

# GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-TITI 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) 313-4400 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: TAX MAP 36  
ZONING: PROPERTY IS ZONED "NEW TOWN" PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE JULY 28, 2006. ADDITIONALLY, THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010.  
DOWNTOWN COLUMBIA LAND USE: FIFTH ELECTION DISTRICT  
ANY OF BUILDING LOTS: LOT 15, 56.25 AC. LOT 16, 113 AC.  
RECORD PLAT NO.: 22123  
DPZ REF. FILE NO.: SDP 44-122, FDP-DC-MSH-I, ECP 14-064 & FDP-DC-MSH-A
- TOPOGRAPHIC AERIAL SURVEY WAS PERFORMED ON MARCH 2007 BY MCKENZIE SNYDER AND TOPOGRAPHIC FIELD SURVEY ON AUGUST, 2011 BY GUTSCHICK, LITTLE AND WEBER.
- COORDINATES ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS: 36AA AND 306A.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND FIELD LOCATIONS BY GUTSCHICK, LITTLE & WEBER, P.A. THE CONTRACTOR MUST DO TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
- SPOT ELEVATIONS SHOWN FOR CURB ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS NOTED OTHERWISE.
- THERE ARE NO KNOWN GRAVE SITES, CEMETERIES, FLOOD PLAINS OR WETLANDS ON SITE AS PER RECORDED PLAT NO. 22123.
- ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
- WATER SERVICE IS PUBLIC (CONTR. #12 K5 AND 24-4668-D).
- SEWER SERVICE IS PUBLIC (CONTR. #24-4668-D).
- A TRAFFIC STUDY AND PARKING NEEDS MEMO WAS SUBMITTED WITH THIS SDP AND APPROVED ON DECEMBER 4, 2014.
- THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE SECTION 161202(b)(1)(iv) (PUD WITH A FDP APPROVED PRIOR TO 12/31/12).
- THE CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES AT LEAST (5) DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE DRAWINGS AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- NOTE: IN CASE OF DISCREPANCIES BETWEEN THE PLAT AND THE PLANS, THE PLAT SHALL GOVERN.
- ALL OUTDOOR LIGHTING SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING PUBLIC ROADS AND IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE LANDSCAPE PLAN WAS PREPARED ACCORDING TO THE ALTERNATIVE COMPLIANCE SECTION OF THE LANDSCAPE MANUAL. THE LANDSCAPE PLANS HAVE BEEN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT AND IS CERTIFIED TO MEET THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES.
- THE MINIMUM BUILDING SETBACKS RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY ARE TO BE IN ACCORDANCE WITH FDP-DC-MSH-I RECORDED ON JULY 27, 2012 AS PLAT NOS. 22123 THROUGH 22126 AND THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES RECORDED AS LIBER 14407, FOLIO 235.
- PROPOSED BUILDINGS A AND B WILL HAVE AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEMS.
- IN ACCORDANCE WITH FDP-DC-MSH-A, THERE IS A 4 STORY BUILDING HEIGHT LIMIT (NOT TO EXCEED 60 FEET), NO MAXIMUM BUILDING COVERAGES, NOR ARE THERE ANY SPECIFIED BUILDING SETBACKS FOR THIS SITE.
- TRASH COLLECTION FOR THIS SITE WILL BE INTERNAL TO THE BUILDING. NO OUTSIDE COLLECTION FACILITIES ARE PROPOSED.
- THIS PROPERTY IS SUBJECT TO THE NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES (NSDG), RECORDED IN LIBER 14407, FOLIO 235, THE NEIGHBORHOOD SPECIFIC IMPLEMENTATION PLAN (NSIP), RECORDED AS PLAT NO. 22121, THE NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT NO. 22124 AND THE FINAL DEVELOPMENT PLAN (FDP-DC-MSH-I), RECORDED AS PLAT NOS. 22123 THRU 22126.
- THE MAXIMUM HEIGHT OF THE BUILDING FOR THIS PROJECT IS 4 STORIES, NOT TO EXCEED 60 FEET.
- FOOD SERVICE ESTABLISHMENTS MUST BE PROVIDED WITH A GREASE INTERCEPTOR. WASTEWATER DRAINS CONTAINING CONCENTRATIONS OF FATS, OILS AND GREASES MUST BE PAID, COLLECTED PRIOR TO ENTERING SEWER MAINS. WASTEWATER FROM REST ROOMS AND GARBAGE GRINDERS SHALL BYPASS THE GREASE INTERCEPTOR. THE GREASE INTERCEPTOR SHALL BE DESIGNED FOR EFFICIENT REMOVAL OF GREASE AT THE MAXIMUM FLOW RATE. THE GREASE INTERCEPTOR SHALL BE LOCATED OUTSIDE THE BUILDING SHALL BE PLACED IN AN AREA ACCESSIBLE FOR CLEANING BY MOTOR VEHICLE (WASTE HAULERS) AND SHALL HAVE A MINIMUM SIZE OF 120 GALLONS. GREASE INTERCEPTORS LOCATED INSIDE THE FOOD SERVICE FACILITY MUST BE ISOLATED FROM FOOD PREPARATION AREAS AND MUST BE APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT. IF APPROVED, AN INSIDE GREASE INTERCEPTOR IS NOT GRANTED BY THE HOWARD COUNTY HEALTH DEPARTMENT, THEN AN EXTERIOR GREASE INTERCEPTOR WILL BE REQUIRED.
- SURETY FOR THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE SCHEDULE ON THIS SHEET SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENTS. LANDSCAPING WITHIN THE RAIN GARDEN FACILITIES WILL BE ASSESSED AS A PART OF THE THE DEPARTMENT OF PUBLIC WORKS SURETY.
- BUILDING B (BUTTERFLY BUILDING) IS REGISTERED WITH THE GREEN BUILDING CERTIFICATION INSTITUTE FOR LEED CERTIFICATION PROJECT ID. #100040880. A COPY OF THE CHECKLIST WAS SUBMITTED WITH THE INITIAL SUBMISSION OF THIS SDP.
- PRIOR TO SUBMITTING THIS SITE DEVELOPMENT PLAN, A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON DECEMBER 2, 2013, AT HOWARD COMMUNITY COLLEGE. NOTICE OF THE MEETING WAS PROVIDED IN ACCORDANCE WITH SECTION 161202(b) THRU (g) AND SECTION 125.2.2.3 OF THE ZONING REGULATIONS.
- PRIOR TO SUBMITTING THIS SITE DEVELOPMENT PLAN, A SUBMISSION TO THE HOWARD COUNTY DESIGN ADVISORY PANEL WAS MADE IN ACCORDANCE WITH SECTION 125.11.2. THE DESIGN ADVISORY PANEL CONSIDERED THE APPLICATION AT ITS MEETING ON FEBRUARY 26, 2014. THE DAP ADOPTED TWO RECOMMENDATIONS TO THE PLANNING BOARD FOR THE PROJECT AS NOTED IN THE MINUTES.
- IN ACCORDANCE WITH SECTION 125.0.2.2.c, CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AT THE TIME OF THIS SDP APPROVAL IS:
- IN ACCORDANCE WITH SECTION 125.0.2.2.c, NO COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES (CEPPAS) ARE APPLICABLE TO THE FDP-DC-MSH-I AREA PER COUNCIL BILL 54-2004 PAGE 22.
- THERE ARE NO REQUIREMENTS FOR COMMUNITY COMMON OPEN SPACES IN MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD. ALL LAND IS DESIGNATED AS AMENITY OR NATURAL AREAS.
- DOWNTOWN PARKLAND USED AS PARKING SPACES IN THIS SDP WILL BE REPLACED ACOR-FOR-ACRE WITH LAND IN THE CRESCENT NEIGHBORHOOD. LAND DESIGNATED AS DOWNTOWN MIXED USE AREA (DMA) WILL BE TRANSFERRED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE COLUMBIA ASSOCIATION TO ADDRESS THE LOSS OF PARKLAND. THERE IS NO NET LOSS OF DPL. THIS TRANSFER WILL BE PART OF THE SUBDIVISION PROCESS FOR THE CRESCENT NEIGHBORHOOD. SEE LETTER OF UNDERSTANDING BETWEEN THE COLUMBIA ASSOCIATION AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION DATED FEBRUARY 14, 2011 AS AMENDED ON MARCH 1, 2012 AND JUNE 14, 2012. TRANSFER MUST BE DONE PRIOR TO CONSTRUCTION OF NEW PARKING SPACES ON LOT 23 (DOWNTOWN PARKLAND).
- ESTIMATED NET AREA TO BE TRANSFERRED TO THE COLUMBIA ASSOCIATION IS 16.31 ACRES AND IS BASED ON THE INITIAL SUBMITTAL OF THE FDP, DC-FDP-CRESCENT-I FOR REVIEW AND APPROVAL BY THE COUNTY.
- AREA OF PARKLAND USED AS PROPOSED PARKING SPACES AS SHOWN ON THESE PLANS IS 0.11 ACRES.
- UNLESS OTHERWISE APPROVED, 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 OR FLOODPLAINS.
- IN TWO LOCATIONS, BETWEEN THE NORTHEAST CORNER PARK ENTRANCE AND MERRIGROUND (WHERE THERE IS AN UNREGULATED EPHEMERAL STREAM) AND BETWEEN THE MERRIGROUND AND THE CENTER OF THE PATHWAY CONFIGURATION WHERE THERE IS A BUFFER TO AN INTERMITTENT STREAM AND THE WATERS OF THE US) AND THE STORM DRAIN OUTFALL ADJACENT TO THE CHRYSALIS, THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THE DISTURBANCE TO CONSTRUCT PATHWAYS AND OUTFALLS IN THESE LOCATIONS IS IN ACCORDANCE WITH SECTION 1616(G)(III) SINCE THE PATHWAYS REASONABLY CONNECT THE PROPERTY AND THE OUTFALLS HAVE BEEN COORDINATED WITH STREAM RESTORATION EFFORTS, THE LOCATION OF THE DISTURBANCE IS LIMITED, THE BOARDWALK MATERIAL USED PROVIDES THE MINIMAL IMPACT, AND THE DESIGN ALLOWS FOR REASONABLE ENJOYMENT BY THE COMMUNITY OF THESE ENVIRONMENTAL FEATURES.
- ON OCTOBER 16, 2014 AND NOVEMBER 14, 2014 (P. 15-027), A PERMIT UNDER SECTION 1616(G)(2)(I), WHICH STATES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHAL NOT BE PERMITTED WITHIN 50 FEET OF AN INTERMITTENT STREAM BANK AND SECTION 1616(G)(III), WHICH REQUIRES THE APPLICANT TO APPLY FOR ALL BUILDING PERMITS FOR NONRESIDENTIAL DEVELOPMENT WITH MULTIPLE BUILDINGS WITHIN TWO-YEARS OF SIGNATURE APPROVAL OF THE PLAN WAS GRANTED.

## APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- ENCROACHMENTS INTO THE STREAM BUFFER IS ALLOWED ONLY AS INDICATED ON THE WAIVER PETITION EXHIBIT AND SDP, WHICH INCLUDES: 1) MULCH PATHWAY AND TWO MINOR ENCROACHMENTS 5/10' AND 4/10' PETIT FOR SEAT WALLS AT MERRIGROUND; 2) THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THE DISTURBANCE TO CONSTRUCT PATHWAYS AND OUTFALLS IN THESE LOCATIONS IS IN ACCORDANCE WITH SECTION 1616(G)(III) SINCE THE PATHWAYS REASONABLY CONNECT THE PROPERTY AND THE OUTFALLS HAVE BEEN COORDINATED WITH STREAM RESTORATION EFFORTS, THE LOCATION OF THE DISTURBANCE IS LIMITED, THE BOARDWALK MATERIAL USED PROVIDES THE MINIMAL IMPACT, AND THE DESIGN ALLOWS FOR REASONABLE ENJOYMENT BY THE COMMUNITY OF THESE ENVIRONMENTAL FEATURES.
- ENCROACHMENTS INTO THE BUFFER ARE FOR IMPROVEMENTS THAT WILL NOT REQUIRE ALTERING THE EXISTING GRADE OR REMOVAL OF VEGETATION. THE DEVELOPER IS RESPONSIBLE FOR DETERMINING IF MDE PERMISSION IS REQUIRED FOR THIS LIMITED DISTURBANCE.
- THE DEVELOPER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR THE INITIAL BUILDING PERMIT WITHIN ONE YEAR FROM THE DATE OF THE SDP SIGNATURE APPROVAL OF SDP-44-075. THE PERMIT DEADLINE DATES WILL BE ESTABLISHED UPON SIGNATURE APPROVAL OF THE SDP.
- THE DEVELOPER MUST APPLY FOR THE FIRST BUILDING PERMIT FOR CONSTRUCTION OF PHASE I OF THE PROPOSED SDP WITHIN 1 YEAR FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-075, AND ALL BUILDING PERMITS FOR CONSTRUCTION PHASES 2 THRU 7 WITHIN 7 YEARS FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-075. THE PERMIT DEADLINE DATES WILL BE ESTABLISHED UPON SIGNATURE APPROVAL OF THE SDP.
- THE DEVELOPER MUST APPLY FOR THE FINAL BUILDING PERMIT WITHIN 7 YEARS FROM THE DATE OF SDP SIGNATURE APPROVAL OF SDP-44-075.
- SUBMISSION OF PLAN REFINEMENTS/REVISION FOR STAFF REVIEW AND PLANNING BOARD APPROVAL IS REQUIRED PRIOR TO THE APPLICATION OF BUILDING PERMITS FOR THE BUTTERFLY BUILDING (PHASE 3) AND CATERPILLAR BUILDING (PHASE 4) BUT NOT REQUIRED BY THIS WAIVER PETITION FOR PHASE 4, 5 AND 7 (BUT MAY BE REQUIRED BY PLANNING BOARD OF BY COUNTY STAFF TO FINALIZE DETAILS FOR A PHASE AREA AS PART OF SDP APPROVAL).
- ADD A NOTE TO THE SDP THAT INDICATES THAT THIS WAIVER WAS SUBMITTED (IDENTIFIED BY FILE NUMBER), STATES THE PURPOSE OF THE WAIVER, THE DATE OF THE DECISION AND A LIST OF ALL CONDITIONS OF APPROVAL.
- THE WAIVER PETITION APPROVAL LETTER EXTENDING THE BUILDING PERMIT DEADLINES SHOULD BE BROUGHT TO THE DEPARTMENT OF INSPECTIONS OF INSPECTIONS LICENSES AND PERMITS AT THE TIME EACH BUILDING PERMIT APPLICATION IS SUBMITTED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Walter J. J. J.* Date: 2-11-16  
Chief, Division of Land Development: *Ketche J. J.* Date: 2-11-16  
Chief, Development Engineering Division: *C. J. J.* Date: 2-11-16

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT  
FOR PUBLIC WATER AND SEWER SYSTEMS  
County Health Officer: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: November 20, 2014  
See Sheet 2 for Planning & Add'l Required Approvals for Phases 3-7

## PREPARED FOR & DEVELOPER:

INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
410-740-0029

ON NOVEMBER 20, 2014, THE PLANNING BOARD OF HOWARD COUNTY ACTED TO APPROVE MERRIWEATHER PARK AT SYMPHONY WOODS, PHASES 1-2 AND FUTURE PHASES 3-7 FOR THE USES, LOCATIONS AND GENERAL DESIGN OF THE PROPOSED FEATURES PROPOSED IN ALL PHASES ON THE CONDITION THAT ADDITIONAL COUNTY REVIEW AND PLANNING BOARD APPROVAL WILL BE REQUIRED FOR FINAL DESIGN DETAILS PRIOR TO OBTAINING GRADING OR BUILDING PERMITS FOR PHASES 3-7.

## PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14683  
EXPIRATION DATE: MAY 21, 2015



GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20868  
TEL: 301-421-4024 FAX: 301-989-2524 FAX: 301-421-4186

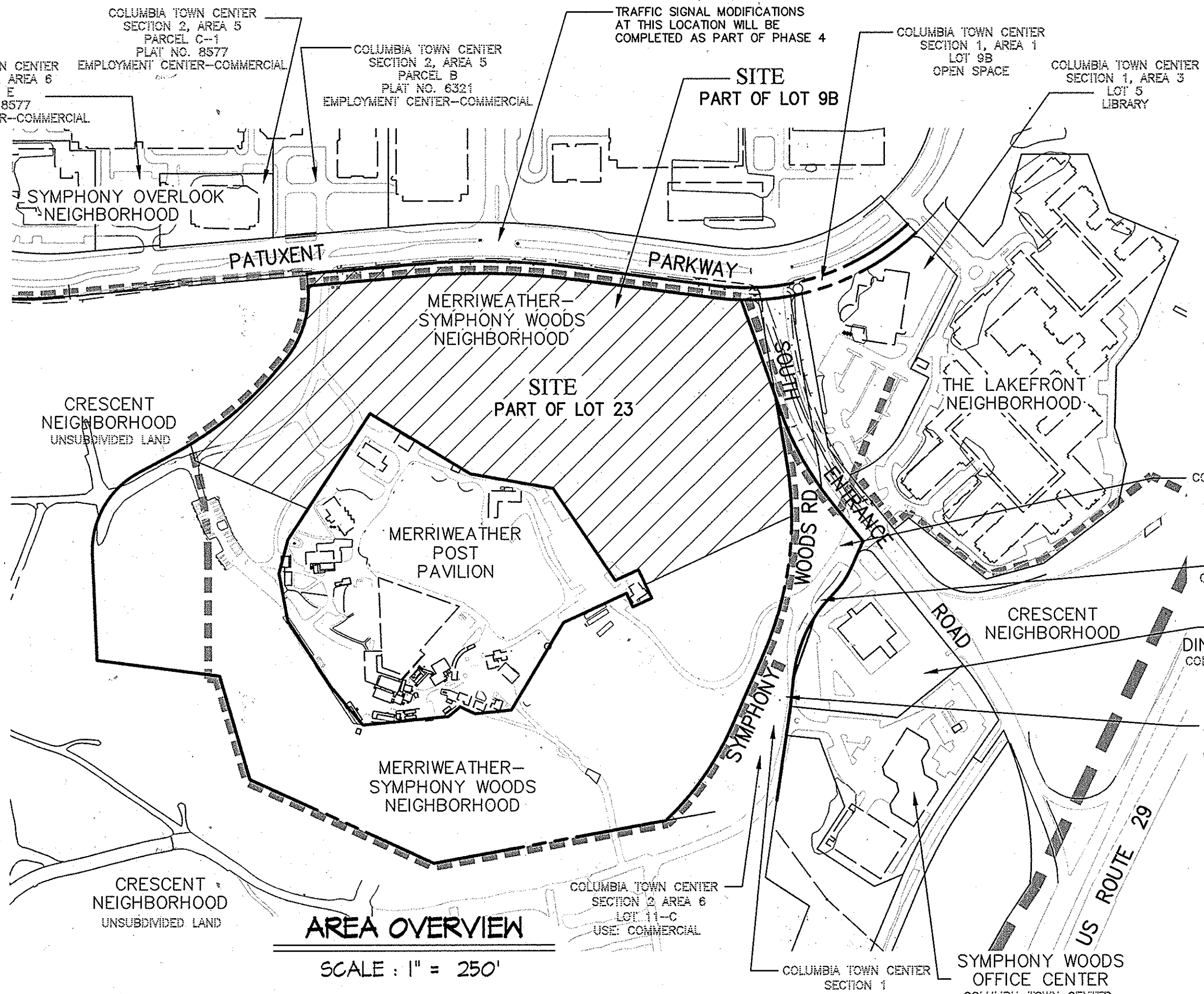
1/8/16  
DATE: \_\_\_\_\_  
BY: mjc  
APPR: \_\_\_\_\_

