

GENERAL NOTES

- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE OCTOBER 6, 2013.
- THE NEIGHBORHOOD DESIGN GUIDELINES (NDG)(L 16305 F. 415-511, L. 16306 F. 1-150) NEIGHBORHOOD IMPLEMENTATION PLAN (NIP)(L 16306 F. 151-192) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP)(PN. 23397-23402) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. TO THE EXTENT THAT THERE IS ANY DISCREPANCY AMONG THE NEIGHBORHOOD DOCUMENTS AND THE FDP, THE FDP PLAN SHEETS 1 THRU 8 CONTROL.
- APPLICABLE DPZ FILE NUMBERS: FDP PHASE 105-A, PHASE 115, PHASE 234, PHASE 4-A-V, PHASE 52, AND PHASE 139-A-III, SDP 13-026 AND FDP-DC-CRESCENT-1, ECP 16-041, ECP 16-042, F 15-098, F 15-106 AND SDP 15-068.
- THERE ARE NO MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.
- A TRAFFIC IMPACT STATEMENT PREPARED BY WELLS AND ASSOCIATES WAS REVIEWED AND APPROVED AS A PART OF THIS FINAL DEVELOPMENT PLAN.
- FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED STREETS WITHIN PARCELS A THRU C WILL BE DETERMINED AT SITE DEVELOPMENT AND/OR FINAL PLAN STAGE. FINAL LOCATION, GEOMETRY AND DESIGN OF ALL PROPOSED PRIVATE STREETS WITHIN PARCEL D WILL BE DETERMINED AT SITE DEVELOPMENT STAGE. RIGHT OF WAY FOR THE FUTURE NORTH/SOUTH CONNECTOR (ROAD D) IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS CONCEPTUAL. ULTIMATE RIGHT-OF-WAY AND ROAD DESIGN WILL BE SHOWN ON THE FINAL ROAD PLANS AND WILL BE SUBJECT TO AGREEMENT WITH THE MARYLAND STATE HIGHWAY ADMINISTRATION.
- IN ACCORDANCE WITH CEPPA 9, THE ADMINISTRATION HAS DETERMINED TO RENOVATE THE EXISTING BANNEKER FIRE STATION. A LOCATION FOR A TEMPORARY FIRE STATION IS PROPOSED IN AREA 4 FOR USE WHILE THE BANNEKER FIRE STATION IS BEING REDEVELOPED, SUBJECT TO POTENTIAL RELOCATION TO AREA 2 WITH THE COUNTY'S AGREEMENT.
- FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- AT THIS TIME IT IS BELIEVED THE MOST LIKELY LOCATION FOR A NEW TRANSIT CENTER WILL BE WITHIN THE SYMPHONY OVERLOOK NEIGHBORHOOD. REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
- ANY AFFORDABLE HOUSING TO BE PROVIDED WITH THE DRRA WITHIN THE FDP AREA IS TO BE INCLUSIVE AS PART OF THE 2,300 HOUSING UNITS SHOWN IN THIS PLAN. ANY ADDITIONAL DENSITY BEYOND THE 2,300 UNITS WILL REQUIRE AN AMENDMENT TO THIS FDP.

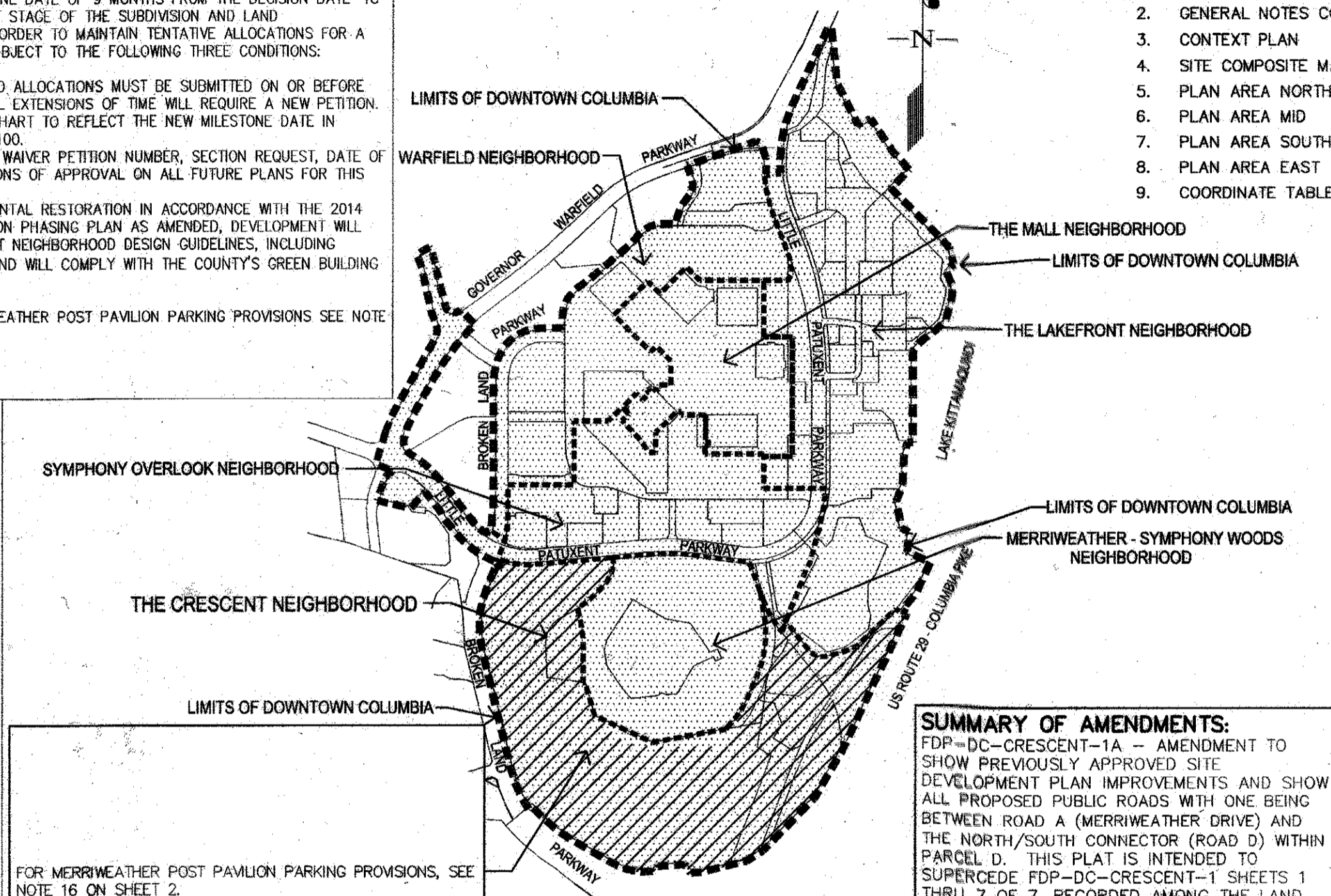
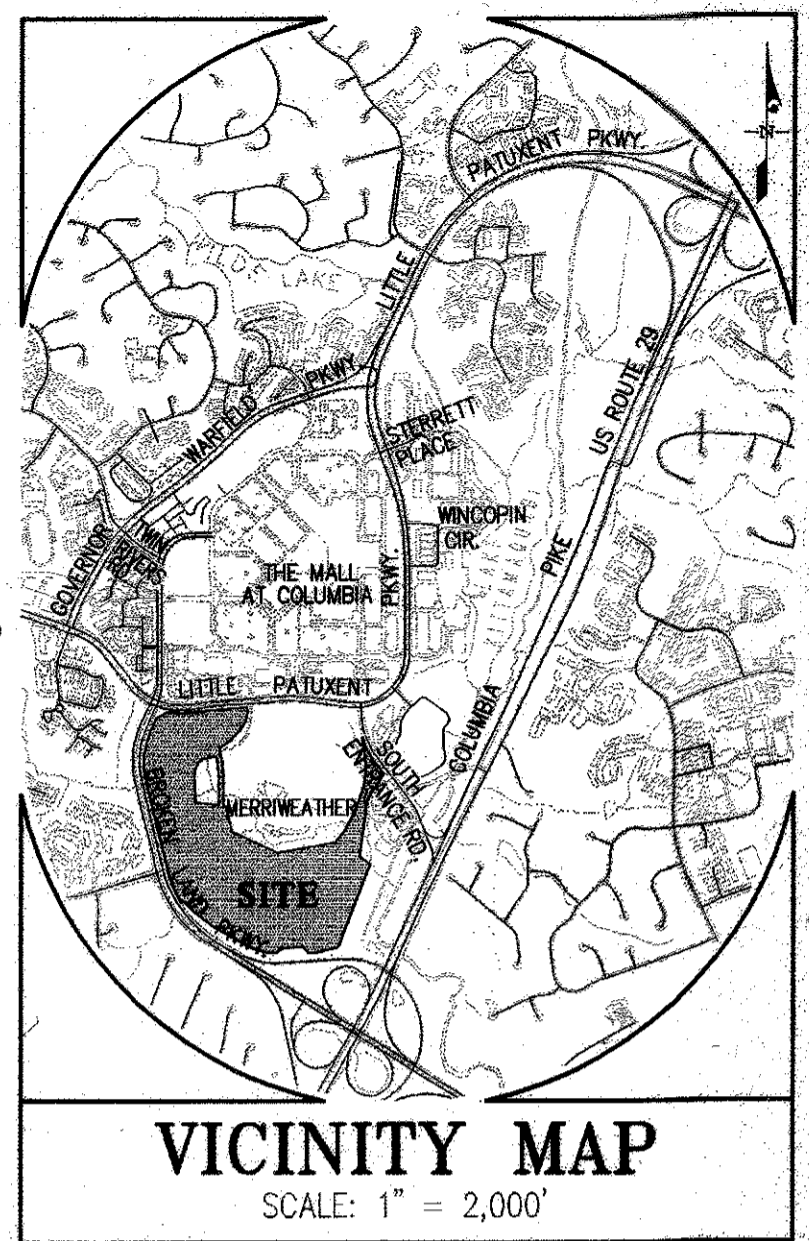
FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD

- 12. SUMMARY OF EXISTING AND PROPOSED DEVELOPMENT:**
PROPOSED: SDP 15-068 OFFICE: 322,036 SF
RESTAURANT/RETAIL: 24,772 SF
- 13. A WAIVER OF SECTION 16.1106 (WP 16-100) WAS APPROVED ON MARCH 17, 2016 WHICH REQUIRES A MILESTONE DATE OF 9 MONTHS FROM THE DECISION DATE TO SUBMIT PLANS IN THE NEXT STAGE OF THE SUBDIVISION AND LAND DEVELOPMENT PROCESS IN ORDER TO MAINTAIN TENTATIVE ALLOCATIONS FOR A PROJECT. APPROVAL IS SUBJECT TO THE FOLLOWING THREE CONDITIONS:**
- THE FIRST PHASE OF 300 ALLOCATIONS MUST BE SUBMITTED ON OR BEFORE JULY 30, 2016. ADDITIONAL EXTENSIONS OF TIME WILL REQUIRE A NEW PETITION.
 - UPDATE THIS PHASING CHART TO REFLECT THE NEW MILESTONE DATE IN ACCORDANCE WITH WP 16-100.
 - PLEASE REFERENCE THE WAIVER PETITION NUMBER, SECTION REQUEST, DATE OF THE DECISION AND CONDITIONS OF APPROVAL ON ALL FUTURE PLANS FOR THIS SITE.
- 14. IN ADDITION TO ENVIRONMENTAL RESTORATION IN ACCORDANCE WITH THE 2014 ENVIRONMENTAL RESTORATION PHASING PLAN AS AMENDED, DEVELOPMENT WILL CONFORM TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES, INCLUDING SUSTAINABILITY CRITERIA, AND WILL COMPLY WITH THE COUNTY'S GREEN BUILDING LAW.**
- FOR CONTINUATION AND MERRIWEATHER POST PAVILION PARKING PROVISIONS SEE NOTE 15 ON SHEET 2.

