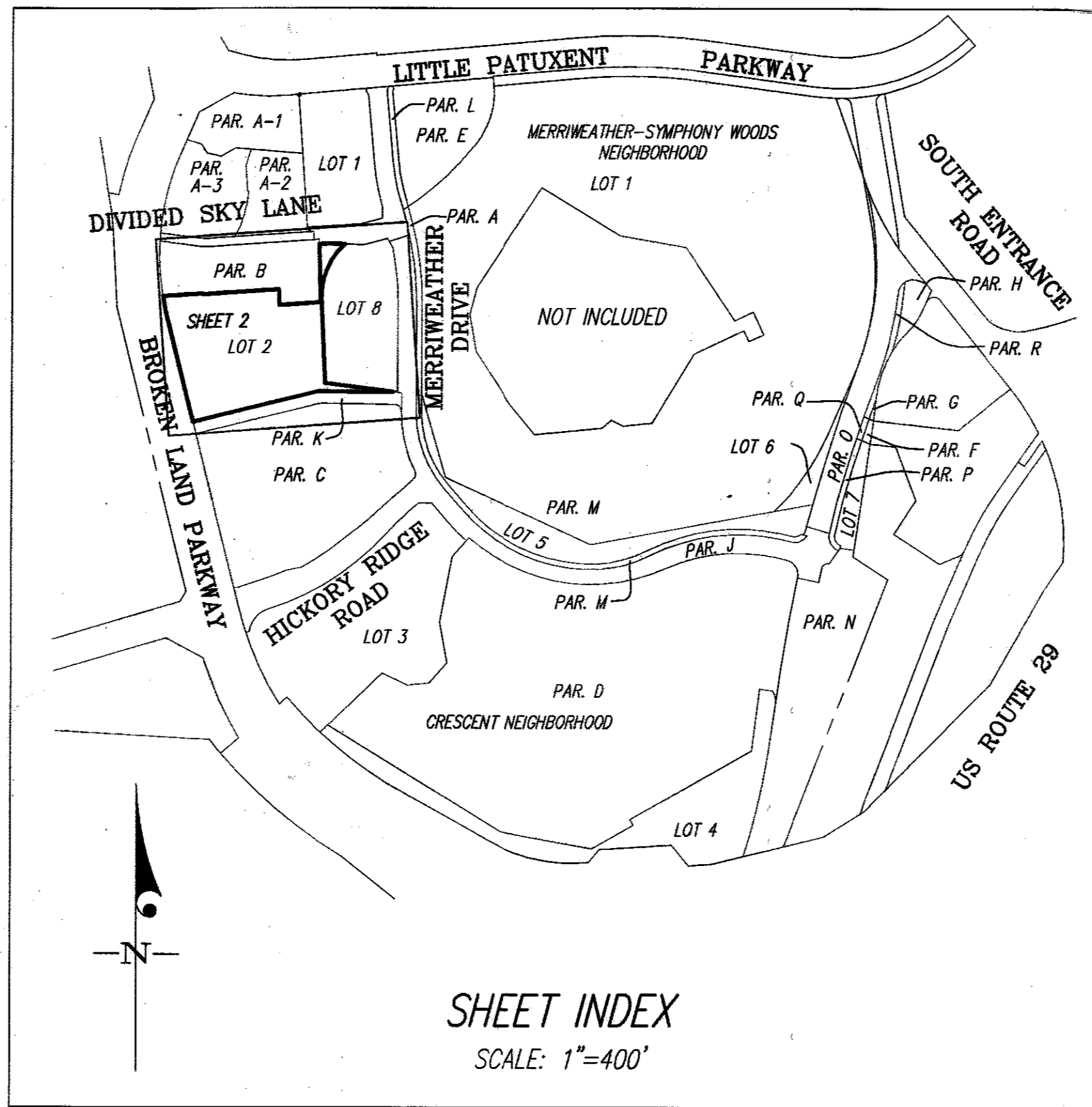


**GENERAL NOTES**

- 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: F-74-098C, F-79-149, F-86-10, F-99-018, F-15-098, F-15-106, FDP-DC-CRESCENT-1, ECP 15-074, ECP 15-083, FDP-DC-MSW-1, SDP-15-068, SDP-14-073, FDP-4-A-V, FDP-DC-CRESCENT-1A, ECP-17-027 & SDP-17-042.
- 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 PROPERTY IS SUBJECT TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES (NDG), RECORDED IN LIBER 16305 AT FOLIO 415-511 AND 16306 AT 1 THRU 150, CRESCENT NEIGHBORHOOD IMPLEMENTATION PLAN, RECORDED IN LIBER 16306 AT FOLIO 151 THRU 192 AND THE CRESCENT NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT Nos. 23397 THRU 23402 ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-CRESCENT-1A), RECORDED AS PLAT Nos. 24102 THRU 24110.
- 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 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 AND FDP-DC-CRESCENT-1A.
- PER 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.

