCELS G & H
PLAT No. 24003
TAX MAP 36 GRID B PARCEL 307 & TAX MAP 36 GRID 1 PARCELS 399
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 3

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: AML CHECK BY: M/J DATE: APRIL, 2017

RECORDED AS PLAT NUMBER **24166** ON
4/28/17, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

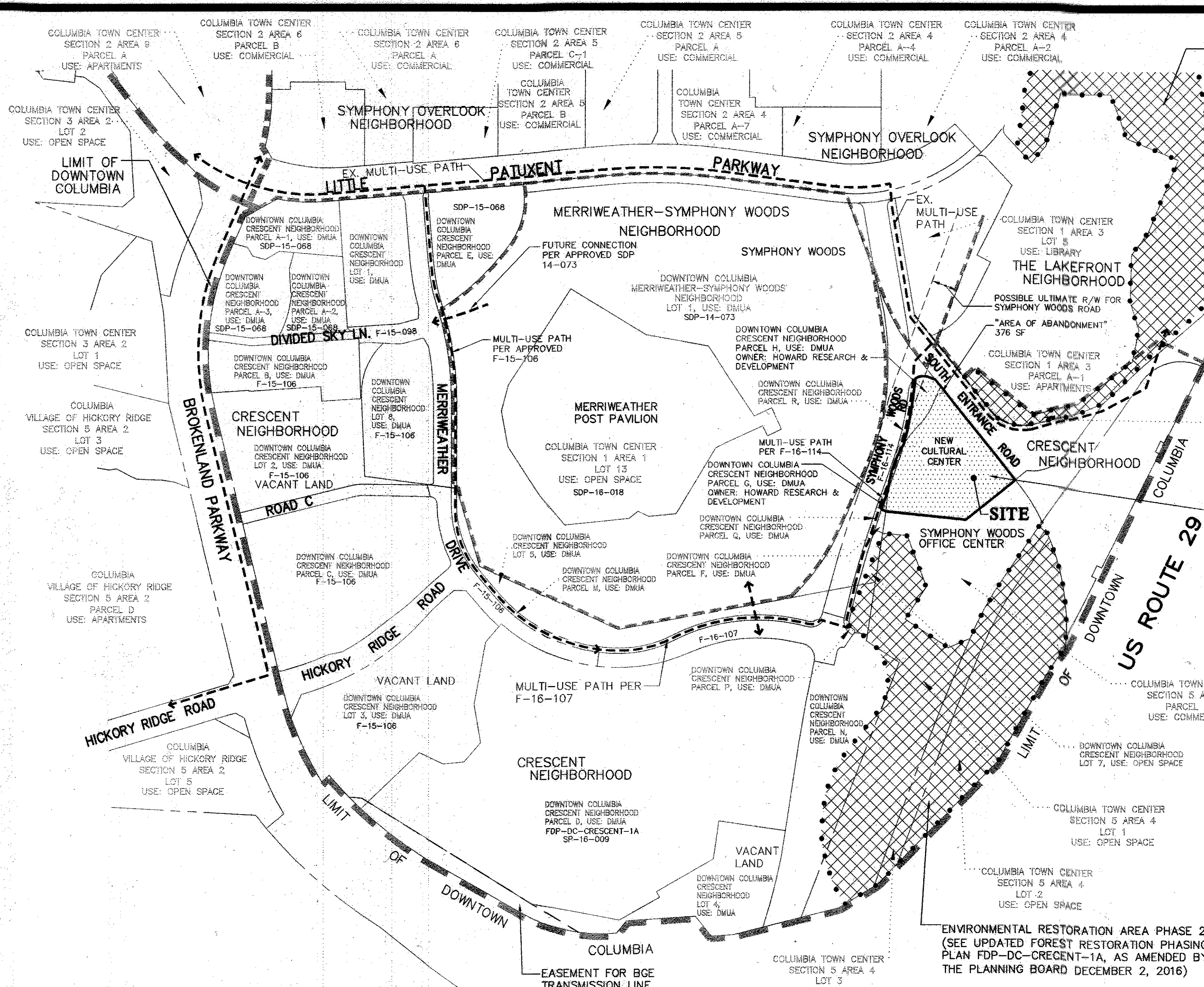
PROFESSIONAL CERTIFICATION

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, 2018



HOWARD COUNTY PLANNING BOARD

HOWARD COUNTY EXECUTIVE SECRETARY DATE: 4-20-17
HOWARD COUNTY PLANNING BOARD CHAIRPERSON DATE: 4/20/2017



ENVIRONMENTAL RESTORATION AREA PHASE 2
(SEE UPDATED FOREST RESTORATION PHASING PLAN FDP-DC-CRECENT-1A, AS AMENDED BY THE PLANNING BOARD DECEMBER 2, 2016)

