

**CURVE DATA**

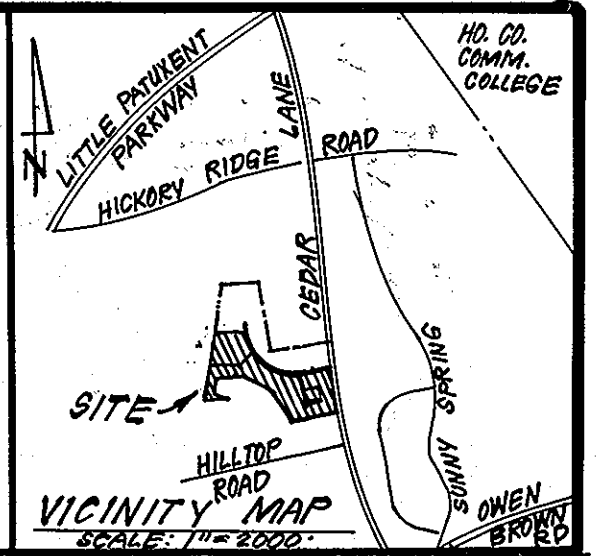
Nos.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
18-17	455.00	04°01'00"	31.76	15.89	31.76	N84°36'04"E
104-26	475.00	64°27'11"	571.10	501.36	508.34	S52°55'55"E

This subdivision is subject to Section 18.122 B of the Howard County Code Public Water and Sewer Service has been granted under the terms and provisions there of, effective 9/25/84, on which date developer agreement No24-1232-D was filed and accepted.

Plans for Public Water and Public Sewerage Systems have been approved by the Dept. of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

