

GENERAL NOTES

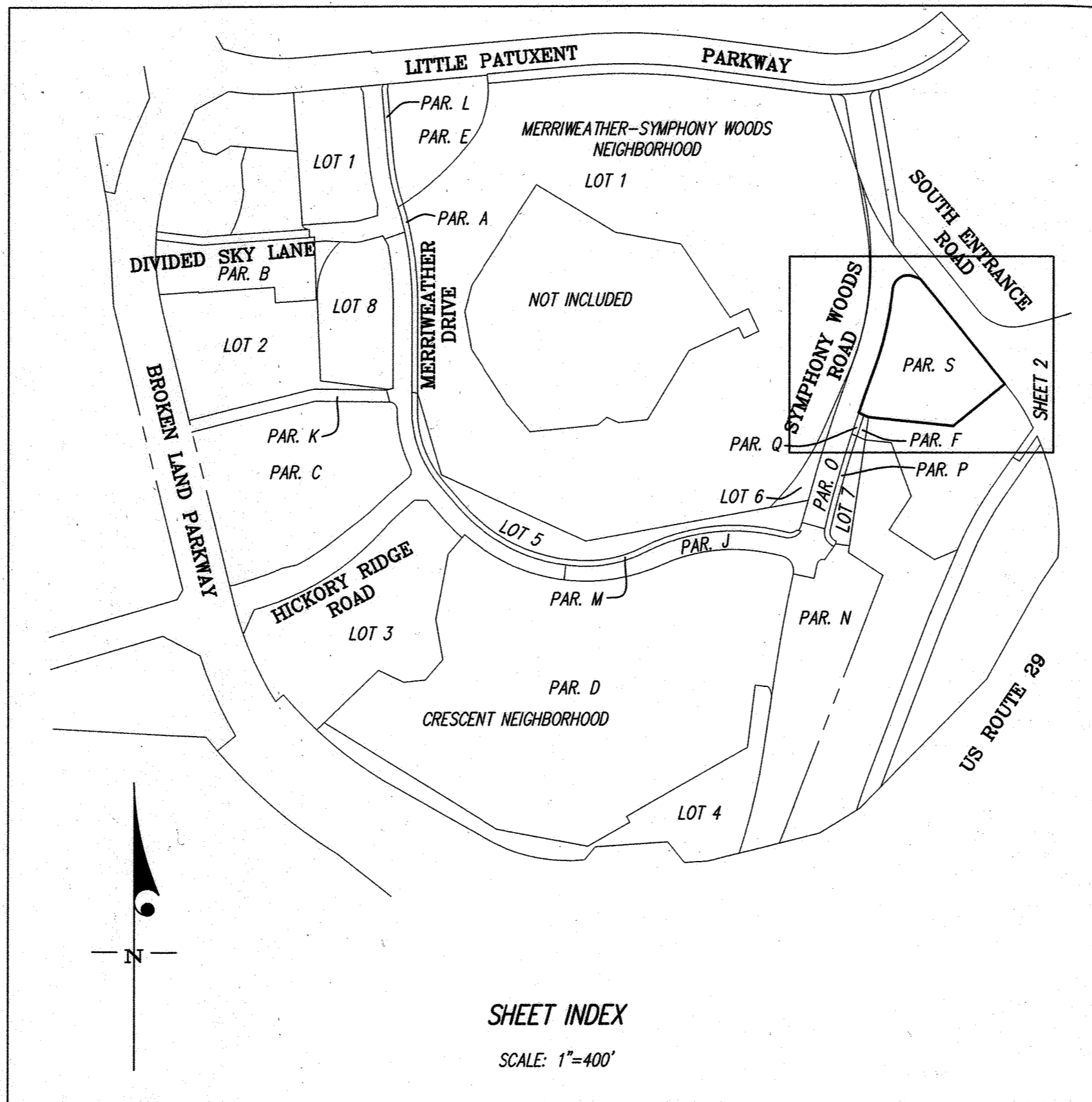
- CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ○
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., MARCH 2016.
- PROPERTY IS ZONED 'NEW TOWN' PER THE 2013 COMPREHENSIVE ZONING PLAN AND IS DESIGNATED AS DOWNTOWN MIXED USE AREA. ADDITIONALLY, THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010 AS AMENDED NOVEMBER 9, 2016.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SDP-80-165c, FDP-DC-CRESCENT-1A, F-15-106, F-16-114, FDP-DC-CRESCENT-2, ECP 17-024, F-17-080 AND SDP-17-043.
- COORDINATES BASED ON NAD '83 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 \_\_\_\_\_ ON WHICH DATE THE DEVELOPER'S AGREEMENT No. \_\_\_\_\_ WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPERTY IS SUBJECT TO THE CRESCENT NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES (NSDG), RECORDED IN L. 17559 F. 202, THE CRESCENT NEIGHBORHOOD SPECIFIC IMPLEMENTATION PLAN (NSIP), RECORDED IN L. 17559, F. 165, THE CRESCENT NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT NOS. 24160 THRU 24165 AND THE CRESCENT FINAL DEVELOPMENT PLAN (FDP-DC-CRESCENT-2), RECORDED AS PLAT NOS. 24166 THRU 24168.
- THIS SITE COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE PAYMENT OF A FEE-IN-LIEU OF FOREST CONSERVATION. THE FEE-IN-LIEU IS \$8,321.81. SEE SDP-17-043 FOR ADDITIONAL INFORMATION.
- THIS PROJECT AREA IS DESIGNATED AS DOWNTOWN MIXED USE AREA AND DOWNTOWN COMMUNITY COMMONS AREA PER FDP-DC-CRESCENT-2.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- PER HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO CEMETERIES ON THIS SITE.