LEGEND

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

RECORDED AS PLAT NUMBER 24167 ON 4/28/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER LOT 1 AND PETITIONER TOBY'S GENERAL PARTNERSHIP
10709 VISTA ROAD
COLUMBIA, MARYLAND 21044-4223
ATTN: SCOTT ARMIGER
PH: 410-964-2334

OWNER PARCELS G & H THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044

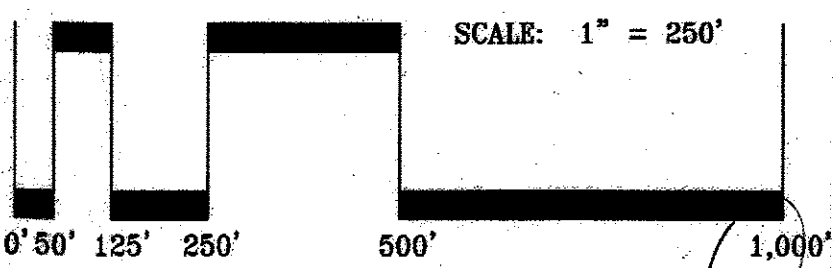
CONTEXT PLAN
SCALE: 1" = 250'

NOTES

1. A PORTION OF THE DOWNTOWN MULTI-USE PATHWAY IS WITHIN THE LIMITS OF THE PLAN AREA AND ADJOINING LANDS.
2. THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR THE ADJOINING LANDS.
3. THE ULTIMATE RIGHT-OF-WAY ALIGNMENT (BY OTHERS) FOR ROAD D' (NORTH-SOUTH CONNECTOR) IS DEPICTED AS SHOWN ON THE DOWNTOWN COLUMBIA PLAN. INTERIM ALIGNMENTS (BY OTHERS) MAY OCCUR IN THE FIELD UNTIL THE ULTIMATE RIGHT-OF-WAY IS CONSTRUCTED

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 28, 2018.



