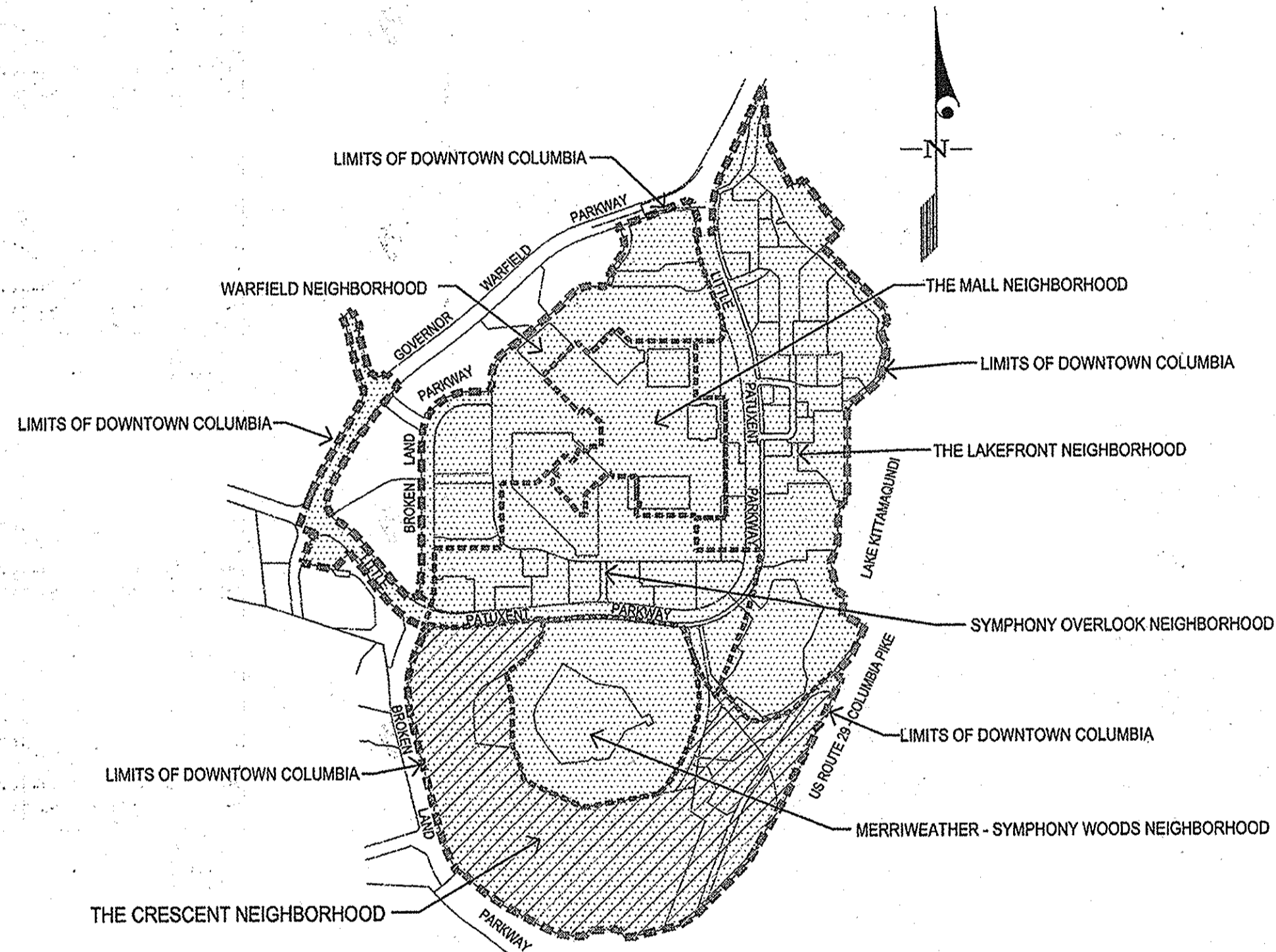
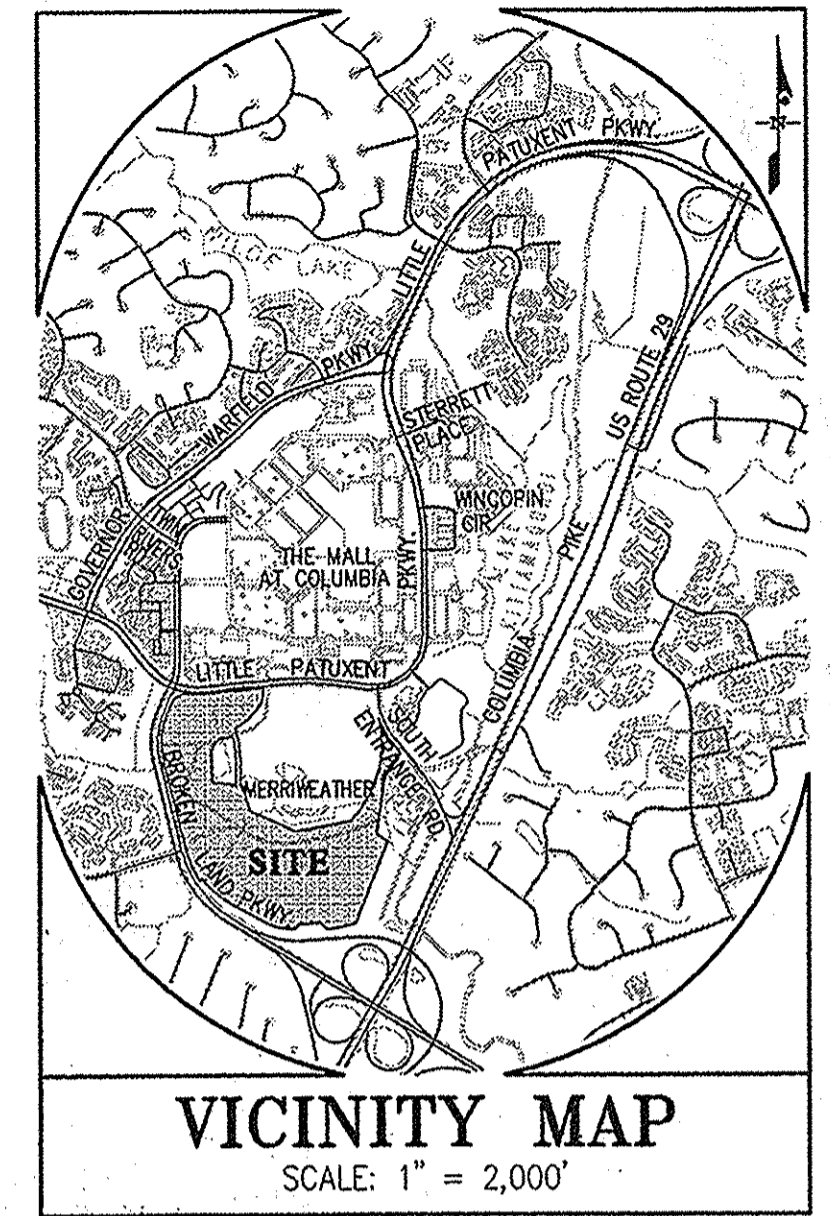


NEIGHBORHOOD CONCEPT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I

GENERAL NOTES

1. THE CRESCENT NEIGHBORHOOD BOUNDARY SHOWN HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO FOLLOW PROPERTY BOUNDARIES.
2. 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.
3. 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.
4. 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.
5. AN FDP AMENDMENT IS REQUIRED FOR AREA 3 (BLOCKS C3.1 THRU C3.7) TO REFLECT THE LOCATION OF PUBLIC ROADS, ONCE KNOWN. FINAL BLOCK CONFIGURATION IS SUBJECT TO FURTHER REFINEMENT ONCE DEVELOPMENT PLANS FOR THIS AREA ARE BETTER KNOWN.
6. 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.
7. REGARDING CEPPA 9, THE ADMINISTRATION PREFERS TO LOCATE A SITE FOR A NEW FIRE STATION WITHIN AREA 2, BUT IS WILLING TO CONSIDER A SITE WITHIN AREA 4 OR THE RENOVATION OF THE EXISTING BANNAKER FIRE STATION AS ALTERNATIVES. A FINAL DETERMINATION MUST BE MADE PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN WITHIN AREA 2.
8. AN ALTERNATIVE LOCATION FOR ENVIRONMENTAL RESTORATION JUST OUTSIDE OF THE CRESCENT NEIGHBORHOOD AND DOWNTOWN BOUNDARIES WAS SUBMITTED TO DPZ FOR ENVIRONMENTAL RESTORATION AREA PREVIOUSLY INDICATED WITHIN THE CRESCENT NEIGHBORHOOD.



THE NEIGHBORHOODS
SCALE: 1" = 1000'

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)(o).

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

POTENTIAL NEW SECONDARY AMENITY SPACES CHART*

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 AMENITY SPACE	13,046 SF

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

TOTAL POTENTIAL NET NEW AREA:.....126,655 SF

*SEE GENERAL NOTE 3 FOR ADDITIONAL INFORMATION.

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

1. COVER SHEET
2. NEIGHBORHOOD CONCEPT PLAN
3. NEIGHBORHOOD CONCEPT PLAN-NORTH ENLARGED
4. NEIGHBORHOOD CONCEPT PLAN-MID ENLARGED
5. NEIGHBORHOOD CONCEPT PLAN-SOUTH ENLARGED
6. NEIGHBORHOOD CONCEPT PLAN-EAST ENLARGED

RECORDED AS PLAT NUMBER 23397 ON 7/2/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10221 WINGOPIN CIRCLE, THIRD FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BOB JENKINS
410-964-5443

OWNER LOT 23
THE COLUMBIA ASSOCIATION
10221 WINGOPIN CIRCLE
COLUMBIA, MARYLAND 21044

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I FINAL DEVELOPMENT PLAN

LIBER 5289 FOLIO 330 &
COLUMBIA TOWN CENTER

SECTION 1

LOTS 23 & LOTS 11-C THRU 11-G

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 6

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 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: MJW DATE: JUNE, 2015

PROFESSIONAL CERTIFICATION



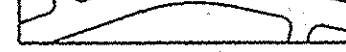



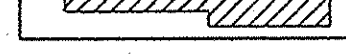

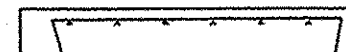
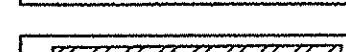
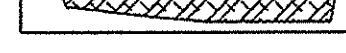
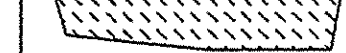


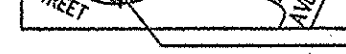

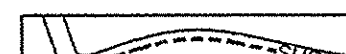

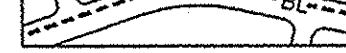

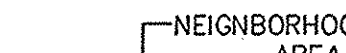








I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, EXPIRATION DATE: MAY 21, 2016.