- THE PROPERTY IS IN THE METROPOLITAN DISTRICT.
- RESERVATION OF PUBLIC UTILITY EASEMENTS:  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS AND FLOODPLAIN EASEMENT AREA, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS NECESSARY DISTURBANCES OR WAIVERS HAVE BEEN APPROVED. THE ENVIRONMENTAL DISTURBANCES SHOWN ON THESE PLANS (SEE NOTE 22 FOR DISTURBANCES) ARE COVERED BY WP-17-104, MDE PERMIT NO 201661439/16-NT-3239, AND FEM A CASE NUMBER 17-03-1105C. DP2 DETERMINED THE IMPACTS TO BE NECESSARY DISTURBANCE TO COMPLETE THE ROAD NETWORK IN ACCORDANCE WITH THE DOWNTOWN COLUMBIA PLAN.
- THERE ARE NO DESIGNATED HISTORIC OR CULTURALLY SIGNIFICANT EXISTING SITES, BUILDINGS, OR STRUCTURES OR PUBLIC ART WITHIN THE SITE AREA. HOWEVER, THE DOWNTOWN COLUMBIA PLAN RECOGNIZES THE POPULARITY OF THE EXISTING TOBY'S DINNER THEATRE AND RECOMMENDS EXPLORING OPPORTUNITIES FOR A NEW AND IMPROVED FACILITY FOR THE THEATRE AS WELL AS THE POSSIBILITY OF A NEW CHILDREN'S THEATRE. THE SDP PROPOSES LAND USES THAT WILL FACILITATE REDEVELOPMENT OF THE SITE WITH A NEW CULTURAL CENTER, INCLUDING NEW THEATRE FACILITIES.
- THE NOISE STUDY WAS PROVIDED BY HUSH ACOUSTICS, LLC DATED FEBRUARY, 2017. THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT-MCCUNE-WALKER, INC., DATED NOVEMBER 1, 2013 AND SUPPLEMENTED BY A LETTER DATED JULY 28, 2016.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS AND ASSOCIATES, DATED MARCH 10, 2017, AND WAS APPROVED WITH SDP-17-043.

