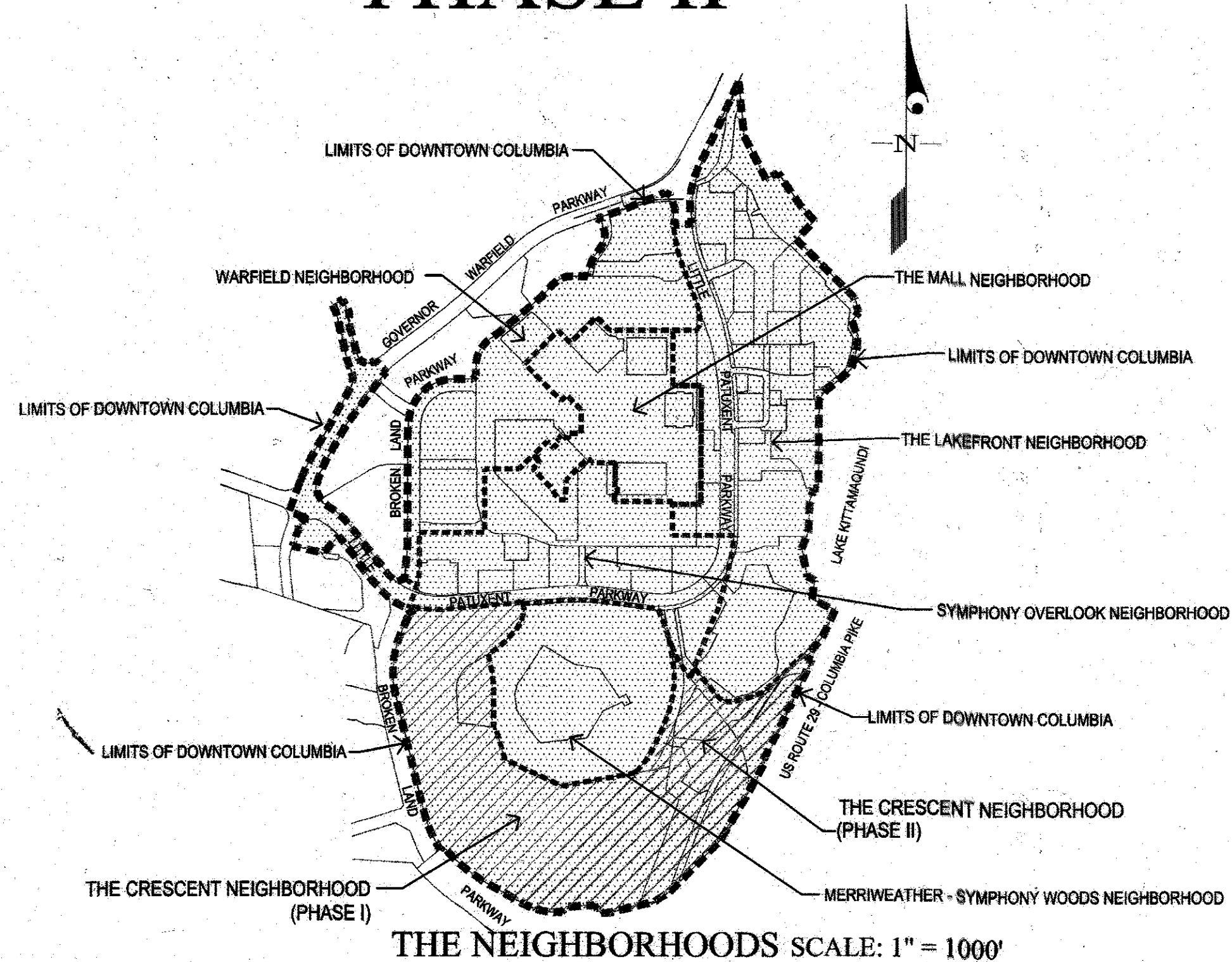


# NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE II

## GENERAL NOTES (AS APPLICABLE)

- THE CRESCENT NEIGHBORHOOD BOUNDARY SHOWN HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO FOLLOW PROPERTY BOUNDARIES.
- THE STREET CLASSIFICATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN COLUMBIA PLAN. SEE CHAPTER 3 OF THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
- A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS MAY CONSIST OF BOTH PRIMARY AMENITY SPACES (MINIMUM NET NEW AREAS INDICATED ON THESE PLANS), AND POTENTIAL SECONDARY AMENITY SPACES LOCATIONS WHICH HAVE BEEN SHOWN ON THESE PLANS. SECONDARY AMENITY SPACE OF AT LEAST 125,049 SF WILL BE LOCATED IN VARIOUS AREAS WITHIN THE LIMITS OF THE NEIGHBORHOOD. FINAL LOCATIONS WILL BE DETERMINED AT THE SITE DEVELOPMENT STAGE. AN AMENDMENT TO THIS FDP WILL BE REQUIRED, AT SOME POINT, TO PROVIDE THE SECONDARY AMENITY SPACE DETAILS ONCE KNOWN.  
  
THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ACCORDANCE WITH SECTIONS 103.0 AND 125.0.A.9.g(4) OF THE HOWARD COUNTY ZONING ORDINANCE. PARTICULARLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC.
- FOR THE LOCATION OF ROADS THAT WILL HAVE SHARED BICYCLE AND VEHICULAR TRAVEL LANES SEE THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES. FINAL DEVELOPMENT PLANS AND IMPLEMENTATION PLAN CHAPTER D, PHASING OF TRANSPORTATION AND CIRCULATION FACILITIES.
- FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WILL BE DETERMINED AT SITE DEVELOPMENT STAGE. FINAL LOCATION, GEOMETRY AND DESIGN OF PROPOSED PUBLIC ROADS WITHIN OR ADJACENT TO AREAS 1 AND 2 WILL BE DETERMINED AT FINAL PLAN STAGE. AT LEAST ONE PUBLIC ROAD IS REQUIRED TO BE PROPOSED BETWEEN THE EAST/WEST ROAD TO THE NORTH OF AREA 3 AND THE NORTH/SOUTH CONNECTOR TO THE EAST OF AREA 3 WITHIN AREA 3. FINAL LOCATION, GEOMETRY AND DESIGN OF PROPOSED PUBLIC ROADS WITHIN AREA 3 WILL BE DETERMINED AT SKETCH PLAN OR PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGES. A SKETCH PLAN OR PRELIMINARY EQUIVALENT SKETCH PLAN MAY BE PROCESSED SIMULTANEOUSLY WITH THE CORRESPONDING FDP AMENDMENT. 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.
- REGARDING CEPPA 9, THE ADMINISTRATION HAS DETERMINED TO RENOVATE THE EXISTING BANNAKER FIRE STATION. A LOCATION FOR A TEMPORARY FIRE STATION WHILE THE BANNAKER FIRE STATION IS BEING REDEVELOPED HAS BEEN PROPOSED IN CRESCENT AREA 4, SUBJECT TO POTENTIAL RELOCATION TO CRESCENT AREA 2 WITH THE COUNTY'S AGREEMENT.
- ENVIRONMENTAL RESTORATION IS SUBJECT TO THE ALTERNATIVE CEPPA COMPLIANCE APPROVED BY THE PLANNING BOARD'S DECEMBER 2, 2016 DECISION.



**CRESCENT NEIGHBORHOOD NEW PRIMARY AMENITY SPACES CHART\***

No.	AMENITY NAME	NET NEW SF
17.	SOUTH CRESCENT PARK	25,300 SF
18.	SOUTH CRESCENT PROMENADE	11,000 SF
TOTAL MINIMUM NET NEW AREA:		36,300 SF

THE AREA OF EACH PRIMARY AMENITY SPACE IS INDICATED IN THE TABLE ABOVE. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE AREA INDICATED IN THE TABLE AND THE AREA SHOWN ON THIS PLAN, THE AREA IN THE TABLE GOVERNS.

\*SEE GENERAL NOTE 3 FOR ADDITIONAL INFORMATION.

**CRESCENT NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION**

AREA OF CRESCENT NEIGHBORHOOD:	4,202,250 SF
AREA OF CRESCENT NEIGHBORHOOD THAT HAS BEEN DESIGNATED AS OPEN SPACE OR PUBLIC RIGHT OF WAY AS SHOWN ON THE DOWNTOWN OPEN SPACE PRESERVATION PLAN:	975,265*
NET AREA OF CRESCENT NEIGHBORHOOD	3,226,985 SF
REQUIRED 5% MINIMUM DOWNTOWN COMMUNITY COMMONS:	161,349 SF
SECONDARY AMENITY SPACE AREA THAT WOULD BE REQUIRED IF THE MINIMUM NET NEW PRIMARY AMENITY SPACE IS PROVIDED:	125,049 SF**

\*PER SECTION 125.0.A.9.g(4)(a).

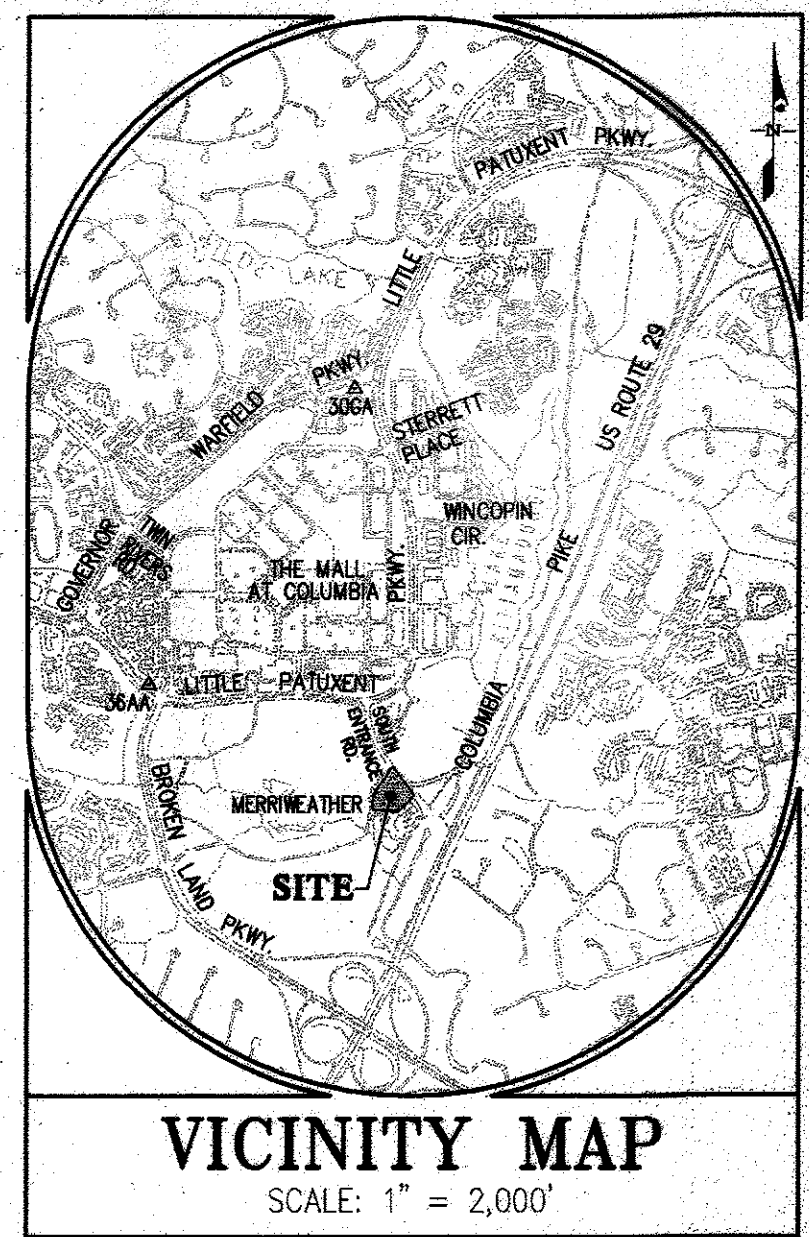
\*\*THE TOTAL REQUIRED AMOUNT OF SECONDARY AMENITY SPACE IS DEPENDANT ON THE TOTAL PRIMARY AMENITY SPACE PROVIDED.