HOWARD COUNTY PLANNING BOARD

Nancy Miller 4-20-17 H.C.P.B. EXECUTIVE SECRETARY DATE

[Signature] 4-20-17 H.C.P.B. EXECUTIVE SECRETARY DATE

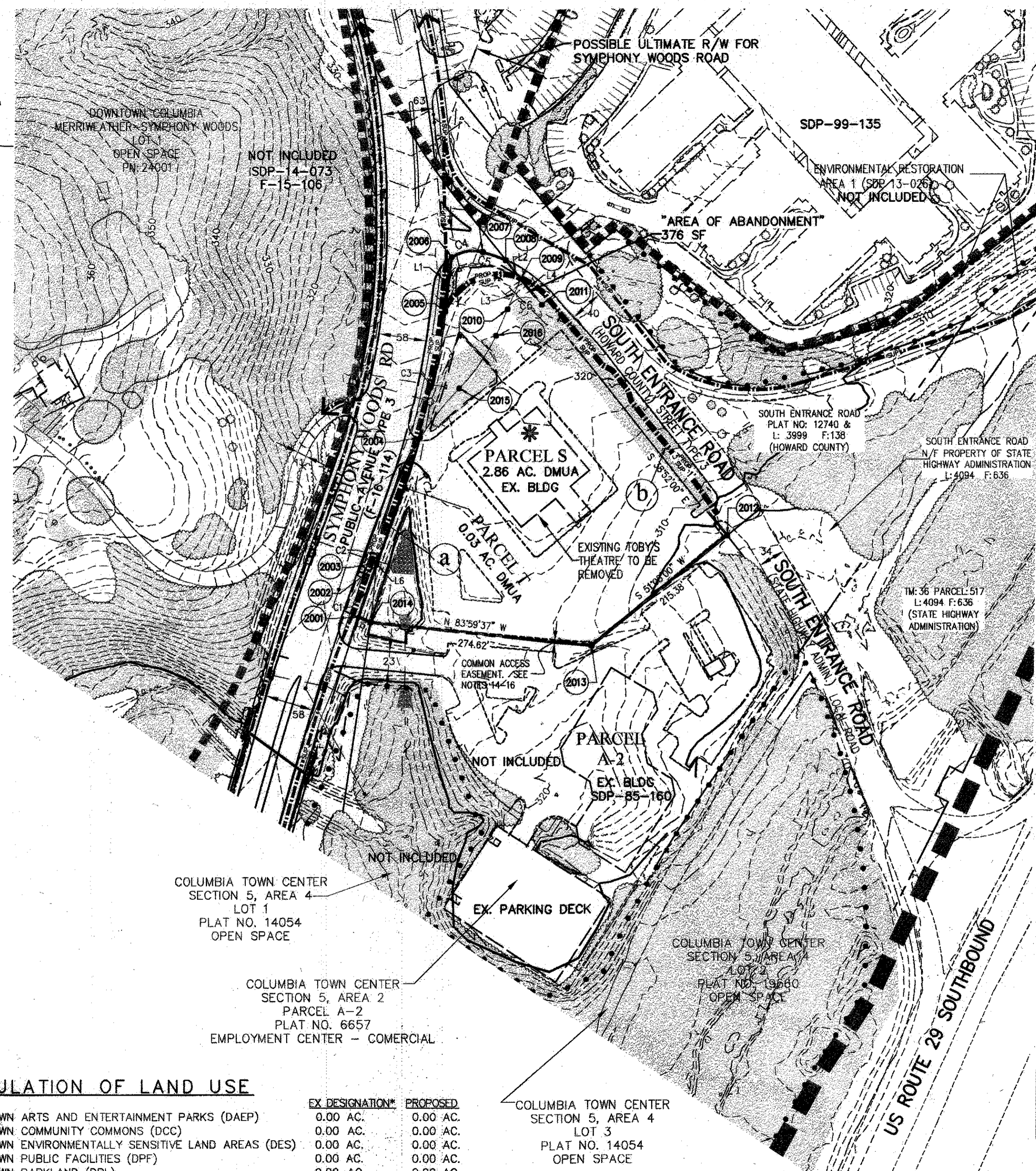
**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE 2
FINAL DEVELOPMENT PLAN**

COLUMBIA TOWN CENTER
SECTION 5 AREA 1
LOT 1
PLAT No. 15 Pg. 48
DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD
PARCELS G & H
PLAT No. 24003

TAX MAP 36 GRID 8 PARCEL 307 & TAX MAP 36 GRID 1 PARCELS 399
5th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1" = 250' SHEET 2 OF 3

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 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: AMJ CHECK BY: MJT DATE: APRIL, 2017



LEGEND

- EXISTING CONTOURS
- EXISTING WOODS/TREELINE
- SHARED USE PATH (SUP)
- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- PRELIMINARY FLOOD PLAIN BASED ON FEMA
- LIMITS OF DOWNTOWN COLUMBIA
- NEIGHBORHOOD LIMITS
- POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
- SIGNATURE BUILDINGS SEE NDG FOR MORE INFO.

LINE TABLE			COORDINATE TABLE FOR ALL SHEETS		
LINE	BEARING	LENGTH	POINT	NORTHING	EASTING
L1	N 06°58'27" E	67.42'	2001	561,522.53	1,352,223.34
L2	S 38°51'46" E	29.63'	2002	561,586.57	1,352,245.66
L3	S 23°45'52" W	40.49'	2003	561,589.67	1,352,245.99
L4	S 39°37'21" E	40.82'	2004	561,743.34	1,352,299.60
L5	N 66°13'54" W	16.27'	2005	561,898.02	1,352,330.48
L6	N 06°00'23" E	3.12'	2006	561,964.94	1,352,338.67
			2007	561,970.96	1,352,377.04
			2009	561,937.95	1,352,424.02
			2010	561,900.90	1,352,407.71
			2011	561,906.51	1,352,450.05
			2012	561,622.38	1,352,679.04
			2013	561,487.23	1,352,511.34
			2014	561,515.97	1,352,238.23
			2015	561,803.66	1,352,347.93
			2016	561,868.54	1,352,393.26