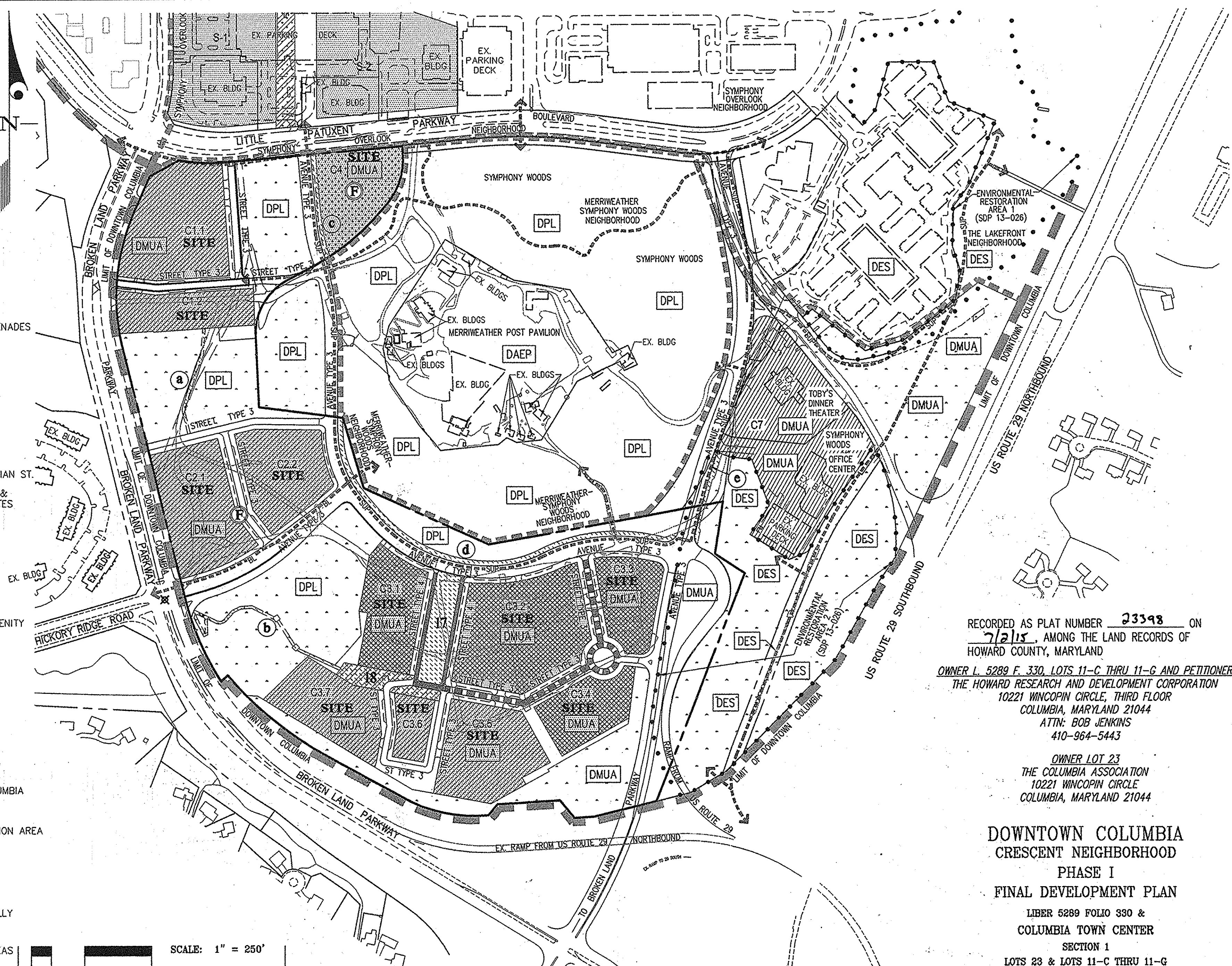


HOWARD COUNTY PLANNING BOARD

Janice M. Leavelle 6/23/15 *Chair* 6/23/15
HO. CO. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BD CHAIRPERSON DATE

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
-  POTENTIAL LOCATIONS FOR HC FIRE STATION



RECORDED AS PLAT NUMBER 23398 ON 7/21/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10221 WINCOPIN CIRCLE, THIRD FLOOR COLUMBIA, MARYLAND 21044 ATTN: BOB JENKINS 410-964-5443

OWNER LOT 23 THE COLUMBIA ASSOCIATION 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044

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

LIBER 5289 FOLIO 330 &
COLUMBIA TOWN CENTER
SECTION 1
LOTS 23 & LOTS 11-C THRU 11-G

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

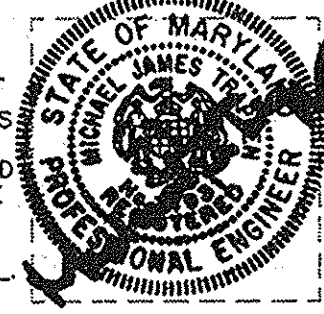
SCALE: 1"=250' SHEET 2 OF 6

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: mjt CHECK BY: MJT DATE: JUNE, 2014

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
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EXPIRATION DATE: MAY 21, 2016

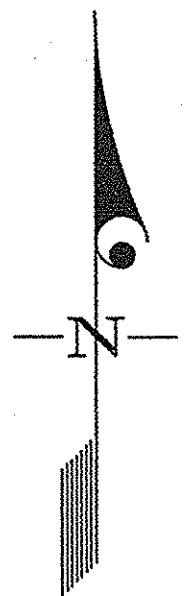


HOWARD COUNTY PLANNING BOARD

Mark A. Lovell 6/25/15 H.C.P.B. EXECUTIVE SECRETARY DATE

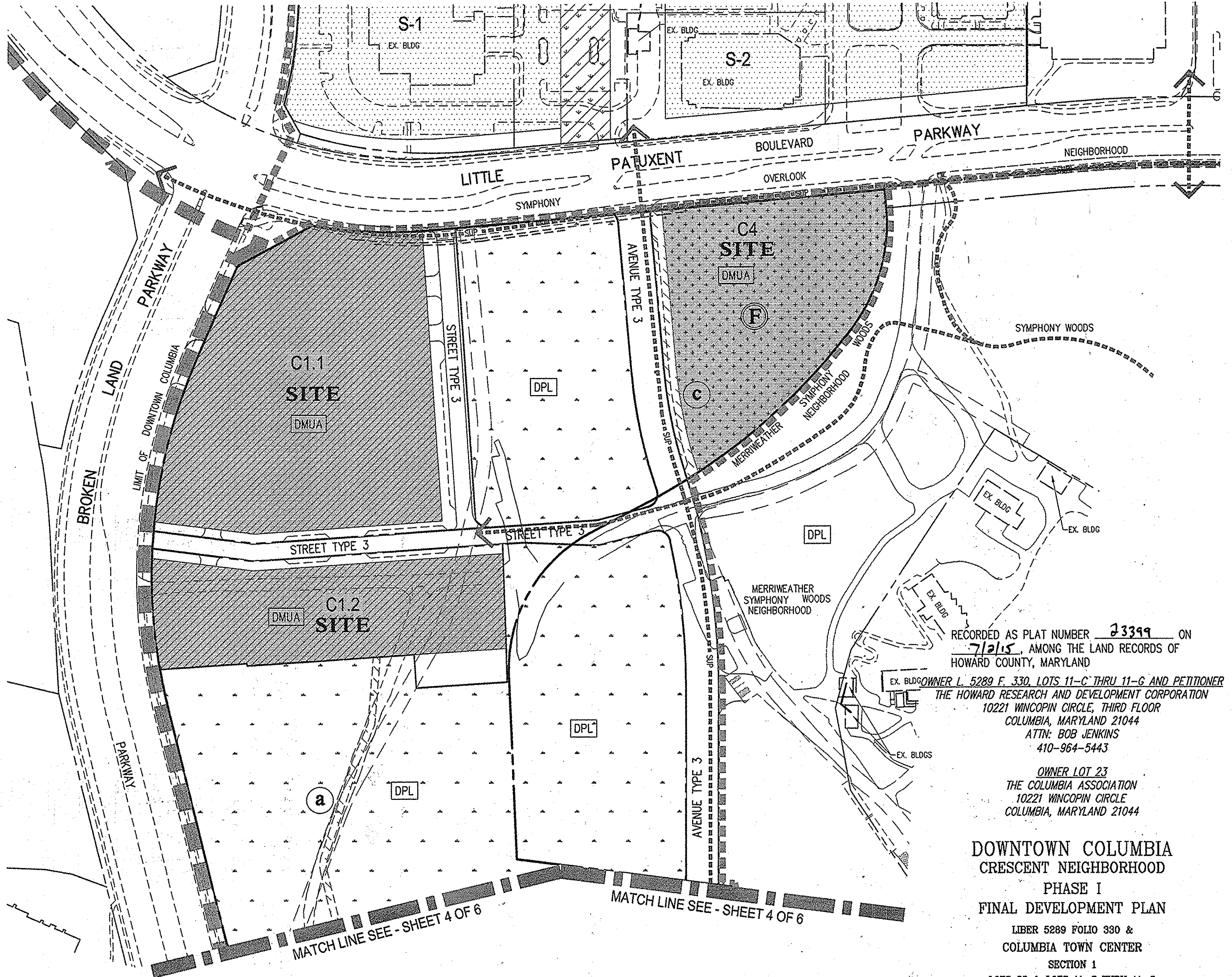
Michael J. Little H.Q. CO. PLAN. BO. CHAIRPERSON DATE

Chris DATE



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NOTE: FOR LEGEND, SEE SHEET 2 OF 6.



RECORDED AS PLAT NUMBER 23399 ON 7/2/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

EX. BLDG OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10221 WINGOPIN CIRCLE, THIRD FLOOR COLUMBIA, MARYLAND 21044 ATTN: BOB JENKINS 410-964-5443

OWNER LOT 23 THE COLUMBIA ASSOCIATION 10221 WINGOPIN CIRCLE COLUMBIA, MARYLAND 21044

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

LIBER 5289 FOLIO 330 &
COLUMBIA TOWN CENTER
SECTION 1
LOTS 23 & LOTS 11-C THRU 11-G

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 3 OF 6

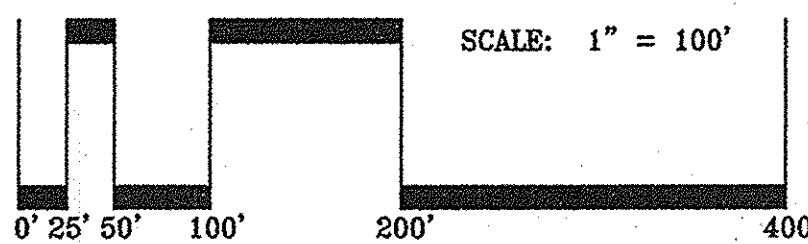
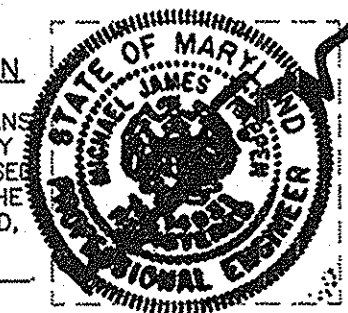
GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: mjt CHECK BY: MJJ DATE: JUNE, 2015

NEIGHBORHOOD CONCEPT PLAN-NORTH

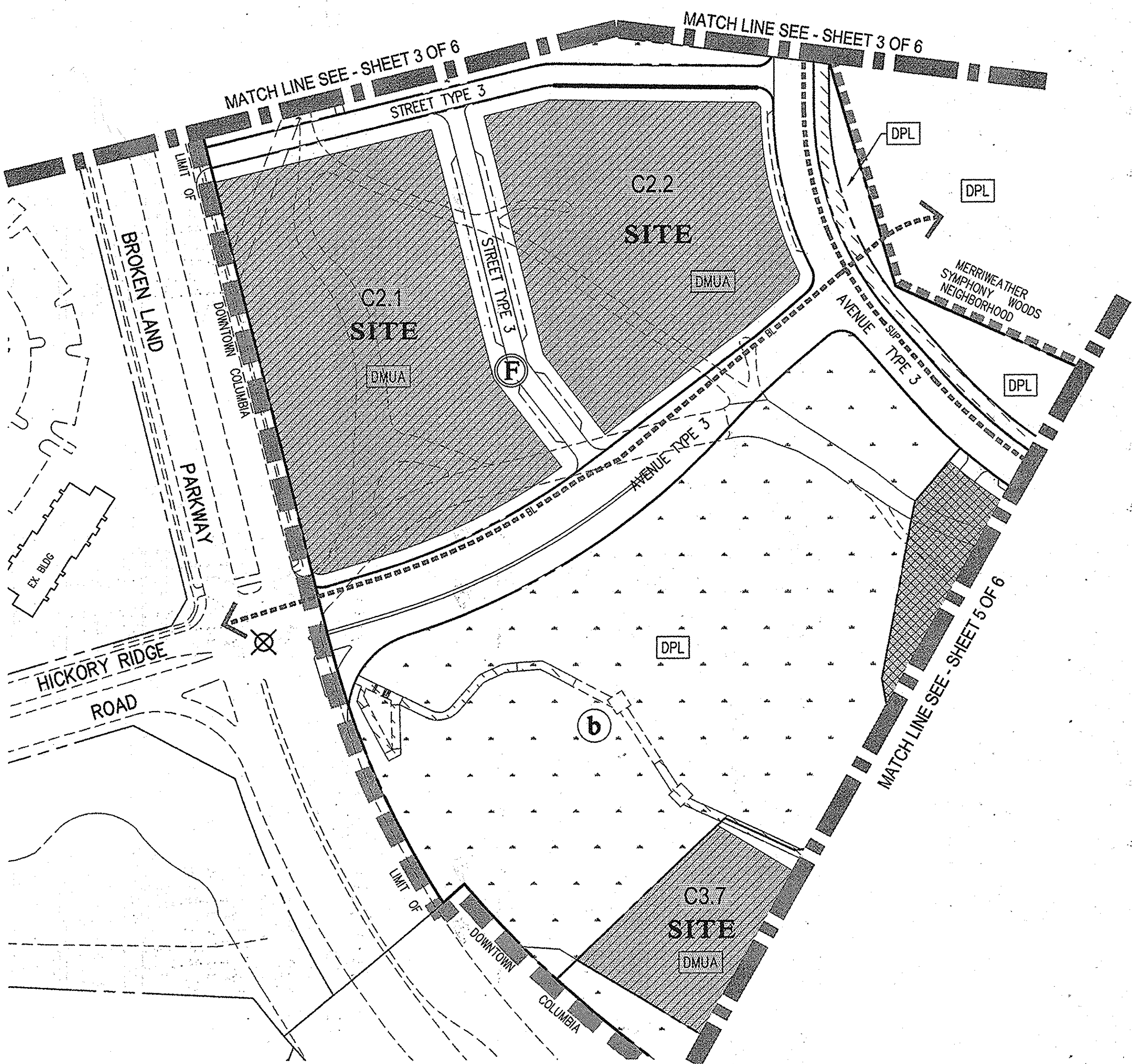
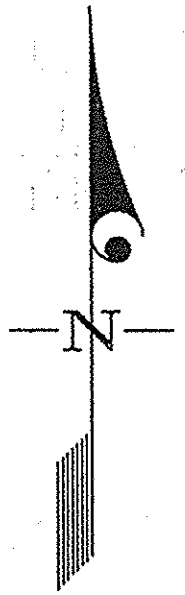
PROFESSIONAL CERTIFICATION