PHASE I

SHEET INDEX

- COVER SHEET
- GENERAL NOTES CONTINUED
- CONTEXT PLAN
- SITE COMPOSITE MAP
- PLAN AREA NORTH
- PLAN AREA MID
- PLAN AREA SOUTH
- PLAN AREA EAST
- COORDINATE TABLES



**THE NEIGHBORHOODS
SCALE: 1" = 1000'
DEVELOPMENT CHART****

FINAL DEVELOPMENT PLAN CRITERIA*

- MAXIMUM NUMBER OF UNITS:**
THE MAXIMUM NUMBER OF NET NEW DWELLING UNITS IS 2,300 UNITS.
- MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES:**
THE MAXIMUM GROSS FLOOR AREA OF NET NEW OFFICE USES IS 1,475,000 SF. THE MAXIMUM GROSS FLOOR AREA OF NET NEW COMMERCIAL RETAIL USES IS 313,500 SF, INCLUDING RESTAURANT USES.
- MAXIMUM NUMBER OF NET NEW HOTEL ROOMS (CONSIDERED NON-RESIDENTIAL GFA):**
THE MAXIMUM NET NEW NUMBER OF HOTEL ROOMS IS 250. THE MAXIMUM GROSS FLOOR AREA OF NET NEW HOTEL USES IS 150,000 SF.
- MAXIMUM BUILDING HEIGHTS:**
THE MAXIMUM BUILDING HEIGHT FOR PARCEL E (BLOCK C4) IS 7 STORIES OR 100 FEET. THE MAXIMUM BUILDING HEIGHT PERMITTED FOR PARCELS A-1 THRU A-3, B, C, AND D-7 THRU D-10 (BLOCKS C1.1, C1.2, C2.1, C2.2, C3.7 THRU C3.10) IS 15 STORIES OR 170 FEET. THE MAXIMUM BUILDING HEIGHT PERMITTED FOR BLOCKS C3.1 THRU C3.6 AND C3.11 (PARCELS D-1 THRU D-6 AND D-11) IS 20 STORIES OR 250 FEET.
- MAXIMUM SIZE OF RETAIL-USE FOOTPRINT:**
THE MAXIMUM RETAIL-USE FOOTPRINT WILL NOT EXCEED 50,000 SF.
- A DESCRIPTION OF THE DOWNTOWN COMMUNITY COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT:**
THE DEVELOPMENT WILL CONTAIN TWO PRIMARY AMENITY SPACES: SOUTH CRESCENT PARK AND SOUTH CRESCENT PROMENADE. THESE SPACES WILL CONTAIN A MINIMUM OF 36,300 SF. DOWNTOWN COMMUNITY COMMONS WILL ALSO BE CREATED WITHIN PROPOSED PARCELS L, M, P, Q, & R AS A MULTI-USE PATHWAY. THIS PATHWAY WILL REPLACE THE ON-STREET BIKE LANE RECOMMENDED FOR MERRIWEATHER DRIVE AND ROAD D IN THE DOWNTOWN-WIDE DESIGN GUIDELINES. ADDITIONAL COMMUNITY COMMONS (SECONDARY AMENITY SPACES) ARE ANTICIPATED IN THE FORM OF PLAZAS, GREENWAY/PEDESTRIAN PATHWAYS AND OTHER GATHERING AREAS. 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.C (4)(G). SEE NOTE 10 SHEET 4.
- 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 ADDRESSSED IN THE DOWNTOWN COLUMBIA PLAN:**
THE PLANNING BOARD HAS APPROVED OF AND BUILDING PERMITS ISSUED 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.
- PROPOSED LOCATION FOR ANY ENVIRONMENTAL RESTORATION:**
IN ACCORDANCE WITH SDP 13-026 AND CEPPA 15, PETITIONER WILL BE IMPLEMENTING ENHANCEMENTS TO FOREST RESOURCES, INCLUDING REFORESTATION AND INVASIVE VEGETATION REMOVAL ON DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS. PETITIONER HAS COMPLETED THESE ACTIVITIES IN RESTORATION PHASING SITES 1 AND 2. ENVIRONMENTAL RESTORATION WILL BE PROVIDED WITHIN THE CRESCENT NEIGHBORHOOD AS APPROVED ON THE 2012 ENVIRONMENTAL RESTORATION PHASING PLAN. MODIFICATIONS IN THE 2014 PHASING PLAN UPDATE AND THE PHASING PLAN UPDATE THAT WAS SUBMITTED WITH THIS FDP AMENDMENT APPLICATION. IN ACCORDANCE WITH F 15-106, ENVIRONMENTAL RESTORATION ACTIVITIES WILL BE UNDERTAKEN IN RESTORATION PHASING SITES 3, 5 & 6 ON LOTS 1, 2, 9 AND 10. SEE ALTERNATIVE COMPLIANCE RESTORATION PHASING CHART ON SHEET 2.
- 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:**
PROPERTY WITHIN THE FDP AREA THAT IS INTENDED FOR COMMON, QUASI-PUBLIC AMENITY USE WILL BE HELD, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) SUBJECT TO SUCH MAINTENANCE RESPONSIBILITIES POTENTIALLY BEING SHARED AMONG PROPERTY OWNERS OR ASSUMED BY A MAINTENANCE ORGANIZATION, THE COUNTY, OR OTHER ORGANIZATION. IT IS ANTICIPATED THAT THE PRIVATE STREETS, PRIVATE SIDEWALKS AND DOWNTOWN COMMUNITY COMMONS WILL BE OWNED BY THE ADJACENT PROPERTY OWNER(S) AND THAT APPROPRIATE AGREEMENTS FOR MAINTENANCE AND ACCESS WILL BE PROVIDED. AT THIS TIME IT IS ANTICIPATED THAT RECIPROCAL EASEMENT AGREEMENT(S) WILL BE ENTERED INTO BY THE VARIOUS OWNERS OF INDIVIDUAL PROPERTIES WITHIN THE FDP AREA PROVIDING FOR, AMONG OTHER ITEMS, MAINTENANCE OF PRIVATE ROADWAYS, PRIVATE SIDEWALKS, LAND INTENDED FOR QUASI-PUBLIC AMENITY USE AND PUBLIC ART, AS APPLICABLE.

SUMMARY OF AMENDMENTS:
FDP-DC-CRESCENT-1A - AMENDMENT TO SHOW PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN IMPROVEMENTS AND SHOW ALL PROPOSED PUBLIC ROADS WITH ONE BEING BETWEEN ROAD A (MERRIWEATHER DRIVE) AND THE NORTH/SOUTH CONNECTOR (ROAD D) WITHIN PARCEL D. THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-CRESCENT-1 SHEETS 1 THRU 7 OF 7, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 2, 2015 AS PLATS NO. 23403-23409.

TENTATIVE ALLOCATIONS*			
Annual Phase	No. Tentative Allocations	Allocation Year	SDP Submission Due Date
1	300	2018	Between 7/1/2015 and 7/30/2016**
2	300	2019	Between 7/1/2016 and 4/1/2017
3	300	2020	Between 7/1/2017 and 4/1/2018
4	300	2021	Between 7/1/2018 and 4/1/2019
5	300	2022	Between 7/1/2019 and 4/1/2020
6	300	2023	Between 7/1/2020 and 4/1/2021
7	300	2024	Between 7/1/2021 and 4/1/2022
8	200	2025	Between 7/1/2022 and 4/1/2023

*The eight annual phases will be developed as Crescent Neighborhood Phase 1
** See General Note 13 for additional information.

OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CRESCENT AREA 1-A HOLDINGS, LLC
CRESCENT AREA 1-B HOLDINGS, LLC
CRESCENT AREA 1 PARKING DECK 1, LLC
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
AMENDED FINAL DEVELOPMENT PLAN**
LIBER 5289 FOLIO 330,
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
PARCELS A-1 THRU A-3,
COLUMBIA TOWN CENTER
SECTION 1
LOTS 11-C THRU 11-G & SYMPHONY WOODS RD

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: AS SHOWN SHEET 1 OF 9
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: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

Parcel	Area (SF)	Area (Acres)	Uses							Total Development (GFA in SF)		
			Retail/ Restaurant (SF)	Office (SF)	Cultural/ Community (SF)	Hotel Rooms	Residential* DU	Total Development (GFA in SF)	Demolition	New	Net New	
A-1, A-2, A-3 & B (Area 1) (Blocks C1.1 & C1.2)	264,875	6.08	49,772	322,036	25,000	0	0	350	413,000	0	809,808	809,808
C (Area 2) (Blocks C2.1 & C2.2)	282,584	6.49	40,907	0	50,000	0	0	888	1,047,840	0	1,138,747	1,138,747
D-1 thru D-11 (Area 3) (Blocks C3.1 thru C3.11)	904,475	20.76	185,321	1,152,964	150,000	250	150,000	882	1,040,760	0	2,679,045	2,679,045
E (Area 4) (Block C4)	90,012	2.07	37,500	0	0	0	0	180	212,400	0	249,900	249,900
Crescent Total This FDP	1,541,946	35.40	313,500	1,475,000	225,000	250	150,000	2,300	2,714,000	0	4,877,500	4,877,500

*THE NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE NUMBER OF RESIDENTIAL UNITS, NUMBER OF HOTEL ROOMS AND/OR THE LAND USE APPROVED FOR AN INDIVIDUAL PARCEL MAY BE REALLOCATED AMONG OTHER PARCELS WITHIN THE FDP AREA AND/OR EXCEEDED ON A SUBSEQUENT SITE DEVELOPMENT PLAN WITHOUT AMENDING THIS FDP, PROVIDED THE TOTAL NON-RESIDENTIAL AND RESIDENTIAL GROSS FLOOR AREA, THE TOTAL NUMBER OF RESIDENTIAL UNITS AND THE TOTAL NUMBER OF HOTEL ROOMS APPROVED FOR ALL PARCELS WITHIN THE FDP AREA IS NOT EXCEEDED; PROVIDED THAT EACH DEVELOPMENT AREA CONTAINS AT MINIMUM TWO USES.