**POTENTIAL NEW SECONDARY AMENITY SPACES CHART\***

KEY AMENITY DESCRIPTION	AREA
a APPROXIMATE TRAIL	3,700 SF
b APPROXIMATE TRAIL	4,000 SF
c APPROXIMATE SHARED-USE PATH	6,500 SF
d APPROXIMATE SHARED-USE PATH	28,800 SF
e APPROXIMATE SHARED-USE PATH	13,209 SF
f APPROXIMATE SHARED-USE PATH (C7.1)	5,846 SF**
<b>ADDITIONAL REQUIRED SECONDARY AMENITY SPACES</b>	
APPROXIMATE AREA 1 AMENITY SPACE	14,000 SF
APPROXIMATE AREA 2 AMENITY SPACE	14,000 SF
APPROXIMATE AREA 3 AMENITY SPACE	23,400 SF
APPROXIMATE AREA 4 AMENITY SPACE	6,000 SF
APPROXIMATE AREA 7.1 AMENITY SPACE	0 SF**
APPROXIMATE AREA 7.2 AMENITY SPACE	7,393 SF
TOTAL POTENTIAL NET NEW AREA:	127,408 SF
TOTAL REQUIRED NET NEW AREA***:	125,049 SF

- \* SEE GENERAL NOTE 3 FOR ADDITIONAL INFORMATION.
- \*\* THE SHARED-USE PATH ON C7.1 (f, 5,846 SF) EXCEEDS THE REQUIRED 5,653 SF. NO ADDITIONAL AMENITY SPACE IS REQUIRED ON AREA 7.1
- \*\*\* SEE CRESCENT NEIGHBORHOOD DOWNTOWN COMMUNITY COMMONS TABULATION FOR MORE INFORMATION ON THE REQUIRED NET NEW AREA

NEW DOWNTOWN COMMUNITY COMMONS MUST BE CONSTRUCTED PRIOR TO OCCUPANCY OF MORE THAN 50% OF ALL EXISTING AND PROPOSED BUILDINGS HAVING A FACADE ADJACENT TO THE SPACE OR IN ACCORDANCE WITH A PHASING PLAN APPROVED AS A PART OF THE FDP (SECTION 125.0.A.9.g(4)(f))



## SHEET INDEX

- COVER SHEET
- NEIGHBORHOOD CONCEPT PLAN
- NEIGHBORHOOD CONCEPT PLAN-NORTH ENLARGED
- NEIGHBORHOOD CONCEPT PLAN-MID ENLARGED
- NEIGHBORHOOD CONCEPT PLAN-SOUTH ENLARGED
- NEIGHBORHOOD CONCEPT PLAN-EAST ENLARGED

RECORDED AS PLAT NUMBER 24160 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

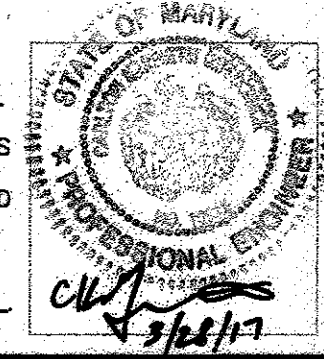
## DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE 2 FINAL DEVELOPMENT PLAN

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: AS SHOWN SHEET 1 OF 6

**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: dds CHECK BY: MJT DATE: APRIL, 2017

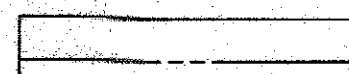
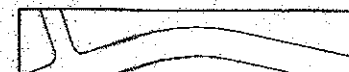
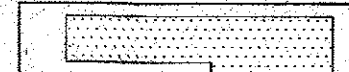


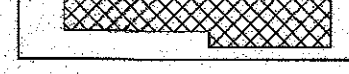

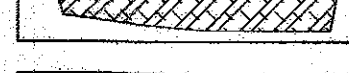
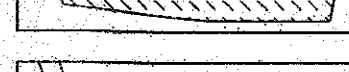
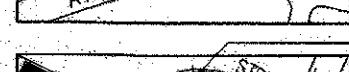


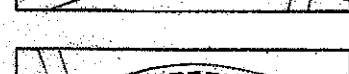
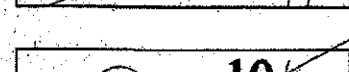

