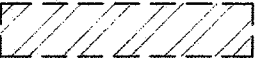
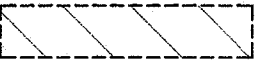

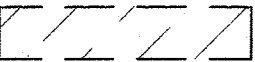
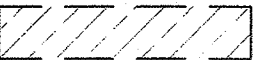

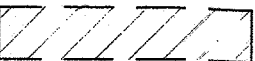


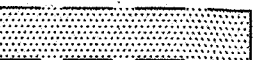
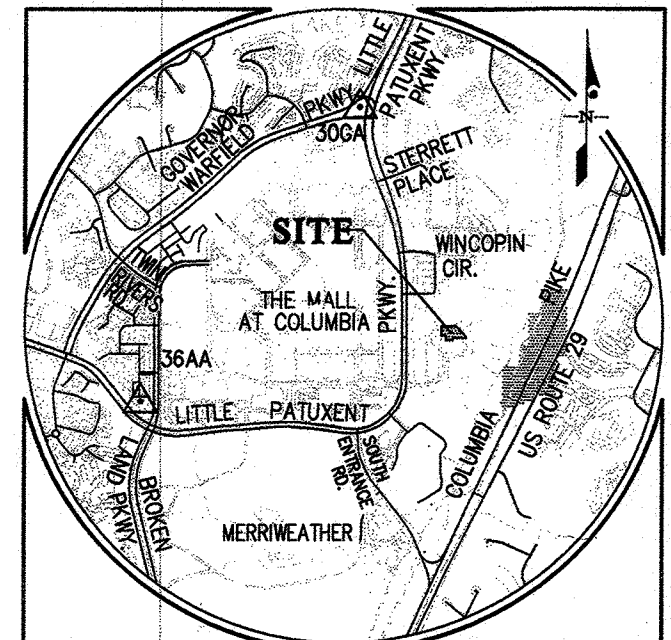


GENERAL NOTES

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
No. 30GA - N 566,053.579 E 1,352,177.604 AND
No. 36AA - N 562,804.842 E 1,349,906.240.
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PREPARED BY DAFT-MCCUNE-WALKER, INC. ON OR ABOUT DECEMBER, 2014
- THE SUBJECT PROPERTY IS ZONED 'NEW TOWN' PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN AND IS DESIGNATED AS DOWNTOWN COMMUNITY COMMONS. ADDITIONALLY, THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010, AS AMENDED NOVEMBER 9, 2016.
- ALL AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- 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, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP DC-L-1 CRITERIA AND THE STANDARDS ESTABLISHED IN THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, LANDSCAPE MANUAL AND THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- 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.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: FDP-95, FDP-95-A-II, FDP-95-A-III, PLAT 18 FOLIO 65, PLAT 23 FOLIO 86, SDP-73-023.
- WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THIS PROPERTY IS SUBJECT TO THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES (NDG), RECORDED IN LIBER 18398 AT FOLIO 338, LAKEFRONT CORE NEIGHBORHOOD IMPLEMENTATION PLAN, RECORDED IN LIBER 18398 AT FOLIO 308, THE LAKEFRONT CORE NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT Nos. 24770 THRU 24771 AND IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-L-1), RECORDED AS PLAT Nos. 24772 THRU 24778.
- THIS PROJECT AREA IS DESIGNATED AS DOWNTOWN COMMUNITY COMMONS AREA PER FDP-DC-L-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.
- 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), PERMEABLE PAVEMENT (A-2) AND STORMCEPTOR WILL BE USED. ALL OF THE STORMWATER MANAGEMENT DEVICES HAVE BEEN DESIGNED TO TREAT THE STORMWATER RUNOFF FROM THE PRIVATE AREAS. THE MICRO BIO-RETENTION FACILITIES WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- THERE ARE NO WETLANDS ON THIS SITE PER THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY BIOHABITATS, DATED OCTOBER 9, 2013.
- THERE IS A FLOODPLAIN ON THIS SITE PER THE FEMA FLOODPLAIN MAP 24027C01550 AS ADJUSTED FOR EXISTING TOPOGRAPHY.