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C1	4,752.50'	67.82'
C2	355.64'	164.21'
C3	1,048.00'	157.88'
C4	49.00'	39.94'
C5	177.00'	30.12'
C6	25.00'	51.21'

NOTES

1. TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 2.89 ACRES. INCLUDES 376 SF "ABANDONMENT AREA" WHICH REQUIRES A FORMAL ABANDONMENT PROCESS THROUGH HOWARD COUNTY DPW.
2. THIS SITE IS AN EXISTING, DEVELOPED SITE.
3. PROPOSED DOWNTOWN MIXED USE AREA IS 2.89 ACRES.
4. THERE ARE NO EXISTING DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA. A NEW DOWNTOWN SIGNATURE BUILDING IS PROPOSED ON THE SITE.
5. THERE ARE NO DESIGNATED HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS, OR STRUCTURES OR PUBLIC ART WITHIN THE SITE AREA. HOWEVER, THE DOWNTOWN COLUMBIA PLAN RECOGNIZES THE POPULARITY OF THE EXISTING TOBY'S DINNER THEATRE AND RECOMMENDS EXPLORING OPPORTUNITIES FOR A NEW AND IMPROVED FACILITY FOR THE THEATRE AS WELL AS THE POSSIBILITY OF A NEW CHILDREN'S THEATRE. THE FDP PROPOSES LAND USES THAT WILL FACILITATE REDEVELOPMENT OF THE SITE WITH A NEW CULTURAL CENTER, INCLUDING NEW THEATRE FACILITIES.
6. ALL BOUNDARY INFORMATION AND COORDINATES ARE IN NAD '83 DATUM.
7. THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARED BICYCLE & VEHICULAR TRAVEL LANES.
8. FOR INFORMATION ON BICYCLE CIRCULATION, SEE CHAPTER 3 OF THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES. FOR INFORMATION ON THE STREET FRAMEWORK CHANGES SEE CHAPTER 3 OF THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES.
9. TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:
 AREA OF FDP: 125,620 SF (2.89 Acres)
 AREA OF FDP REQUIRING NEW DOWNTOWN COMMUNITY COMMONS AREA: 113,056 SF* (2.60 Acres)
 REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS: 5,653 SF (0.13 Acres)
 PROPOSED AREA OF NEW DOWNTOWN COMMUNITY COMMONS: 5,653 SF (0.13 Acres)
 PROPOSED AS PRIMARY AMENITY SPACE: 0 SF
 PROPOSED AS SECONDARY AMENITY SPACE: 5,653 SF** (0.13 Acres)
 SURPLUS AREA PROVIDED BY THIS FDP: 0 SF
10. TO ADDRESS AFFORDABLE HOUSING, THE PROPERTY HAS BEEN INCLUDED IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT BETWEEN THE COUNTY AND THE COMMUNITY DEVELOPER ("DRRA") WHICH ANTICIPATES DEVELOPMENT OF THE PROPERTY WITH APPROXIMATELY 100 AFFORDABLE DWELLING UNITS, ALONG WITH OTHER USES.
11. ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE CONSTRUCTION COST OF THE APPLICABLE RESIDENTIAL COMPONENT OF THE PROJECT ONLY OR A FEE IN LIEU WILL BE PAID AS PROVIDED IN SECTION 125.0.A.9.F.(2).
12. 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.
13. THE ULTIMATE RIGHT-OF-WAY ALIGNMENT (BY OTHERS) FOR SYMPHONY WOODS ROAD (NORTH-SOUTH CONNECTOR) IS DEPICTED AS SHOWN ON THE DOWNTOWN COLUMBIA PLAN. INTERIM ALIGNMENTS (BY OTHERS) MAY OCCUR IN THE FIELD UNTIL THE ULTIMATE RIGHT-OF-WAY IS CONSTRUCTED.
14. THE LOCATION OF A POTENTIAL COMMON ACCESS EASEMENT, NOT TO EXCEED TWO (2) FEET IN WIDTH, IS IDENTIFIED ADJACENT TO THE SOUTHERN PROPERTY LINE OF THE NEW CULTURAL CENTER FOR THE POTENTIAL CONSTRUCTION AND MAINTENANCE OF A FUTURE PEDESTRIAN/BICYCLE PATH. THE IDENTIFICATION OF THIS POTENTIAL EASEMENT, AND ANY SUCH EASEMENT, DOES/WILL NOT PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPING, RETAINING WALLS AND OTHER IMPROVEMENTS ASSOCIATED WITH THE NEW CULTURAL CENTER. IF THE PATHWAY IS NOT CONSTRUCTED, ANY IMPROVEMENTS ASSOCIATED WITH THE NEW CULTURAL CENTER MAY REMAIN INDEFINITELY.
15. THE NEW CULTURAL CENTER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF THE FUTURE PATHWAY OR ANY ASSOCIATED COSTS, AND THE CONSTRUCTION TIMING OF SUCH PATHWAY WILL NOT IMPACT THE NEW CULTURAL CENTER DEVELOPMENT. CONSTRUCTION OF THE PATHWAY MUST NOT IMPAIR THE USE OR OPERATION OF THE NEW CULTURAL CENTER.
16. THE NEW CULTURAL CENTER IS NOT RESPONSIBLE FOR PROVIDING A SIDEWALK OR PATHWAY CONNECTION ALONG SOUTH ENTRANCE ROAD BEYOND THE LIMITS OF ITS PROPERTY FRONTAGE.