**NO PROGRAM IS ANTICIPATED FOR PARCELS F, G, H & N. THESE PARCELS ARE ANTICIPATED TO PROVIDE POSSIBLE FUTURE ROAD IMPROVEMENTS AND TO POSSIBLY PROVIDE FUTURE ROAD FRONTAGE FOR EXISTING PARCELS. PARCELS L, M, P, Q, & R ARE ANTICIPATED TO PROVIDE DOWNTOWN COMMUNITY COMMONS (MULTI-USE PATH). SEE FDP CRITERIA NUMBER 6.

RECORDED AS PLAT NUMBER 24102 ON 2/24/17, 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. 14931 EXPIRATION DATE: MAY 21, 2018



HOWARD COUNTY PLANNING BOARD
N. J. G. 2-16-17
HO. CO. EXECUTIVE SECRETARY DATE
M. J. W. 2-16-17
HO. CO. PLAN. BD CHAIRPERSON DATE

L:\CADD\DRAWINGS\11071\11071-AREA_3\FDP_Amendments\1071-fdp01-02-Cover.dwg PLOTTED: 2/9/2017 5:15 PM. LAST SAVER: 12/16/2016 5:31 PM. PLOTTED BY: Mike Treppin

GENERAL NOTES cont'

15. A MINIMUM OF 5,000 PARKING SPACES WILL BE PROVIDED WITHIN EXISTING OR PROPOSED PARKING AREAS LOCATED ON THE MERRIWEATHER POST PAVILION ("MPP") PROPERTY, WITHIN THE CRESCENT NEIGHBORHOOD (VIA A PERMANENT EASEMENT RECORDED IN THE LAND RECORDS) AND WITHIN ANY PUBLIC GARAGE(S), AND ON OTHER DOWNTOWN PROPERTIES (VIA A TEMPORARY EASEMENT RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND), TO SERVE MPP EVENTS. THE 5,000 PARKING SPACES SHALL BE NON-EXCLUSIVE, AND THE AVAILABILITY THEREOF SHALL BE DETERMINED BY EVALUATING NON-MPP PARKING DEMAND IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY.

PRIOR TO DEVELOPMENT WITHIN THE CRESCENT NEIGHBORHOOD, THE EXISTING BASELINE OF AVAILABLE SURFACE PARKING IS AS FOLLOWS:

MPP ON-SITE	350
CRESCENT AREA 1	500
AREA 2	730
AREA 3	2,100
CRESCENT SUBTOTAL	3,330
TOTAL CRESCENT AND MPP ON-SITE	3,680
OTHER DOWNTOWN PROPERTIES	1,320
5,000 TOTAL	

IF AND WHEN SUCH SURFACE SPACES ARE DISPLACED BY DEVELOPMENT ACTIVITIES OR CONSTRUCTION STAGING, PARKING MAY BE PROVIDED IN OTHER DOWNTOWN PROPERTIES, VIA THE TEMPORARY EASEMENT RECORDED IN THE LAND RECORDS FOR HOWARD COUNTY, SO AS TO MAINTAIN THE MINIMUM 5,000 TOTAL REQUIRED SPACES. SPECIFICALLY, FOR EACH SDP OR FINAL ROAD PLAN PROPOSING DISPLACEMENT OR DEMOLITION OF EXISTING MPP PARKING SPACES IN THE CRESCENT NEIGHBORHOOD, THE PETITIONER MUST SUBMIT A PARKING ANALYSIS IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY TO DEMONSTRATE WHERE THE DISPLACED SPACES WILL BE RELOCATED PURSUANT TO THE PERMANENT AND/OR TEMPORARY PARKING EASEMENT(S) REFERRED TO ABOVE.

AS PUBLIC AND PRIVATE PARKING SPACES ARE MADE AVAILABLE WITHIN THE CRESCENT NEIGHBORHOOD TO SERVE MPP EVENTS, THE NUMBER OF PARKING SPACES THAT WERE TEMPORARILY REQUIRED IN OTHER DOWNTOWN PROPERTIES IN ORDER TO PROVIDE THE TOTAL REQUIRED, CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, SHALL BE CORRESPONDINGLY REDUCED. IN ADDITION, PETITIONER MAY RECORD A CORRESPONDING RELEASE OF THE TEMPORARY EASEMENT FROM ONE OR MORE OF SUCH OTHER DOWNTOWN PROPERTIES THAT ARE NO LONGER NECESSARY TO PROVIDE THE REQUIRED TOTAL.

WHEN AT LEAST 5,000 PARKING SPACES ARE AVAILABLE WITHIN THE CRESCENT NEIGHBORHOOD TO SERVE MERRIWEATHER POST PAVILION EVENTS, CALCULATED IN ACCORDANCE WITH THE DOWNTOWN REVITALIZATION SHARED PARKING METHODOLOGY, PETITIONER MAY RECORD A FULL RELEASE OF THE TEMPORARY EASEMENT FROM ALL OF THE OTHER DOWNTOWN PROPERTIES.

AS WITH PAST PRACTICES, THE MPP OPERATOR SHALL SECURE ADDITIONAL PARKING SPACES LOCATED BOTH WITHIN AND OUTSIDE THE DOWNTOWN AREA FOR ANY EVENTS REQUIRING MORE THAN 5,000 PARKING SPACES. ANY REQUIREMENT FOR SUCH ADDITIONAL PARKING SPACES SHALL BE DETERMINED ON A CASE-BY-CASE BASIS PRIOR TO ISSUANCE OF AN EVENT PERMIT BY THE COUNTY.

16. PER SECTION 125.0.A.99(4)(d) OF THE ZONING REGULATIONS, THE SOUTH CRESCENT PARK (17), A PRIMARY AMENITY SPACE, IS IDENTIFIED AS THE REQUIRED DOWNTOWN CRESCENT NEIGHBORHOOD SQUARE.

17. THE TIMING FOR CONSTRUCTION OF THE FUTURE NORTH/SOUTH CONNECTOR (ROAD D) WILL BE DETERMINED BY FUTURE PLAN APPROVALS AND CONDITIONS INCLUDING TRAFFIC IMPACT ANALYSES AT THE TIME OF THE SITE DEVELOPMENT PLAN PHASE BASED UPON FINAL USES AND TRIP GENERATION.

Phasing Area	Trigger
1*	Completed
2*	Completed
3	Prior to issuance of use and occupancy certificate for building in Area 3
4	Prior to issuance of use and occupancy certificate for building in Area 3
5	Prior to issuance of use and occupancy certificate for building in Area 1 and 2
6	Prior to issuance of use and occupancy certificate for building in Area 1 and 2
7	Prior to issuance of use and occupancy certificate for building in Area 3
SS-SS*	Prior to issuance of use and occupancy certificate for building in Area 3

*Impacts to Sites 1 and 2 will be mitigated off-site per the approved alternative compliance.

Lot or Parcel	Area (Ac.)
1*	2.28
2*	4.06
6*	0.39
9*	1.91
10*	6.20
Total	14.84*

* Lots are a part of a letter of understanding between the Howard Research and Development Corporation and the Columbia Association, Inc. for a portion of Merriweather Drive of 0.95 Ac. (F 16-106, Sheet 7 of 102) owned by CA, to be exchanged for non-environmental land in Lots 1, 2, 6, 9 and 10 (formerly, lots 1, 2, 3, 5, and 6) owned by HRD. Additionally, for non-credited uses of 0.81 ac. (Merriweather Symphony Woods Neighborhood Lot 1 and Parcel A as shown on F 15-106, Sheet 7 of 102) on Parkland land owned, or formerly owned, by CA, are to be exchanged for non-environmental land in Lots 1, 2, 6, 9 and 10 owned by HRD. **The net new DC Parkland (DPL) by this FDP is 14.84 Ac. - 1.76 Ac. = 13.08 Ac. The net new non-environmental Parkland (DPL) by this FDP is approximately 5.9 Ac. - 1.8 Ac. = 4.1 Ac. (reference F 15-106, Sheet 7 of 102).**

Key	Type	Description	Area (SF)	Area Shown (\$F)
17	Primary	South Crescent Park	25,300 ¹	25,300
18	Primary	South Crescent Promenade	11,000 ¹	11,000
Sub Total:			36,300 ¹	36,300
Area 1	Secondary	Parcels A-1, A-2, A-3 & B	14,000 ²	20,000
Area 2	Secondary	Parcel C	14,000 ²	
Area 3	Secondary	Parcels D-1, thru D-11	23,400 ²	
Area 4	Secondary	Parcel E	6,000 ²	
a	Secondary	Trail	3,700 ²	
b	Secondary	Trail	4,000 ²	
c	Secondary	Multi-use Path	6,500 ²	
d	Secondary	Multi-use Path	28,800 ²	
e	Secondary	Multi-use Path	13,209 ²	
Sub Total:			113,609 ²	20,000
Total:			149,909 ²	56,300

* See Note 3 on the Neighborhood Concept Plan. Chart does not include secondary amenity space for Crescent Neighborhood Area 7 (not included in this FDP)

1 Minimum area.

2 Potential area. Actual area to be determined at SDP stage. An amendment to this FDP will be required, at some point, to provide the secondary amenity space details once known.

Lot or Parcel	Area (Ac.)
1	2.28
2	4.06
6	0.39
7	0.42
9	1.91
10	6.20
11	3.72
Total	18.98

NT Tabulation Notes

- The amount of property added to the NT Tracking Chart shown on this FDP is 65.28 Ac. (18.98 Ac. + 50.06 Ac. - 0.95 Ac. (area of new roads shown on FDP 4-A-V) - 2.81 Ac. (area of previously subdivided property shown on FDP 4-A-V).
- Of this 65.28 Ac., 18.98 Ac. is new Open Space-Credited and 46.30 Ac. is new Employment Center-Commercial.
- Unless otherwise accounted for in 4 and 5 below, the 37.33 ac. shown as Lot 11B on FDP 4-A-V as credited Open Space shall be reallocated into 1.20 Ac. Employment Center-Commercial, 35.57 Ac. Open Space-Credited and 0.56 Ac. of Open Space-Non-credited.
- To adjust the Open Space acreages (from 2 above) to account for the changes to FDP 4-A-V (from 3 above), the 18.98 Ac. of new Open Space-Credited is reduced by the 1.2 Ac. of existing Open Space-Credited becoming Employment Center-Commercial leaving 17.78 Ac. of net new Open Space. Further, the net new Open Space area is refined to account for non-credited uses on Open Space, by separating the 17.78 Ac. into **17.22 Ac of Open Space-Credited and 0.56Ac. Open Space-Non-credited.**
- To adjust the Employment Center-Commercial acreages (from 2 above) to account for the changes to FDP 4-A-V (from 3 above), the 46.30 ac. of Employment Center-Commercial is increased by 1.20 Ac of new Employment Center-Commercial becoming **47.50 Ac. Employment Center-Commercial.**

