

GENERAL NOTES

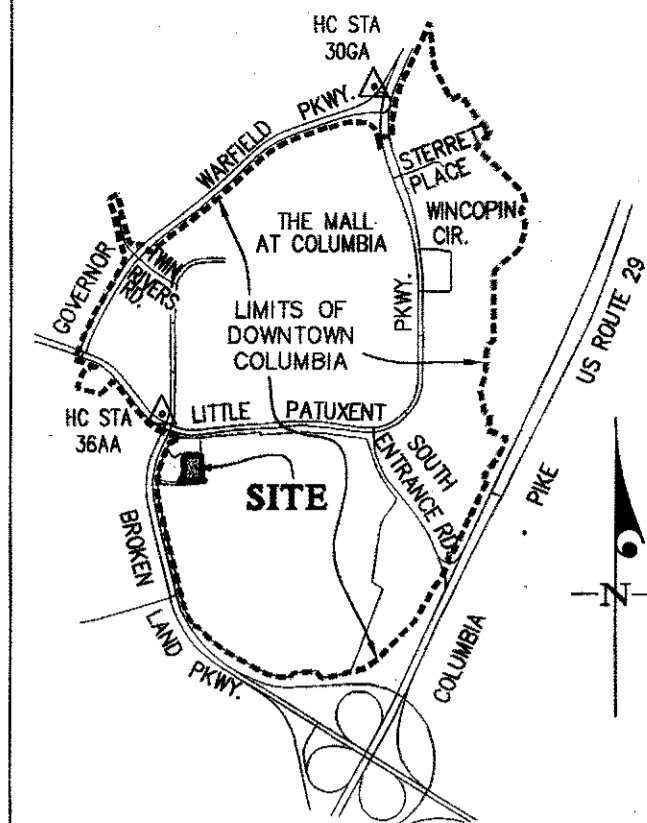
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ⚓
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., FEBRUARY 2014.
- PROPERTY IS ZONED 'NEW TOWN' PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: ECP-15-074, FDP-DC-CRESCENT-1, SDP-15-068 & F-15-098.
- COORDINATES BASED ON NAD '83 (ADJ. 1991) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 36AA - N 562,804.8481 E 1,349,906.2177 AND No. 30GA - N 566,053.5759 E 1,335,177.5800
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE DECEMBER 17, 2015, ON WHICH DATE THE DEVELOPER'S AGREEMENT No. 24-4928-D WAS FILED AND ACCEPTED.
- THIS PROPERTY IS SUBJECT TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES (NDG), RECORDED IN LIBER 16305 AT FOLIO 415, CRESCENT NEIGHBORHOOD IMPLEMENTATION PLAN, RECORDED IN LIBER 16306 AT FOLIO 1 AND THE CRESCENT NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT Nos. 23397 THRU 23402 ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-CRESCENT-1), RECORDED AS PLAT Nos. 23403 THRU 23409.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS ZONED NEW TOWN AND IS PART OF A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- THIS PROJECT AREA IS DESIGNATED AS DOWNTOWN MIXED USE AREA AND DOWNTOWN COMMUNITY COMMONS AREA PER FDP-DC-CRESCENT-1.
- PER HOWARD COUNTY HISTORIC SITE MAP, HERE ON NO HISTORIC STRUCTURES ON SITE.
PER HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO CEMETERIES ON THIS SITE.
THE PROPERTY IS IN THE METROPOLITAN DISTRICT.
- THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM THE PROPERTY LINES AND THE PUBLIC OR PRIVATE RIGHTS OF WAY LINES ARE TO BE IN ACCORDANCE WITH FDP-DC-CRESCENT-1 CRITERIA AND THE STANDARDS ESTABLISHED IN THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES.

(GENERAL NOTES CONTINUE)