(GENERAL NOTES CONTINUE)

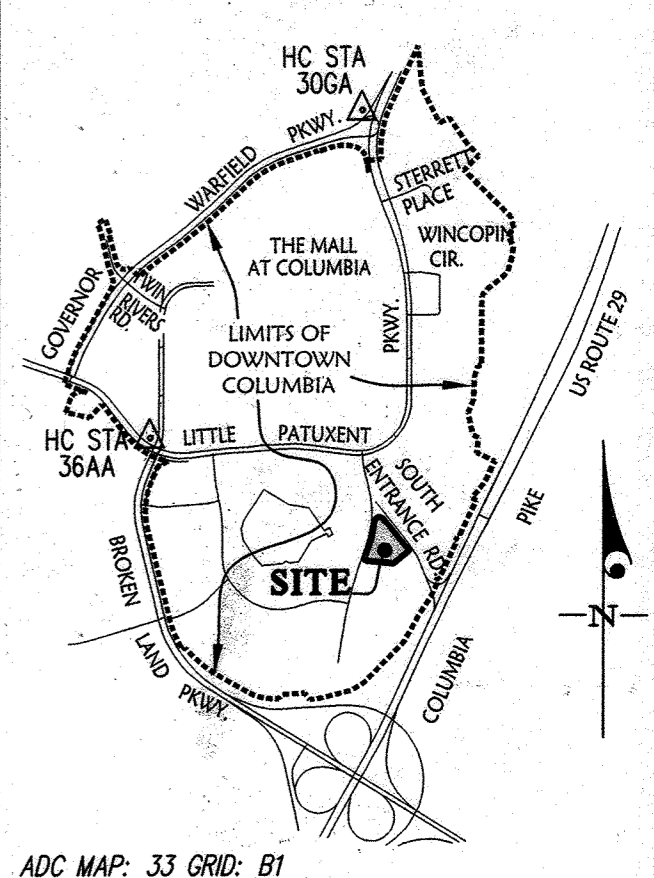
- "STREAM E" FROM THE DMW WETLAND DELINEATION REPORT DATED 11/1/2013, RUNS THROUGH THE SITE IN A DITCH ON THE WESTERN EDGE OF THE PROPERTY. STREAM E IS AN INTERMITTENT STREAM WITH A 100 YEAR FLOODPLAIN. AS PART OF THE F-16-114 ROAD PLANS, THIS STREAM IS PROPOSED TO BE DIVERTED AROUND THE NEW CULTURAL CENTER SITE. THE FLOODPLAIN FROM LITTLE PATUXENT RIVER MARGINALLY EXTENDS ONTO THE SITE IN THE SOUTHEAST CORNER OF THE SITE. THIS AREA OF THE SITE IS A CURRENTLY A PAVED PARKING LOT. THE FLOODPLAIN LINE THAT HAS BEEN DELINEATED IS BASED ON THE FEMA FLOOD ELEVATION, PLOTTED ON CURRENT TOPOGRAPHY. A FLOODPLAIN REPORT HAS BEEN SUBMITTED TO SHOW THAT THE PROPOSED IMPROVEMENTS HAVE NO IMPACT TO THE LITTLE PATUXENT RIVER FLOODPLAIN ELEVATIONS.
- THE MINIMUM BUILDING SETBACKS RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY ARE TO BE IN ACCORDANCE WITH FDP-DC-CRESCENT-2 AND CRESCENT NEIGHBORHOOD DESIGN GUIDELINES.
- THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF GREEN ROOF (A-1), MICRO-BIORETENTION (M-6), AND A STORMCEPTOR WILL BE USED. ALL STORMWATER DEVICES WILL BE PRIVATELY OWNED AND MAINTAINED. THERE ARE NO MAJOR STORMWATER MANAGEMENT FACILITIES WITHIN THE PLAN AREA OR ADJOINING LAND.

(GENERAL NOTES CONTINUE)

