

**VICINITY MAP**  
ADC MAP PAGE 5054, GRID A2 SCALE: 1" = 4,000'

**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS ZONED M-1 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD '83/2011 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:  
No. 42CB - N 549,320.827 E 1,366,327.333 AND  
No. 42CC - N 549,876.167 E 1,364,873.077
3. THE BEARINGS, DISTANCES, COORDINATES AND ALL BOUNDARY INFORMATION SHOWN ON THIS REVISION PLAT ARE BASED ON NAD 83/11 DATUM PER HOWARD COUNTY, MARYLAND HORIZONTAL CONTROL STATIONS 42CB & 42CC.
4. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS:  
F-86-182; S-84-044; P-86-061; F-86-127; SDP-86-258; SDP-87-146; SDP-93-059; ECP-21-024
5. 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.
6. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON PARCEL L TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
7. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(B)(1)(II). A PLANNED OFFICE PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY APPROVED BEFORE 13/31/92.
8. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.

**COORDINATE TABLE**

POINT	NORTHING	EASTING
295	549,850.65	1,365,144.30
703	551,205.13	1,366,092.16
845	549,777.31	1,366,428.52
851	549,552.12	1,365,770.04
852	549,453.56	1,366,086.74
857	549,447.82	1,366,281.15
858	549,427.33	1,366,251.15
1083	550,699.06	1,366,815.32
1084	550,516.59	1,366,668.97
1085	550,371.59	1,366,669.01
1086	550,216.57	1,366,604.05
1087	550,153.49	1,366,693.57

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
845-857	940.00'	363.20'	183.89'	360.95'	S 24°05'53" W	22°08'18"
852-851	1,160.00'	332.82'	167.56'	331.68'	N 72°42'51" W	16°26'21"

**AREA TABULATION CHART - THIS SHEET**

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

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

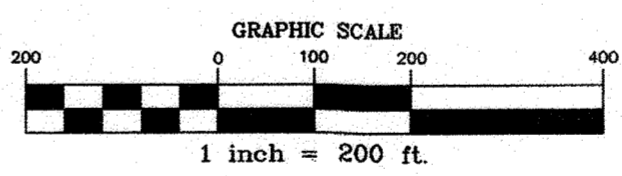
B. TOTAL AREA OF LOTS AND/OR PARCELS: 37.081 AC.

- BUILDABLE: 0 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 0 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: 37.081 AC.

**OWNERS:**  
COLGATEDRIVE PARTNERSHIP, L.P.  
6711 COLUMBIA GATEWAY DRIVE  
SUITE 300  
COLUMBIA, MD 21046-2383



**PURPOSE NOTE:**

THE SOLE PURPOSE OF THIS PLAT IS TO CREATE THE WATERLINE AND UTILITY EASEMENT SHOWN HEREON

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

*Michael J. J...* 4/6/21  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad...* 4.7.21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 4/6/21  
DIRECTOR DATE

**OWNER'S DEDICATION**

COLGATEDRIVE ASSOCIATES, L.P., OWNERS 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, ALL EASEMENTS AND RIGHT-OF-WAYS AFFECTING THIS PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

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.

For: Colgatedrive Associates, L.P.,  
A Pennsylvania Limited Partnership,  
Now known as Colgatedrive Associates, LLC,  
a Maryland limited liability company,  
by articles of conversion dated December 3, 2018

WITNESS OUR HANDS THIS DAY OF

BY: *Todd Hartman*  
TODD HARTMAN  
EXECUTIVE VICE PRESIDENT,  
CHIEF OPERATING OFFICER

WITNESS: *Elen...*

**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 REVISION OF PARCEL L, AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA GATEWAY, PARCELS L, M, N, O AND LOTS 7 AND 8, A RESUBDIVISION OF PARCEL K" AND RECORDED AS PLAT Nos. 6812 & 6813, AND ALSO BEING PART OF THE LAND CONVEYED FROM COLUMBIA/95 GROUP LIMITED PARTNERSHIP TO COLGATEDRIVE ASSOCIATES, L.P., BY A DEED DATED MARCH 31, 1999 AND RECORDED IN LIBER 4699 AT FOLIO 417, 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*  
WILLIAM E. GRUENINGER III  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2021)

DATE: 03/25/2021

RECORDED AS PLAT NUMBER 25755 ON 5-12-21, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION COLUMBIA GATEWAY PARCEL L**

(BEING A REVISION TO PARCEL L, AS SHOWN ON A PLAT ENTITLED "COLUMBIA GATEWAY, PARCELS L, M, N, O AND LOTS 7 AND 8, A RESUBDIVISION OF PARCEL K", RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT Nos. 6812 & 6813)

ZONE: M-1 TM 43, GRID 01, P/O PARCEL 671  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=200' SHEET 1 OF 1 MARCH, 2021

**GLW** 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20886 301-421-4024 GLWPA.COM

DRAWN BY: MAB  
CHECK BY: *...*

S:\Survey Drawings\2013\PLATS\201333.PL 01.dwg PLOTTED: 3/18/2021 10:23 AM, LAST SAVED: 3/17/2021 2:07 PM, PLOTTED BY: Morgan Bell

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