*John F. Liparini*  
OWNER

2/8/85  
DATE



**COORDINATE TABLE**

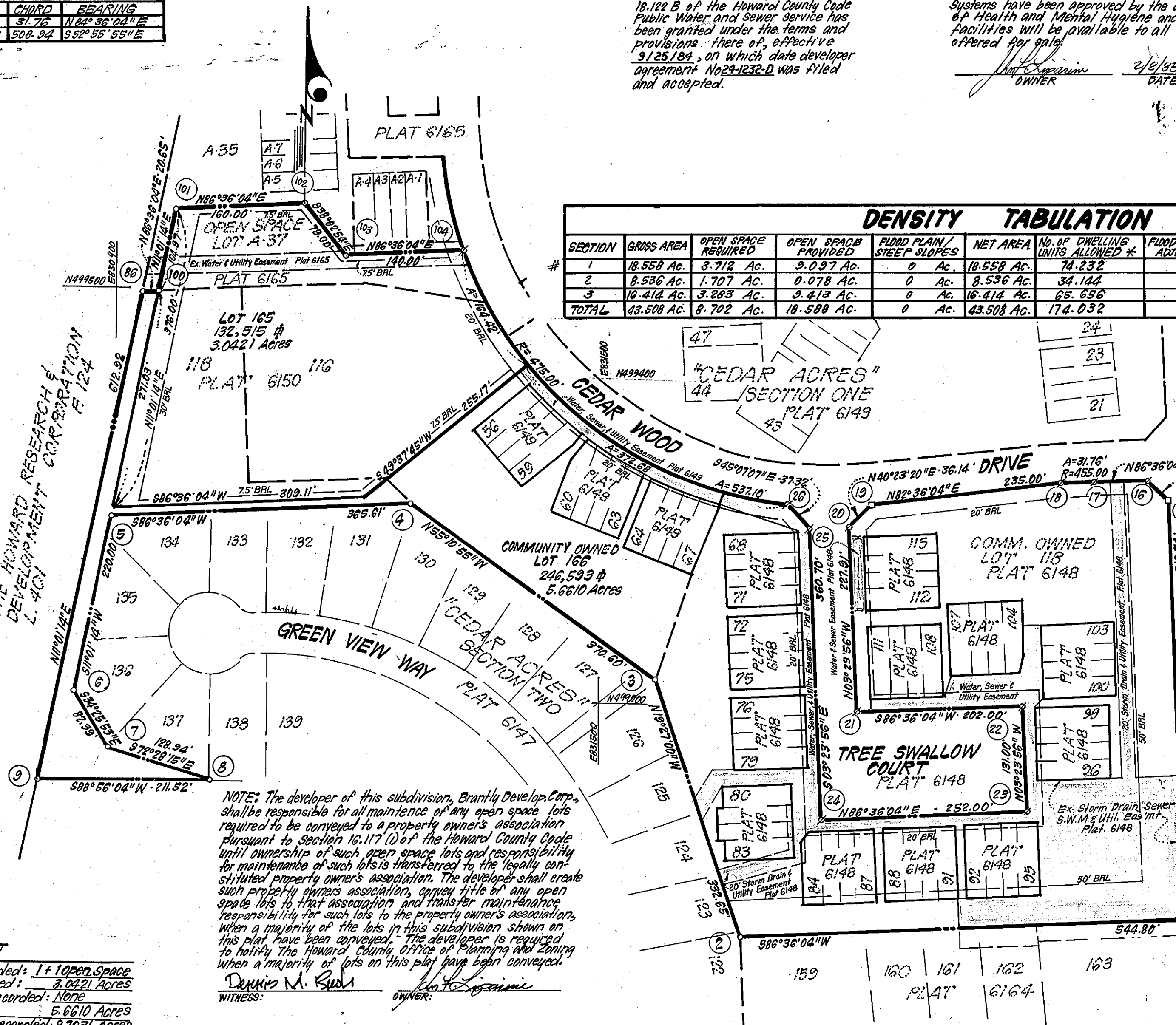
No.	NORTH	EAST
1	498 747.73	832 222.17
2	498 715.43	831 678.33
3	499 029.10	831 567.56
4	499 240.69	831 263.31
5	499 219.02	830 898.34
6	499 003.07	830 858.29
7	498 335.12	830 902.88
8	498 896.28	831 025.83
9	498 892.35	830 814.54
10	499 263.56	832 191.54
11	499 287.03	832 165.10
12	499 282.63	832 091.00
13	499 279.64	832 059.38
14	499 249.39	831 826.33
15	499 221.86	831 802.91
16	498 994.35	831 816.42
17	499 006.32	832 018.07
18	498 875.55	832 025.84
19	498 860.61	831 774.29
20	499 220.67	831 752.91
21	499 247.01	831 726.46
22	499 493.96	830 931.52
23	499 495.18	830 952.13
24	499 598.22	830 972.20
25	499 607.70	831 131.92
26	499 545.48	831 180.82
27	499 553.78	831 320.37

**DENSITY TABULATION**

SECTION	GROSS AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	FLOOD PLAIN / STEEP SLOPES	NET AREA	No. OF DWELLING UNITS ALLOWED *	FLOOD PLAIN LOT ADJUSTMENT	TOTAL No. OF DWELLING UNITS ALLOWED	TOTAL No. OF DWELLING UNITS PROPOSED	DENSITY PER ACRE
1	18,558 Ac.	3,712 Ac.	3,097 Ac.	0 Ac.	18,558 Ac.	74,232	0	74,232	97	5.23
2	8,536 Ac.	1,707 Ac.	0.078 Ac.	0 Ac.	8,536 Ac.	34,144	0	34,144	32	3.75
3	16,414 Ac.	3,283 Ac.	3,413 Ac.	0 Ac.	16,414 Ac.	65,656	0	65,656	45	2.742
<b>TOTAL</b>	<b>43,508 Ac.</b>	<b>8,702 Ac.</b>	<b>18,588 Ac.</b>	<b>0 Ac.</b>	<b>43,508 Ac.</b>	<b>174,032</b>	<b>0</b>	<b>174,032</b>	<b>174</b>	<b>3.999</b>

\* Based on Net Area per 10-3-77 Zoning Regulations as amended.  
# Parcel "A", Section 1 is resubdivided, and is now included in Section 3.