DES. MJR. DWN. WSJ. CHK. MJT

REVISED COVER SHEET  
DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 & FUTURE PHASES 2-7  
TOWN CENTER, SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 15355 & PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING

SCALE: AS SHOWN  
ZONING: NT  
G. L. W. FILE NO.: 13043  
DATE: JAN, 2016  
TAX MAP - GRID: 36 - 01  
SHEET: 1 OF 85

# SITE DEVELOPMENT PLAN DOWNTOWN COLUMBIA MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD MERRIWEATHER PARK at SYMPHONY WOODS PART OF OPEN SPACE LOT 23 AND OPEN SPACE LOT 9B GREEN COMMERCIAL BUILDING



## GENERAL NOTES cont'd

- HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT HAVE EQUIPMENT THAT EMITS RADIATION.
- FOR CONSTRUCTION AND BONDING PHASING DIAGRAM, SEE SHEET 2.
- EXISTING TREES SHOWN ON THESE PLANS ARE FROM SURVEYS FROM THE CARE OF TREES (11/2010) BIOHABITATS (3/2014) AND GUTSCHICK, LITTLE AND WEBER (6/2014) AND DO NOT REFLECT ANY CHANGES THAT MAY HAVE OCCURRED SINCE THESE SURVEYS WERE PERFORMED.
- IN ACCORDANCE WITH THE APPROVED FDP (FDP-DC-MSH-I) THE FOLLOWING IS THE ANTICIPATED PROGRAMMING OF EVENTS FOR THE CHRYSALIS AMPHITHEATER:  
THE CHRYSALIS STAGE HAS MULTIPLE STRATEGIC ROLES WITHIN THE COMPOSITION OF MERRIWEATHER PARK AT SYMPHONY WOODS. THE CHRYSALIS HAS BEEN DESIGNED SO THAT WITHOUT ANY ASSOCIATED ACTIVITY, IT SERVES AS ONE OF THE ICONIC SCULPTURAL ART ELEMENTS OF MERRIWEATHER PARK AT SYMPHONY WOODS. THE CHRYSALIS IS ALSO A PARK PAVILION WHICH, FOR EXAMPLE, CAN INFORMALLY HOST INDIVIDUALS READING UNDER THE SHADE IN THE AFTERNOON, OR ON A RESERVATION BASIS CAN BE RENTED AT NOMINAL COST FOR GROUP FUNCTIONS, CHURCH PICNICS OR WEDDING RECEPTIONS AS AN ART AND CULTURE VENUE. THE STAGE ITSELF IS A VENUE, AS ONSTAGE CAN BE SEATED 400 PEOPLE, WHO MAY BE LISTENING TO A POETRY READING OR PRESENTATION BY AN AUTHOR IN ADVANCE OF A BOOK SIGNING, EVEN AS A STAGE, THE CHRYSALIS HAS TWO LIVES, THE ALPHA STAGE AND THE BETA STAGE, WHICH ARE TWO DIFFERENT PROSCENIUMS USING THE SAME STAGE SURFACE, THOUGH FACING TWO DIFFERENT DIRECTIONS ON THE SAME GENTLE HILLSIDE. THE ALPHA STAGE IS NEARLY AS BIG AS MERRIWEATHER POST PAVILION'S EXISTING STAGE, AND CAN SUPPORT AS MUCH AS 40,000 LBS. OF THEATRICAL GEAR AND STAGING HANGING FROM ITS CEILING. FROM THIS STAGE CAN PLAY MYRIADS OF ENTERTAINING PERFORMANCE GROUPS, INCLUDING ORCHESTRAS, DANCE TROUPE, CHORAL AND SINGING GROUPS, BANDS OF ALL TYPE, FILMS AND OTHER FORMS OF MULTI-MEDIA PRESENTATIONS, BOTH NOT-FOR-PROFIT CULTURAL PRESENTATIONS, AS WELL AS COMMERCIAL ENTERTAINMENT (BOTH AS PART OF MERRIWEATHER FESTIVALS AND OTHER ENTERTAINMENT), WILL BE HOSTED BY THE CHRYSALIS. AUDIENCES CAN RANGE FROM HUNDREDS TO THOUSANDS, DEPENDING UPON SUCH THINGS AS THE TYPE OF ENTERTAINMENT BEING OFFERED, AND PARKING ARRANGEMENTS. THE BETA STAGE IS DESIGNED FOR SMALLER ACTS PERFORMING TO A MORE INTIMATE AUDIENCE, AND IT IS UNIQUE IN ITS TIERED THRUST STAGE DESIGN. THE BETA STAGE IS PERFECT FOR PUPPET SHOWS, FIELD TRIP PRESENTATIONS, TRIOS AND QUARTETS, WHILE SMALLER THAN THE ALPHA STAGE, THE BETA STAGE CAN STILL HOST AUDIENCES OF 50 TO 500, OR SUBSTANTIALLY MORE.
- ALL PRIVATE WATER MAINS 4" AND LARGER SHALL BE C-100-DR18 PVC. ALL SEWER MAINS SHALL BE PVC.
- CONTACT HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) WHEN WORKING NEAR ANY OF THE COUNTY STREET LIGHT POLES ALONG THE PATH. ANY DAMAGE TO EXISTING STREET LIGHT CABLE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REIMBURSE THE COUNTY AND/OR BEE FOR REPAIR COSTS.
- SEE SHEET 2 FOR PHASING AND REQUIREMENTS FOR FUTURE APPROVAL.
- APPLICATION FEES FOR PHASES 2-7 SHALL BE DEFERRED UNTIL THE SUBMISSION OF REDLINE UPDATES/REVISIONS FOR THOSE PHASES.

## OWNER:

COLUMBIA ASSOCIATION, INC.  
10221 WINCOPIN CIRCLE  
COLUMBIA, MD 21044

LANDSCAPE SURETY SCHEDULE
PHASE 1: \$150.00
PHASE 2: \$21,900.00
PHASE 3: \$600.00
PHASE 4: \$16,000.00
PHASE 5: \$1,050.00
PHASE 6: \$3,900.00
PHASE 7: \$1,350.00

BUILDING	NAME	STREET ADDRESS
A	CHRYSALIS	10431 LITTLE PATUXENT PARKWAY
B	BUTTERFLY	10433 LITTLE PATUXENT PARKWAY
C	CATERPILLAR	10435 LITTLE PATUXENT PARKWAY

PATHWAY NAMES WILL BE PART OF A FUTURE REDLINE

306A	HC CONTROL STATIONS	36AA
NORTHING: 566,053.5474		NORTHING: 562,804.8537
EASTING: 1352,171.5071		EASTING: 1344,906.1701
ELEVATION: 334.678		ELEVATION: 334.151
(LATEST ADJ. NOV. 2008)		(LATEST ADJ. NOV. 2008)

## STORMWATER MANAGEMENT

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 PERMEABLE PAVEMENTS (A-2), DISCONNECTION OF NON- ROOFTOP RUNOFF (A-2), RAINWATER HARVESTING (M-1) AND RAIN GARDENS (M-7) WILL BE USED.