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, 2016



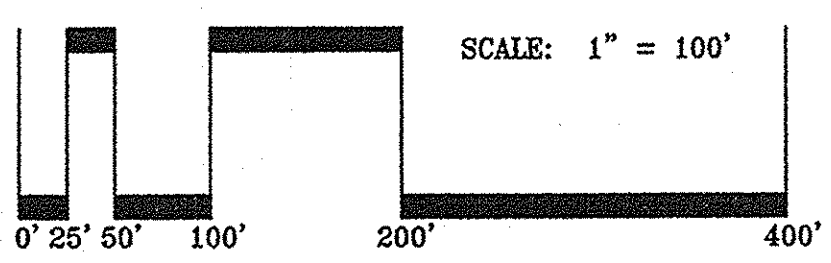
HOWARD COUNTY PLANNING BOARD

Paul P. Wells 6/2/15 *MJW* 6/15/15
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-MID

RECORDED AS PLAT NUMBER 73400 ON 7/2/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10221 WINCOPIN CIRCLE, THIRD FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BOB JENKINS
410-964-5443
OWNER LOT 23
THE COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
FINAL DEVELOPMENT PLAN**
LIBER 5289 FOLIO 330 &
COLUMBIA TOWN CENTER
SECTION 1
LOTS 23 & LOTS 11-C THRU 11-G

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 4 OF 6

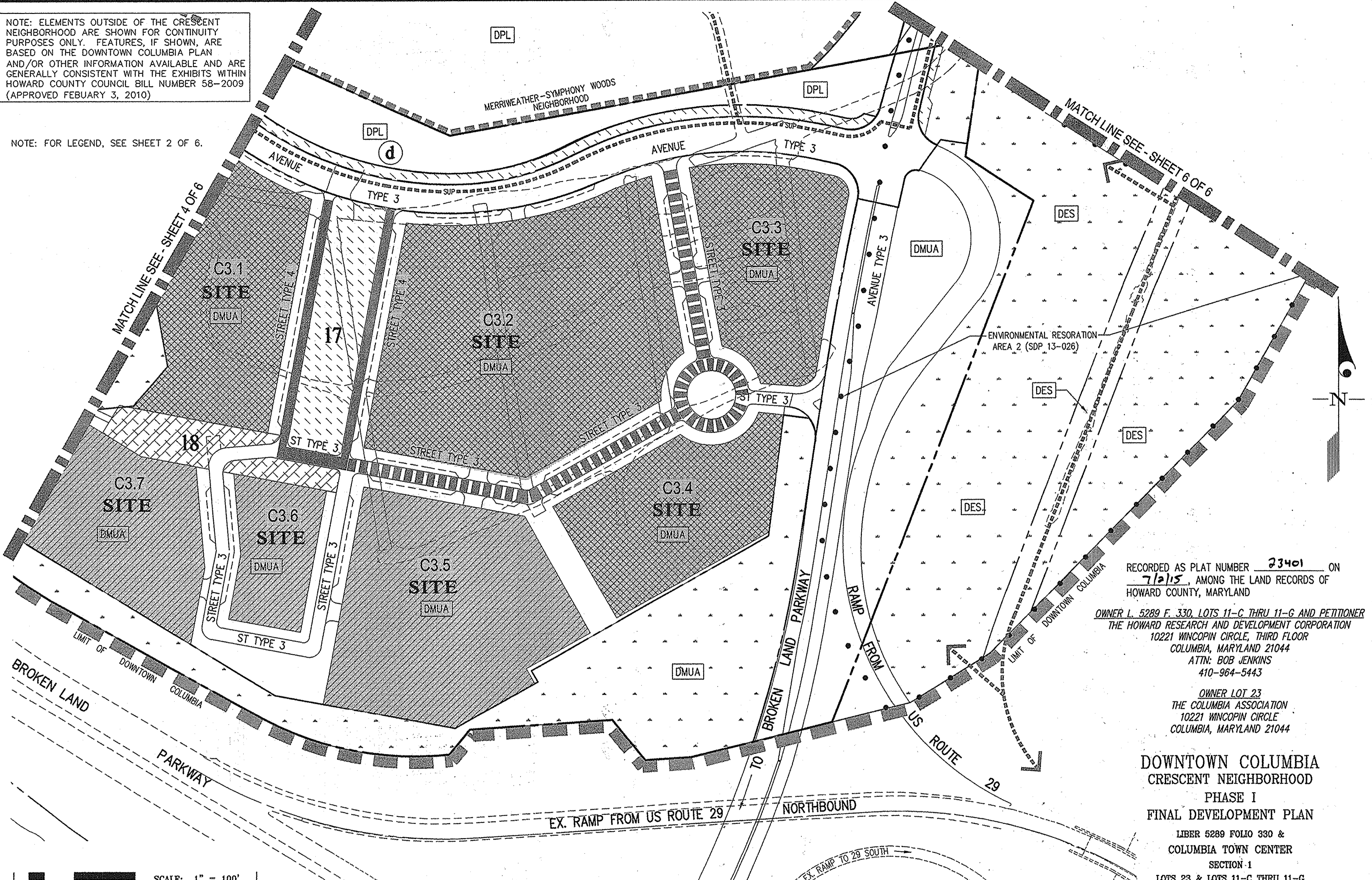
GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186
DRAWN BY: mjt CHECK BY: MJJ DATE: JUNE, 2015

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLAN 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, 2016

HOWARD COUNTY PLANNING BOARD
Mark A. Cavallaro 6/2/15 H.C.P.B. EXECUTIVE SECRETARY DATE
Robert H. ... 6/15/15 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 23401 ON 7/2/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10221 WINCOPIN CIRCLE, THIRD FLOOR COLUMBIA, MARYLAND 21044 ATTN: BOB JENKINS 410-964-5443

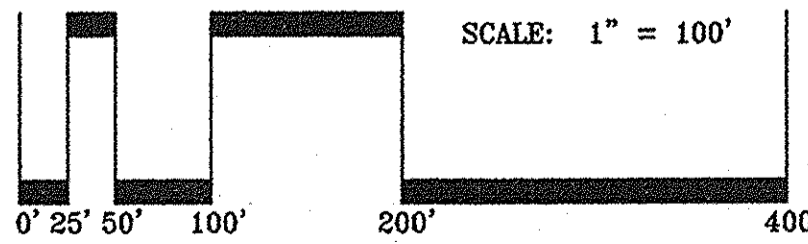
OWNER LOT 23 THE COLUMBIA ASSOCIATION 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I FINAL DEVELOPMENT PLAN

LIBER 5289 FOLIO 330 & COLUMBIA TOWN CENTER SECTION 1 LOTS 23 & LOTS 11-C THRU 11-G

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 6

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. 14931 EXPIRATION DATE: MAY 21, 2016



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: JUNE, 2015

HOWARD COUNTY PLANNING BOARD

Marsha P. Coyle H.C.P.B. EXECUTIVE SECRETARY DATE *6/15/15*

Alvin Z. G. G. G. HO. CO. PLAN. BO. CHAIRPERSON DATE *6/15/15*



SYMPHONY WOODS

MERRIWEATHER
SYMPHONY WOODS
NEIGHBORHOOD

DPL

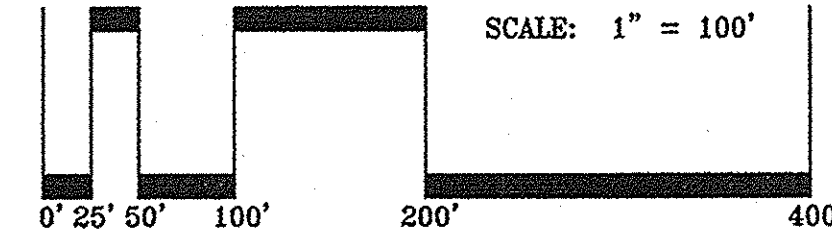
EX. BLDG

DPL

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NOTE: FOR LEGEND, SEE SHEET 2 OF 6.

MATCH LINE SEE - SHEET 5 OF 6



NEIGHBORHOOD CONCEPT PLAN-EAST

HOWARD COUNTY PLANNING BOARD
Joseph J. ... 6/23/14 *...* 6/19/15
H.C.P.B. 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: MAY 21, 2016



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 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: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *mjl* CHECK BY: *mjl* DATE: JUNE, 2015

RECORDED AS PLAT NUMBER 23402 ON 7/2/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10221 WINCOPIN CIRCLE, THIRD FLOOR
COLUMBIA, MARYLAND 21044
ATTN: BOB JENKINS
410-964-5443

OWNER LOT 23
THE COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I FINAL DEVELOPMENT PLAN