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
L. 401



NOTE: The developer of this subdivision, Brantly Develop. Corp., shall be responsible for all maintenance of any open space lots required to be conveyed to a property owners' association pursuant to Section 16.117 (1) of the Howard County Code until ownership of such open space lots and responsibility for maintenance of such lots is transferred to the legally constituted property owners' association. The developer shall create such property owners' association, convey title of any open space lots to that association and transfer maintenance responsibility for such lots to the property owners' association when a majority of the lots in this subdivision shown on this plat have been conveyed. The developer is required to notify the Howard County Office of Planning and Zoning when a majority of lots on this plat have been conveyed.

*Drank M. Buda*  
WITNESS

*John F. Liparini*  
OWNER

**TABULATION OF FINAL PLAT**

(1) Total number of lots to be recorded: 1 + 10 Open Space  
(2) Total area of lots to be recorded: 3,042.1 Acres  
(3) Total area of roadways to be recorded: None  
(4) Total area of open space lots: 5,661.0 Acres  
(5) Total area of subdivision to be recorded: 8,703.1 Acres

- NOTES:**
- 4"x4"x36" Concrete Monument Indicated thus: □
  - All coordinates shown hereon are based on the Maryland State Grid System.
  - Subject Property is Zoned R5C per 10-3-77 Comprehensive Zoning Plan.
  - See Office of Planning and Zoning File Nos. P-82-04, P-83-10, S-81-27, P-83-123, S-84-15, P-84-21 & VP-84-148.
  - Iron pins indicated, thus: ⊕
  - Interior lot lines, bearings and dimensions for Lots 116-118 recorded in Plats 6148 and 6149 are not affected by this recording.
  - Existing structures on Lot 165.

The purpose of this plat is to redivide the Lot lines of old Lot 118, old Lot 116, to remove Lot A-37 from record and to create new Lots 165 and 166.

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

*John F. Nemy* 3-29-85  
COUNTY HEALTH OFFICER DATE

**APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING**

*Thomas J. Harris* 4-3-85  
DIRECTOR DATE

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS**  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*John F. Nemy* 3-27-85  
DIRECTOR DATE

**OWNER'S DEDICATION**

We, Cedar Acres Associates Limited Partnership, Brantly Development Corporation, General Partner, by John F. Liparini, President and Hugh F. Cole, Secretary, owners of the property shown and described hereon, hereby adopt this plan of resubdivision and in consideration of the approval of this Final Plat by the Office of Planning and Zoning, establish the minimum building restriction lines. All easements and rights-of-way affecting the property are indicated in this plan of resubdivision.

Witness our hands this 10<sup>th</sup> day of Feb., 1985.

*Hugh F. Cole*  
HUGH F. COLE, Secretary

*John F. Liparini*  
JOHN F. LIPARINI, President.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct; that it is a resubdivision of Lots 116 & 118 as shown on plats of subdivision entitled "PLAT OF CORRECTION, CEDAR ACRES, LOTS 20 THRU 119 AND PARCEL A, SECTION ONE," and recorded as Plats 6148, 6149, & 6150; also being a resubdivision of Lot A-37 as shown on a plat of subdivision entitled "CEDAR ACRES, LOTS A-1 THRU A-37 & 153 THRU 164, SECTION THREE" and recorded as Plat 6165; also being part of the land conveyed to Cedar Acres Associates Limited Partnership from Robert L. McCan and Mary S. McCan, by a deed dated January 24, 1984 and recorded in Liber 1224 at Folio 249; also being part of the land conveyed to Cedar Acres Associates Limited Partnership from Charles H. Popehoe, et al, by a deed dated Sept. 13, 1984 and recorded in Liber 1286 at Folio 118, 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 as shown in accordance with the Annotated Code of Maryland, as amended.