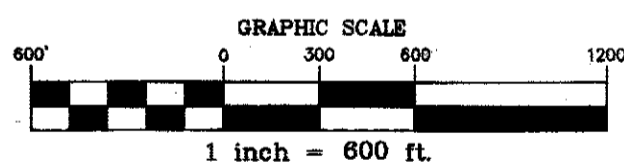
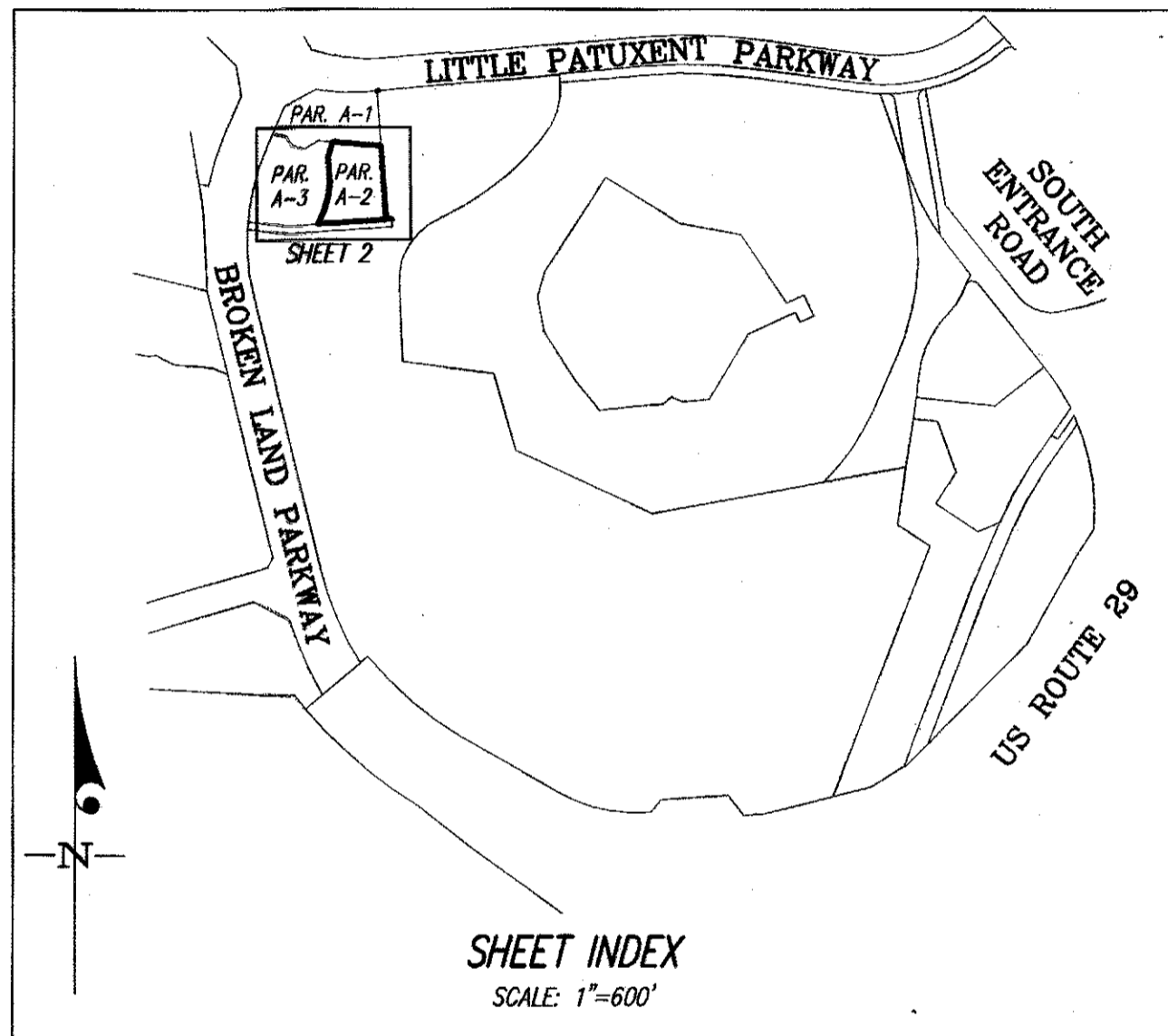
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH THE PARCELS. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOTS AND PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2. THROUGHOUT THE SITE, MICRO BIO-RETENTION (M-6) AND FILTERRAS HAVE BEEN USED. ALL OF THE STORMWATER MANAGEMENT DEVICES SHOWN ON THESE PLANS HAVE BEEN DESIGNED TO TREAT THE STORMWATER RUNOFF FROM THE PUBLIC ROADS. THE MICRO BIO-RETENTION FACILITIES WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED; DPW WILL MAINTAIN THE INLETS, AND THE PLANTINGS, ETC. WILL BE PRIVATELY MAINTAINED. THE FILTERRAS WILL BE PRIVATELY OWNED AND MAINTAINED.
- THERE ARE NO WETLANDS ON THIS SITE PER THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT-McCUNE-WALKER, INC., DATED NOVEMBER 1, 2013.
- THERE IS NO FLOODPLAIN ON THIS SITE PER THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BIOHABITATS, INC., DATED JUNE 2015.