Parcel	Area (Ac.)
A-1	1.33
A-2	1.17
A-3	1.59
B	1.99
C	6.49
D-1	2.05
D-2	3.36
D-3	1.67
D-4	2.02
D-5	1.49
D-6	0.35
D-7	1.30
D-8	4.00
D-9	2.65
D-10	1.76
D-11	0.11
E	2.07
F	0.04
G	0.01
H	0.28
L	0.16
M-1	0.65
N-1	3.36
P	0.15
Q	0.03
R	0.15
Roads	9.83
Total	50.06

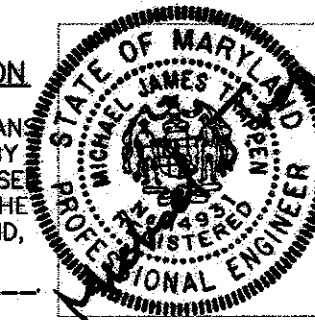
OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 AMENDED FINAL DEVELOPMENT PLAN**
 LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD
 TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: AS SHOWN SHEET 2 OF 9

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: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

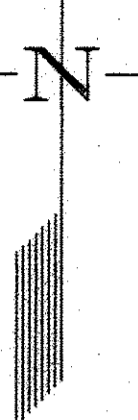
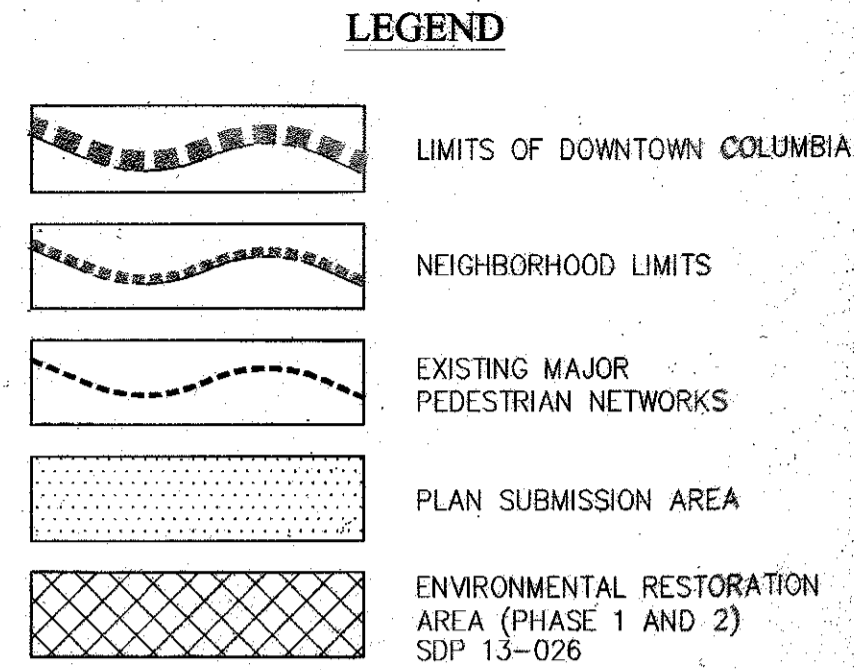
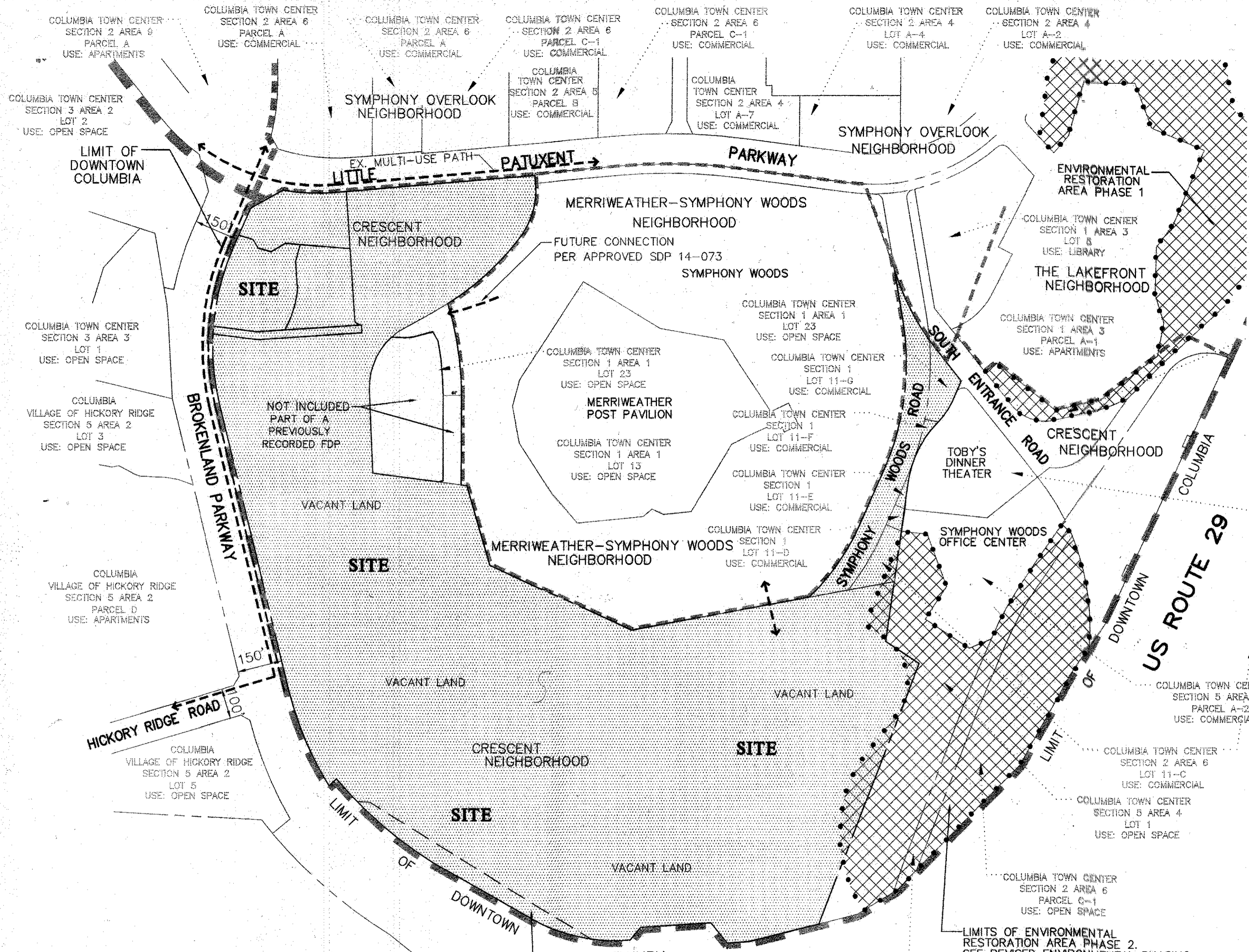
RECORDED AS PLAT NUMBER 24103 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
PROFESSIONAL CERTIFICATION

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. 14931, EXPIRATION DATE: MAY 21, 2018



HOWARD COUNTY PLANNING BOARD

[Signature] 2-16-17 HO. CO. EXECUTIVE SECRETARY DATE
[Signature] 2-10-17 HO. CO. PLAN. BD CHAIRPERSON DATE



RECORDED AS PLAT NUMBER 24104 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 AMENDED FINAL DEVELOPMENT PLAN**

LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD

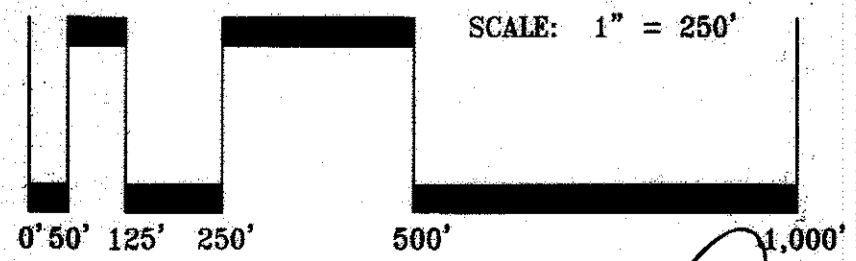
SCALE: 1" = 250' SHEET 3 OF 9

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: NOVEMBER, 2016

CONTEXT PLAN
 SCALE: 1" = 250'

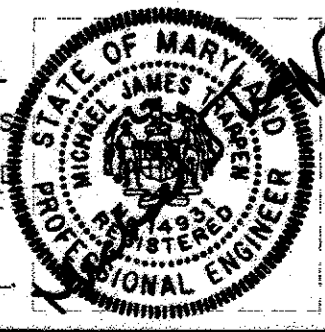
- NOTES**
1. A PORTION OF THE DOWNTOWN MULTI-USE PATHWAY IS WITHIN THE LIMITS OF THE PLAN AREA AND ADJOINING LANDS.
 2. THERE ARE NO EXISTING MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR THE ADJOINING LANDS.