Feb. 11, 1985  
DATE

*Donald B. Sackett*  
DONALD B. SACKETT  
Registered Land Surveyor  
Md. No. 6059

**RECORDED AS PLAT 6208 ON 4-3-85, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND**

**CEDAR ACRES**  
LOTS 165 & 166  
SECTION ONE  
A RESUBDIVISION OF LOTS 116 & 118, SECTION ONE AND LOT A-37, SECTION THREE

SHEET 1 OF 1  
TAX MAP No. 35 PART OF PARCEL No. 39 & 42  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' MARCH, 1985

CLARK · FINEFROCK & SACKETT  
ENGINEERS · PLANNERS · SURVEYORS  
11315 LOCKWOOD DRIVE  
SILVER SPRING, MARYLAND 20904 83-114-R

**GENERAL NOTES**

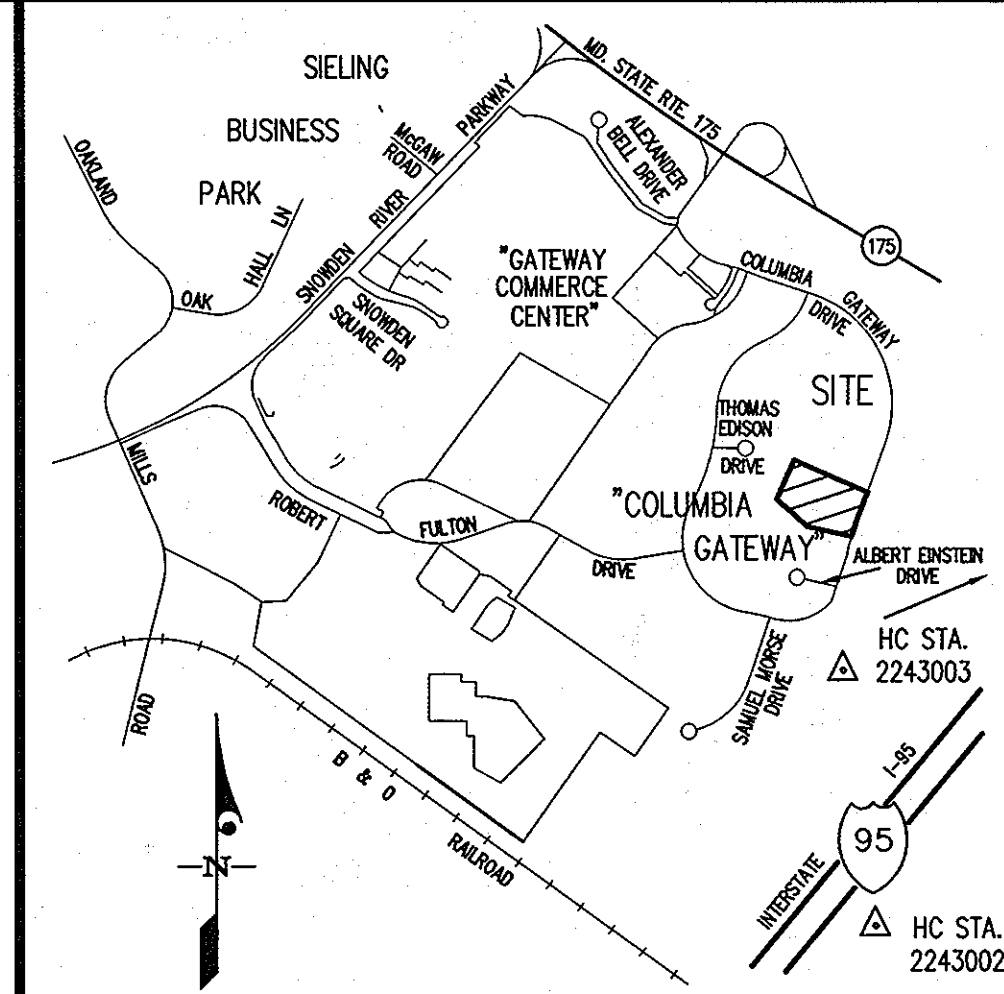
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
- The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
- Site area: 9.3820 acres.
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography is shown per field run survey information by Gutschick, Little & Weber, P.A.
- Coordinates and bearings are based upon the MD State plan system (NAD 27).
- Water and sewer shown is public.
- Stormwater management for this site is existing (F-87-63, F-90-92, F-87-38, F-87-40, F-87-125).
- All existing water and sewer is per Contracts 24-1629-D and 24-2670-D.
- All existing public storm drain is per F-87-125 and F-86-182.
- All curb radii is 5' unless noted otherwise.
- Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise.
- Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (Cl. 51) for water house connections.
- Use trench bedding class "C" for storm drains.
- Paved areas indicated are private except as noted.
- Project background: See Dept. of Planning & Zoning File Numbers: F-90-138, F-87-63, F-87-25 & GP-87-36.
- Recording reference: Plat # 13004.
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- All proposed water meters shall be located inside buildings.
- All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There is no floodplain on this site.
- There are no wetlands on this site.
- All exterior lighting will comply with zoning Regulation section 194.