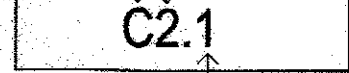


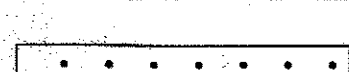
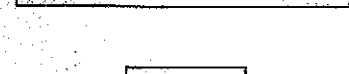
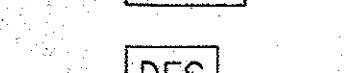






## PROFESSIONAL CERTIFICATION

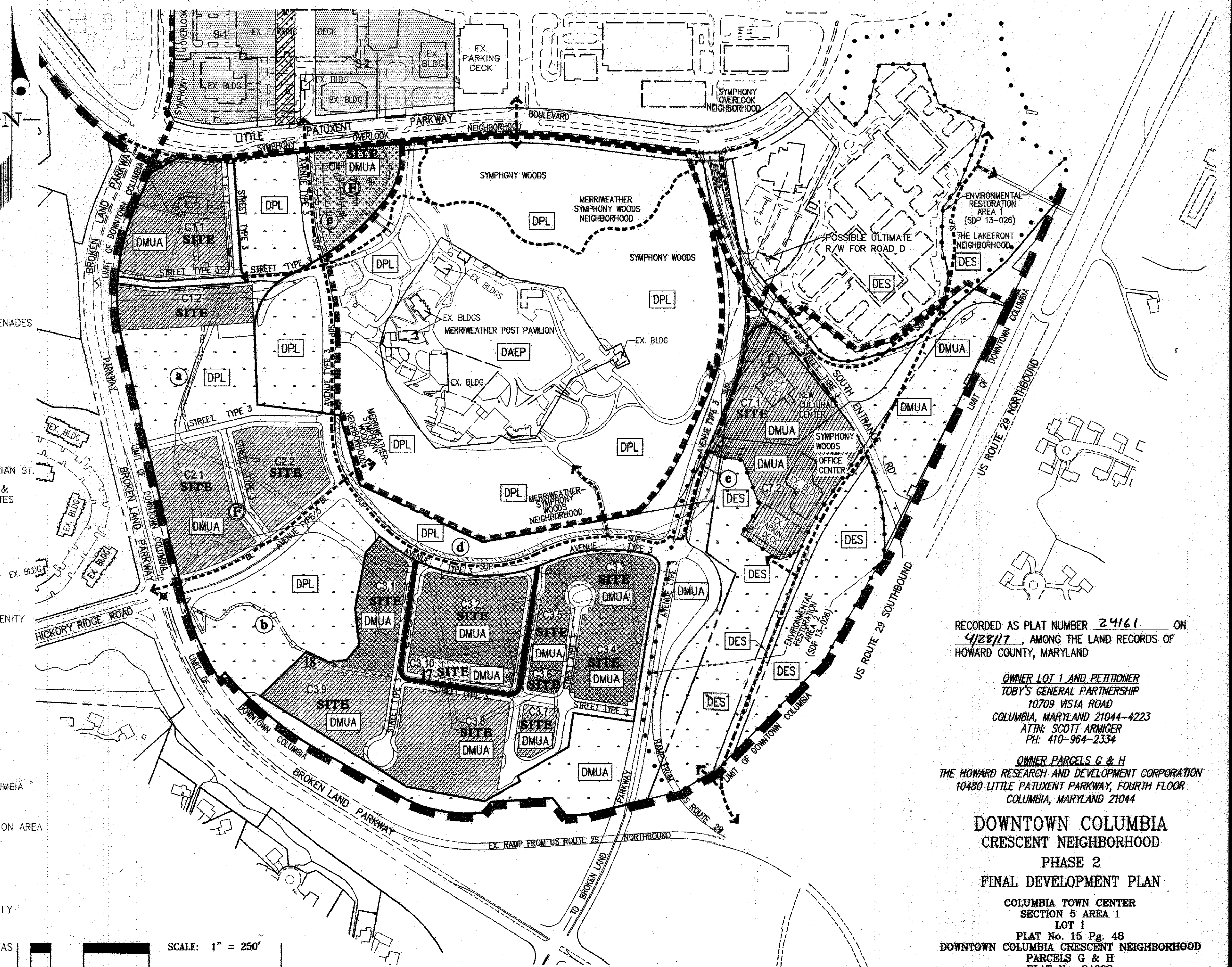
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2018



HOWARD COUNTY PLANNING BOARD  
HOWARD COUNTY EXECUTIVE SECRETARY: N. J. [Signature] DATE: 4-20-17  
HOWARD COUNTY PLANNING BOARD CHAIRPERSON: [Signature] DATE: 4-20-17

**LEGEND**

-  PROPERTY LINES
-  STREETS
-  BLOCKS
-  7 STORIES OR 100 FEET MAX BUILDING HEIGHT
-  15 STORIES OR 170 FEET MAX BUILDING HEIGHT
-  20 STORIES OR 250 FEET MAX BUILDING HEIGHT
-  NATURAL AREAS
-  OPPORTUNITIES FOR PROMENADES W/ RAIN GARDENS
-  AMENITY AREAS
-  AVENUE TYPE 3
-  PRIMARY PEDESTRIAN ST.
-  STREET
-  POTENTIAL PRIMARY PEDESTRIAN ST.
-  PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
-  SHARED-USE PATHWAY
-  ON-STREET BIKE LANES
-  PRIMARY AMENITY SPACE IDENTIFICATION
-  POTENTIAL SECONDARY AMENITY SPACE IDENTIFICATION
-  NEIGHBORHOOD IDENTIFICATION (CRESCENT) AREA IDENTIFICATION
-  BLOCK IDENTIFICATION NUMBER
-  BLOCK IDENTIFICATION
-  NEIGHBORHOOD LIMITS
-  LIMITS OF DOWNTOWN COLUMBIA
-  ENVIRONMENTAL RESTORATION AREA (SDP 13-026)
-  DAEP DOWNTOWN ARTS & ENTERTAINMENT PARK
-  DES DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
-  DMUA DOWNTOWN MIXED USE AREAS
-  DPL DOWNTOWN PARKLAND
-  (F) POTENTIAL LOCATIONS FOR HC FIRE STATION