EASEMENT LEGEND

-  EXISTING UTILITY EASEMENT
-  EXISTING PUBLIC PATHWAY & UTILITY EASEMENT
-  PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
-  EXISTING PRIVATE TEMPORARY CONSTRUCTION EASEMENT
-  EXISTING PRIVATE RETAINING WALL EASEMENT
-  EXISTING PRIVATE ACCESS EASEMENT
-  EXISTING PRIVATE HARDSCAPE EASEMENT
-  EXISTING PRIVATE STORM DRAIN EASEMENT
-  EXISTING PRIVATE WATER & ELECTRIC ACCESS EASEMENT
-  EXISTING PRIVATE INGRESS/EGRESS EASEMENT



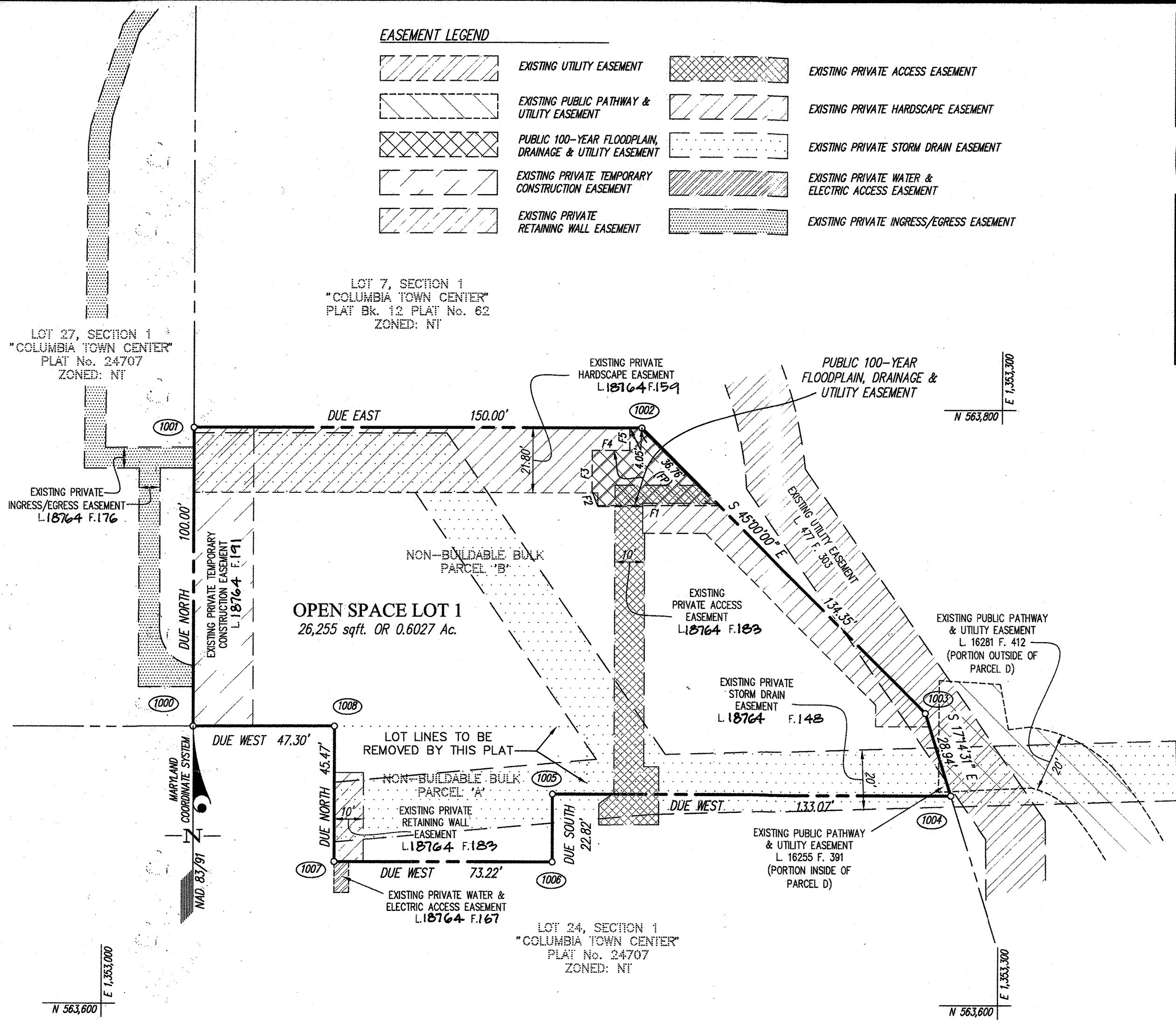
VICINITY MAP
ADC MAP PAGE 33, GRID A1 SCALE: 1" = 2,000'