**Sheet Index**

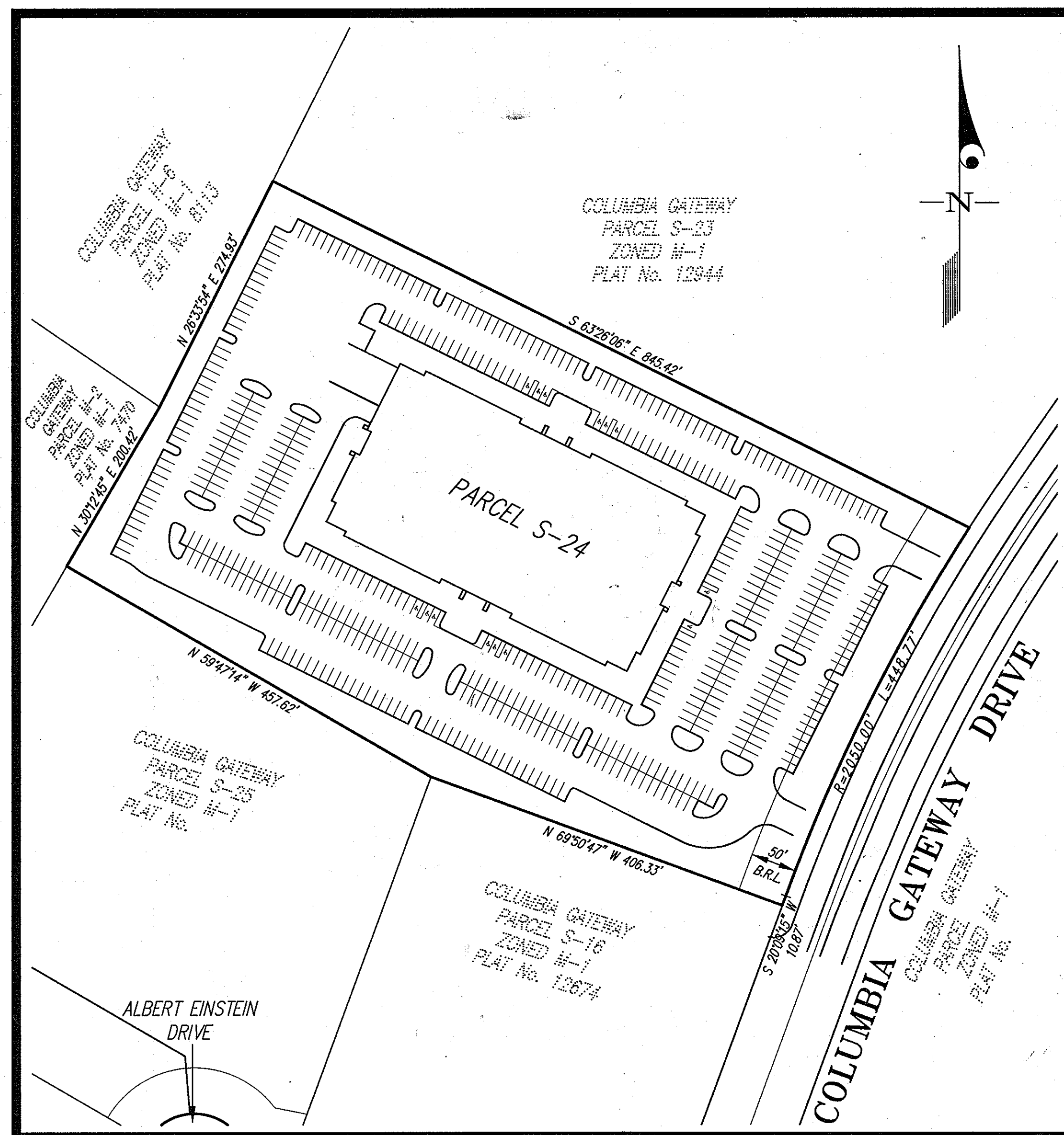
- Cover sheet
- Site Development Plan
- Typical Detail sheet
- Handicap Accessibility & signage details
- Landscape Plan
- Landscape Details, Notes & schedules
- Grading Control Plan
- Grading Control Details & Notes
- Storm Drain Profiles & schedules
- Utility Profiles
- Drainage Area & Soils Map