(GENERAL NOTES CONTINUE)

- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, LANDSCAPE MANUAL AND THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN. SEE NOTE #24 FOR PRIVATE STREET TREE SURETY.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS AREAS, UNLESS PERMITTED AS AN ESSENTIAL DISTURBANCE OR BY WAIVER PETITION, AND APPROPRIATE PERMITS ARE ACQUIRED FROM MDE.
- ON OCTOBER 7, 2015 WP-16-024 WAS GRANTED, WAIVING SECTION 16.119(1)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE SERVICE AREA MUST BE FULLY SCREENED FROM BROKEN LAND PARKWAY WITH GATES, SCREEN WALLS, AND LANDSCAPING.
 - ACCESS TO THE LOADING AREA MUST BE DESIGNED TO ENSURE THAT DELIVERY AND TRASH VEHICLES WILL NOT HAVE ANY BACKING UP MOVEMENTS WITHIN BROKEN LAND PARKWAY RIGHT-OF-WAY.
 - COMPLIANCE WITH THE ATTACHED DED COMMENTS DATED AUGUST 26, 2015.
 - ADD A GENERAL NOTE TO SDP 15-068 REFERENCING THIS WAIVER PETITION AND ITS DECISION.
- A SURETY OF \$5,700 HAS BEEN POSTED WITH THE DPW DEVELOPER'S AGREEMENT FOR 19 STREET TREES THAT WILL BE PRIVATELY MAINTAINED.
- THERE ARE NO EXISTING STRUCTURES ON SITE.



VICINITY MAP
1"=2000'



TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
3. TOTAL AREA OF PARCELS TO BE RECORDED:	1,1744 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
7. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1,1744 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 8-17-16

DATE: 8-18-16

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, WILLIAM ROWE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 12. DAY OF AUGUST 2016

BY: *William Rowe*
WILLIAM ROWE

ATTEST: *J. Hill*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO PARCEL A-2 AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PHASE 1, PARCELS A-1, THRU A-3" AND RECORDED AS PLAT 23566, ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2018)



THE PURPOSE OF THIS REVISION PLAT IS TO ABANDON THREE STORMWATER MANAGEMENT AREAS & TO REVISE TWO EXISTING STORMWATER MANAGEMENT AREAS ACROSS PARCEL A-2. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDED OF THE BOUNDARY OF PARCEL A-2; PLEASE SEE PLAT NO. 23566 ON F-15-098 FOR THE PROPERTY BOUNDARY INFORMATION.

RECORDED AS PLAT NUMBER 23883 ON 8/19/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PHASE 1
PARCEL A-2

(A REVISION TO PARCEL A-2, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT NO. 23566)

FDP-DC-CRESCENT-1 TM 36, GRID 1, P/O PARCEL 527
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' SHEET 1 OF 2 AUGUST 2016

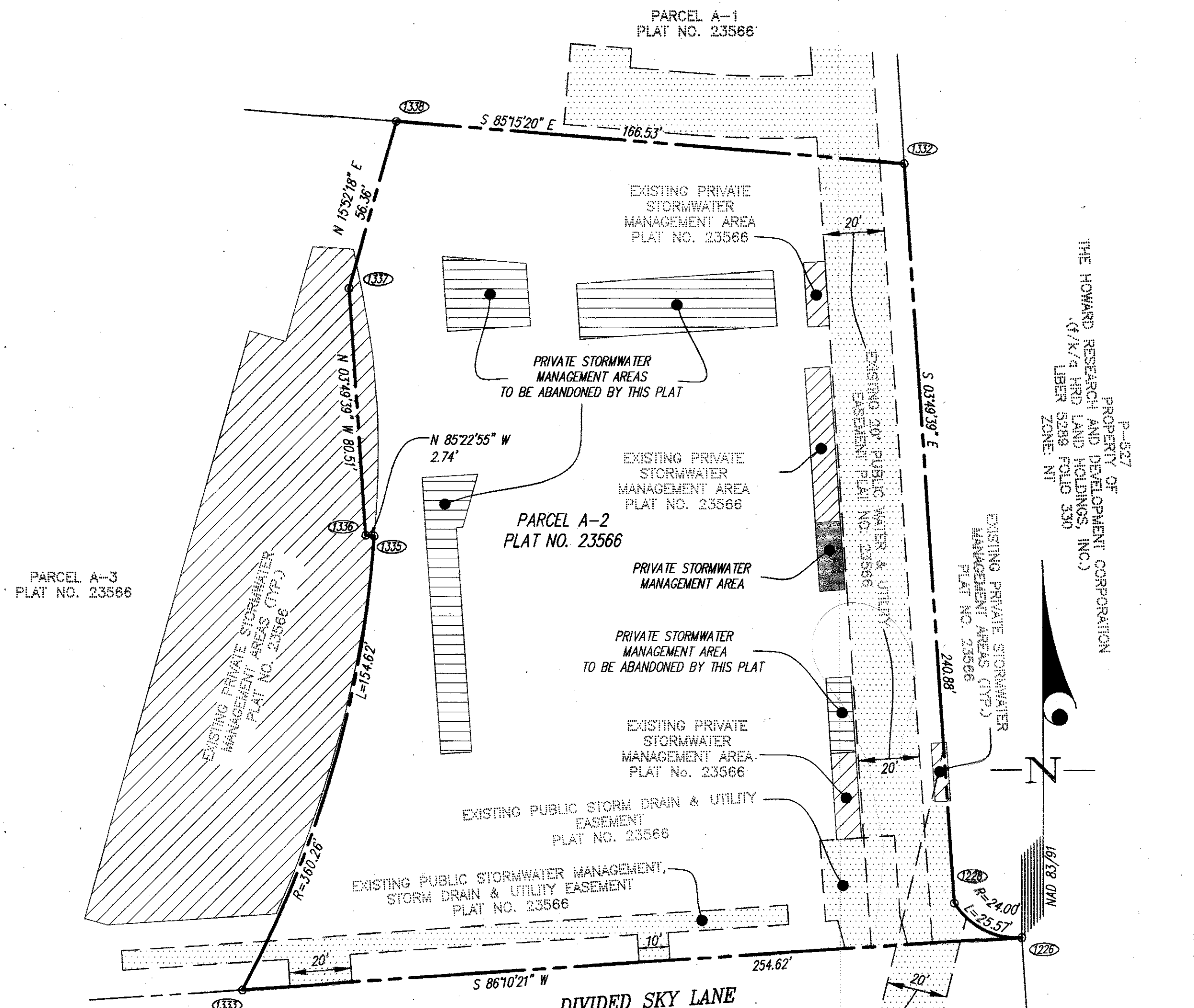
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
5809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024, BALT: 410-880-1820, DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *GLW* CHECK BY: *GLW*