## SHEET INDEX

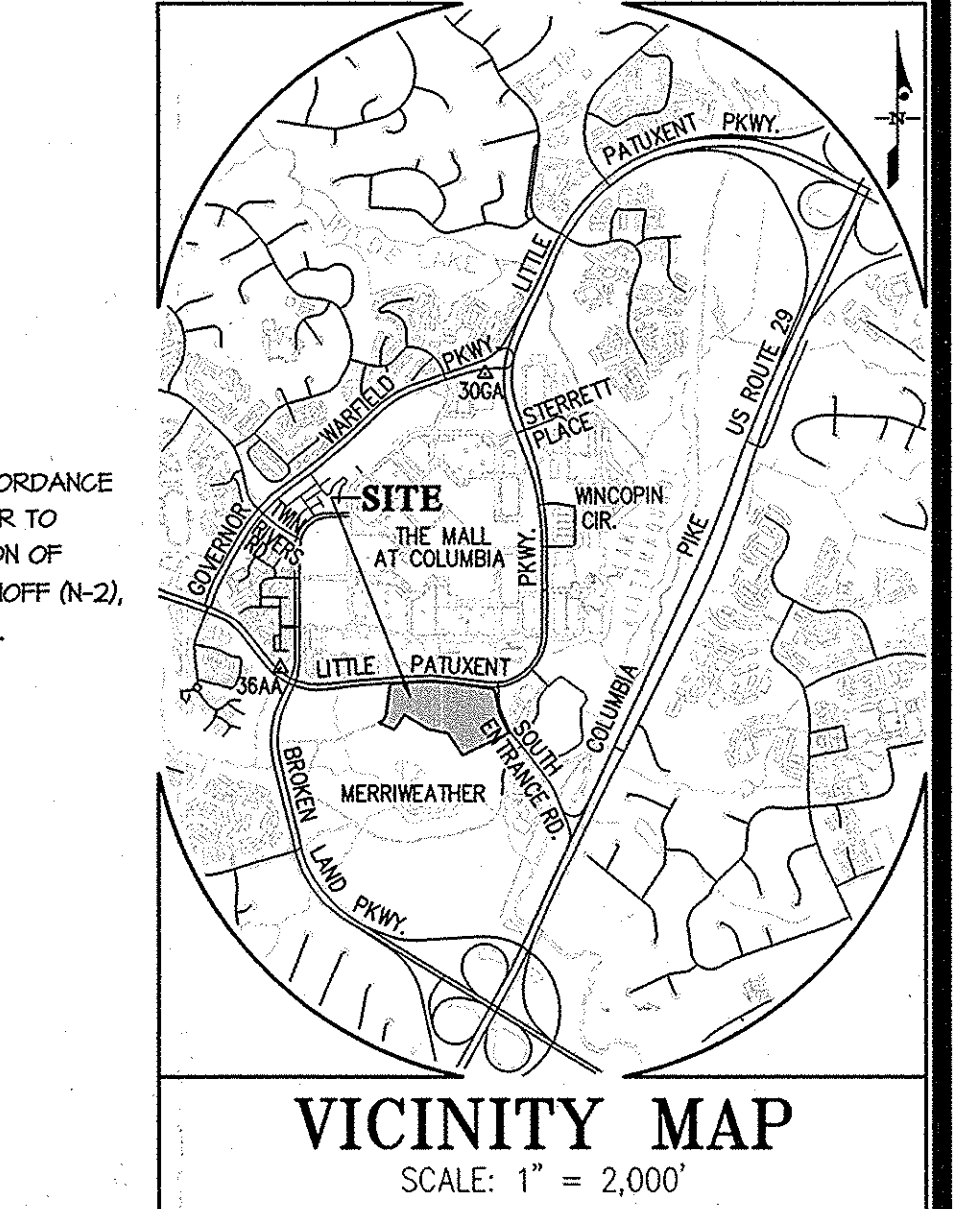
SHEET #	PDOX#	SHEET TITLE
1	1	COVER SHEET
2	2	SITE COMPOSITE, SHEET LAYOUT AND PHASING DIAGRAM
3	3	SITE DEVELOPMENT PLAN - NORTHWEST
4	4	SITE DEVELOPMENT PLAN - NORTHEAST
5	5	SITE DEVELOPMENT PLAN - MIDWEST
6	6	SITE DEVELOPMENT PLAN - MIDEAST
7	7	SITE DEVELOPMENT PLAN - SOUTHWEST
8	8	SITE DEVELOPMENT PLAN - SOUTHEAST
9	9	SITE DETAILS, HC ACCESS & BUTTERFLY BLDG ELEV
10	10	CATERPILLAR BLDG ELEV, HC ACCESS DIAGRAM & DETAILS
11	11	TYPICAL PLAYGROUND PAVING AND TOBE DETAILS
12	12	BUILDING A CHRYSALIS AMPHITHEATER BUILDING ELEVATIONS
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15	15	THE BUTTERFLY: 2ND FL. AND ROOF TERRACE PLAN
16	16	THE BUTTERFLY: ROOF PLAN
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21	21	WONDROUS TOWER SCHEMATIC ELEVATION
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23	23	PLAYGROUND DETAILS
24	24	CATERPILLAR: INFO BOOTH PLAN AND SECTIONS
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43	43	SITE MATERIALS PLAN - NORTHEAST
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45	45	SITE MATERIALS PLAN - MIDEAST
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47	47	BICYCLE ROUTE & NEIGHBORHOOD CONNECTIONS
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## SITE ANALYSIS

- GENERAL SITE DATA:  
A. TOTAL PROJECT AREA: 16.31 AC.  
B. LIMIT OF DISTURBED AREA: 9.43 AC.  
C. PRESENT ZONING: NT (FDP DC-MSH-I)  
D. PROPOSED USE OF SITE: DOWNTOWN PARKLAND  
E. FLOOR SPACE:

BUILDING	LEVEL	STAGE	LOADING	UTILITY #STORAGE
BUILDING A - CHRYSALIS	CELLAR	0	666	1500
	FIRST	4254	666	3350
	SECOND	510	165	215
BUILDING B - BUTTERFLY	CELLAR	0	666	1500
	FIRST	300	540	4250
	SECOND	510	165	3600
BUILDING C - CATERPILLAR	CELLAR	0	666	1500
	FIRST	510	165	3600
	SECOND	510	165	3600

- OPEN SPACE LOT 23 DEVELOPMENT DATA:  
A. RESTAURANT (EAST FOOTCABAR): 5,955 square feet  
B. TICKETING: 216 square feet  
C. UTILITY & STORAGE: 5,065 square feet  
D. STAGE: 4,254 square feet  
E. CONFIGURATION: 1,070 square feet  
F. BICYCLE PARKING SPACES PROVIDED:  
RACKS: 35  
TOTAL BICYCLE SPACES: 10 SPACES



SHEET #	PDOX#	SHEET TITLE
50	31	SITE UNDERSTORY PLANTING PLAN - NORTHWEST
51	32	SITE UNDERSTORY PLANTING PLAN - NORTHEAST
52	33	SITE UNDERSTORY PLANTING PLAN - MIDWEST
53	34	SITE UNDERSTORY PLANTING PLAN - MIDEAST
54	50	SITE UNDERSTORY PLANTING SCHEDULE
55	35	SITE ENLARGEMENT PLANS
56	36	SITE ENLARGEMENT PLANS
57	37	SITE ENLARGEMENT PLANS
58	38	SITE SECTION-ELEVATIONS
59	39	SITE SECTION-ELEVATIONS
60	40	SITE SECTION-ELEVATIONS
61	41	SITE SECTION-ELEVATIONS
62	42	SITE HARDSCAPE DETAILS
63	43	SITE HARDSCAPE DETAILS
64	44	SITE HARDSCAPE DETAILS
65	45	SITE HARDSCAPE DETAILS
66	46	SITE HARDSCAPE DETAILS
67	47	SITE HARDSCAPE DETAILS
68	48	SITE PLANTING DETAILS
69	49	SITE TREE PROTECTION AND PRESERVATION
70	50	EAST GATEWAY FEATURE
71	50.2	EAST GATEWAY FEATURE
72	50.3	CENTRAL GATEWAY FEATURE
73	50.4	CENTRAL GATEWAY FEATURE
74	50.5	WEST GATEWAY FEATURE
75	50.6	SOUTHWEST GATEWAY FEATURE
76	50.7	WATERSHED FEATURES
77	51	SITE LIGHTING LAYOUT
78	52	SITE LIGHTING SPECIFICATIONS
79	53	SITE LIGHTING SPECIFICATIONS
80	54	SITE LIGHTING SPECIFICATIONS
81	55	SITE LIGHTING SPECIFICATIONS
82	56	RAMP DETAILS SITE PLAN
83	57	TRAFFIC SIGNAL PLAN
84	58	TRAFFIC SIGNAL PLAN
85	59	GENERAL SIGNAL INFORMATION

3. PARKING REQUIRED: (SEE GENERAL NOTE 15)	TIER I	TIER II
MAXIMUM NUMBER OF PATRONS (BY CAR):	212	141
TRAVEL BY ALTERNATE MODES:	14 (58%)	24 (100%)
TOTAL TIER I PATRONS:	226	165
212 X 1 SPACE / 2.25 PATRONS = 121 SPACES		
MAXIMUM NUMBER OF PATRONS (BY CAR):	141	141
TRAVEL BY ALTERNATE MODES:	24 (100%)	24 (100%)
TOTAL TIER II PATRONS:	165	165
141 X 1 SPACE / 3 PATRONS = 241 SPACES		
* ARRANGEMENTS FOR SUPPLEMENTAL PARKING FOR EVENTS PROJECTED TO HAVE MORE THAN 600 PATRONS ARE REQUIRED.		
TO BE COORDINATED WITH MERRIWEATHER POST PAVILION AND/OR HOWARD COUNTY		
4. PARKING PROVIDED: (SEE GENERAL NOTE 15):		
TIER I:		
MMP HANDICAP LOT BACKSTAGE ACCESS:	33 SPACES	
EXISTING SPACES:		