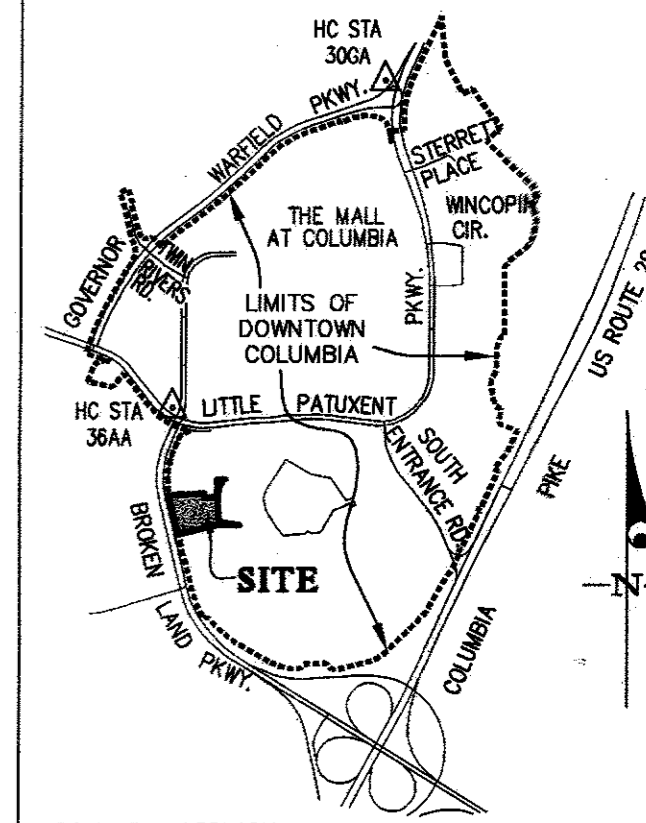
**GENERAL NOTES CONTINUED**

- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2. FOR THIS SITE A SUBMERGED GRAVEL WETLAND (M2) FACILITY HAS BEEN UTILIZED. A PE VALUE OF 2.60" WAS CALCULATED AS THE TARGET FOR THIS SITE. THE SUBMERGED GRAVEL WETLAND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMERCIAL OWNER'S ASSOCIATION.
- THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT-McCUNE-WALKER, INC., DATED NOVEMBER, 2013, AND WAS APPROVED ON MAY 23, 2016.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BIOHABITATS, DATED JUNE, 2015, AND APPROVED ON MAY 23, 2016.
- LANDSCAPE SURETY IN THE AMOUNT OF \$8,790.00 FOR TREES NOT WITHIN STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT, POSTED WITH SDP-17-042.
- 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.



**SHEET INDEX**

SCALE: 1"=400'



ADC MAP: 4935 GRID: B7

**VICINITY MAP**  
1"=2000'

**LEGEND**

	PUBLIC EASEMENTS
	PRIVATE EASEMENTS
	SHADING FOR ALL EASEMENTS
	WETLAND LIMITS
	WETLAND BUFFERS
	STREAM BUFFER
	STREAM BANK
	PUBLIC FLOOD PLAIN EASEMENT

**OWNERS:**  
COLUMBIA ASSOCIATION, INC.  
6310 HILLSIDE COURT, SUITE 100  
COLUMBIA, MARYLAND 21044

**TABULATION OF FINAL PLAT**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	4.0612 AC.
4. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED:	0 AC.
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.0612 AC.