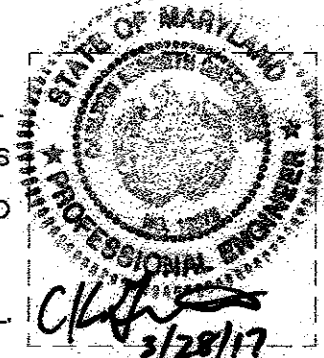


**NEIGHBORHOOD CONCEPT PLAN**

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

**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. 12875. EXPIRATION DATE: MAY 26, 2018.



**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: MJT DATE: APRIL, 2017

RECORDED AS PLAT NUMBER 29161 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

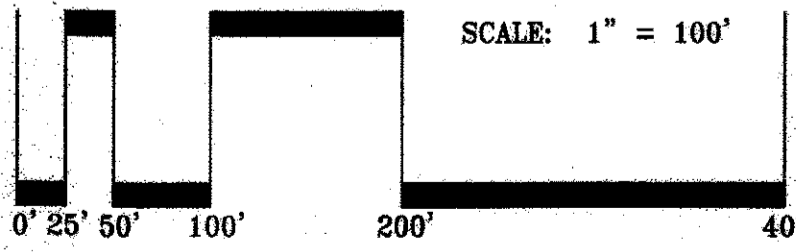
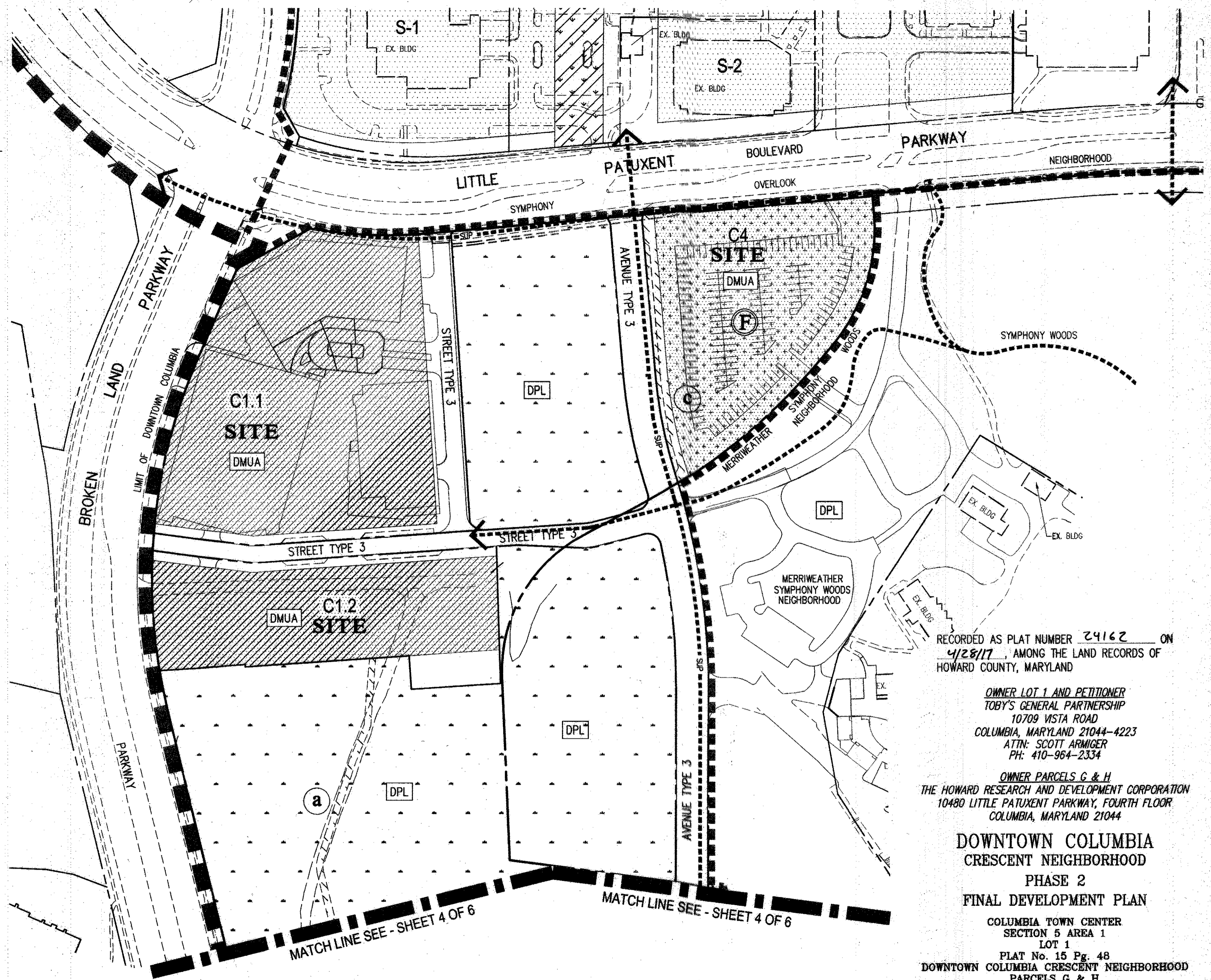
**DOWNTOWN COLUMBIA  
 CRESCENT NEIGHBORHOOD  
 PHASE 2  
 FINAL DEVELOPMENT PLAN**

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 6

HOWARD COUNTY PLANNING BOARD  
 N. M. [Signature] 4-20-17  
 H.C.P.B. EXECUTIVE SECRETARY DATE  
 HO. CO. PLAN. BD. CHAIRPERSON DATE

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NOTE: FOR LEGEND, SEE SHEET 2 OF 6.