NOTES:

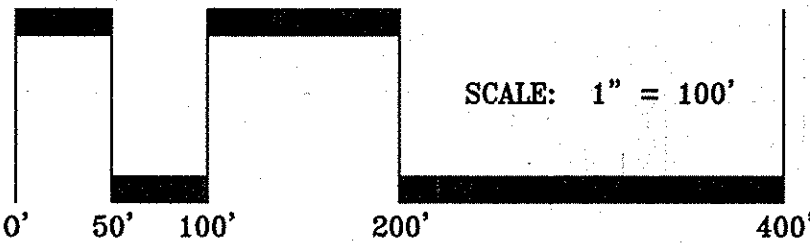
- THE USES, LOCATIONS AND GENERAL DESIGN OF THOSE FEATURES PROPOSED IN FUTURE PHASES 3 THRU 7 ARE APPROVED WITH THE APPROVAL OF THIS SDP (SDP 13-07B). ADDITIONAL DETAILS AND PLANNING BOARD APPROVAL OF THOSE DETAILS WILL BE REQUIRED FOR FUTURE PHASES 3 THRU 7 PRIOR TO THE APPLICATION FOR GRADING OR BUILDING PERMITS FOR THOSE PHASES.
- PHASING PROGRESSION MAY NOT CORRESPOND TO THE ASSIGNED PHASE NUMBERS AS SHOWN ON THE PLANS.
- PHASING CONDITIONS PER APPROVED WP 15-027.
- THE DEVELOPER SHALL APPLY TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS FOR THE INITIAL BUILDING PERMIT WITHIN ONE YEAR FROM THE DATE OF THE SDP SIGNATURE APPROVAL OF SDP 14-07B.
- THE DEVELOPER MUST APPLY FOR THE FIRST BUILDING PERMIT FOR CONSTRUCTION PHASE 1 OF THE PROPOSED SDP WITHIN 1 YEAR FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-07B, AND ALL BUILDING PERMITS FOR CONSTRUCTION PHASES 2 THRU 7 WITHIN 7 YEARS FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-07B. THE PERMIT DEADLINES WILL BE ESTABLISHED UPON SIGNATURE APPROVAL OF THE SDP.
- THE DEVELOPER MUST APPLY FOR THE FINAL BUILDING PERMIT WITHIN 7 YEARS FROM THE DATE OF THE SDP SIGNATURE APPROVAL OF SDP 14-07B.
- SUBMISSION OF PLAN REFINEMENTS/REVISIONS FOR STAFF REVIEW AND PLANNING BOARD APPROVAL IS REQUIRED PRIOR TO THE APPLICATION OF BUILDING PERMITS FOR THE BUTTERFLY BUILDING (PHASE 3), AND THE CATERPILLAR (PHASE 6). THIS STEP IS RECOMMENDED, BUT NOT REQUIRED BY WAIVER PETITION WP 15-027 FOR PHASES 4, 5, AND 7 (BUT MAY BE REQUIRED BY PLANNING BOARD STAFF TO FINALIZE DETAILS FOR A PHASE AREA AS A PART OF SDP APPROVAL).
- FUTURE PHASE 2 HAS BEEN FULLY REVIEWED AND APPROVED BY DPZ AND THE HOWARD COUNTY PLANNING BOARD. THE PAYMENT OF THE APPLICATION FEES DUE AS INDICATED IN THE DECEMBER 4, 2014 LETTER WILL BE PAID PRIOR TO BUILDING PERMITS FOR PHASE 2.

\*THIS AREA WILL BE A PART OF A FUTURE REVISION / SUBMISSION UPON AMENDMENT OF FDP-DC-M5M-1 TO INCLUDE THIS AREA.

LEGEND

- LIMIT OF SUBMISSION (LOS)
- NEIGHBORHOOD LIMITS
- LIMITS OF APPROVED FDP-DC-M5M-1
- PROPERTY LINE

CONSTRUCTION PHASING CHART		
PHASE	SYMBOL	IMPROVEMENT DESCRIPTION
1		CHRYSLIS
2		EAST PATH SYSTEM
3		BUTTERFLY
4		MERRIGROUND
5		PICNIC TABLE
6		CATERPILLAR
7		FREE TO BE DRIVE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 2-11-16  
 Chief, Division of Land Development: *[Signature]* Date: 2-11-16  
 Chief, Development Engineering Division: *[Signature]* Date: 2-11-16

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 Date: November 20, 2014  
 \* See Sheet 2 for Phasing and P&I Required Approvals for Phases 3-7

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

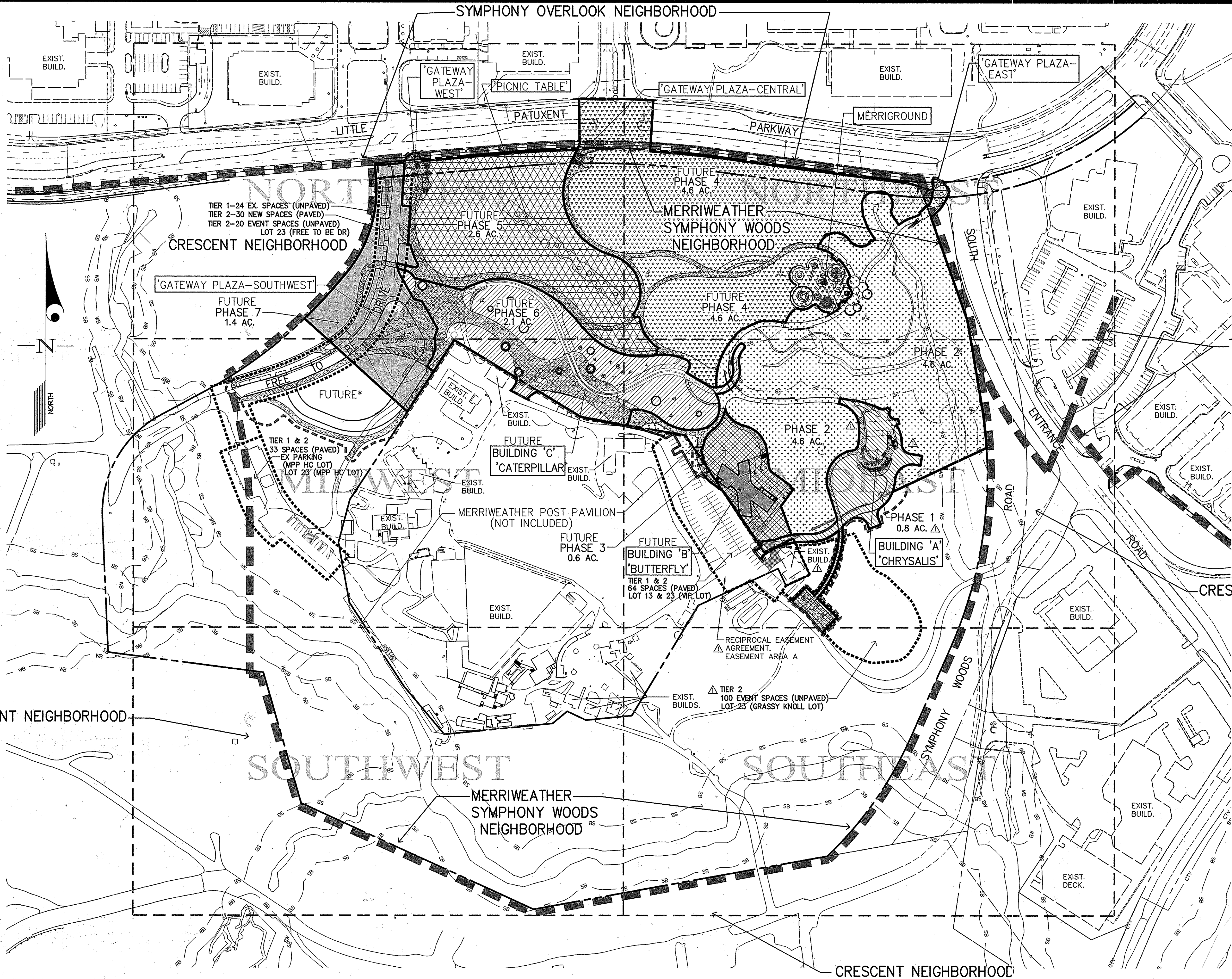
PREPARED FOR & DEVELOPER:  
 INNER ARBOR TRUST  
 10630 LITTLE PATUXENT PARKWAY  
 CENTURY PLAZA, SUITE 315  
 COLUMBIA, MD 21044  
 ATTN: MICHAEL MCCALL  
 410-740-0029