- IN ACCORDANCE WITH FDP-DC-CRESCENT-2 THERE IS A 15 STORY BUILDING HEIGHT LIMIT (NOT TO EXCEED 170 FEET)
- PRIOR TO SUBMITTING THIS FINAL PLAT, A PRE-SUBMISSION COMMUNITY MEETING FOR THE ASSOCIATED SITE DEVELOPMENT PLAN (SDP-17-0043) WAS HELD ON FEBRUARY 16, 2017 AT KAHLER HALL. NOTICE OF THE MEETING WAS PROVIDED IN ACCORDANCE WITH SECTION 16.128 OF THE ZONING REGULATIONS.
- TO ADDRESS AFFORDABLE HOUSING, THE PROPERTY HAS BEEN INCLUDED IN A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT BETWEEN THE COUNTY AND THE COMMUNITY DEVELOPER ("DRRA") WHICH ANTICIPATES DEVELOPMENT OF THE PROPERTY WITH APPROXIMATELY 50% AFFORDABLE DWELLING UNITS, ALONG WITH OTHER USES.
- THE LOCATION OF A POTENTIAL COMMON ACCESS EASEMENT, NOT TO EXCEED TWO (2) FEET IN WIDTH, IS IDENTIFIED ADJACENT TO THE SOUTHERN PROPERTY LINE OF THE NEW CULTURAL CENTER FOR THE POTENTIAL CONSTRUCTION AND MAINTENANCE OF A FUTURE PEDESTRIAN/BICYCLE PATH. THE IDENTIFICATION OF THIS POTENTIAL EASEMENT, AND ANY SUCH EASEMENT, DOES/WILL NOT PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPING, RETAINING WALLS AND OTHER IMPROVEMENTS ASSOCIATED WITH THE NEW CULTURAL CENTER. IF THE PATHWAY IS NOT CONSTRUCTED, ANY IMPROVEMENTS ASSOCIATED WITH THE NEW CULTURAL CENTER MAY REMAIN INDEFINITELY. THE NEW CULTURAL CENTER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF THE FUTURE PATHWAY OR ANY ASSOCIATED COSTS, AND THE CONSTRUCTION TIMING OF SUCH PATHWAY WILL NOT IMPACT THE NEW CULTURAL CENTER DEVELOPMENT. CONSTRUCTION OF THE PATHWAY MUST NOT IMPAIR THE USE OR OPERATION OF THE NEW CULTURAL CENTER.
- EXISTING PARCELS G, H, & R WERE INCLUDED IN FDP-DC-CRESCENT-1A.



SHEET INDEX  
SCALE: 1"=400'



VICINITY MAP  
1"=2000'

- LEGEND**
- [Cross-hatched pattern] PART OF PUBLIC EASEMENT TO BE ABANDONED BY THIS PLAT
  - [Dashed line] PRIVATE EASEMENTS
  - [Dotted pattern] PUBLIC EASEMENTS
  - [Horizontal lines] SHADING FOR ALL EASEMENTS
  - [Dashed line with dots] PUBLIC FLOODPLAIN EASEMENT
  - [Dotted pattern] OLD PROPERTY LINES TO BE ABANDONED BY THIS PLAT.
  - [Dashed line] OWNERSHIP DIVISION LINE
  - [Dotted pattern] APPROXIMATE 65 DBA NOISE LINE
  - [Box with 'EL=486.2'] FLOODPLAIN EASEMENT ELEVATION
  - [Diagonal lines] EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT PER PLAT NO. 24807
  - [Hexagonal pattern] AREA RESERVED FOR RIGHT-OF-WAY FOR A FUTURE ROAD REALIGNMENT, PER SECTION 16.119(G)(3) OF THE SUBDIVISION REGULATIONS

**OWNERS:**  
 HOWARD COUNTY HOUSING COMMISSION  
 9770 PATUXENT WOODS DRIVE  
 COLUMBIA, MD 21046  
  
 TOBY'S GENERAL PARTNERSHIP  
 10709 VISTA ROAD  
 COLUMBIA, MD. 21044  
  
 HOWARD COUNTY, MARYLAND  
 GEORGE HOWARD BUILDING  
 3430 COURT HOUSE DRIVE  
 ELLICOTT CITY, MD. 21043

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1, PARCELS G, PARCEL H, AND PARCEL R INTO PARCEL S; TO ABANDON PUBLIC AND PRIVATE EASEMENTS ACROSS PARCEL S AND TO CREATE A PUBLIC SEWER AND UTILITY EASEMENT, PRIVATE COMMON ACCESS EASEMENT AND A FLOODPLAIN EASEMENT.