LIBER 5289 FOLIO 330 &
COLUMBIA TOWN CENTER
SECTION 1
LOTS 23 & LOTS 11-C THRU 11-G

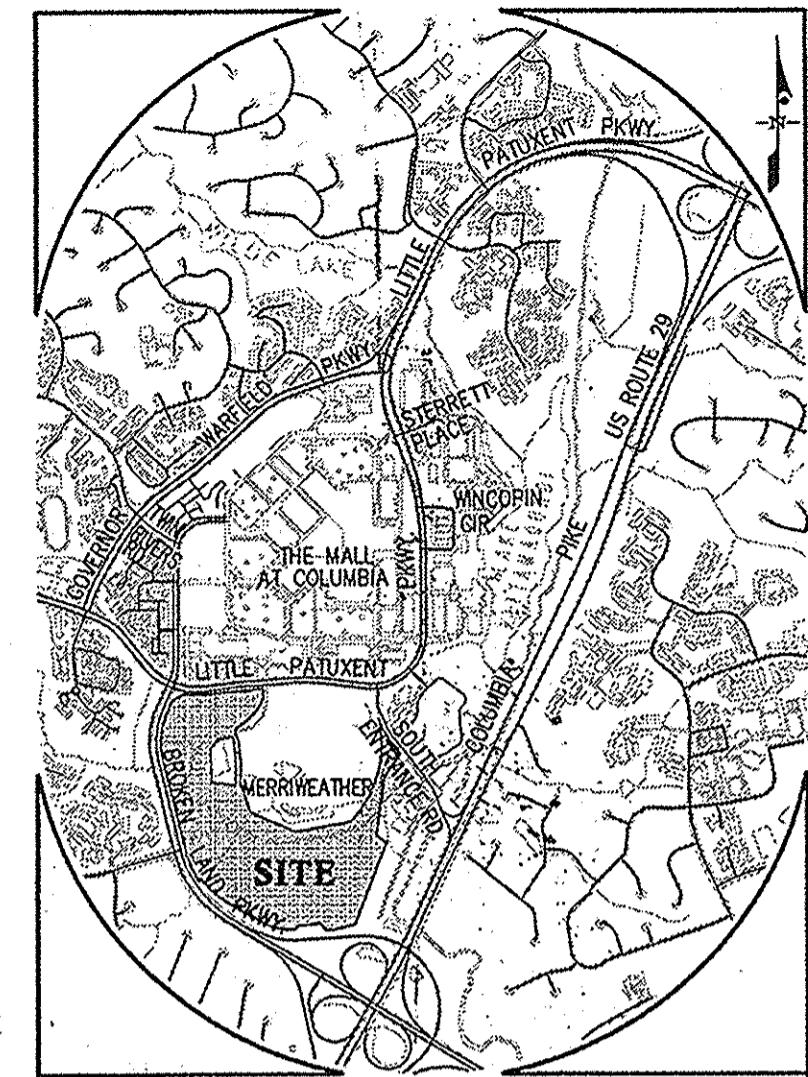
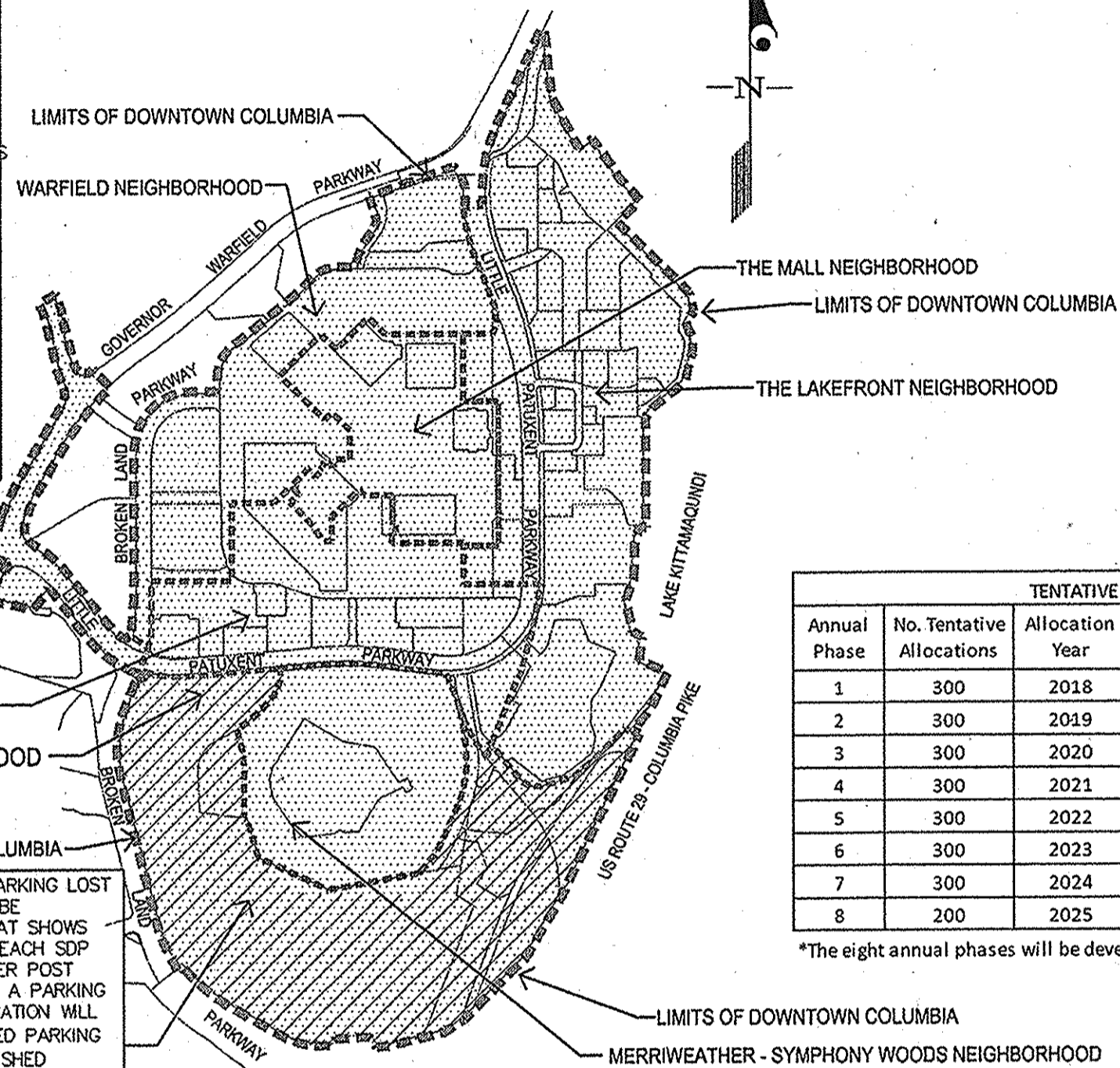
GENERAL NOTES

- 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), NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) AND THE NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP PLAN. TO THE EXTENT THAT THERE IS ANY DISCREPANCY AMONG THE NEIGHBORHOOD DOCUMENTS AND THE FDP, THE FDP PLAN SHEETS 1 THRU 7 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.
- 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. AT LEAST ONE PUBLIC ROAD IS REQUIRED TO BE PROPOSED BETWEEN ROAD A AND THE NORTH/SOUTH CONNECTOR WITHIN PARCEL D. AN FDP AMENDMENT TO THIS FDP IS REQUIRED FOR PARCEL D TO SHOW ALL PUBLIC ROADS NOT PREVIOUSLY SHOWN ON THE FDP. AS SUCH, A SKETCH PLAN OR PRELIMINARY EQUIVALENT SKETCH PLAN AND/OR SITE DEVELOPMENT PLAN MAY BE PROCESSED SIMULTANEOUSLY WITH THE CORRESPONDING FDP AMENDMENT.
- REGARDING CEPPA 9, THE ADMINISTRATION PREFERENCES TO LOCATE A SITE FOR A NEW FIRE STATION WITHIN AREA 2, BUT IS WILLING TO CONSIDER A SITE WITHIN AREA 4 OR THE RENOVATION OF THE EXISTING BANNERKER FIRE STATION AS ALTERNATIVES. A FINAL DETERMINATION MUST BE MADE PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN WITHIN AREA 2.
- FINAL LAND USE DENSITIES WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLANS AND IN THE DOWNTOWN COLUMBIA DATABASE MAINTAINED BY THE COUNTY.
- REVIEW OF AN APPROPRIATE TRANSIT CENTER LOCATION IS UNDERWAY, WITH A FUTURE LOCATION BEING CONTEMPLATED IN THE SYMPHONY OVERLOOK NEIGHBORHOOD. HOWARD COUNTY AND THE COMMUNITY DEVELOPER WILL ALSO CONTINUE TO EVALUATE THE TRANSIT CENTER'S POTENTIAL LOCATION IN RELATION TO THE POSSIBILITY OF BUS RAPID TRANSIT SERVICE IN DOWNTOWN.

FINAL DEVELOPMENT PLAN DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD

- REFER TO THE NEIGHBORHOOD IMPLEMENTATION PLAN FOR THE CEPPA CHART.
- ON OCTOBER 1, 2014 A WAIVER OF SECTIONS 16.144(d)(2) AND (r)(3) WHICH STATES THAT WITHIN 45 DAYS OF RECEIVING A REQUEST FOR ADDITIONAL INFORMATION, THE APPLICANT SHALL PROVIDE THE INFORMATION A RESUBMISSION TO THE DEPARTMENT OF PLANNING AND ZONING FOR ADDITION REVIEW BY THE SUBDIVISION REVIEW COMMITTEE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE APPLICANT MUST RESUBMIT FDP-DC-CRESCENT-1 TO ALL AGENCIES REQUESTING A RESUBMISSION OR BEFORE DECEMBER 2, 2014*.
 - ADD A GENERAL NOTE TO SHEET 1 OF THE FDP IDENTIFYING THIS WAIVER PETITION, DATE OF APPROVAL AND CONDITIONS OF APPROVAL.
- ON NOVEMBER 26, 2014 THE FDP WAS RESUBMITTED TO DPZ FOR REVIEW AND APPROVAL.
- ENVIRONMENTAL RESTORATION WILL BE PROVIDED WITHIN THE CRESCENT NEIGHBORHOOD AS APPROVED ON THE 2012 ENVIRONMENTAL RESTORATION PHASING PLAN AND MODIFICATIONS IN THE 2014 PHASING PLAN UPDATE. ANY FUTURE MODIFICATIONS, INCLUDING ALTERNATIVE LOCATIONS, MUST BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

PHASE I



VICINITY MAP
SCALE: 1" = 2,000'

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 HEIGHTS PERMITTED IS 20 STORIES AS SHOWN ON THE NEIGHBORHOOD CONCEPT PLAN.
- 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 LOT 6 AS A MULTI-USE PATHWAY. THIS PATHWAY WILL REPLACE THE ON-STREET BIKE LANE RECOMMENDED FOR ROAD A 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.G (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 ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN:
THE PLANNING BOARD APPROVED A TOTAL OF 817 RESIDENCES AND 76,098 SQUARE FEET OF RETAIL USES AS A PART OF FDP-DC-WARFIELD-1 (1,130,424 TOTAL SF) THE SDP FOR PARCEL D (SDP 13-007) APPROVED 380 RESIDENCES AND 14,000 SQUARE FEET OF RETAIL USES. A BUILDING PERMIT HAS BEEN ISSUED FOR CONSTRUCTION OF THE METROPOLITAN ON PARCEL D, AND THE NEW BUILDING IS UNDER CONSTRUCTION. SDP 14-024 (FOR PARCELS C-1 AND C-2 IN WARFIELD) HAS BEEN APPROVED FOR 437 TOTAL DWELLING UNITS AND 27,025 SQUARE FEET OF GROUND FLOOR RETAIL SPACE. THE PLANNING BOARD HAS ALSO APPROVED FDP-DC-THEMALL-1 AND SDP 13-016 FOR THE MALL IN COLUMBIA FOR A NET INCREASE OF 37,200 SQUARE FEET OF NEW GROSS LEASABLE AREA. A BUILDING PERMIT HAS ALSO BEEN ISSUED FOR THIS DEVELOPMENT. A CHART CONTAINING THIS INFORMATION HAS BEEN INCLUDED WITHIN THE NEIGHBORHOOD IMPLEMENTATION PLAN.
THE PLANNING BOARD HAS ALSO APPROVED FDP-DC-MSW-1 AND SDP 14-073 FOR FUTURE DOWNTOWN PARKLAND IMPROVEMENTS WITHIN THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD; SDP 13-020 FOR DOWNTOWN COLUMBIA FOREST ENHANCEMENTS AND SDP 13-026 (AS AMENDED) FOR SEGMENTS 1, 2, 3 AND 4 OF THE DOWNTOWN COLUMBIA MULTI-USE PATHWAY AND SDP 89-222 FOR PHASE 1 OF THE IMPROVEMENTS TO MERRIWEATHER POST PAVILION.
- 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. AN UPDATED RESTORATION PHASING PLAN AND PHASING SCHEDULE WAS SUBMITTED AND APPROVED WITH THIS FDP.
- 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 AND DOWNTOWN COMMUNITY COMMONS WILL BE OWNED BY THE ADJACENT PROPERTY OWNER(S) AND THAT APPROPRIATE AGREEMENTS FOR MAINTENANCE AND ACCESS WILL BE PROVIDED.

MITIGATION FOR MERRIWEATHER POST PAVILION PARKING LOST TO DEVELOPMENT PURSUANT TO THIS FDP MUST BE SPECIFIED WITH THE SITE DEVELOPMENT PLAN THAT SHOWS THE DEMOLITION OF THE EXISTING PARKING. FOR EACH SDP PROPOSING DEMOLITION OF EXISTING MERRIWEATHER POST PAVILION PARKING, THE PETITIONER MUST SUBMIT A PARKING ANALYSIS TO DEMONSTRATE THE PROPOSED MITIGATION WILL EITHER (I) REPLACE WITHIN EXISTING OR PROPOSED PARKING AREA(S) LOCATED WITHIN DOWNTOWN ANY DEMOLISHED PARKING CALCULATED ON A SHARED BASIS; OR (II) PROPOSE OTHER MITIGATION, WHICH COULD INCLUDE PARKING MANAGEMENT PRACTICES, THAT WILL MITIGATE THE LOSS OF THE DEMOLISHED SPACES. AS WITH PAST PRACTICES LARGE FESTIVAL EVENTS MAY INCLUDE PARKING LOCATED OUTSIDE THE DOWNTOWN AREA.