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

*[Signature]* 7/21/2017  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 7-27-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 7/21/17  
DIRECTOR DATE

**OWNERS' DEDICATION**

COLUMBIA ASSOCIATION, INC., A MARYLAND CORPORATION, BY DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES, 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, ESTABLISH 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 3-108, 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 30th DAY OF June, 2017

COLUMBIA ASSOCIATION, INC.  
BY: *[Signature]*  
DENNIS MATTEY  
DIRECTOR OF OPEN SPACE AND FACILITY SERVICES

ATTEST: *[Signature]*  
ROBERT F. EDWARDS P.E.  
DIRECTOR OF CONSTRUCTION

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS REVISION PLAT IS CORRECT; THAT IT IS A REVISION TO OPEN SPACE LOT 2 AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD" AND RECORDED AS PLAT Nos. 23995 & 24006 AND ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO COLUMBIA ASSOCIATION, INC., BY A DEED DATED MARCH 1, 2016 AND RECORDED IN LIBER 17223 AT FOLIO 434; 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]* 6/30/2017  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2018)



THE PURPOSE OF THIS REVISION PLAT IS TO CREATE TWO (2) PRIVATE STORMWATER MANAGEMENT EASEMENTS ACROSS OPEN SPACE LOT 2.

RECORDED AS PLAT NUMBER 24276 ON 8/3/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT**  
**DOWNTOWN COLUMBIA**  
**CRESCENT NEIGHBORHOOD**  
**OPEN SPACE LOT 2**

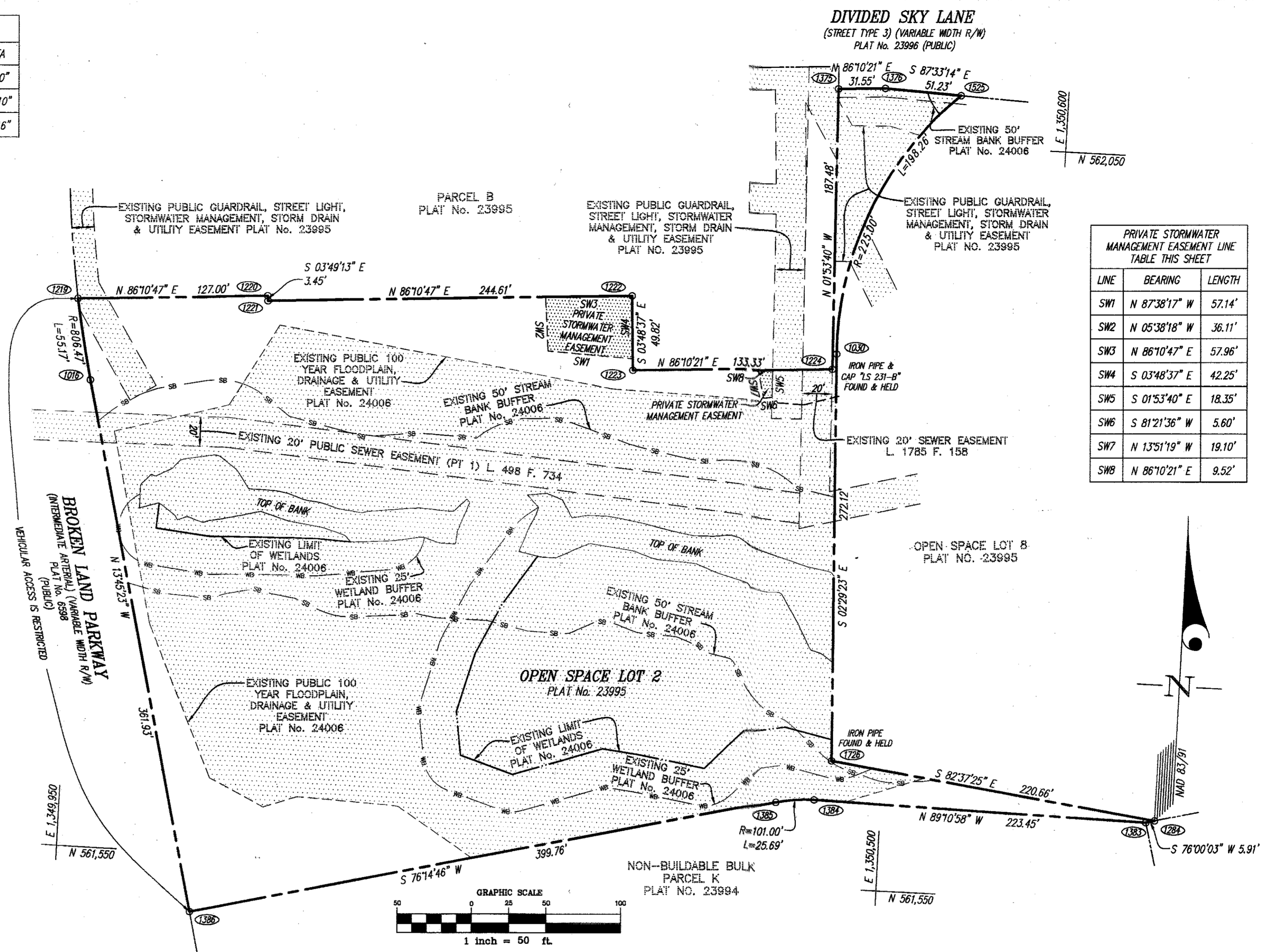
(A REVISION TO OPEN SPACE LOT 2, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT Nos. 23995 & 24006)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCEL 452  
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 2 JUNE 2017