RECORDED AS PLAT NUMBER 24168 ON 4/26/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER LOT 1 AND PETITIONER
 TOBY'S GENERAL PARTNERSHIP
 10709 VISTA ROAD
 COLUMBIA, MARYLAND 21044-4223
 ATTN: SCOTT ARMIGER
 PH: 410-964-2334

OWNER PARCELS G & H
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044

**DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE 2
 FINAL DEVELOPMENT PLAN**

COLUMBIA TOWN CENTER
 SECTION 5 AREA 1
 LOT 1
 PLAT NO. 15 Pg. 48
 DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD
 PARCELS G & H
 PLAT No. 24003

TAX MAP 36 GRID 8 PARCEL 307 & TAX MAP 36 GRID 1 PARCELS 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 3 OF 3

GLWGUTSCHICK LITTLE & WEBER, P.A.

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 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: AW CHECK BY: MJT DATE: APRIL 2017

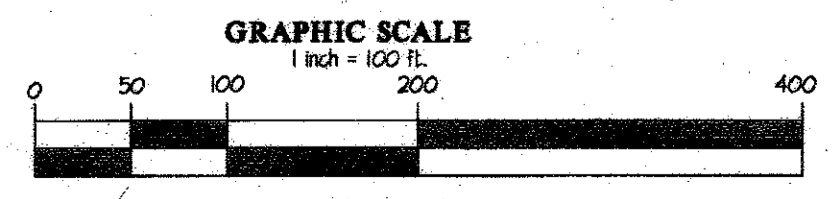
TABULATION OF LAND USE

	EX DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC.	0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC.	0.00 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)	2.89 AC.	2.89** AC.
TOTAL	2.89 AC.	2.89 AC.

* LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009
 ** INCLUDES NEW DOWNTOWN COMMUNITY COMMONS AREA OF 5,653 SF PER 129.0.A.9.G.4

HOWARD COUNTY PLANNING BOARD
N. Williams 4-20-17 H.C.P.B. EXECUTIVE SECRETARY DATE
[Signature] 4-20-17 H.C.P.B. EXECUTIVE SECRETARY DATE

**PLAN AREA
 PARCELS S & T**



POTENTIAL NEW SECONDARY AMENITY SPACES CHART **

KEY	AMENITY DESCRIPTION	AREA
a.	APPROX. SHARED USE PATH (PAR. T)	940 SF
b.	APPROX. SHARED USE PATH (PAR. S)	4,906 SF

** THE SECONDARY AMENITY SPACES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LOCATION, CONFIGURATION, SIZE, DESIGN, AND CHARACTER OF ALL SECONDARY AMENITY SPACES WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN AND WILL VARY FROM WHAT IS SHOWN HEREON.

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, 2018.