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

PARCEL			Uses									
	Area (SF)	Area (Acres)	Retail/ Restaurant (SF)	Office (SF)	Cultural/ Community (SF)	Hotel Rooms	Residential* DU	Total Development (GFA in SF)	Demolition	New	Net New	
A & B (Area 1) (Blocks C 1.1 & C 1.2)	264,874	6.08	25,000	600,000	0	250	150,000	0	0	0	775,000	775,000
C (Area 2) (Blocks C 2.1 & C 2.2)	187,056	4.29	30,000	300,000	0	0	0	500	590,000	0	920,000	920,000
D (Area 3) (Blocks C 3.1 thru C 3.7)	930,880	21.37	252,000	400,000	225,000	0	0	1,800	2,124,000	0	3,001,000	3,001,000
E (Area 4) (Block C 4)	97,197	2.23	6,500	175,000	0	0	0	0	0	0	181,500	181,500
Crescent Total This FDP	1,480,007	33.98	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. THESE PARCELS ARE ANTICIPATED TO PROVIDE POSSIBLE FUTURE ROAD IMPROVEMENTS AND TO POSSIBLY PROVIDE FUTURE ROAD FRONTAGE FOR EXISTING PARCELS.

TENTATIVE ALLOCATIONS*			
Annual Phase	No. Tentative Allocations	Allocation Year	Next Plan Submission Due Date
1	300	2018	Between 7/1/2015 and 4/1/2016
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

SHEET INDEX

- COVER SHEET
- CONTEXT PLAN
- SITE COMPOSITE MAP
- PLAN AREA NORTH
- PLAN AREA MID
- PLAN AREA SOUTH
- PLAN AREA EAST

OWNER L 5289 F 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10221 WINCOPIN CIRCLE, THIRD FLOOR COLUMBIA, MARYLAND 21044 ATTN: BOB JENKINS 410-964-5443

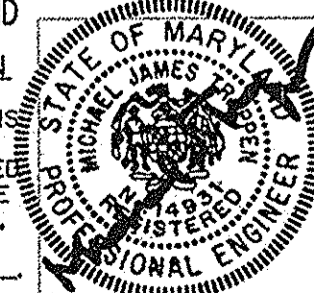
OWNER LOT 23 THE COLUMBIA ASSOCIATION 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I FINAL DEVELOPMENT PLAN LIBER 5289 FOLIO 330 & COLUMBIA TOWN CENTER SECTION 1 LOTS 23 & LOTS 11-C THRU 11-G

RECORDED AS PLAT NUMBER **23403** ON **7/21/15**, 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, 2016



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 7

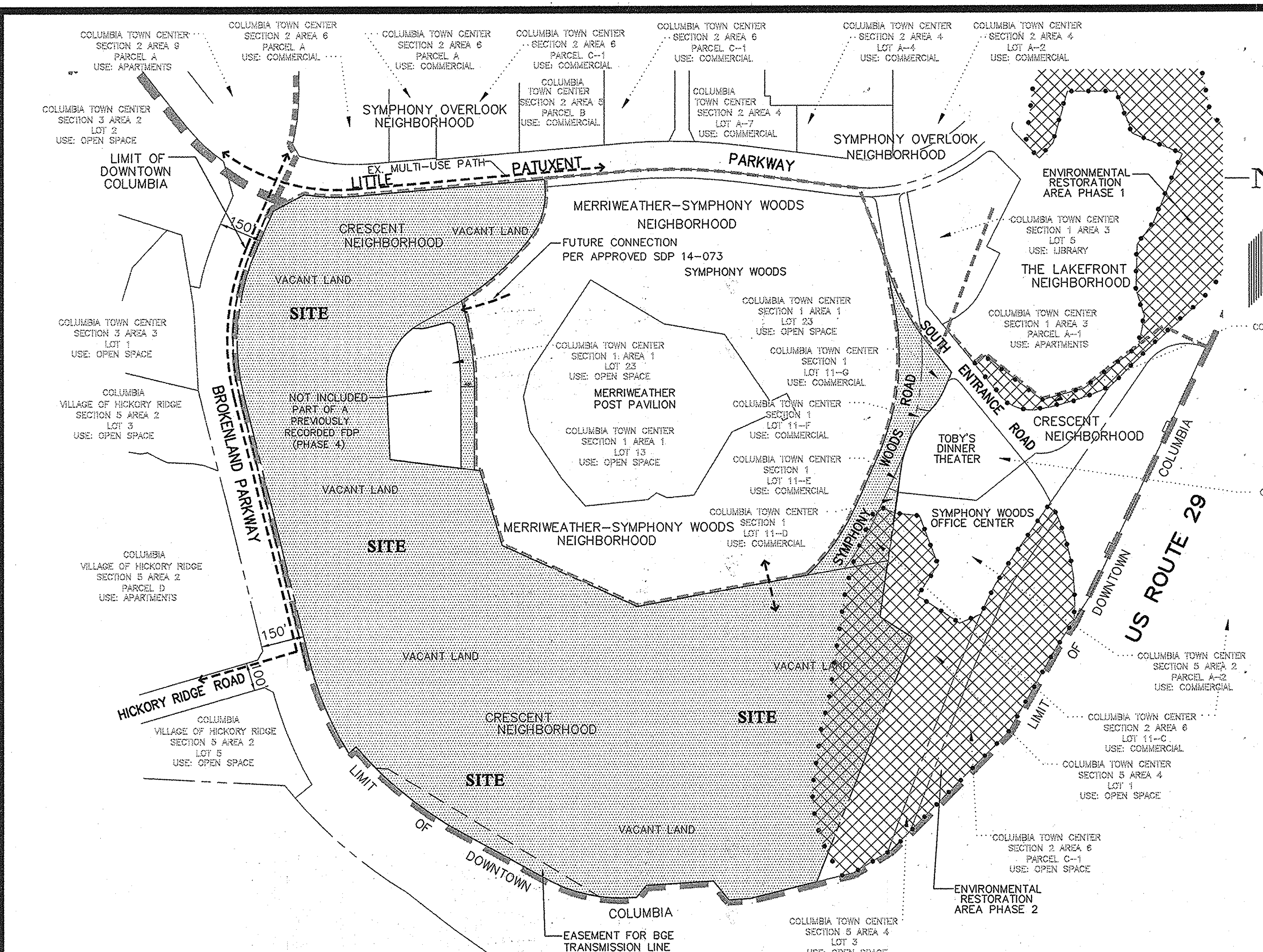
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DRAWN BY: mjt CHECK BY: MJT DATE: JUNE, 2015

HOWARD COUNTY PLANNING BOARD

Mark A. Gault 6/24/15
HO. CO. EXECUTIVE SECRETARY DATE

William R. Hill 6/24/15
HO. CO. PLAN. BD CHAIRPERSON DATE

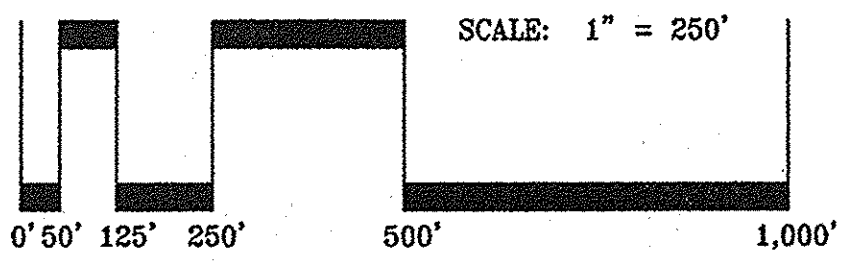


LEGEND

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

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.



RECORDED AS PLAT NUMBER 23404 ON 7/21/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10221 WINCOPIN CIRCLE, THIRD FLOOR
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**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
FINAL DEVELOPMENT PLAN**

LIBER 5289 FOLIO 330 &
COLUMBIA TOWN CENTER
SECTION 1
LOTS 23 & LOTS 11-C THRU 11-G

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 2 OF 7

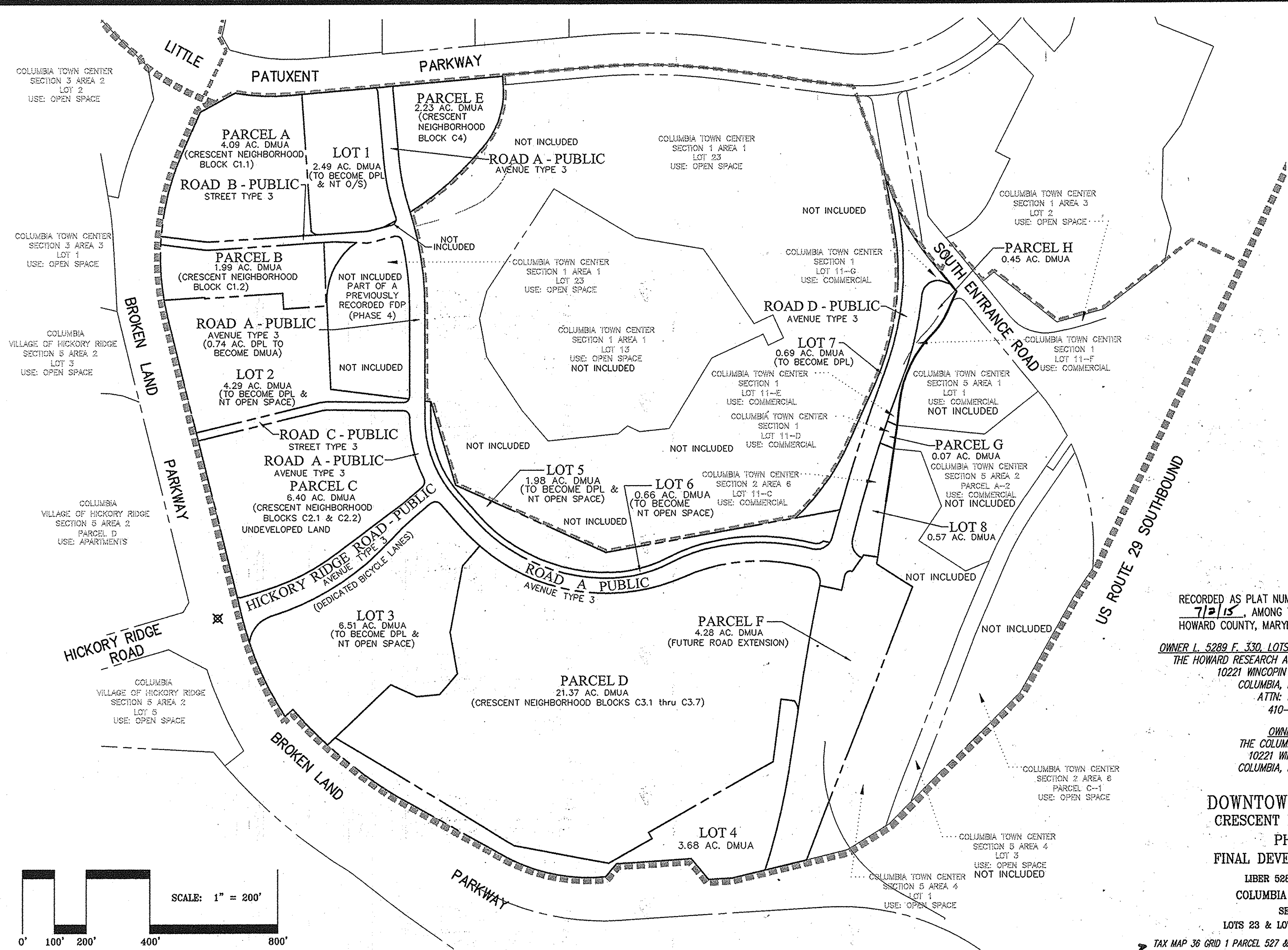
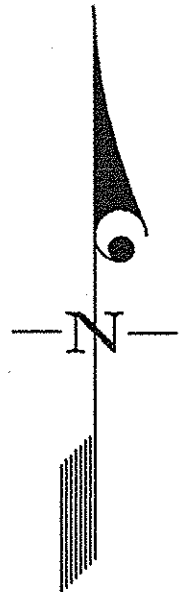
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GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *mjt* CHECK BY: *MJT* DATE: JUNE, 2015

HOWARD COUNTY PLANNING BOARD

Joseph A. G. [Signature] 6/23/15 HO. CO. PLAN. BD. CHAIRPERSON DATE
[Signature] 6/18/15 H.C.P.B. EXECUTIVE SECRETARY DATE



RECORDED AS PLAT NUMBER 23405 ON 7/2/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD PHASE I FINAL DEVELOPMENT PLAN

LIBER 5289 FOLIO 330 & COLUMBIA TOWN CENTER SECTION 1 LOTS 23 & LOTS 11-C THRU 11-G

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 3 OF 7

GLWGUTSCHICK LITTLE & WEBER, P.A.