**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.0388 AC.
4. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.0388 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
 [Signature] Health Officer 7/20/23

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] Chief, Development Engineering Division 7-27-23  
 [Signature] Director 8/28/23

**OWNER'S DEDICATION**  
 HOWARD COUNTY, MARYLAND; TOBY'S GENERAL PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP; AND THE HOWARD COUNTY HOUSING COMMISSION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.  
 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 \_\_\_\_\_ DAY OF \_\_\_\_\_

HOWARD COUNTY HOUSING COMMISSION  
 BY: [Signature] PETER ENGEL, EXECUTIVE DIRECTOR  
 ATTEST: [Signature]

TOBY'S GENERAL PARTNERSHIP  
 BY: [Signature] HAROLD ORENSTEIN, GENERAL PARTNER  
 ATTEST: [Signature]

HOWARD COUNTY, MARYLAND  
 BY: [Signature] CALVIN BALL, COUNTY EXECUTIVE  
 ATTEST: [Signature]

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS IN PART A RESUBDIVISION OF THAT LAND CONVEYED BY CDT, A VIRGINIA PARTNERSHIP TO TOBY'S GENERAL PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP BY DEED DATED SEPTEMBER 26, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1530 FOLIO 379; ALSO IN PART BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HOWARD COUNTY HOUSING COMMISSION, BY A DEED DATED \_\_\_\_\_ 2023 AND RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_; AND ALSO IN PART BEING PART OF THAT LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HOWARD COUNTY, MARYLAND BY DEED DATED APRIL 15, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3999 FOLIO 138; THAT IT IS IN PART A RESUBDIVISION OF LOT 1 SECTION 5 AREA 1, AS SHOWN ON A PLAT ENTITLED "COLUMBIA TOWN CENTER, LOT 1" AND RECORDED IN PLAT BOOK 15 AS FOLIO 48; A RESUBDIVISION OF PARCEL G, PARCEL H, AND NON-BUILDABLE BULK PARCEL R, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PARCELS B THRU H AND NON-BUILDABLE BULK PARCELS J THRU R AND OPEN SPACE LOTS LOTS 1 THRU 8 AND MERRIVETHER-SYMPHONY WOODS NEIGHBORHOOD, OPEN SPACE LOT 1 AND NON-BUILDABLE BULK PARCEL A" AND RECORDED AS PLAT NO. 24003; 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 3-108, 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.

[Signature] 06/13/23  
 WILLIAM E. GRUENINGER, III  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21542 (EXP./RENEWAL 12/21/2023)



RECORDED AS PLAT NUMBER 24402 ON 8-28-23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**DOWNTOWN COLUMBIA**  
 CRESCENT NEIGHBORHOOD, PHASE 2  
 PARCEL S

(A RESUBDIVISION OF: (1) LOT 1, COLUMBIA TOWN CENTER, PLAT BOOK 15 FOLIO 48, (2) PARCELS G & H, DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PLAT No. 24003 AND (3) TO NON-BUILDABLE BULK PARCEL R, DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PLAT No. 24003)

ZONE: NT TM 36, GRID 8, PARCEL 307  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN SHEET 1 OF 2 JUNE 2023

**GLW GUTSCHICK 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: 301-421-6186  
 DRAWN BY: MAB CHECK BY: WEG

S:\Survey Drawings\15107\PLATS\15107-RPL1.dwg, PLOTTED: 6/2/2023 10:18 AM, LAST SAVED: 6/2/2023 10:18 AM, PLOTTED BY: Morgan Bell