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14931, 2016  
 EXPIRATION DATE: MAY 21, 2016



REVISED  
 SITE COMPOSITE, SHEET LAYOUT & PHASING DIAGRAM  
**DOWNTOWN COLUMBIA**  
**MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD**  
 MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7  
 TOWN CENTER- SECTION 1 AREA 1  
 PART OF OPEN SPACE LOT 23-PLAT NO. 13335 &  
 PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
 GREEN COMMERCIAL BUILDING

SCALE 1"=100'	ZONING NT	G. L. W. FILE NO. 13043
DATE JAN., 2016	TAX MAP - GRID 36 - 01	SHEET 2 OF 85





- LEGEND**
- 600 --- EXISTING CONTOUR
  - 600 --- PROPOSED CONTOUR
  - HP x 80.00 PROPOSED SPOT ELEV. (HP=HIGH PT.)
  - EXISTING CURB
  - EXISTING PAVING
  - PROPOSED FLUSH CURB (SEE LANDSCAPE FOR DETAIL)
  - WB METLANDS
  - 25' METLAND BUFFER (WB)
  - SS STREAM
  - SS STREAM BUFFER (SB)
  - EXISTING UTILITY/LIGHT POLE
  - PROP. STORM DRAIN
  - EXISTING STORM DRAIN
  - EX. 8" S. EXISTING SEWER MAIN (DASHED LINE)
  - FUT. 36" W. FUTURE WATER MAIN
  - EASEMENTS
  - EXISTING PAVING TO BE REMOVED
  - LIMIT OF SUBMISSION (LOS)
  - NEIGHBORHOOD LIMITS
  - LIMITS OF APPROVED FDP-DC-MSH
  - CONSTRUCTION PHASING LIMITS
  - (18) NUMBER OF PARKING SPACES
  - (18) NUMBER OF EXISTING PARKING SPACES
  - PERMEABLE WALK & PAVERS
  - BOARDWALK
  - PROPOSED ASPHALT PAVING
  - PROPOSED GRASSPAVE OR SIMILAR
  - TREES UNDER 30" DBH
  - SPECIMEN TREES OVER 30" DBH
  - CRITICAL ROOT ZONE
  - TREES UNDER 30" DBH TO BE REMOVED
  - SPECIMEN TREES OVER 30" DBH TO BE REMOVED
  - SOIL BORING LOCATION
  - (M-T-1) STORMWATER ESD DEVICE IDENTIFICATION
  - PATRON BUILDING ACCESS
  - EMPLOYEE ONLY BUILDING ACCESS
  - PROPOSED 12" BARRIER CURB

**NOTE:**

- ALL PATHS ARE 10' MINIMUM WIDTH UNLESS NOTED OTHERWISE.
- REFER TO SHEET 2 FOR ADDITIONAL PHASING INFORMATION.
- PATHWAYS INTENDED FOR BICYCLE USE/INTERCONNECTIVITY (AND AVAILABLE BICYCLE FACILITIES) SHALL BE A MINIMUM OF 10' WIDE WHERE POSSIBLE PER PAGE 21 OF THE NEIGHBORHOOD DESIGN GUIDELINES.
- THE USES, LOCATIONS AND GENERAL DESIGN OF THE FEATURES WITHIN PHASES 4 THRU 7 (SHOWN ON THIS SHEET) ARE APPROVED WITH THE APPROVAL OF THIS SDP (SDP 14-073). FINAL DETAILS OF PHASES 4 THRU 7 AND PLANNING BOARD APPROVAL OF THOSE DETAILS IS REQUIRED PRIOR TO OBTAINING GRADING OR BUILDING PERMITS FOR THOSE PHASES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Michael J. Webb* Date: 2-11-16  
Chief, Division of Land Development: *Michael J. Webb* Date: 2-11-16  
Chief, Development Engineering Division: *Michael J. Webb* Date: 2-11-16

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: November 30, 2014  
\* See Sheet 2 for Phasing and  
Add'l Reg. Approvals for Phases 4-7

**GLWGUTSCHICK 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 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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© GLW 2013

DES. MJT DRN. WJS CHK. MJT

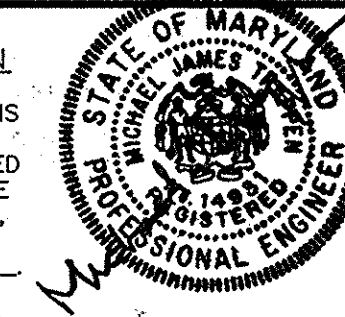
1/2/16 DATE ADDED BARRIER CURB TO LEGEND

PREPARED FOR & DEVELOPER:

INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
410-740-0029

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 1493  
EXPIRATION DATE: MAY 21, 2016



SITE DEVELOPMENT PLAN-NORTHWEST

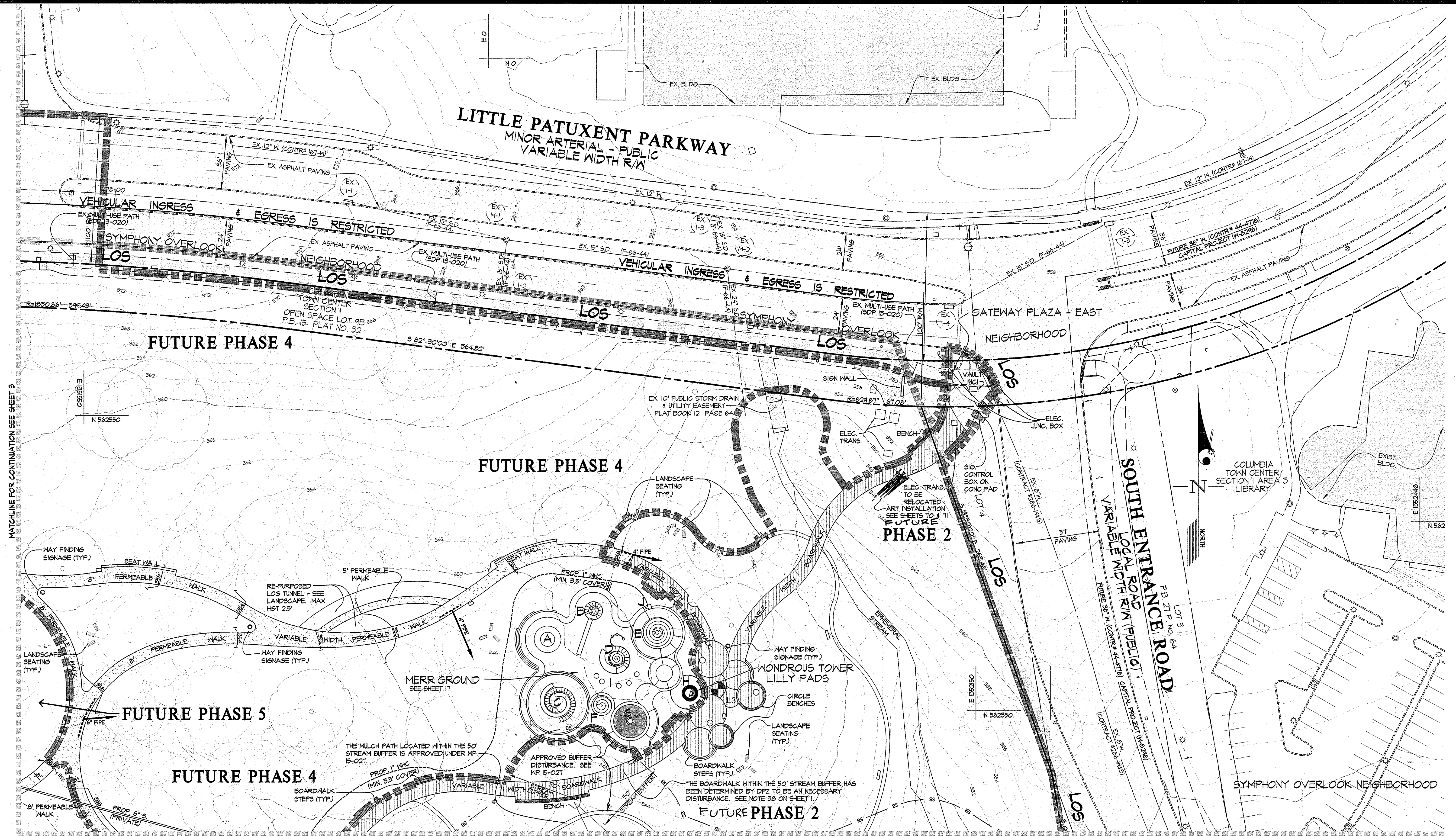
**DOWNTOWN COLUMBIA**  
**MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD**  
**MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7**  
TOWN CENTER-SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13535 &  
PART OF OPEN SPACE LOT 38-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING

SCALE 1"=30'	ZONING NT	G. L. W. FILE NO. 13043
DATE JAN., 2016	TAX MAP - GRID 36 - 01	SHEET 3 OF 85

PDOX SHEET 3 OF 59

SDP 14-073





MERRIGROUND EQUIPMENT KEY:

- A. DOUBLE HELIX SPIRAL SLIDE (SEE SHEET 22)
- B. SWING ROPE RING (SEE SHEET 22)
- C. CLIMBING TOWER + SLIDE (SEE SHEET 22)
- D. STEPPING SPIRAL POD (SEE SHEET 22)
- E. SPIRAL MOUND (SEE SHEET 18)
- F. SPIRAL SEAT (SEE SHEET 18)
- G. SPIDER WEB (SEE SHEET 22)
- H. WONDROUS TOWER (SEE SHEET 20)
- I. JUMPING DISKS (SEE SHEET 14)
- J. DRINKING FOUNTAIN (SEE SHEET 14)

MATCHLINE FOR CONTINUATION SEE SHEET 6

NOTES:

- 1. ALL PATHS ARE 10' MINIMUM WIDTH UNLESS NOTED OTHERWISE.
- 2. FOR LEGEND SEE SHEET 3.
- 3. REFER TO SHEET 2 FOR ADDITIONAL PHASING INFORMATION.
- 4. PATHWAYS INTENDED FOR BICYCLE USE/INTERCONNECTIVITY (AND AVAILABLE BICYCLE FACILITIES) SHALL BE A MINIMUM OF 10' WIDE WHERE POSSIBLE PER PAGE 21 OF THE NEIGHBORHOOD DESIGN GUIDELINES.
- 5. THE USES, LOCATIONS AND GENERAL DESIGN OF THE FEATURES WITHIN PHASES 4 & 5 (SHOWN ON THIS SHEET) ARE APPROVED WITH THE APPROVAL OF THIS SDP (SDP 14-073). FINAL DETAILS OF PHASES 4 & 5 AND PLANNING BOARD APPROVAL OF THOSE DETAILS IS REQUIRED PRIOR TO OBTAINING GRADING OR BUILDING PERMITS FOR THOSE PHASES.

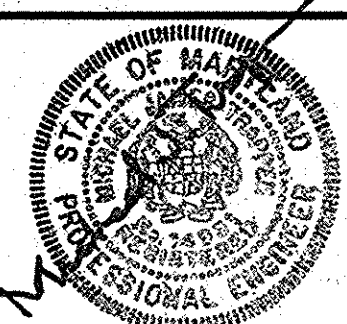
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	9-8-15
Director	Date
Chief, Division of Land Development	9-2-15
Chief, Development Engineering Division	8-25-15

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK  
BURTOWNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-589-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL McCALL  
410-740-0029

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 14931  
EXPIRATION DATE: MAY 21, 2016



**SITE DEVELOPMENT PLAN-NORTHEAST**  
**DOWNTOWN COLUMBIA**  
**MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD**  
**MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7**  
TOWN CENTER - SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13535 &  
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=30'	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	4 OF 85

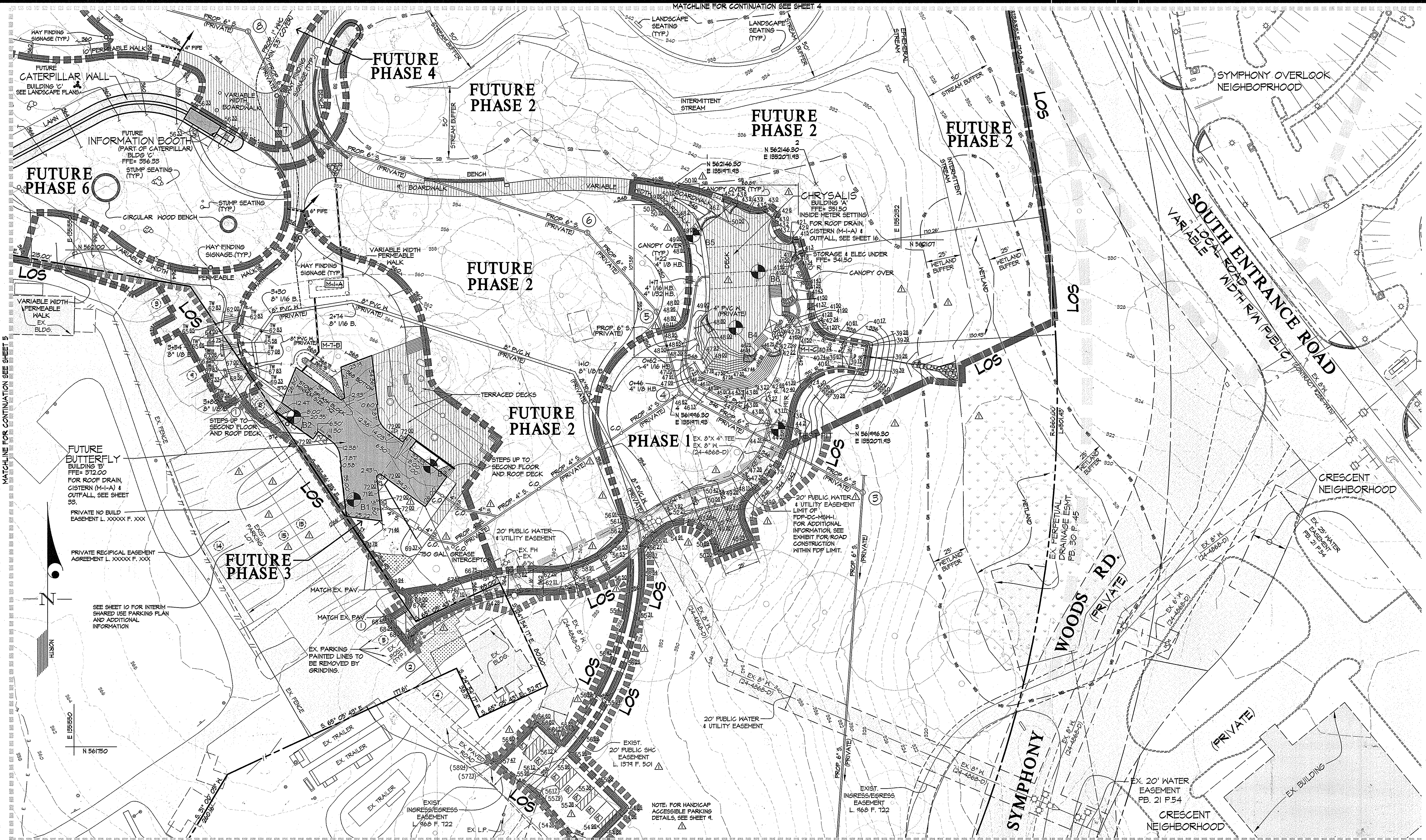
PDOX SHEET 4 OF 59

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APPROVED  
*Edward County Department of Planning & Zoning*  
Director  
*Edward County Department of Planning & Zoning*  
Chief, Division of Land Development  
*Edward County Department of Planning & Zoning*  
Chief, Development Engineering Division

2-11-16  
2-11-16  
2-11-16

DATE  
DATE  
DATE

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: November 20, 2014  
\* See Sheet 2 for Phasing and Add'l Requirements for Approval of Phases 3-7

1/2/16  
1/2/16

DATE  
DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3609 NATIONAL DRIVE, SUITE 250 - BURTSMITH OFFICE PARK  
BURTSMITH, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-421-4024

DATE  
DATE  
DATE  
DATE

DES. M.T.  
DRN. W.B.  
CHK. M.T.  
CHK. M.T.

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
410-740-0029

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14631  
EXPIRATION DATE: MAY 21, 2016

REVISED SITE DEVELOPMENT PLAN-MIDEAST  
DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7  
TOWN CENTER-SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13533 &  
PART OF OPEN SPACE LOT 28-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING

SCALE  
1"=30'