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

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DRAWN BY: *mt*

CHECK BY: *MTJ*

DATE: JUNE, 2015

SITE COMPOSITE LOT AND PARCEL MAP

SCALE: 1"=250'

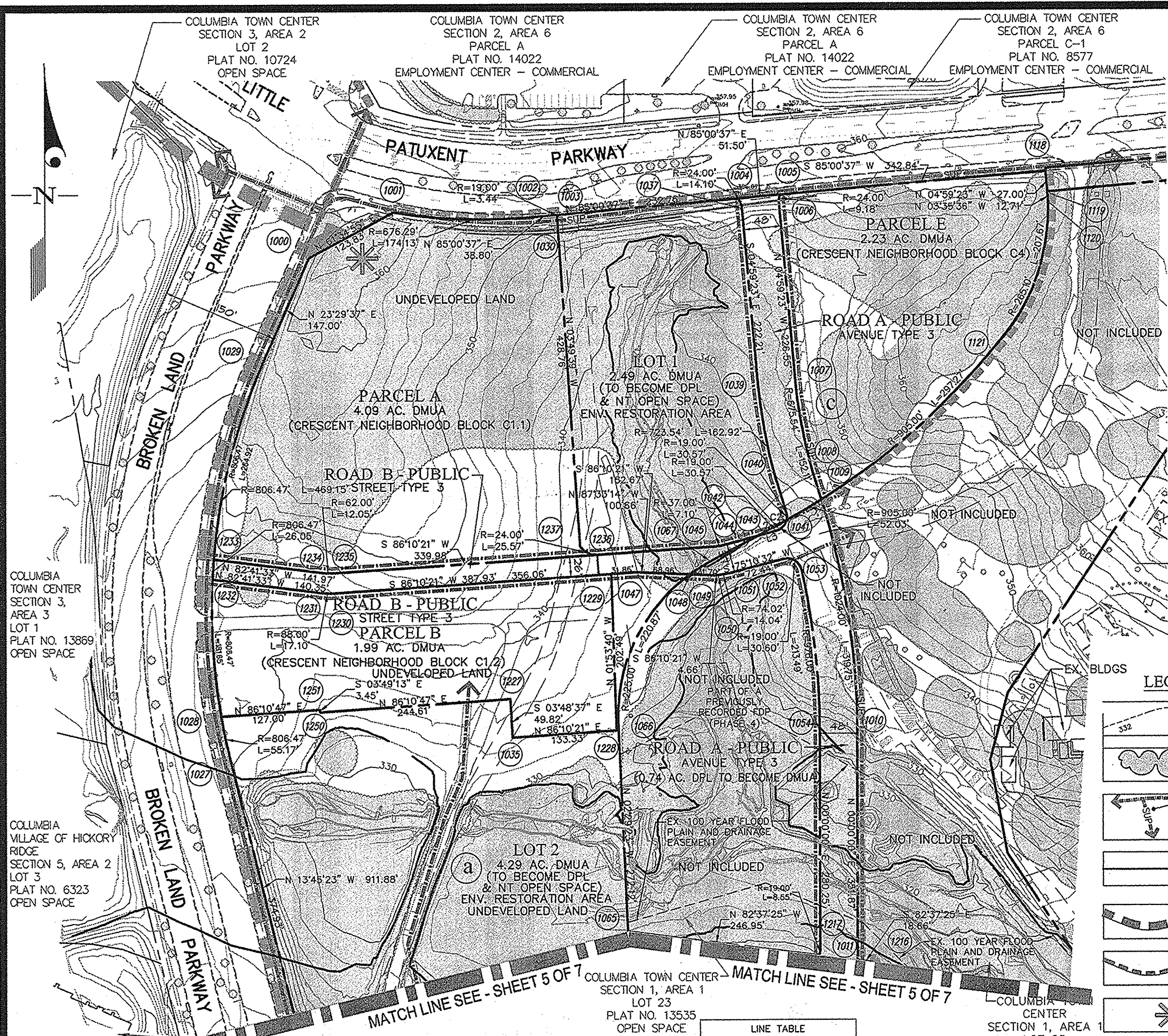
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HOWARD COUNTY PLANNING BOARD
Michael A. Long H.C.P.B. EXECUTIVE SECRETARY
John A. Long HO. CO. PLAN. BD. CHAIRPERSON
DATE: _____ DATE: _____

LAND DRAWINGS: PLANS BY GARY P. BOGARD, CIVIL ENGINEER, OVERVIEW 3, 6/26/15, 10/29/15, 11:40 AM, LAST SAVED: 6/25/2015 11:23 AM, PLOTTED ON: 6/26/2015



NOTES

- TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN IS 68.83 ACRES.
- THERE ARE NO AREAS OF THE SITE AREA THAT ARE OR HAVE BEEN DEVELOPED.
- THERE IS AN APPROVED SITE DEVELOPMENT PLAN FOR ENVIRONMENTAL RESTORATION (SDP 13-026) WITHIN THE SITE AREA.
- PROPOSED DOWNTOWN MIXED USE AREA IS 53.05 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 AND NEAR THE INTERSECTION OF ROAD A AND ROAD C ON PARCEL D.
- 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
- *SECONDARY AMENITY SPACE OF 113,609 SF IS REQUIRED, SUBJECT TO POTENTIAL CREDIT PER SECTION 125.0.A.9.g.(4).(g). 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 APPLICABLE SITE DEVELOPMENT PLAN(S) AND WILL VARY FROM WHAT IS SHOWN HEREON. SEE BELOW FOR A TABULATION OF THE SECONDARY AMENITY SPACES.
- EACH DEVELOPER AND OWNER, AS APPLICABLE, WITHIN THE FDP AREA WILL MAKE THE APPLICABLE ONE-TIME AND ANNUAL PAYMENTS REQUIRED BY CEPPA'S 25, 26 & 27 IN ACCORDANCE WITH EACH RESPECTIVE CEPPA OR MEET ALTERNATIVE COMPLIANCE AS PROVIDED BY LAW.
- 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.A.9.F(2) OF THE ZONING REGULATIONS.
- 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. 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 ROAD A OF APPROXIMATELY 0.74 ACRES OWNED BY CA, WILL BE EXCHANGED FOR LAND IN LOTS 1, 2, 3, 5 AND 7 OWNED BY HRD IN THE APPROXIMATE AREA OF 15.78 ACRES. FINAL ACREAGE WILL BE BASED ON COUNTY APPROVAL OF RIGHT-OF-WAY ALIGNMENTS AND RECORD PLATS.

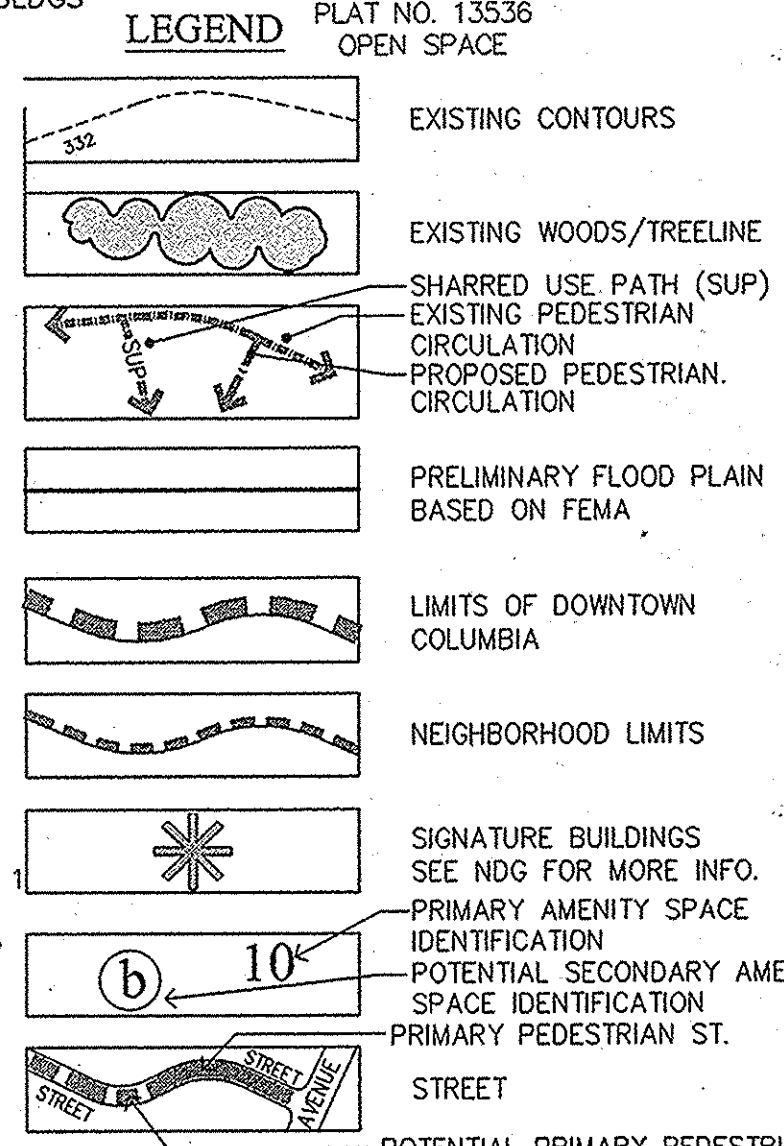
***POTENTIAL NEW SECONDARY AMENITY SPACES CHART**

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

KEY AMENITY DESCRIPTION

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

TOTAL MINIMUM NET NEW AREA: 113,609 SF



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)	0.74 AC.	15.78 AC.
DOWNTOWN MIXED USE AREAS (DMUA)	68.09 AC.	53.05 AC.
ROADS - 7.02 AC.		
TOTAL		68.83 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 PARCEL D AND 2.61 AC. (113,609 SF) OF SECONDARY AMENITY SPACE AS SHOWN IN THE POTENTIAL NEW SECONDARY AMENITY SPACE CHART ON THIS SHEET.

LINE TABLE

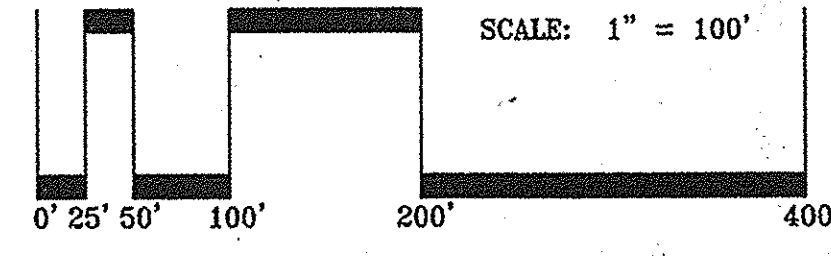
LINE	BEARING	LENGTH
L1	S 75°10'32" W	47.40'
L2	N 61°40'37" E	34.18'
L3	S 75°10'32" W	24.94'

CURVE TABLE

CURVE	RADIUS	LENGTH
C2	905.00'	8.72'

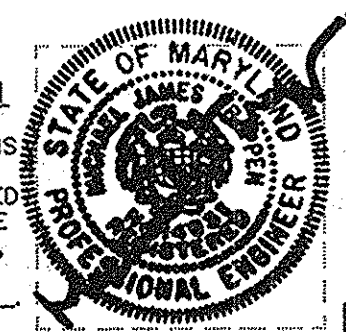
**PLAN AREA-NORTH
 PARCELS A, B, E, LOT 1, & ROAD B and part of LOT 2 & ROAD A**

NOTE: FOR COORDINATE TABLE, SEE SHEETS 4 & 6



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, 2016.