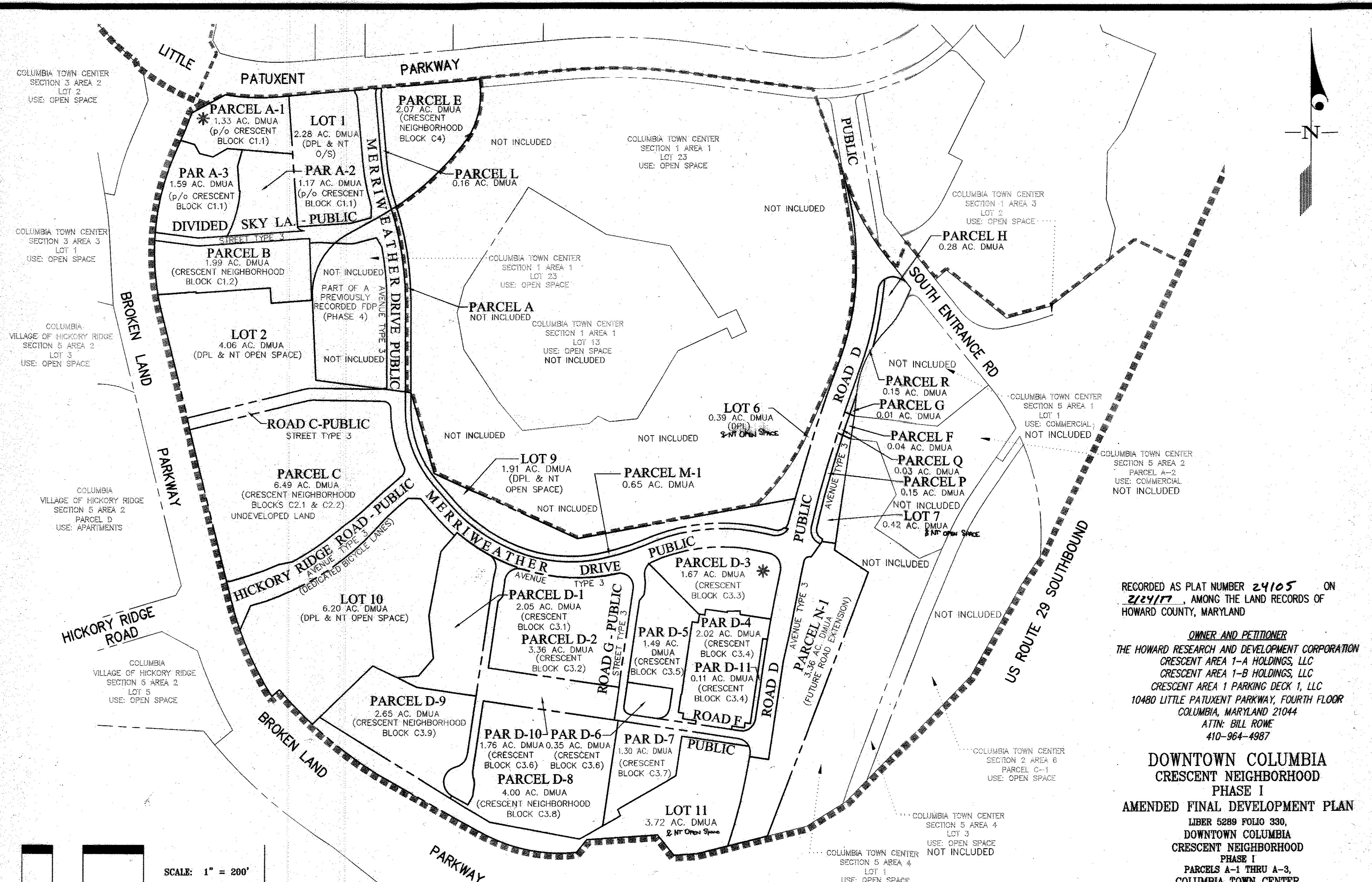


HOWARD COUNTY PLANNING BOARD
Valerie J. ... 2-16-17
 H.C.P.B. EXECUTIVE SECRETARY DATE
[Signature] 9-16-17
 HO. CO. PLANN. BD. CHAIRPERSON DATE

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: MAY 21, 2018.





NOTE: THIS PLAN IS FOR GENERAL LOT AND PARCEL LAYOUT ONLY. FOR DETAILED INFORMATION, SEE SHEETS 5 THRU 7.

SITE COMPOSITE LOT AND PARCEL MAP
SCALE: 1" = 250'

RECORDED AS PLAT NUMBER 24105 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CRESCENT AREA 1-A HOLDINGS, LLC
CRESCENT AREA 1-B HOLDINGS, LLC
CRESCENT AREA 1 PARKING DECK 1, LLC
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
AMENDED FINAL DEVELOPMENT PLAN**
LIBER 5289 FOLIO 330,
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
PARCELS A-1 THRU A-3,
COLUMBIA TOWN CENTER
SECTION 1
LOTS 11-C THRU 11-G & SYMPHONY WOODS RD

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
5th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1" = 200' SHEET 4 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.

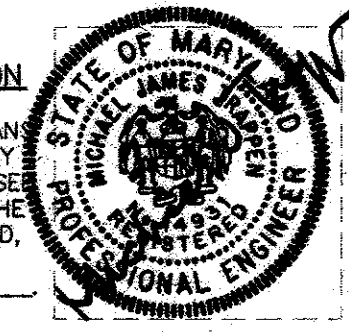
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

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

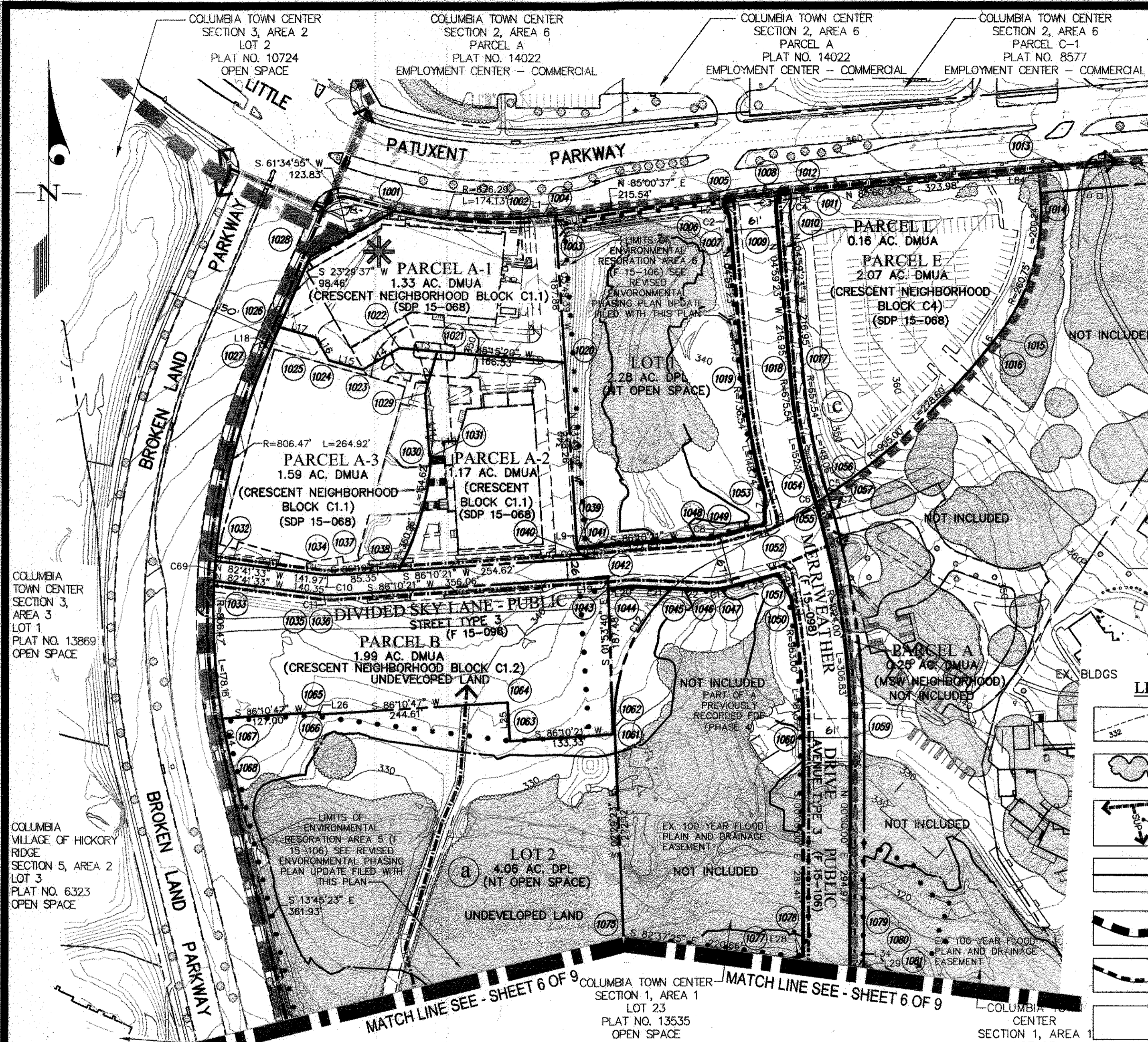
DRAWN BY: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

PROFESSIONAL CERTIFICATION

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EXPIRATION DATE: MAY 21, 2018



HOWARD COUNTY PLANNING BOARD
H.C.P.B. EXECUTIVE SECRETARY DATE: 2-16-17
HO. CO. PLAN. COM. CHAIRPERSON DATE: 2-16-17



NOTES

- TOTAL ACRES WITHIN THE AREA COVERED BY THE PLAN IS 69.04 ACRES.
- DEVELOPMENT WITHIN AREA 1 IS OCCURRING IN ACCORDANCE WITH APPROVED SDP 15-068 WHICH ARE WITHIN THE APPROVED DEVELOPMENT QUANTITIES IDENTIFIED ON FDP-DC-CRESCENT-1. SEE NOTE 13 ON THE COVER SHEET.
- THERE ARE APPROVED PLANS FOR ENVIRONMENTAL RESTORATION, SDP 13-026 AND F 15-106, WITHIN THE SITE AREA.
- PROPOSED DOWNTOWN MIXED USE AREA IS 53.99 ACRES.
- THERE ARE NO EXISTING DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PLAN AREA. SIGNATURE BUILDINGS ARE PROPOSED IN THE GENERAL AREA NEAR THE INTERSECTION OF BROKEN LAND PARKWAY AND LITTLE PATUXENT PARKWAY ON PARCEL A-1 AND NEAR THE INTERSECTION OF MERRIWEATHER DRIVE AND ROAD D ON PARCEL D-3.
- 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 NAD '83 DATUM.
- THERE ARE NO KNOWN EXISTING DEDICATED BICYCLE LANES OR SHARROW BICYCLE & VEHICULAR TRAVEL LANES.
- 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.
- TABULATION OF NET NEW DOWNTOWN COMMUNITY COMMONS:
 - AREA OF FDP: 2,998,185 SF
 - REQUIRED 5% MINIMUM NET NEW DOWNTOWN COMMUNITY COMMONS: 149,909 SF
 - PROPOSED AREA OF NEW DOWNTOWN COMMUNITY COMMONS: 149,909 SF
 - PROPOSED AS PRIMARY AMENITY SPACE (17 & 18): 36,300 SF**
 - PROPOSED AS SECONDARY AMENITY SPACE: 113,609 SF**
 - SURPLUS AREA PROVIDED BY THIS FDP: 0 SF
- *PER SECTION 125.0A.9(C)(4)(D) OF THE ZONING REGULATIONS, THE SOUTH CRESCENT PARK (17), A PRIMARY AMENITY SPACE, IS IDENTIFIED AS THE REQUIRED DOWNTOWN CRESCENT NEIGHBORHOOD SQUARE.
- **SECONDARY AMENITY SPACE OF 113,609 SF IS REQUIRED, SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0A.9(C)(4)(G).
- THE SECONDARY AMENITY SPACES SHOWN IN THE TABLE BELOW ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LOCATION, CONFIGURATION, SIZE, DESIGN, AND CHARACTER OF ALL SECONDARY AMENITY SPACES WILL BE SHOWN ON THE APPLICABLE SITE DEVELOPMENT PLAN(S) AND WILL VARY FROM WHAT IS SHOWN HEREON. SEE SHEET 2 FOR AN APPROXIMATE TABULATION OF THE AMENITY SPACES.
- TO ADDRESS AFFORDABLE HOUSING, EACH OWNER OF PROPERTY DEVELOPED WITH COMMERCIAL USES PURSUANT TO SECTION 125.0A.9 OF THE ZONING REGULATIONS SHALL PROVIDE AN ANNUAL PER SQUARE FOOT CHARGE IN AN AMOUNT OF \$0.25 PER SQUARE FOOT OF GROSS LEASABLE AREA FOR OFFICE AND RETAIL USES AND \$0.25 PER SQUARE FOOT OF NET FLOOR AREA FOR HOTELS TO THE DOWNTOWN COLUMBIA PARTNERSHIP ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE (CEPPA 25). REGARDING AFFORDABLE HOUSING, EACH DEVELOPER AND OWNER WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ONE TIME AND ANNUAL PAYMENTS REQUIRED BY CEPPA 26 AND CEPPA 27 ADJUSTED, CALCULATED AND PAYABLE IN ACCORDANCE WITH SECTION 28.115 OF THE COUNTY CODE, OR IF APPROVED BY THE COUNTY, MEET ALTERNATIVE COMPLIANCE AS SET FORTH IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT WITH THE COUNTY. AFFORDABLE HOUSING WILL BE MET EITHER BY MAKING ALL REQUISITE CEPPA PAYMENTS OR BY COMPLYING WITH ANY APPLICABLE LAWS THAT ADDRESS AFFORDABLE HOUSING.
- ART FOR THIS PROJECT WILL BE PROVIDED EQUIVALENT IN VALUE TO 1% OF THE BUILDING CONSTRUCTION COST OR A FEE IN LIEU PAID AS PROVIDED IN SECTION 125.0A.9(F)(2) OF THE ZONING REGULATIONS.
- PER SECTION 125.01.4 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. THE APPROVAL AND CONSTRUCTION OF THE ROAD NETWORK (FINAL PLANS) MAY BE DONE IN CONSTRUCTION PHASES TO FACILITATE DEVELOPMENT.
- AS OUTLINED IN A LETTER OF UNDERSTANDING BETWEEN THE COLUMBIA ASSOCIATION (CA) AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION (HRD) LAND REQUIRED FOR A PORTION OF MERRIWEATHER DRIVE OF APPROXIMATELY 0.95 ACRES OWNED BY CA, WILL BE EXCHANGED FOR LAND IN LOTS 1, 2, 3, 5 AND 6 OWNED BY HRD IN THE APPROXIMATE AREA OF 14.84 ACRES. FINAL ACRESAGE WILL BE BASED ON COUNTY APPROVAL OF RIGHT-OF-WAY ALIGNMENTS AND RECORD PLATS.