# COLUMBIA GATEWAY PARCEL S-24

## SITE DEVELOPMENT PLAN



VICINITY MAP  
1"=2000'



**Site Analysis**

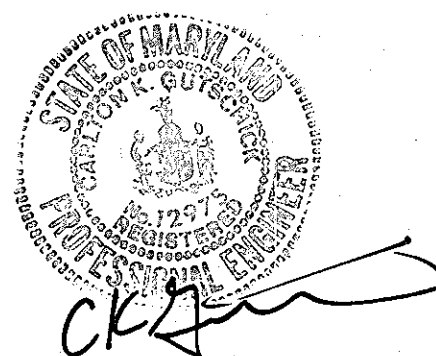
- Site Area: 9.38 Ac.
- Site Zoning: M-1
- Limit of Submission Area: 9.38 Ac.
- Building Coverage: 9.28 Ac. or 75% of Gross Area (Proposed) \* Building Area For Building Coverage (Floor Area ratio) is: 143,019 s.f.
- Parking Tabulation:
  - Gross Floor Area: 143,780 s.f.
  - Required Parking Spaces: 29/1000 x 143,780 = 421 sp.
  - Required Handicap Spaces: 12 spaces
  - Required Handicap Van Spaces: 2 spaces
  - Proposed Parking Spaces Total: 500 spaces
  - Proposed Handicap Parking Spaces: 14 spaces
  - Proposed Handicap Van Spaces: 2 spaces

**Legend**

- ===== Standard 6" Curb & Gutter
- Existing Curb
- Prop. Curb (by redline to F87-125) Parcel S-23
- Prop. Curb (by redline to F87-125) Parcel S-24
- Reverse 6" Curb & Gutter
- ===== Screen Wall
- x.m.e. Proposed Spot Elevation
- Existing Contour
- Prop. Contour (by SDP 98-40)
- Prop. Contour
- ▲ Patron Access
- █ Limit of Submission
- ⊙ Light Pole
- ⊙ Light Pole Designation

CONTRACT PURCHASER & DEVELOPER  
COLUMBIA A.S. LLC  
C/O CUNNINGHAM - LIMP  
10681 AIRPORT ROAD NORTH  
SUITE 23  
NAPLES, FLORIDA 34109  
(941) 513-1200

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* 4/27/98  
Date: 4/27/98  
Chief, Division of Land Development: *[Signature]* 4/27/98  
Date: 4/27/98  
Chief, Development Engineering Division: *[Signature]* 4/24/98  
Date: 4/24/98



**KEY MAP**

SCALE: 1" = 100'

ADDRESS CHART					
PARCEL NUMBER	STREET ADDRESS				
S-24	7000 COLUMBIA GATEWAY DRIVE				
SUBDIVISION NAME:		SECTION/AREA	PARCEL		
COLUMBIA GATEWAY		N/A	S-24		
PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
13004	M-1	43	1 & 7	6	6067.03

**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/VA: 301-989-2524 FAX: 301-421-4188

OWNER:

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATENT PARKWAY  
COLUMBIA, MD. 21044  
(410) 992-6027

COVER SHEET

**COLUMBIA GATEWAY  
PARCEL S-24**

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	97155
DATE	TAX MAP No.	SHEET
April 10, 1998	43	1 OF 11

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SDP 98-91