RECORDED AS PLAT NUMBER **23406** ON **7/2/15**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER L: 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10221 WINCOPIN CIRCLE, THIRD FLOOR COLUMBIA, MARYLAND 21044 ATTN: BOB JENKINS 410-964-5443

OWNER LOT 23 THE COLUMBIA ASSOCIATION 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044

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

LIBER 5289 FOLIO 330 & COLUMBIA TOWN CENTER SECTION 1 LOTS 23 & LOTS 11-C THRU 11-G

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 4 OF 7

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: JUNE, 2015

L:\CADD\DRAWINGS\11071\PLANS BY GUY\DPD\Bound 0's\FDP-Plans.dwg, PLOTTED: 6/10/2015 10:43 AM, LAST SAVED: 6/9/2015 2:43 PM, PLOTTED BY: Mike Troppen

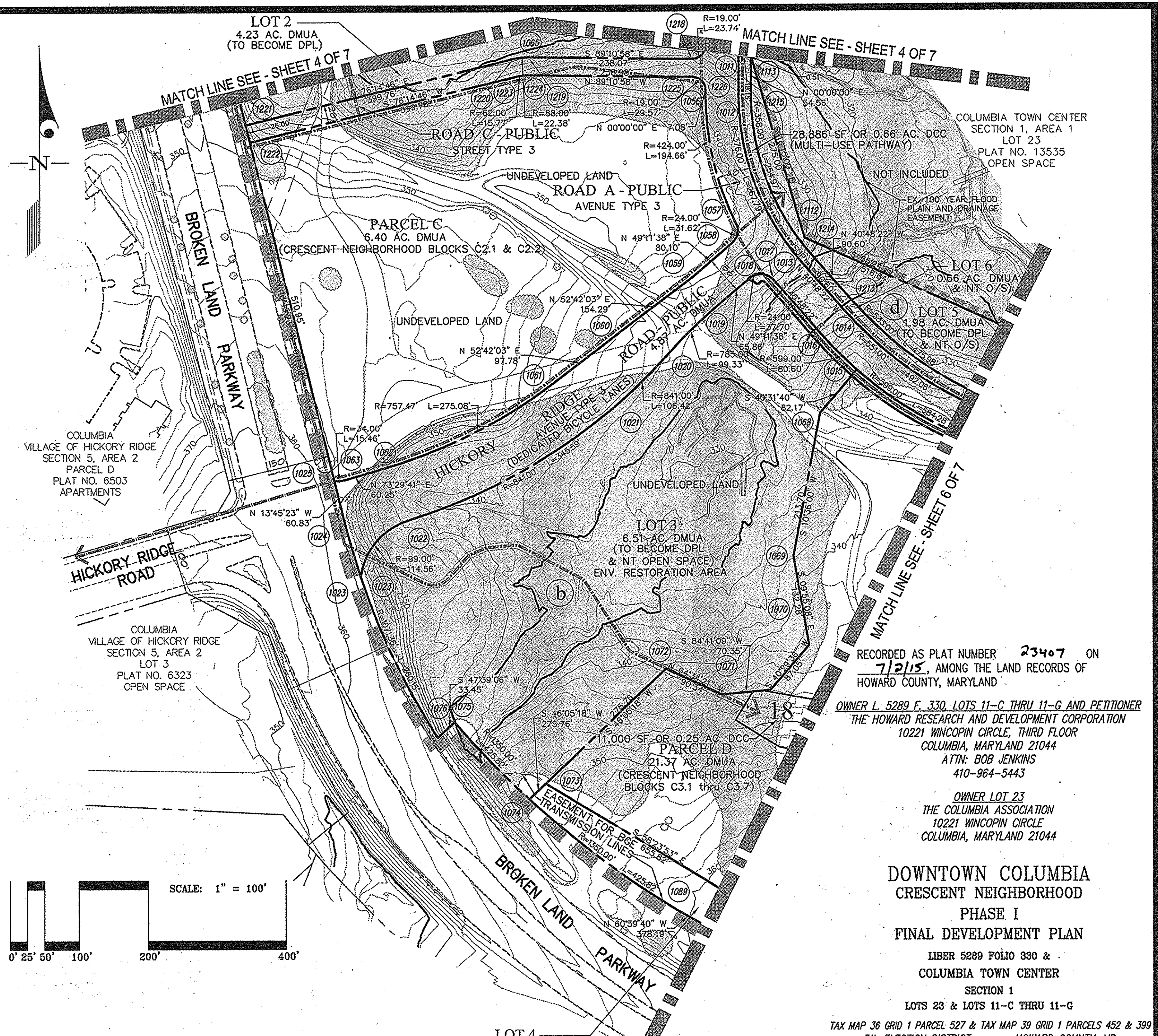
HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE: *[Signature]*
 HO. CO. PLAN. BD. CHAIRPERSON DATE: *[Signature]*

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1000	562,510.14	1,350,057.68
1001	562,569.08	1,350,166.60
1002	562,561.85	1,350,340.09
1003	562,565.22	1,350,378.74
1004	562,585.27	1,350,608.37
1005	562,589.95	1,350,661.93
1006	562,580.87	1,350,660.98
1007	562,355.18	1,350,680.68
1008	562,206.41	1,350,710.79
1009	562,194.08	1,350,714.68
1010	561,891.83	1,350,760.30
1011	561,596.85	1,350,760.30
1012	561,539.96	1,350,760.30
1013	561,294.24	1,350,851.70
1014	561,225.67	1,350,910.91
1015	561,270.92	1,350,689.75
1016	561,137.01	1,350,931.19
1017	561,194.30	1,350,874.58
1018	561,269.07	1,350,810.02
1019	561,271.55	1,350,776.17

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1020	561,228.51	1,350,726.32
1021	561,159.02	1,350,655.44
1022	561,084.57	1,350,579.50
1023	560,918.02	1,350,279.46
1024	560,834.58	1,350,210.46
1025	560,917.25	1,350,186.66
1026	560,976.34	1,350,172.20
1027	561,507.60	1,350,042.14
1028	561,916.05	1,349,944.09
1029	561,912.63	1,349,944.69
1030	562,375.33	1,349,999.08
1031	562,562.56	1,350,376.57
1032	562,538.10	1,350,378.20
1036	561,887.66	1,350,318.42
1038	562,572.37	1,350,613.54
1039	562,568.39	1,350,613.88
1040	562,351.00	1,350,632.86
1041	562,177.58	1,350,669.54
1042	562,167.66	1,350,669.86
1043	562,153.65	1,350,656.23

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1044	562,147.27	1,350,632.12
1045	562,135.14	1,350,586.29
1046	562,133.99	1,350,579.30
1048	562,101.06	1,350,476.55
1049	562,098.12	1,350,545.44
1050	562,096.76	1,350,577.12
1051	562,097.08	1,350,581.77
1052	562,099.33	1,350,595.61
1053	562,117.87	1,350,665.64
1054	562,103.62	1,350,689.05
1055	561,891.83	1,350,712.30
1057	561,539.96	1,350,712.30
1058	561,352.07	1,350,756.21
1059	561,323.26	1,350,750.38
1060	561,177.42	1,350,567.02
1061	561,118.17	1,350,489.23
1062	560,994.38	1,350,245.27
1063	560,977.27	1,350,187.50
1065	561,635.02	1,350,465.50
1066	561,906.88	1,350,453.68

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1067	562,114.72	1,350,571.72
1068	561,074.55	1,350,877.79
1069	560,864.50	1,350,838.48
1070	560,734.20	1,350,861.27
1071	560,661.48	1,350,734.69
1072	560,700.27	1,350,653.10
1073	560,532.36	1,350,478.70
1074	560,509.02	1,350,454.44
1075	560,622.53	1,350,346.15
1076	560,601.26	1,350,321.34
1077	561,038.40	1,351,571.31
1078	561,071.01	1,351,942.30
1079	561,067.51	1,351,958.29
1080	561,009.32	1,351,995.71
1081	560,607.71	1,351,925.59
1082	560,645.52	1,351,915.48
1083	560,650.71	1,351,873.64
1084	560,451.02	1,351,848.89
1085	560,228.78	1,351,458.36
1086	560,209.98	1,351,469.06



TABULATION OF LAND USE
SEE SHEET 4 OF 7

PLAN AREA-MID
PARCEL C, LOT 3 & HICKORY RIDGE RD EXT.
and part of PARCEL D. LOTS 2, 4, 5, 6 & ROAD A

NOTE: FOR LEGEND, SEE SHEET 3
NOTE: FOR ADDITIONAL COORDINATE TABLES, SEE SHEET 7

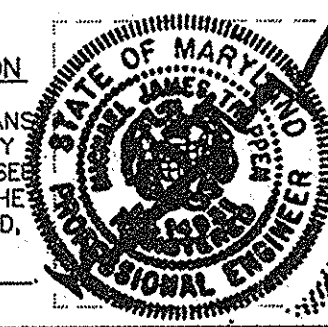
HOWARD COUNTY PLANNING BOARD

Handwritten signatures and dates
H.C.P.B. EXECUTIVE SECRETARY DATE: 6/18/15
HO. CO. PLAN. BD. CHAIRPERSON DATE: 6/18/15

LOT 4
3.68 AC. DMUA

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, 2016



RECORDED AS PLAT NUMBER 23407 ON 7/2/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10221 WINCOPIN CIRCLE, THIRD FLOOR COLUMBIA, MARYLAND 21044 ATTN: BOB JENKINS 410-964-5443
OWNER LOT 23 THE COLUMBIA ASSOCIATION 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044

DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
FINAL DEVELOPMENT PLAN

LIBER 5289 FOLIO 330 & COLUMBIA TOWN CENTER SECTION 1

LOTS 23 & LOTS 11-C THRU 11-G

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 7

GLWGUTSCHICK LITTLE & WEBER, P.A.

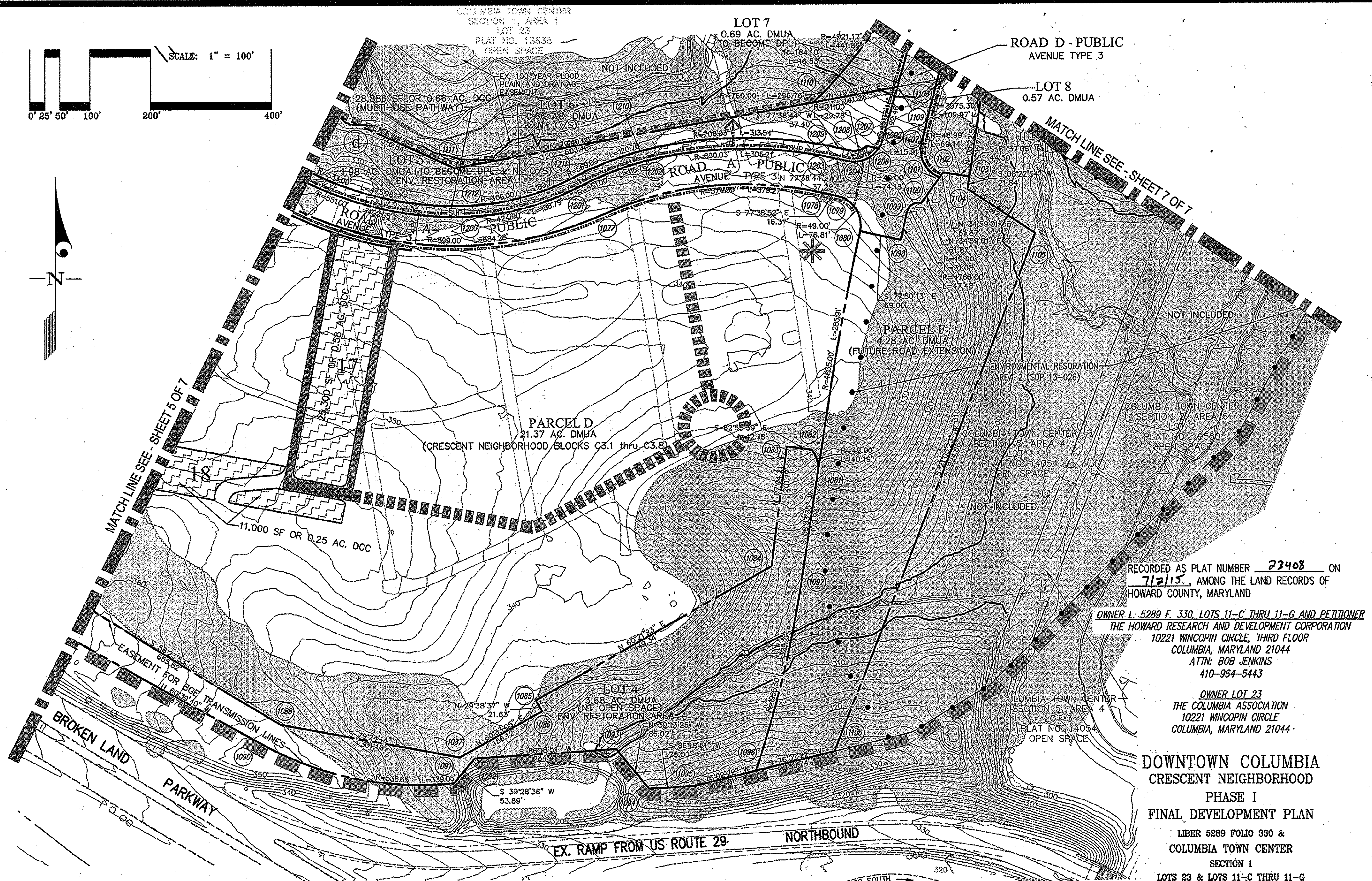
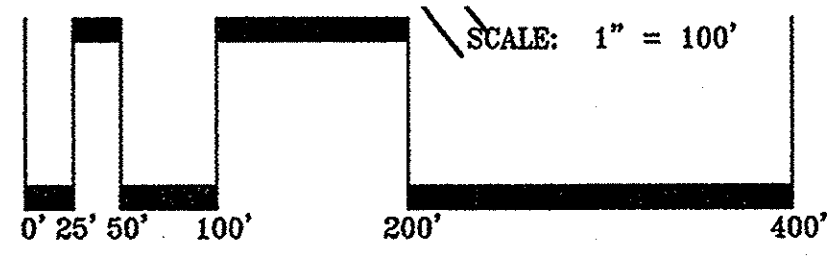
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886