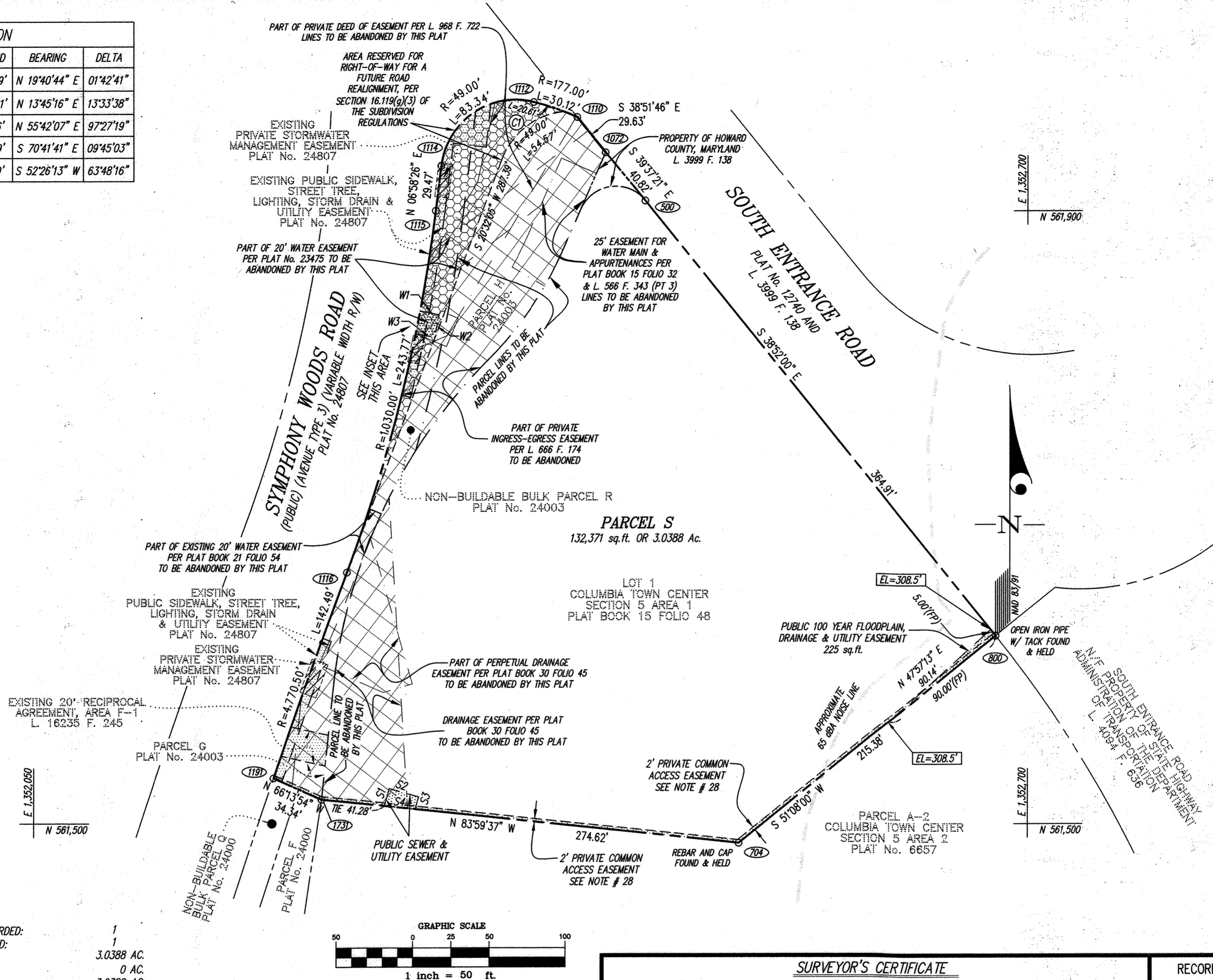
CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1191-1116	4,770.50'	142.49'	71.25'	142.49'	N 19°40'44" E	01°42'41"
1116-1115	1,030.00'	243.77'	122.46'	243.21'	N 13°45'16" E	13°33'38"
1114-1112	49.00'	83.34'	55.83'	73.66'	N 55°42'07" E	97°27'19"
1112-1110	177.00'	30.12'	15.10'	30.09'	S 70°41'41" E	09°45'03"
(C)	49.00'	54.57'	30.50'	51.79'	S 52°26'13" W	63°48'16"

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
S1	N 15°43'28" E	11.70'
S2	S 74°16'32" E	20.00'
S3	S 15°43'28" W	8.27'
S4	N 83°59'37" W	20.29'

COORDINATE TABLE		
POINT	NORTHING	EASTING
500	561,906.51	1,352,450.05
704	561,487.23	1,352,511.34
800	561,622.38	1,352,679.04
1072	561,937.95	1,352,424.02
1110	561,961.02	1,352,405.43
1112	561,970.96	1,352,377.04
1114	561,929.46	1,352,316.19
1115	561,900.20	1,352,312.61
1116	561,663.97	1,352,254.79
1191	561,529.81	1,352,206.81
1731	561,515.97	1,352,238.23