- COLUMBIA TOWN CENTER SECTION 3, AREA 2 LOT 2 PLAT NO. 10724 OPEN SPACE
- COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL A PLAT NO. 14022 EMPLOYMENT CENTER - COMMERCIAL
- COLUMBIA TOWN CENTER SECTION 2, AREA 6 PARCEL C-1 PLAT NO. 8577 EMPLOYMENT CENTER - COMMERCIAL
- COLUMBIA TOWN CENTER SECTION 1, AREA 1 LOT 23 PLAT NO. 13535 OPEN SPACE
- COLUMBIA TOWN CENTER SECTION 1, AREA 1 LOT 13 PLAT NO. 13536 OPEN SPACE

LEGEND

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

RECORDED AS PLAT NUMBER 24106 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I AMENDED FINAL DEVELOPMENT PLAN
 LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I
 PARCELS A-1 THRU A-3, COLUMBIA TOWN CENTER SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS RD
 TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100'
 SHEET 5 OF 9

TABULATION OF LAND USE

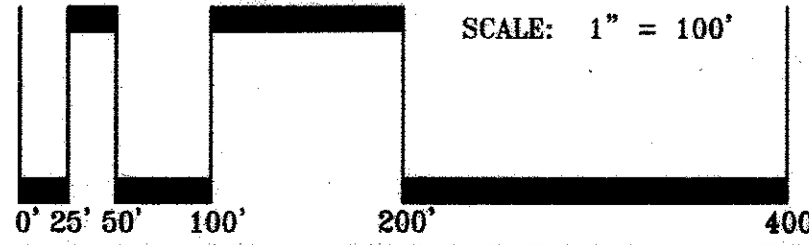
EX. DESIGNATION*	PROPOSED
DOWNTOWN ARTS AND ENTERTAINMENT PARKS (DAEP)	0.00 AC. 0.00 AC.
DOWNTOWN COMMUNITY COMMONS (DCC)	0.00 AC. 3.44 AC.**
DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREAS (DES)	0.00 AC. 0.00 AC.
DOWNTOWN PUBLIC FACILITIES (DPF)	0.00 AC. 0.00 AC.
DOWNTOWN PARKLAND (DPL)	0.95 AC. 14.84 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	68.09 AC. 50.76 AC.
ROADS - 9.83 AC.	
TOTAL	69.04 AC. 69.04 AC.

* LAND USES PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 58-2009
 ** INCLUDES 0.83 AC. (36,300 SF) PRIMARY AMENITY SPACE ON PARCELS D-1, D-9 & D-10 AND 2.61 AC. (113,609 SF) OF SECONDARY AMENITY SPACE AS SHOWN IN THE POTENTIAL NEW SECONDARY AMENITY SPACE CHART ON SHEET 2.

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE: 2-16-17
 HO. CO. PLAN. BD. CHAIRPERSON DATE: 2-20-17

PLAN AREA-NORTH PARCELS A-1 thru A-3, B, E, L, LOT 1, & DIVIDED SKY LA. AND PART OF LOT 2 & MERRIWEATHER DR.

NOTE: FOR COORDINATE TABLE, SEE SHEETS 9



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: MAY 21, 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: mjt CHECK BY: MJT DATE: NOVEMBER, 2016

L:\CADD\DRAWINGS\11071\11071-AREA 3\PLANS\BY:GLW\FDP Amended\11071-fdp05-09-Plan-04.dwg
 PLOTTED: 2/19/2017 5:52 PM, LAST SAVED: 2/19/2017 5:51 PM, PLOTTED BY: Mike Trapani

LINE	BEARING	LENGTH
L1	N 85°00'37" E	38.80'
L2	N 04°59'23" W	9.09'
L3	N 85°00'37" E	72.50'
L4	N 85°00'37" E	15.08'
L5	N 04°59'23" W	9.83'
L6	S 39°00'37" W	20.04'
L7	N 00°29'19" E	37.18'
L8	N 75°10'32" E	67.13'
L9	N 03°49'39" W	2.62'
L10	N 85°22'55" W	2.74'
L11	N 03°49'39" W	80.51'
L12	N 15°52'18" E	56.36'
L13	N 85°15'20" W	49.46'
L14	S 59°45'09" W	54.61'
L15	N 75°14'13" W	45.26'
L16	N 30°13'35" W	34.02'
L17	N 74°07'18" W	49.23'
L18	S 23°29'37" W	48.54'
L19	S 01°53'40" E	15.01'
L20	S 86°10'21" W	31.55'

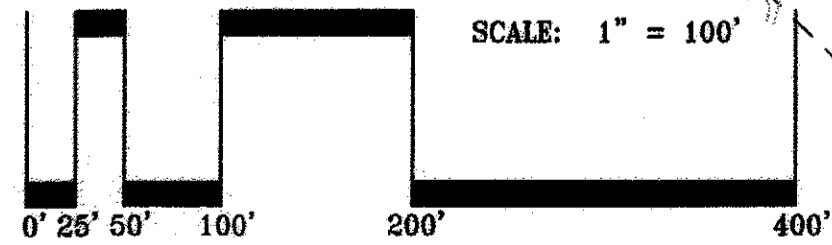
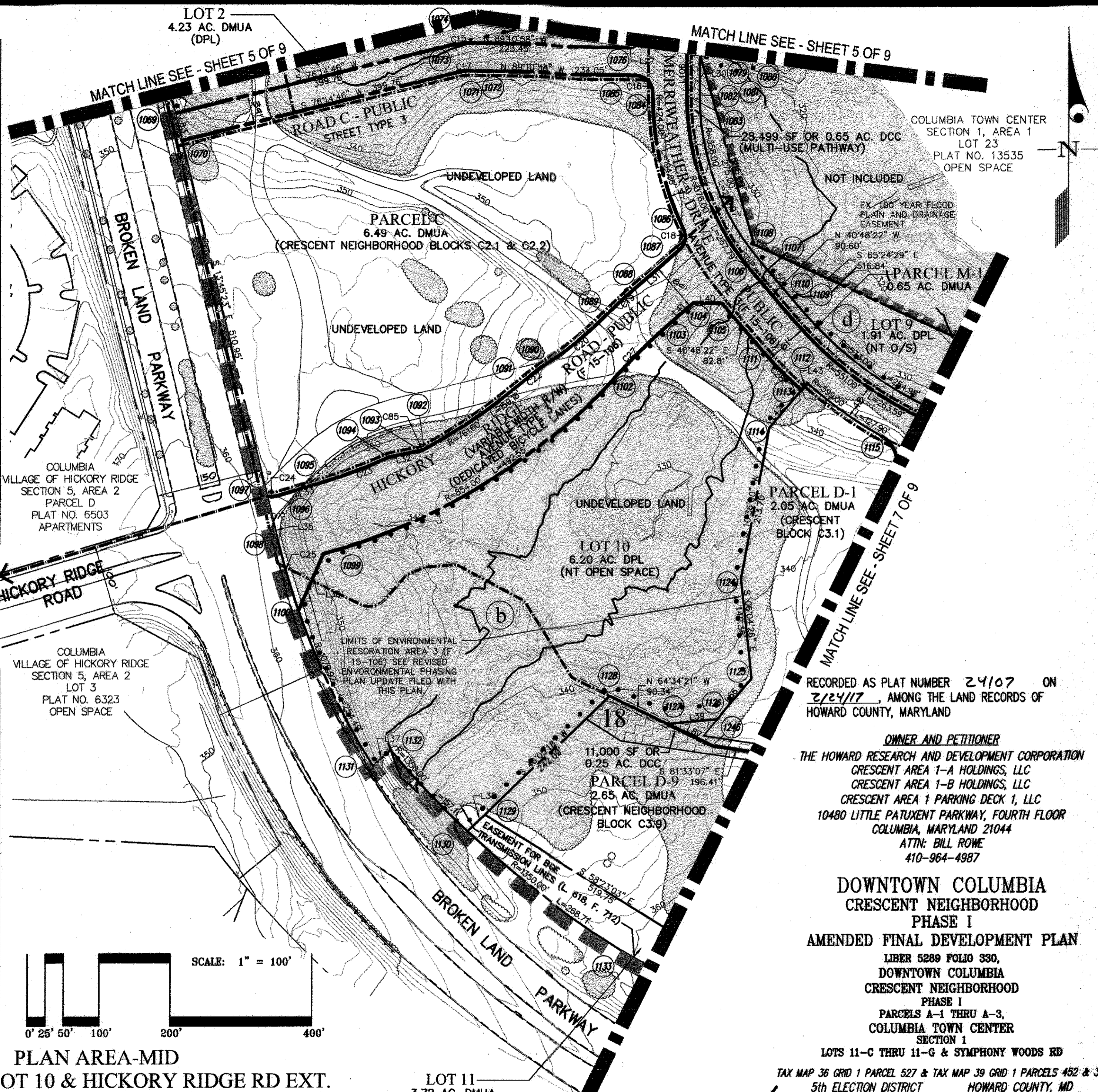
LINE	BEARING	LENGTH
L21	N 87°33'14" W	96.17'
L22	N 87°33'14" W	96.17'
L23	S 75°10'32" W	67.67'
L24	S 30°13'14" E	34.72'
L25	N 03°48'37" W	49.82'
L26	N 03°49'13" W	3.45'
L27	N 76°00'03" E	5.91'
L28	N 76°00'03" E	15.42'
L29	S 82°37'25" E	0.51'
L30	N 00°00'00" E	54.56'
L31	N 49°11'38" E	80.10'
L32	N 78°07'40" E	46.67'
L33	N 73°29'41" E	60.24'
L34	S 82°37'25" E	18.15'
L35	S 13°45'23" E	60.83'
L36	S 23°41'22" W	86.43'
L37	N 47°39'37" E	33.39'
L38	S 46°05'18" W	33.70'
L39	S 84°41'09" W	70.35'
L40	S 89°11'13" E	40.61'