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

DRAWN BY: mjt CHECK BY: MJT DATE: JUNE, 2015

L:\CADD\DRAWINGS\1071\PLANS BY GLW\FDP\Bound O's VDP-Plan5.dwg PLOTTED: 6/10/2015 10:43 AM. LAST SAVED: 6/9/2015 2:43 PM. PLOTTED BY: Mike Troppen



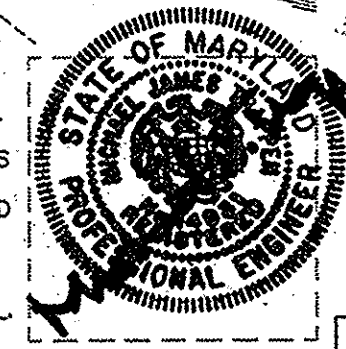
TABULATION OF LAND USE
SEE SHEET 4 OF 7

PLAN AREA-SOUTH
PARCEL F & part of PARCEL D, LOTS 4 thru 8, ROADS A and D

NOTE: FOR LEGEND, SEE SHEET 4
NOTE: FOR COORDINATE TABLE, SEE SHEETS 5 & 7

HOWARD COUNTY PLANNING BOARD
March 10, 2015
H.C.P.B. EXECUTIVE SECRETARY DATE
6/1/15
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: MAY 21, 2016

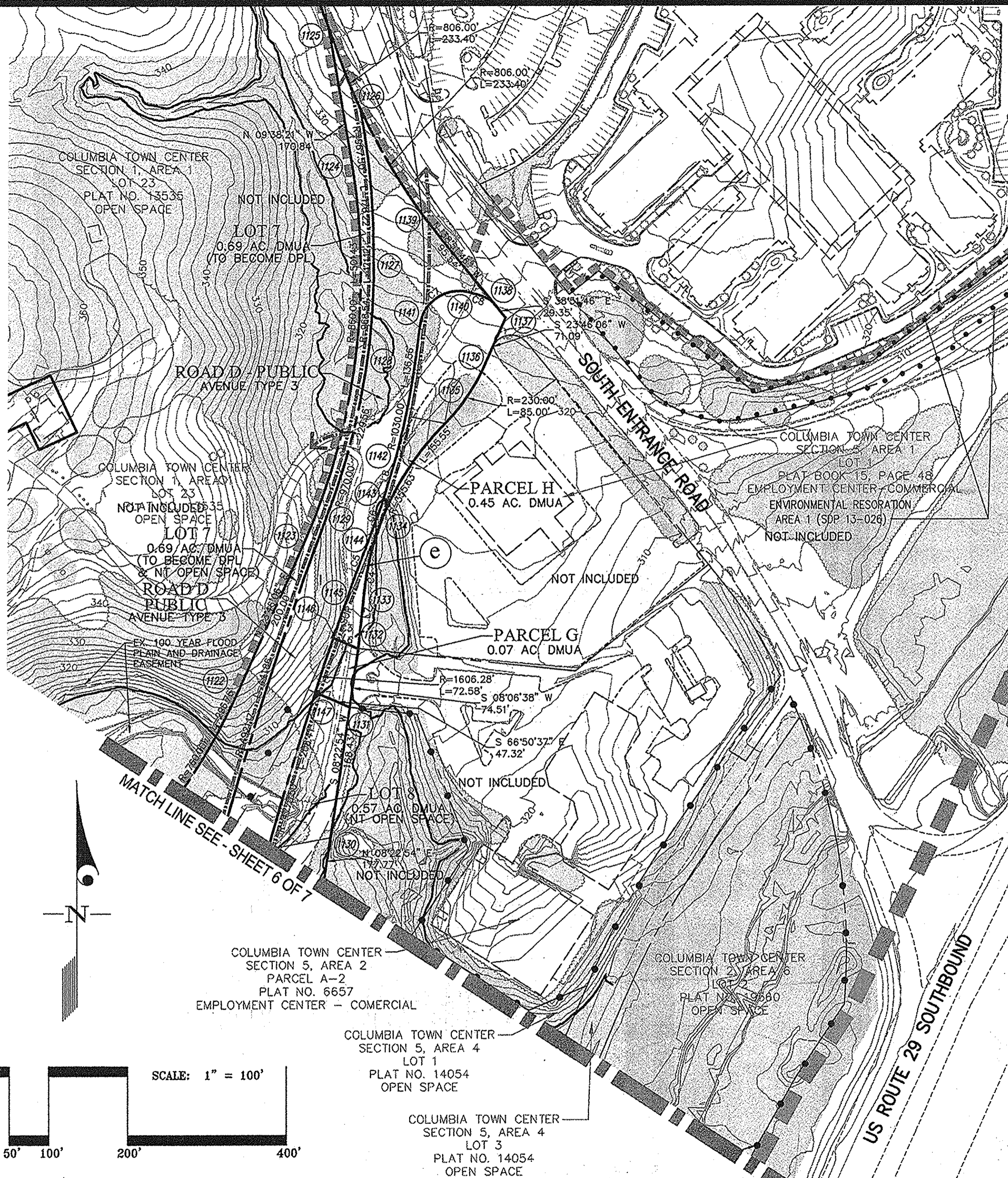


TAX MAP 36 GRID 1 PARCEL 527 & TAX MAP 39 GRID 1 PARCELS 452 & 399
5th ELECTION DISTRICT HOWARD COUNTY, MD
SCALE: 1"=100' SHEET 6 OF 7

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: mjt CHECK BY: MJW DATE: JUNE, 2015

RECORDED AS PLAT NUMBER 23408 ON 7/2/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10221 WINCOPIN CIRCLE, THIRD FLOOR COLUMBIA, MARYLAND 21044 ATTN: BOB JENKINS 410-964-5443
OWNER LOT 23 THE COLUMBIA ASSOCIATION 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044

DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE I
FINAL DEVELOPMENT PLAN
LIBER 5289 FOLIO 330 & COLUMBIA TOWN CENTER SECTION 1 LOTS 23 & LOTS 11-C THRU 11-G



COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1087	560,133.22	1,351,333.11
1088	560,188.59	1,351,037.15
1089	560,346.31	1,350,667.91
1090	560,161.01	1,350,997.59
1091	560,089.61	1,351,323.31
1092	560,131.21	1,351,357.57
1093	560,146.28	1,351,591.50
1094	560,079.64	1,351,645.89
1095	560,084.46	1,351,720.74
1096	560,109.85	1,351,822.84
1097	560,429.78	1,351,898.81
1098	560,994.78	1,352,063.16
1099	561,041.15	1,352,073.39
1100	561,055.18	1,352,097.31
1101	561,097.68	1,352,127.05
1102	561,105.87	1,352,132.79
1103	561,099.38	1,352,176.82
1104	561,077.78	1,352,173.63
1105	561,004.83	1,352,285.34
1106	560,142.11	1,351,952.63

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1107	561,154.06	1,352,097.76
1108	561,260.88	1,352,123.90
1109	561,248.88	1,352,058.07
1110	561,264.81	1,352,062.46
1111	561,247.18	1,352,048.75
1112	561,223.54	1,351,919.10
1113	561,115.36	1,351,325.72
1114	561,330.42	1,350,856.27
1115	561,594.46	1,350,778.81
1120	562,619.77	1,351,003.47
1121	562,592.87	1,351,005.82
1122	562,580.18	1,351,006.61
1123	562,390.48	1,350,936.05
1124	561,465.23	1,352,088.05
1125	561,648.26	1,352,168.66
1126	562,138.87	1,352,229.46
1127	562,307.29	1,352,200.85
1128	562,203.62	1,352,241.15
1129	562,028.43	1,352,257.73
1130	561,907.48	1,352,253.06

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1131	561,685.02	1,352,198.60
1132	561,464.23	1,352,175.02
1133	561,530.44	1,352,204.18
1134	561,529.35	1,352,206.65
1135	561,515.64	1,352,237.79
1136	561,441.88	1,352,227.28
1137	561,460.49	1,352,183.77
1138	561,275.25	1,352,202.73
1139	561,589.34	1,352,245.55
1140	561,616.02	1,352,241.87
1141	561,663.54	1,352,254.67
1142	561,673.06	1,352,264.79
1143	561,699.04	1,352,267.20
1144	561,803.33	1,352,347.51
1145	561,812.03	1,352,303.64
1146	561,873.10	1,352,395.20
1147	561,928.99	1,352,316.29
1148	561,943.33	1,352,320.19
1149	561,961.02	1,352,405.43
1150	561,938.16	1,352,423.85

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1215	561,539.96	1,350,778.30
1216	561,594.52	1,350,778.30
1217	561,611.58	1,350,712.30
1218	561,592.05	1,350,693.03
1219	561,595.45	1,350,454.99
1220	561,592.93	1,350,432.81
1221	561,497.89	1,350,044.52
1222	561,472.63	1,350,050.70
1223	561,567.68	1,350,438.99
1224	561,569.45	1,350,454.62
1225	561,568.04	1,350,693.58
1226	561,547.04	1,350,712.30
1227	561,937.37	1,350,315.11
1228	561,896.56	1,350,451.45
1229	562,098.93	1,350,444.75
1230	562,075.16	1,350,089.49
1231	562,075.68	1,350,072.42
1232	562,093.54	1,349,933.21
1233	562,119.53	1,349,934.91
1234	562,101.47	1,350,075.73

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1235	562,101.11	1,350,087.75
1236	562,123.80	1,350,426.97
1237	562,134.75	1,350,405.19

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1250	561,921.07	1,350,071.04
1251	561,924.51	1,350,070.81
1252	560,67.99	1,350,804.74

RECORDED AS PLAT NUMBER 23409 ON 7/21/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER L. 5289 F. 330, LOTS 11-C THRU 11-G AND PETITIONER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10221 WINCOPIN CIRCLE, THIRD FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BOB JENKINS
 410-964-5443

OWNER LOT 23
 THE COLUMBIA ASSOCIATION
 10221 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044

LINE TABLE		
LINE	BEARING	LENGTH
L6	S 66°13'54" E	34.02'
L7	S 06°00'37" W	74.11'
L8	N 16°31'04" E	69.98'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C3	669.84'	30.26'
C4	355.66'	86.11'
C5	2494.79'	112.72'
C6	1030.00'	37.21'
C7	49.00'	83.83'
C8	177.00'	29.91'

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

LIBER 5289 FOLIO 330 &
 COLUMBIA TOWN CENTER
 SECTION 1
 LOTS 23 & LOTS 11-C THRU 11-G

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 7

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: *mjt* CHECK BY: *mjt* DATE: JUNE, 2015

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, 2016



TABULATION OF LAND USE
 SEE SHEET 4 OF 7

HOWARD COUNTY PLANNING BOARD

Handwritten signatures and dates:
 H.C.P.B. EXECUTIVE SECRETARY DATE HO. CO. PLAN. BO. CHAIRPERSON DATE

**PLAN AREA-EAST
 PARCELS G & H and part of LOTS 7 & 8 and part of ROAD D**

NOTE: FOR LEGEND, SEE SHEET 4
 NOTE: FOR ADDITIONAL COORDINATE TABLES, SEE SHEET 5