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK  
BURTONTVILLE, MARYLAND 20884  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-980-2524 FAX: 301-421-4186  
DRAWN BY: CHECK BY:

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1016-1219	806.47'	55.17'	27.59'	55.16'	N 11°47'48" W	3°55'10"
1525-1030	225.00'	198.26'	106.08'	191.91'	S 22°45'12" W	50°29'10"
1384-1385	101.00'	25.69'	12.91'	25.62'	S 83°31'54" W	14°34'16"

COORDINATE TABLE		
POINT	NORTHING	EASTING
1016	561,862.06	1,349,955.36
1030	561,906.88	1,350,453.68
1219	561,916.05	1,349,944.09
1220	561,924.51	1,350,070.81
1221	561,921.07	1,350,071.04
1222	561,937.37	1,350,315.11
1223	561,887.66	1,350,318.42
1224	561,896.56	1,350,451.45
1284	561,606.69	1,350,684.34
1375	562,083.93	1,350,445.25
1376	562,086.04	1,350,476.73
1383	561,605.26	1,350,678.61
1384	561,608.45	1,350,455.17
1385	561,605.56	1,350,429.72
1386	561,510.52	1,350,041.42
1525	562,083.85	1,350,527.91
1726	561,635.02	1,350,465.50



PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SW1	N 87°38'17" W	57.14'
SW2	N 05°38'18" W	36.11'
SW3	N 86°10'47" E	57.96'
SW4	S 03°48'37" E	42.25'
SW5	S 01°53'40" E	18.35'
SW6	S 81°21'36" W	5.60'
SW7	N 13°51'19" W	19.10'
SW8	N 86°10'21" E	9.52'

**OWNERS:**  
 COLUMBIA ASSOCIATION, INC.  
 6310 HILLSIDE COURT, SUITE 100  
 COLUMBIA, MARYLAND 21044

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

*Mauro Rossman* 7/21/2017  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad* 7-27-17  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Dianna* 7/31/17  
 DIRECTOR DATE

**OWNERS' DEDICATION**  
 COLUMBIA ASSOCIATION, INC., A MARYLAND CORPORATION, BY DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES, 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, ESTABLISH 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.  
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WITNESS OUR HANDS THIS 30th DAY OF June 2017.  
 COLUMBIA ASSOCIATION, INC.  
 BY: *Dennis Mattey*  
 DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES  
 ATTEST: *Albert F. Edwards*  
 ALBERT F. EDWARDS P.E., DIRECTOR OF CONSTRUCTION

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS REVISION PLAT IS CORRECT; THAT IT IS A REVISION TO OPEN SPACE LOT 2 AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD" AND RECORDED AS PLAT Nos. 23995 & 24006 AND ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO COLUMBIA ASSOCIATION, INC., BY A DEED DATED MARCH 1, 2016 AND RECORDED IN LIBER 17223 AT FOLIO 434; 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.  
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*Thomas C. O'Connor, Jr.* 6/30/2017  
 THOMAS C. O'CONNOR, JR., PROFESSIONAL LAND SURVEYOR, MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2018)

RECORDED AS PLAT NUMBER *24277* ON *8/31/17*, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT  
 DOWNTOWN COLUMBIA  
 CRESCENT NEIGHBORHOOD  
 OPEN SPACE LOT 2  
 (A REVISION TO OPEN SPACE LOT 2, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT Nos. 23995 & 24006)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCEL 452  
 5TH ELECTION DISTRICT ZONE-NI HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 2 OF 2 JUNE 2017  
**GLW GUTSCHICK 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/VAL: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: CHECK BY:

S:\Survey Drawings\15019\PLATS\15019-Rev. Open Space Lot 2 (SWM)\15019 - Rev. Parcel B & OS Lot 2 - Sh. 2.dwg, PLOTTED: 6/19/2017 2:08 PM, LAST SAVED: 6/16/2017 2:05 PM, PLOTTED BY: Román O. Labrador