**NEIGHBORHOOD CONCEPT PLAN-NORTH**

RECORDED AS PLAT NUMBER 24162 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

**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

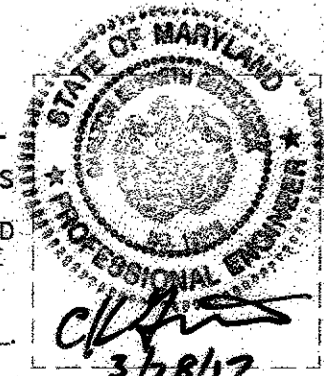
TAX MAP 36 GRID 8 PARCEL 307 & TAX MAP 36 GRID 1 PARCELS 399  
5th ELECTION DISTRICT HOWARD COUNTY, MD  
SCALE: 1"=100' SHEET 3 OF 6

**GLWGUTSCHICK LITTLE & WEBER, P.A.**

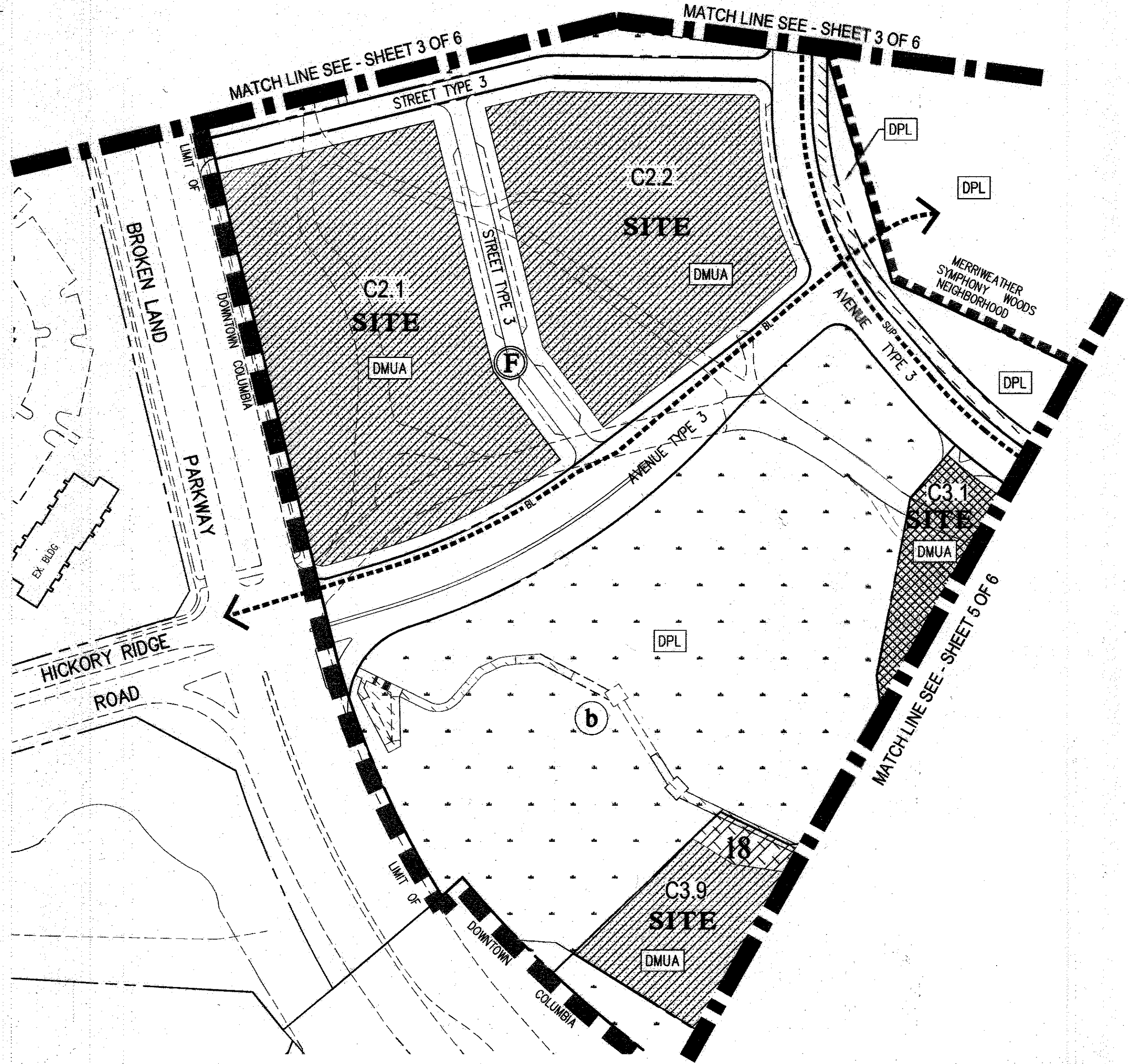
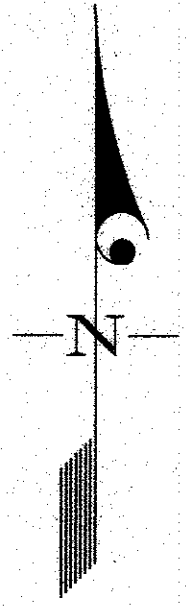
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: dds CHECK BY: MJT DATE: APRIL, 2017