LINE	BEARING	LENGTH
L41	N 49°11'38" E	46.50'
L42	S 40°31'40" W	69.17'
L43	N 40°31'40" E	13.00'
L44	N 39°29'07" E	53.89'
L45	S 39°12'54" E	86.02'
L46	N 86°19'22" E	75.00'
L47	N 60°32'24" E	68.60'
L48	S 29°38'37" E	21.60'
L49	S 80°41'04" E	63.19'
L50	N 40°48'22" W	90.60'
L51	N 75°13'44" E	36.33'
L52	N 75°13'44" E	36.33'
L53	S 77°38'52" E	37.26'
L54	S 77°38'52" E	37.26'
L55	S 76°15'56" E	14.56'
L56	S 76°15'56" E	14.56'
L57	S 77°38'52" E	32.74'
L58	S 34°59'01" W	51.96'
L59	N 08°22'14" E	21.94'
L60	S 81°37'06" E	44.62'

LINE	BEARING	LENGTH
L61	N 07°13'52" E	8.62'
L62	N 34°59'01" E	9.91'
L64	N 66°13'54" W	29.35'
L65	N 66°13'54" W	18.09'
L66	N 06°00'23" E	70.99'
L67	N 66°13'54" W	18.07'
L68	N 66°13'54" W	16.27'
L69	S 06°58'28" W	29.49'
L70	N 23°45'52" E	30.00'
L71	N 23°45'52" E	40.49'
L72	N 38°51'46" W	29.63'
L73	N 19°29'23" W	23.26'
L74	N 19°29'23" W	13.94'
L82	N 15°48'31" E	86.41'
L83	S 13°45'23" E	39.00'
L84	N 04°59'23" W	27.00'
L85	N 15°49'04" E	6.22'
L86	S 40°29'36" W	74.84'
L87	S 64°34'21" E	70.66'
L91	N 81°35'42" W	99.71'

LINE	BEARING	LENGTH
L93	N 08°24'18" E	64.70'
L100	N 81°35'42" W	2.47'
L101	N 37°32'52" E	24.65'
L102	N 81°35'42" W	40.53'
L103	N 08°24'39" E	18.95'
L105	S 08°33'35" W	84.71'
L106	N 00°00'00" E	56.89'
L107	N 81°35'42" W	80.49'
L109	S 08°22'14" W	75.00'
L110	N 09°38'21" W	170.84'
L111	N 06°00'23" E	3.12'
L112	N 81°35'42" W	186.20'
L114	N 08°24'33" E	48.91'
L115	S 81°35'42" E	19.75'
L116	N 08°17'29" E	28.41'
L117	N 08°24'18" E	19.01'
L118	S 81°35'42" E	17.80'
L119	S 81°35'42" E	72.43'
L120	N 01°49'13" W	3.45'
L121	N 88°14'04" E	42.23'

LINE	BEARING	LENGTH
L122	S 01°49'11" E	11.36'
L123	N 81°35'42" W	15.35'
L124	N 81°35'42" W	17.67'
L125	S 08°24'18" W	16.69'
L126	S 08°24'18" W	11.32'
L127	N 81°35'42" W	186.20'
L128	N 08°24'18" E	11.32'
L129	N 81°35'42" W	45.00'
L130	N 08°24'18" E	18.42'
L131	N 81°35'42" W	16.50'
L132	N 08°24'18" E	60.17'
L133	S 81°35'42" E	1.65'
L134	N 41°16'46" E	22.11'



PLAN AREA-MID
PARCEL C, LOT 10 & HICKORY RIDGE RD EXT.

and part of PARCELS D-1 & M-1, LOTS 2, 9, 11, & MERRIWEATHER DRIVE

NOTE: FOR LEGEND, SEE SHEET 5
NOTE: FOR COORDINATE TABLES, SEE SHEET 9

RECORDED AS PLAT NUMBER 24107 ON
2/24/17, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CRESCENT AREA 1-A HOLDINGS, LLC
CRESCENT AREA 1-B HOLDINGS, LLC
CRESCENT AREA 1 PARKING DECK 1, LLC
10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
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410-964-4987

DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
AMENDED FINAL DEVELOPMENT PLAN
LIBER 5289 FOLIO 330,
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
PARCELS A-1 THRU A-3,
COLUMBIA TOWN CENTER
SECTION 1
LOTS 11-C THRU 11-G & SYMPHONY WOODS RD

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
5th ELECTION DISTRICT HOWARD COUNTY, MD

SCALE: 1"=100' SHEET 6 OF 9

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *mjt* CHECK BY: *MJT* DATE: NOVEMBER, 2016

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: MAY 21, 2018

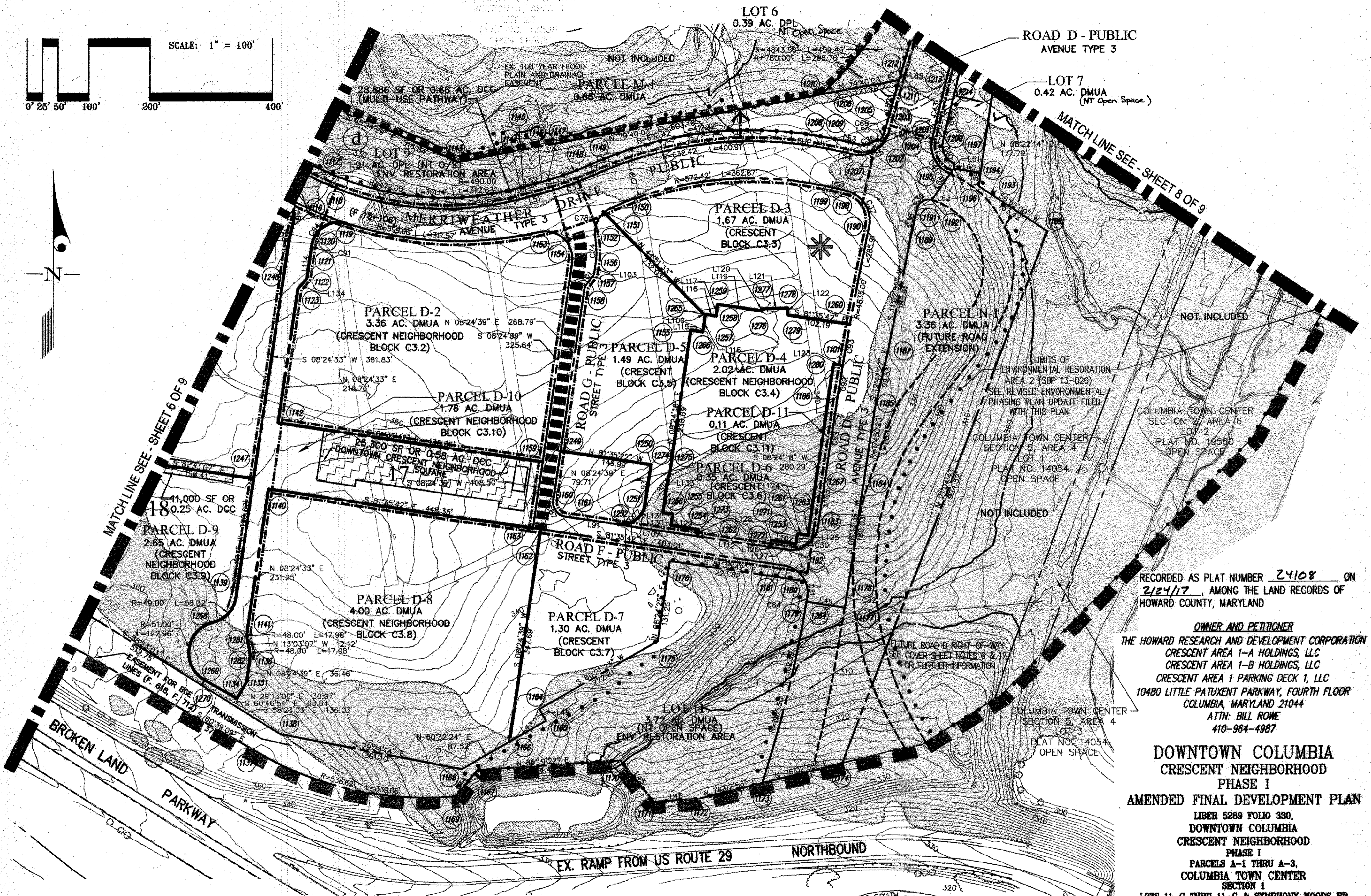
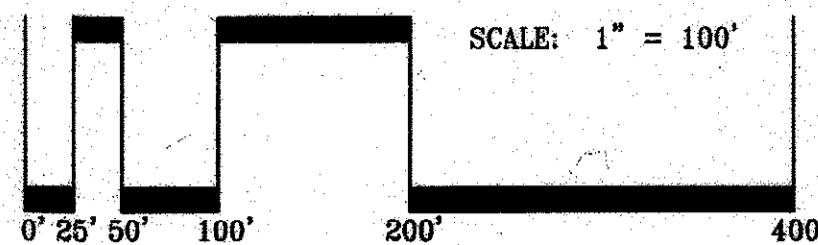


TABULATION OF LAND USE
SEE SHEET 5 OF 9

HOWARD COUNTY PLANNING BOARD

[Signature] 2-16-17
H.C.P.B. EXECUTIVE SECRETARY DATE
[Signature] 2-16-17
HO. CO. PLAN. BD. CHAIRPERSON DATE

L:\CADD\DRAWINGS\11071\11071-AREA 3\PLANS BY:GLW\FDP: Amended\11071-fdp05-08-Plan.dwg
PLOTTED: 2/19/2017 5:43 PM. LAST SAVED: 2/19/2017 5:42 PM. PLOTTED BY: Mike Treppen
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MATCH LINE SEE SHEET 6 OF 9

MATCH LINE SEE SHEET 8 OF 9

L:\CAD\DRAWINGS\11071\11071-AREA_3\PLANS BY GLW\FDP Amendment\11071-160-09-Plan.dwg
 PLOTTED: 2/9/2017 5:44 PM, LAST SAVED: 2/9/2017 5:42 PM, PLOTTED BY: Mike Trepanier