F-17-011

S:\Survey Drawings\15019\PLATS\15019 REV SWM PAR A-2\15019 REV SWM PAR A-2 PLAT 01.dwg, PLOTTED: 8/12/2016 2:48 PM, LAST SAVED: 8/12/2016 1:12 PM, PLOTTED BY: Remon O. Labrador

COORDINATE TABLE THIS SHEET		
POINT	NORTHING	EASTING
1226	562,123.80	1,350,426.97
1228	562,134.75	1,350,405.19
1332	562,375.10	1,350,389.11
1333	562,106.80	1,350,172.91
1335	562,254.11	1,350,215.85
1336	562,254.33	1,350,213.11
1337	562,334.66	1,350,207.74
1338	562,388.87	1,350,223.15

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1333-1335	360.26'	154.62'	78.52'	153.43'	N 16°14'57" E	24°35'25"
1228-1226	24.00'	25.57'	14.15'	24.38'	S 63°18'18" E	61°02'42"



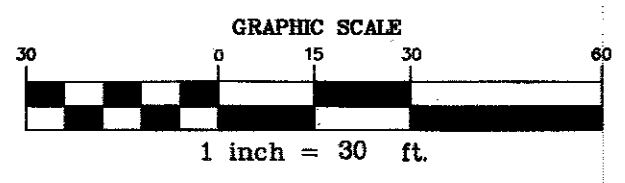
LEGEND

- PROPERTY LINE
- SHADING FOR ALL EASEMENTS
- PRIVATE STORMWATER MANAGEMENT AREAS TO BE ABANDONED BY THIS PLAT
- EXISTING PRIVATE STORMWATER MANAGEMENT AREAS
- PRIVATE STORMWATER MANAGEMENT AREA

TABULATION OF FINAL PLAT - THIS SHEET

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OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
c/o THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PARKWAY, SUITE 400
COLUMBIA, MD 21044
PH: 410-964-5443



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maura Roseman 8/17/2016
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Elwood 8-17-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen Wood 8-18-16
DIRECTOR DATE

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THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 12 DAY OF AUGUST 2016

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION,
BY: *William Rowe*
WILLIAM ROWE

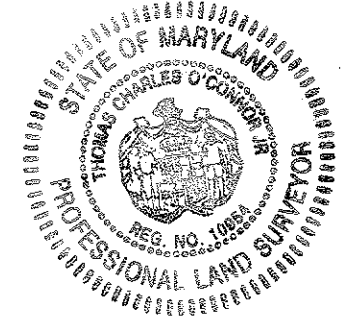
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Thomas C. O'Connor, Jr. 8-18-2016
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2018)



RECORDED AS PLAT NUMBER 23884 ON 8/18/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD
PHASE 1
PARCEL A-2
(A REVISION TO PARCEL A-2, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT NO. 23566)
FDP-DC-CRESCENT-1 TM 36, GRID 1, P/O PARCEL 527
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' SHEET 2 OF 2 AUGUST 2016

GLW GUTSCHICK 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: *301* CHECK BY: *301*

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PLOT: 8/12/2016 2:52 PM, LAST SAVED: 8/12/2016 1:12 PM, PLOTTED BY: Román O. Labrador