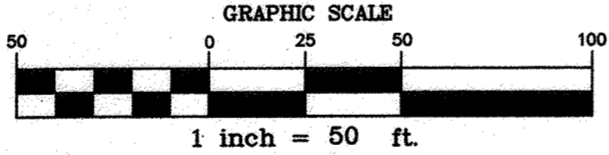
PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	S 78°54'57" E	12.61'
W2	S 11°05'03" W	15.00'
W3	N 78°54'57" W	12.61'

**OWNERS:**  
 HOWARD COUNTY HOUSING COMMISSION  
 9770 PATUXENT WOODS DRIVE  
 COLUMBIA, MD 21046  
 TOBY'S GENERAL PARTNERSHIP  
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**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
 COUNTY HEALTH OFFICER: [Signature] DATE: 7/26/23

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 7.27.23  
 DIRECTOR: [Signature] DATE: 8/28/23

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 WITNESS OUR HANDS THIS DAY OF \_\_\_\_\_  
 HOWARD COUNTY HOUSING COMMISSION: [Signature] PETER ENGEL, EXECUTIVE DIRECTOR  
 TOBY'S GENERAL PARTNERSHIP: [Signature] HAROLD ORENSTEIN, GENERAL PARTNER  
 HOWARD COUNTY, MARYLAND: [Signature] CALVIN BALL, COUNTY EXECUTIVE  
 ATTEST: [Signature] ATTEST: [Signature] ATTEST: [Signature]

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS IN PART A RESUBDIVISION OF THAT LAND CONVEYED BY CDT, A VIRGINIA PARTNERSHIP TO TOBY'S GENERAL PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP BY DEED DATED SEPTEMBER 26, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1530 FOLIO 379; ALSO IN PART BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HOWARD COUNTY HOUSING COMMISSION, BY A DEED DATED \_\_\_\_\_ 2023 AND RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_; AND ALSO IN PART BEING PART OF THAT LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HOWARD COUNTY, MARYLAND BY DEED DATED APRIL 15, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3999 FOLIO 138; THAT IT IS IN PART A RESUBDIVISION OF LOT 1 SECTION 5 AREA 1, AS SHOWN ON A PLAT ENTITLED "COLUMBIA TOWN CENTER, LOT 1" AND RECORDED IN PLAT BOOK 15 AS FOLIO 48; A RESUBDIVISION OF PARCEL G, PARCEL H, AND NON-BUILDABLE BULK PARCEL R, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PARCELS B THRU H AND NON-BUILDABLE BULK PARCELS J THRU R AND OPEN SPACE LOTS 1 THRU 8 AND MERRIMETHER-SYMPHONY WOODS NEIGHBORHOOD, OPEN SPACE LOT 1 AND NON-BUILDABLE BULK PARCEL A" AND RECORDED AS PLAT No. 24003; 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 3-108, 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.  
 WILLIAM E. GRUENINGER, III  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21542 (EXP./RENEWAL 12/21/2023)  
 DATE: 06/13/2023

RECORDED AS PLAT NUMBER 24003 ON 8-28-23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**DOWNTOWN COLUMBIA**  
 CRESCENT NEIGHBORHOOD, PHASE 2  
 PARCEL S  
 (A RESUBDIVISION OF: (1) LOT 1, COLUMBIA TOWN CENTER, PLAT BOOK 15 FOLIO 48, (2) PARCELS G & H, DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PLAT No. 24003 AND (3) TO NON-BUILDABLE BULK PARCEL R, DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PLAT No. 24003)  
 ZONE: NT TM 36, GRID 8, PARCEL 307  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 2 OF 2 JUNE 2023  
**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: MAB CHECK BY: WEG

S:\Survey Drawings\15107\PLATS\15107-RPL2.dwg, PLOTTED BY: Worgon Ball, PLOTTED: 6/2/2023 10:19 AM, LAST SAVED: 6/2/2023 10:09 AM