**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 25, 2018

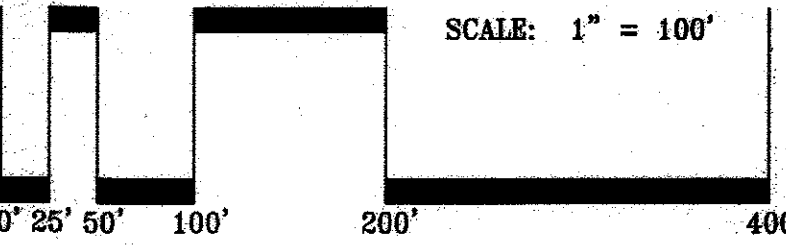


HOWARD COUNTY PLANNING BOARD  
H.C.P.B. EXECUTIVE SECRETARY DATE: 4-20-17  
HO. CO. PLANN. BD. CHAIRPERSON DATE: 4-20-17



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

NOTE: FOR LEGEND, SEE SHEET 2 OF 6.



**NEIGHBORHOOD CONCEPT PLAN-MID**

RECORDED AS PLAT NUMBER 24163 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

**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

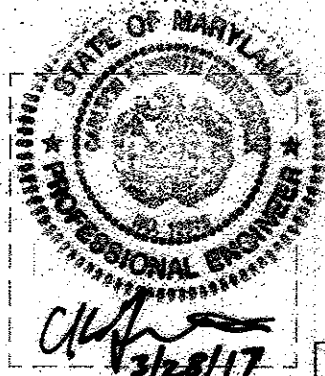
TAX MAP 36 GRID 8 PARCEL 307 & TAX MAP 36 GRID 1 PARCELS 399  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=100' SHEET 4 OF 6

**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: MJT DATE: APRIL, 2017

**PROFESSIONAL CERTIFICATION**

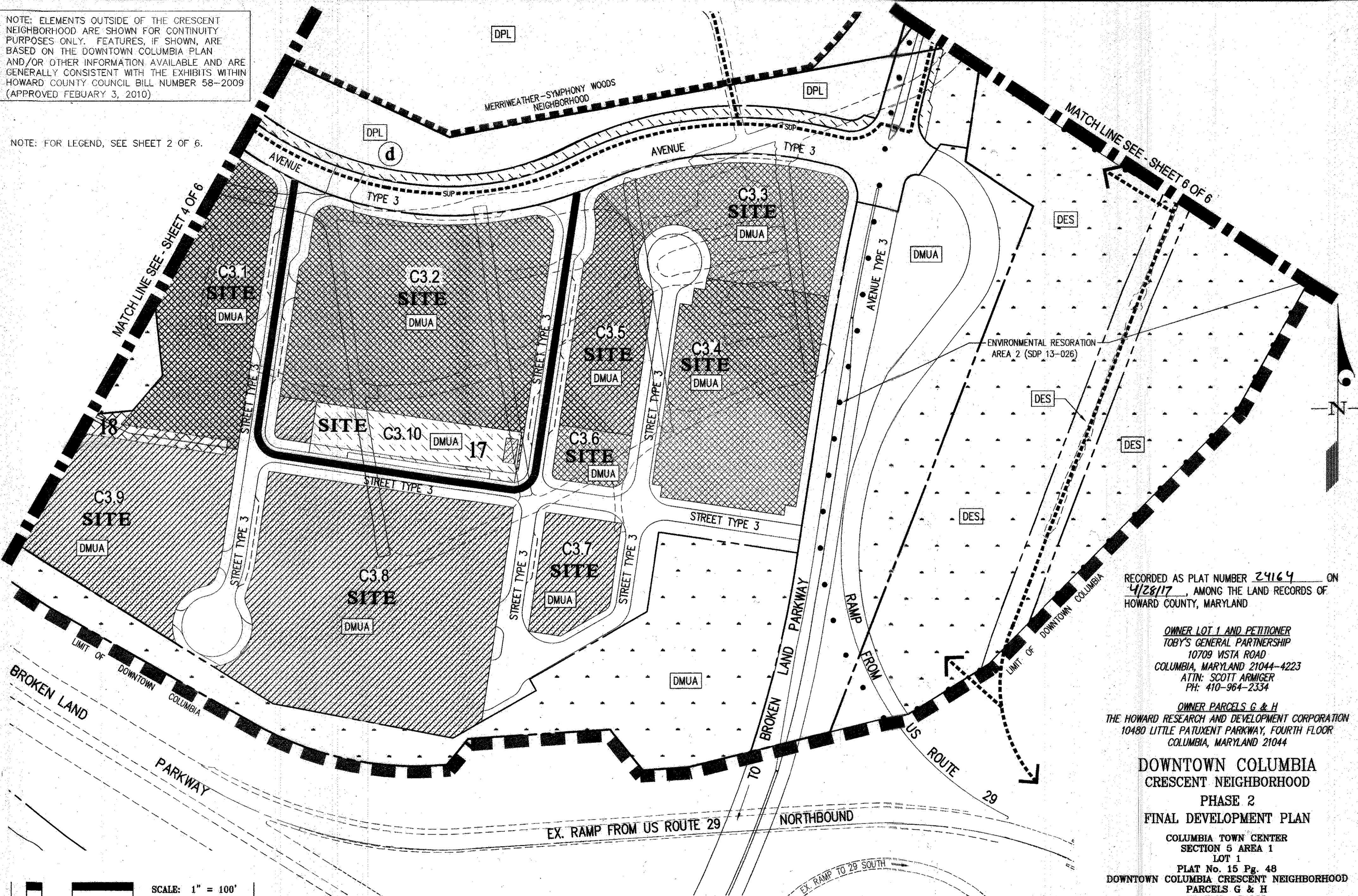
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2018



HOWARD COUNTY PLANNING BOARD  
*[Signature]* 4-20-17  
 H.C.P.B. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

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

NOTE: FOR LEGEND, SEE SHEET 2 OF 6.