TABULATION OF LAND USE
SEE SHEET 5 OF 9

PLAN AREA-SOUTH
PARCELS N-1, D-2 thru D-8, D-10, D-11 & ROADS F and G & part of PARCELS D-1, D-9, M-1
LOTS 6, 7, 9 & 11, MERRIWEATHER DR. AND ROAD D

NOTE: FOR LEGEND, SEE SHEET 5
 NOTE: FOR COORDINATE TABLE, SEE SHEET 9

HOWARD COUNTY PLANNING BOARD
N. Williams 2-16-17
 H.C.P.B. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BO. CHAIRPERSON DATE

PROFESSIONAL CERTIFICATION
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 PROFESSIONAL ENGINEER UNDER THE
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 LICENSE NO. 14931
 EXPIRATION DATE: MAY 21, 2018



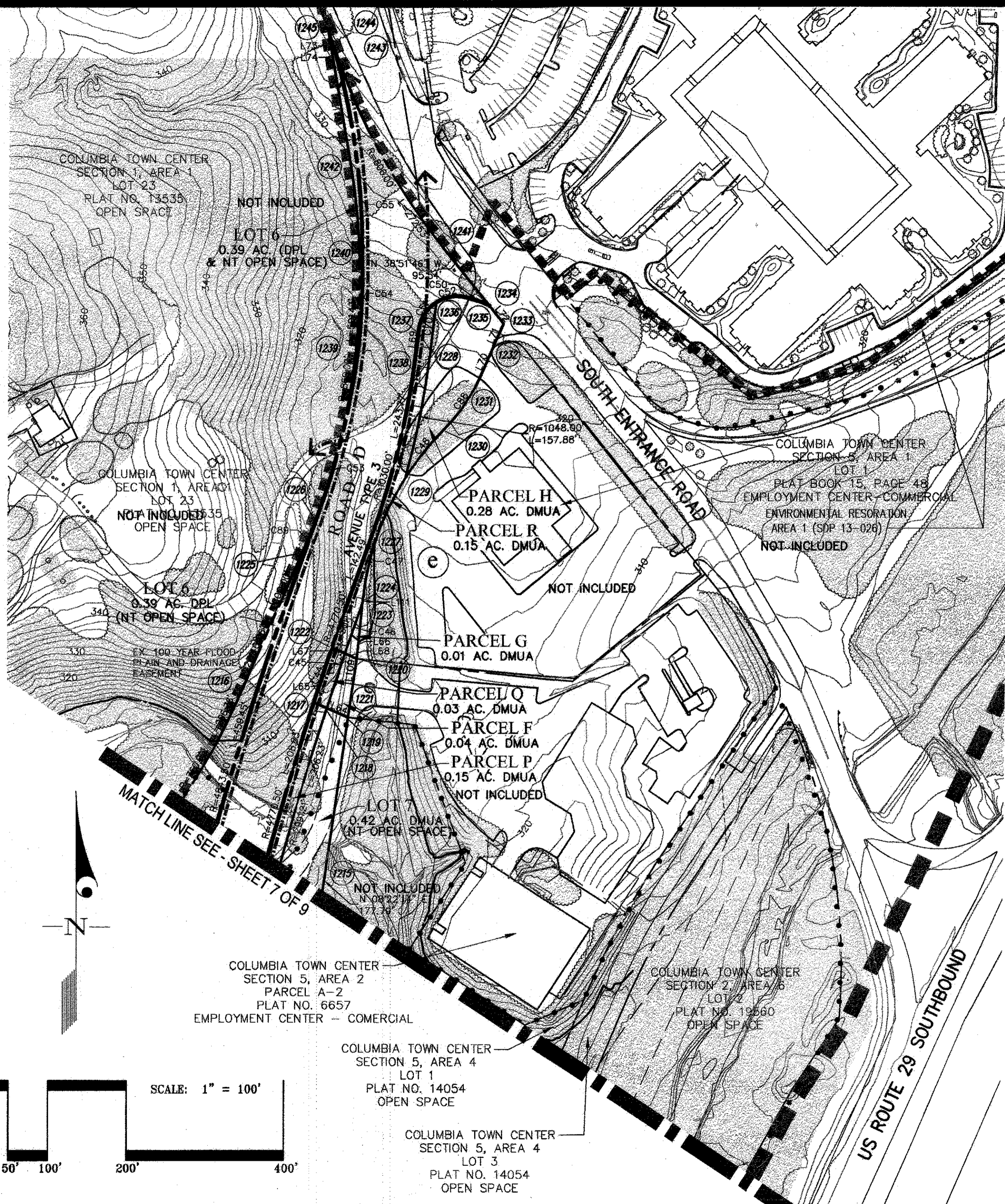
RECORDED AS PLAT NUMBER 24108 ON
2/24/17, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
AMENDED FINAL DEVELOPMENT PLAN
 LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
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 SECTION 1
 LOTS 11-C THRU 11-G & SYMPHONY WOODS ED

TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 7 OF 9

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: 301-988-2524 FAX: 301-421-4186
 DRAWN BY: *mjt* CHECK BY: *mjt* DATE: **NOVEMBER, 2016**



CURVE TABULATION		
CURVE	RADIUS	LENGTH
C1	19.00'	3.44'
C2	21.00'	16.26'
C3	34.00'	19.63'
C4	16.00'	9.24'
C5	1,042.00'	8.13'
C6	1,024.00'	12.92'
C7	905.00'	18.68'
C8	22.00'	4.22'
C9	24.00'	25.57'
C10	62.00'	12.05'
C11	88.00'	17.10'
C12	225.00'	198.26'
C13	89.00'	26.83'
C14	806.47'	55.17'
C15	101.00'	25.69'
C16	24.00'	37.36'
C17	62.00'	15.77'
C18	24.00'	31.62'
C19	841.00'	51.41'
C20	804.98'	117.38'

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C22	801.00'	48.75'
C23	758.00'	104.12'
C24	34.00'	15.46'
C25	1,070.92'	91.56'
C27	772.00'	97.69'
C28	612.00'	82.57'
C29	44.04'	43.73'
C30	44.00'	69.00'
C31	44.04'	24.65'
C32	2,436.01'	27.76'
C33	539.00'	86.53'
C34	521.00'	83.64'
C35	50.26'	52.91'
C36	31.00'	29.77'
C37	49.00'	76.81'
C38	4,766.00'	47.47'
C39	19.00'	31.08'
C40	31.00'	43.70'
C41	49.00'	69.08'
C42	3,554.66'	109.16'

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C43	3,572.66'	109.97'
C44	4,770.50'	72.62'
C45	4,752.50'	72.63'
C46	4,752.50'	67.82'
C47	355.63'	164.21'
C48	355.63'	77.45'
C50	177.00'	30.12'
C51	49.00'	43.41'
C52	49.00'	39.94'
C53	957.00'	226.50'
C54	955.50'	119.47'
C55	954.50'	260.32'
C56	44.00'	59.83'
C64	44.00'	85.18'
C68	36.00'	16.57'
C69	806.47'	26.05'
C70	6,034,789.89'	67.42'
C71	213.00'	32.53'
C74	125.00'	40.82'
C77	39.00'	61.26'

CURVE TABULATION		
CURVE	RADIUS	LENGTH
C78	44.26'	55.86'
C83	17,513.25'	121.86'
C84	1,965.50'	9.02'
C85	14.00'	3.96'
C87	24.00'	37.70'
C88	230.00'	85.00'
C89	860.00'	501.43'
C91	175.00'	7.71'
C92	4,835.00'	285.91'
C93	4,835.00'	285.91'
C94	44.00'	74.44'

RECORDED AS PLAT NUMBER 24109 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 CRESCENT AREA 1-A HOLDINGS, LLC
 CRESCENT AREA 1-B HOLDINGS, LLC
 CRESCENT AREA 1 PARKING DECK 1, LLC
 10480 LITTLE PATUXENT PARKWAY, FOURTH FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BILL ROWE
 410-964-4987

**DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 AMENDED FINAL DEVELOPMENT PLAN**
 LIBER 5289 FOLIO 330,
 DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PHASE I
 PARCELS A-1 THRU A-3,
 COLUMBIA TOWN CENTER
 SECTION 1
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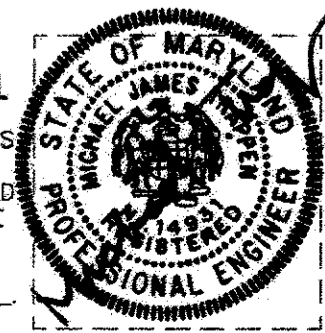
TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE: 1"=100' SHEET 8 OF 9

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: *mf* CHECK BY: *MJT* DATE: **NOVEMBER, 2016**

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: MAY 21, 2018



**PLAN AREA-EAST
 PARCELS F, G, H, Q, R, part of LOTS 6 & 7, PARCEL P
 AND PART OF ROAD D**

NOTE: FOR LEGEND, SEE SHEET 5
 NOTE: FOR COORDINATE TABLES, SEE SHEET 9

TABULATION OF LAND USE
 SEE SHEET 5 OF 9

HOWARD COUNTY PLANNING BOARD

William J. Little 2-16-17
 H.C.P.B. EXECUTIVE SECRETARY DATE
Michael J. Little 2-16-17
 HO. CO. PLANN. BD. CHAIRPERSON DATE

L:\CAD\DRAWINGS\11071\11071-AREA 3\PLANS BY GUY\EDP Amendment\11071-6605-09-Plan.dwg
 PLOTTED 2/9/2017 5:45 PM, LAST SAVED 2/9/2017 5:42 PM, PLOTTED BY: Mike Droppert
 © GLW 2016

COORDINATE TABLE FOR ALL SHEETS. NORTHING, EASTING. 1001 562,569.0776 1,350,166.5950

COORDINATE TABLE FOR ALL SHEETS. NORTHING, EASTING. 1021 562,388.8712 1,350,223.1500

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COORDINATE TABLE FOR ALL SHEETS. NORTHING, EASTING. 1282 560,327.3210 1,350,986.2726

RECORDED AS PLAT NUMBER 24110 ON 2/24/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION CRESCENT AREA 1-A HOLDINGS, LLC

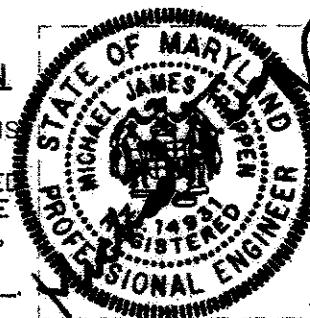
DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I AMENDED FINAL DEVELOPMENT PLAN

LOTS 11-C THRU 11-G & SYMPHONY WOODS RD TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399

GLWGUTSCHICK LITTLE & WEBER, PA CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

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TABULATION OF LAND USE SEE SHEET 4 OF 7

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY DATE

H.O. CO. PLAN. BD. CHAIRPERSON DATE

SCALE: 1"=100' SHEET 9 OF 9 DRAWN BY: mjt CHECK BY: MJT DATE: NOVEMBER, 2016