COORDINATE TABLE

POINT	NORTHING	EASTING
1000	563,693.32	1,353,029.81
1001	563,793.32	1,353,029.81
1002	563,793.32	1,353,179.81
1003	563,698.32	1,353,274.81
1004	563,670.67	1,353,283.39
1005	563,670.67	1,353,150.33
1006	563,647.85	1,353,150.33
1007	563,647.85	1,353,077.11
1008	563,693.32	1,353,077.11

PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

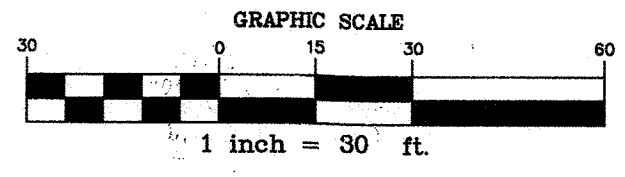
LINE	BEARING	LENGTH
F1	DUE WEST	40.77'
F2	N 20°20'55" W	5.19'
F3	DUE NORTH	13.59'
F4	DUE EAST	12.53'
F5	DUE NORTH	7.53'



N 563,600
E 1,353,000

N 563,600
E 1,353,300

OWNER:
ACB PARKING BUSINESS TRUST
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, TRUSTEE
10860 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE 0
- NON-BUILDABLE 0
- OPEN SPACE 1
- PRESERVATION PARCELS 0

B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE 0 AC.
- NON-BUILDABLE 0 AC.
- OPEN SPACE 0.6027 AC.
- PRESERVATION PARCELS 0 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 0.6027 AC.

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE NON-BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCEL 'B' INTO OPEN SPACE LOT 1 (FUTURE DOWNTOWN PUBLIC NEIGHBORHOOD SQUARE) AND TO CREATE A PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT.

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

William E. Grueninger 7/2/2019
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Plummer 7-26-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent DeLash 8-06-19
DIRECTOR

OWNER'S DEDICATION

ACB PARKING BUSINESS TRUST, BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, TRUSTEE, 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 GRANTS 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 3rd DAY OF July 2019

BY: *Greg Fitch*
GREG FITCH, AUTHORIZED SIGNATORY

WITNE: *Peter F. Riley*
PETER F. RILEY, SECRETARY

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 A SUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCEL 'B', AS SHOWN ON A SUBDIVISION PLAT ENTITLED 'COLUMBIA TOWN CENTER, SECTION 1, LOTS 24, 26, 27, OPEN SPACE LOT 25, AND NON-BUILDABLE BULK PARCEL 'A' AND 'B' AND RECORDED AS PLAT NO. 24707, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM GOP TRC, LLC, BY A DEED DATED JANUARY 7, 2015, AND RECORDED IN LIBER 15984 AT FOLIO 342, AND FROM CLOVER ACQUISITIONS, LLC BY A DEED DATED OCTOBER 1, 2018, AND RECORDED IN LIBER 18482 AT FOLIO 444, 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 7/9/2019
WILLIAM E. GRUENINGER, III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP./RENEWAL DATE 12/21/2019)



RECORDED AS PLAT NUMBER 25127 ON 8/9/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DOWNTOWN COLUMBIA
LAKEFRONT CORE NEIGHBORHOOD
PHASE I
OPEN SPACE LOT 1
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'A' AND 'B', COLUMBIA TOWN CENTER, SECTION 1, PLAT No. 24707)

ZONE: NEW TOWN TM 36, GRID 2, P/O PARCEL 321
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30" SHEET 1 OF 1 APRIL 2019

GLW 3908 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: AR
CHECK BY: W66

S:\Survey Drawings\11068\18050-LAKEFRONT CORE-PLATS-Consolidation Plat\18050 NSP PL01.dwg, PLOTTED: 6/19/2019 10:31 AM, LAST SAVED: 6/19/2019 10:50 AM, PLOTTED BY: Bill Grueninger