RECORDED AS PLAT NUMBER 24164 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

**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 5 OF 6

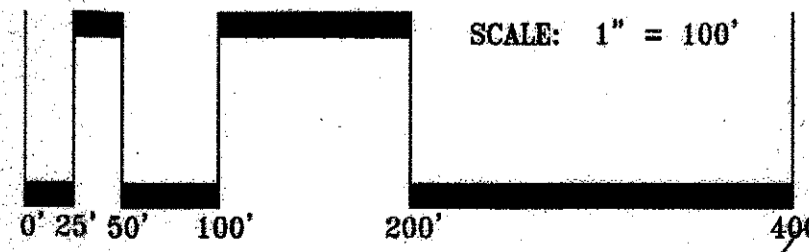
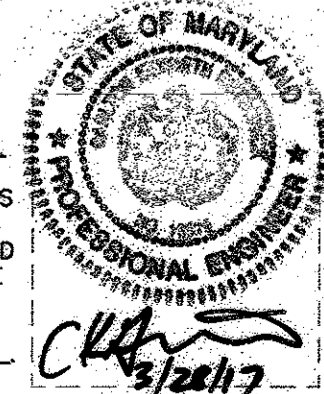
**GLWGUTSCHICK LITTLE & WEBER, P.A.**

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: 301-988-2524 FAX: 301-421-4186  
DRAWN BY: dds CHECK BY: MAT DATE: APRIL, 2017

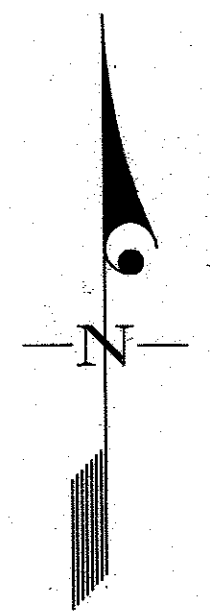
**NEIGHBORHOOD CONCEPT PLAN-SOUTH**

**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. 12875, EXPIRATION DATE: MAY 26, 2018



HOWARD COUNTY PLANNING BOARD  
H.C.P.B. EXECUTIVE SECRETARY DATE 4-20-17  
HO. CO. PLAN. B.D. CHAIRPERSON DATE 4/20/17



SYMPHONY WOODS

MERRIWEATHER SYMPHONY WOODS NEIGHBORHOOD

DPL

EX. BLDG

DPL

SYMPHONY OVERLOOK NEIGHBORHOOD

POSSIBLE ULTIMATE R/W FOR SYMPHONY WOODS ROAD

DES

ENVIRONMENTAL RESORATION AREA 1 (SDP 13-026) THE LAKEFRONT NEIGHBORHOOD

DES

LIMIT OF DOWNTOWN COLUMBIA

EX. BLDG

EX. BLDG

EX. BLDG

DMUA

C7.1 SITE

DMUA

NEW CULTURAL CENTER

DMUA

AVENUE TYPE 3

C7.2

DMUA

SYMPHONY WOODS OFFICE CENTER

SOUTH ENTRANCE RD LOCAL ROAD

US ROUTE 29 NORTHBOUND

MATCH LINE SEE SHEET 5 OF 6

US ROUTE 29 SOUTHBOUND

LIMIT OF DOWNTOWN COLUMBIA

1. 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.
2. 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.
3. 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.

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

NOTE: FOR LEGEND, SEE SHEET 2 OF 6.

RECORDED AS PLAT NUMBER 24165 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 6 OF 6

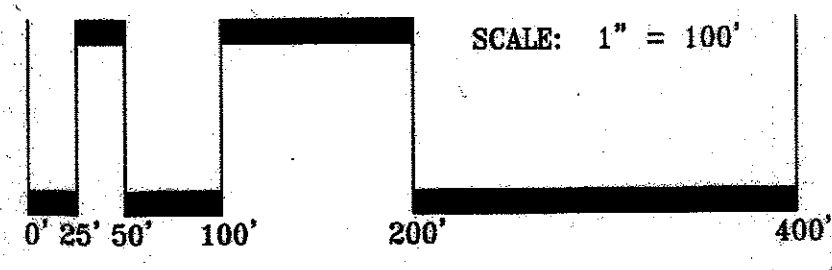
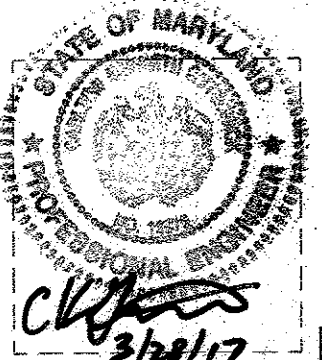
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 DRAWN BY: dds CHECK BY: MJT DATE: APRIL, 2017

**NEIGHBORHOOD CONCEPT PLAN-EAST**

**PROFESSIONAL CERTIFICATION**

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HOWARD COUNTY PLANNING BOARD  
*N. J. J. 4-20-17*  
 H.C.P.B. EXECUTIVE SECRETARY DATE HO. CO. PLANN. BD. CHAIRPERSON DATE