DATE  
JAN., 2016

ZONING  
NT

TAX MAP - GRID  
36 - 01

G. L. W. FILE NO.  
13043

SHEET  
6 OF 85

PDOX SHEET 6 OF 59

HOWARD COUNTY, MARYLAND

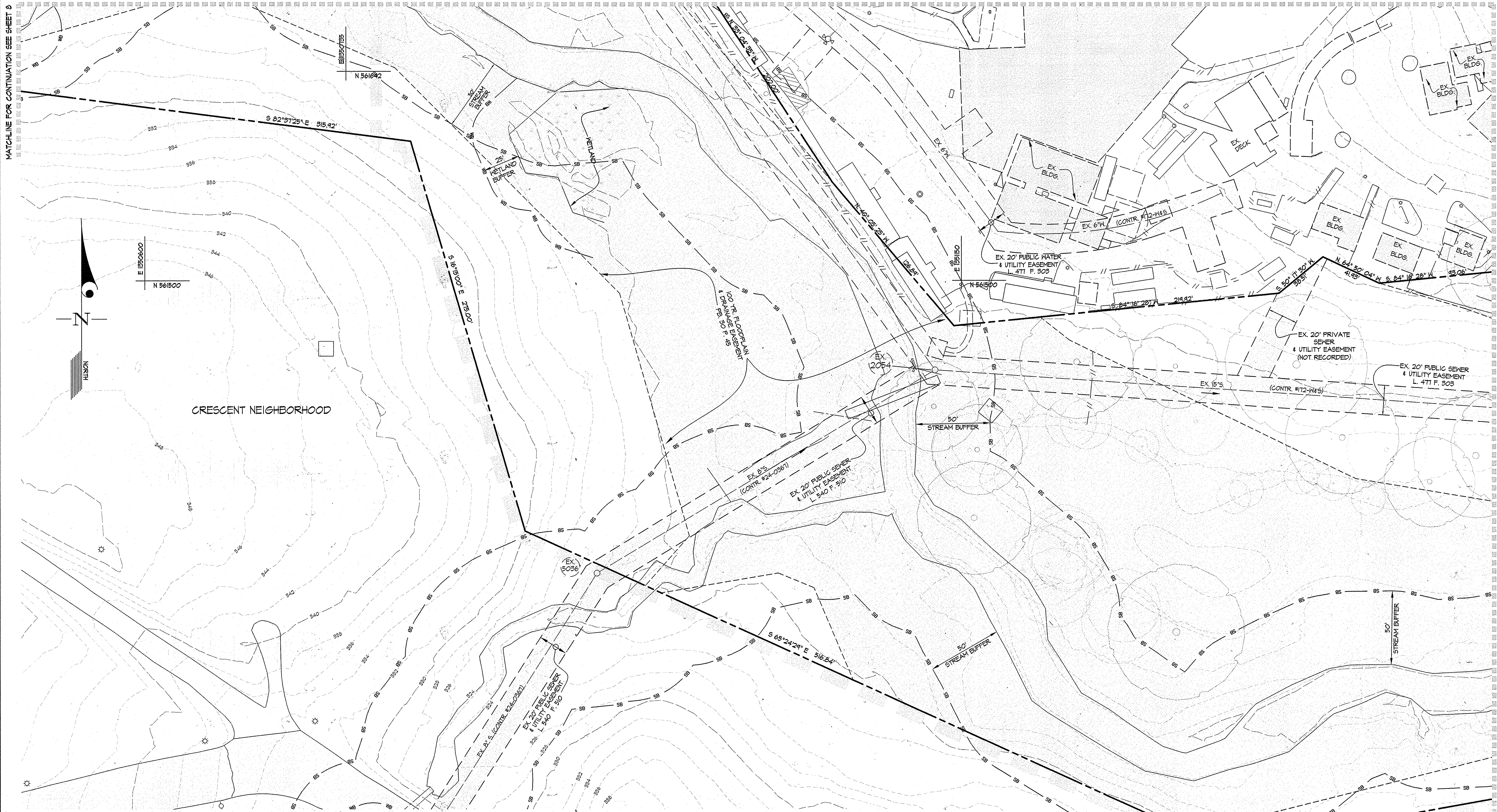
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MATCHLINE FOR CONTINUATION SEE SHEET 2

MATCHLINE FOR CONTINUATION SEE SHEET 5

MATCHLINE FOR CONTINUATION SEE SHEET 6



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *W. H. H. H.* Date: 9-8-15  
Chief, Division of Land Development: *W. H. H. H.* Date: 9-2-15  
Chief, Development Engineering Division: *W. H. H. H.* Date: 9-25-15

APPROVED: PLANNING BOARD OF HOWARD COUNTY  
Date: November 30, 2014  
\* See Site Plan for Phases 1 & 2  
\* See Site Plan for Phases 3 & 4

**GLWGUTSCHICK 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 BAL: 410-583-1820 DC/VA: 301-939-2524 FAX: 301-421-4186

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
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LICENSE NO. 14931  
EXPIRATION DATE: MAY 21, 2016



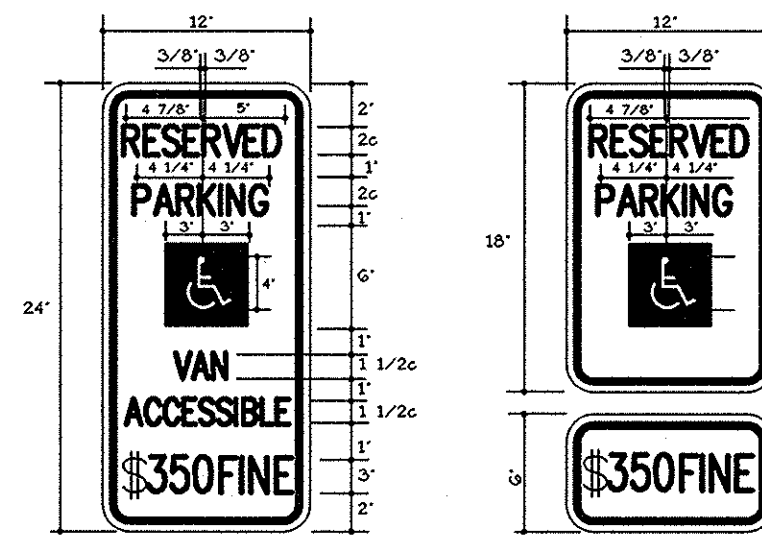
**SITE DEVELOPMENT PLAN-SOUTHWEST**  
**DOWNTOWN COLUMBIA**  
**MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD**  
**MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7**  
TOWN CENTER- SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13535 &  
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING

SCALE 1"=30'	ZONING NT	G. L. W. FILE No. 13043
DATE JUNE, 2015	TAX MAP - GRID 36 - 01	SHEET 7 OF 85



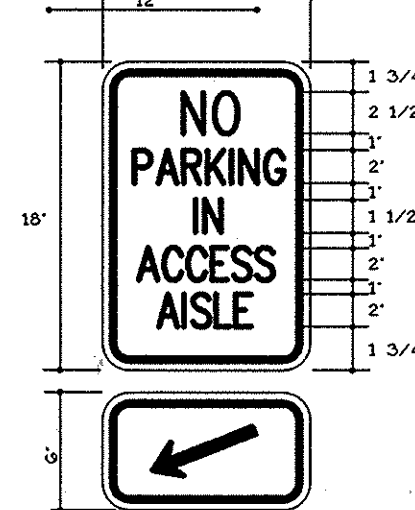






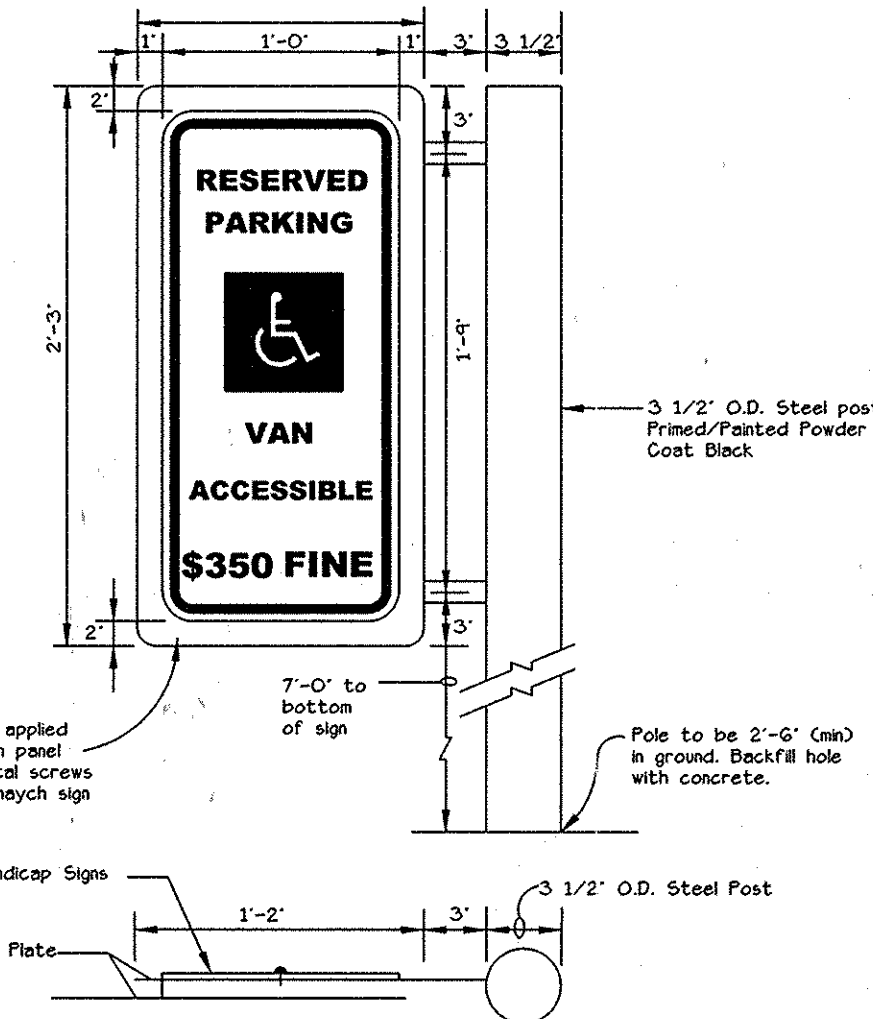
- General Notes:**
- Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R7-8.
  - One sign is required per space placed as shown on site plan.
  - Spaces indicated on site plan as "VAN" accessible shall be signed accordingly.
  - Colors: Legend and Border - green  
Symbol - white on blue background  
background - white

HANDICAP PARKING SIGNS DETAIL  
N.T.S.



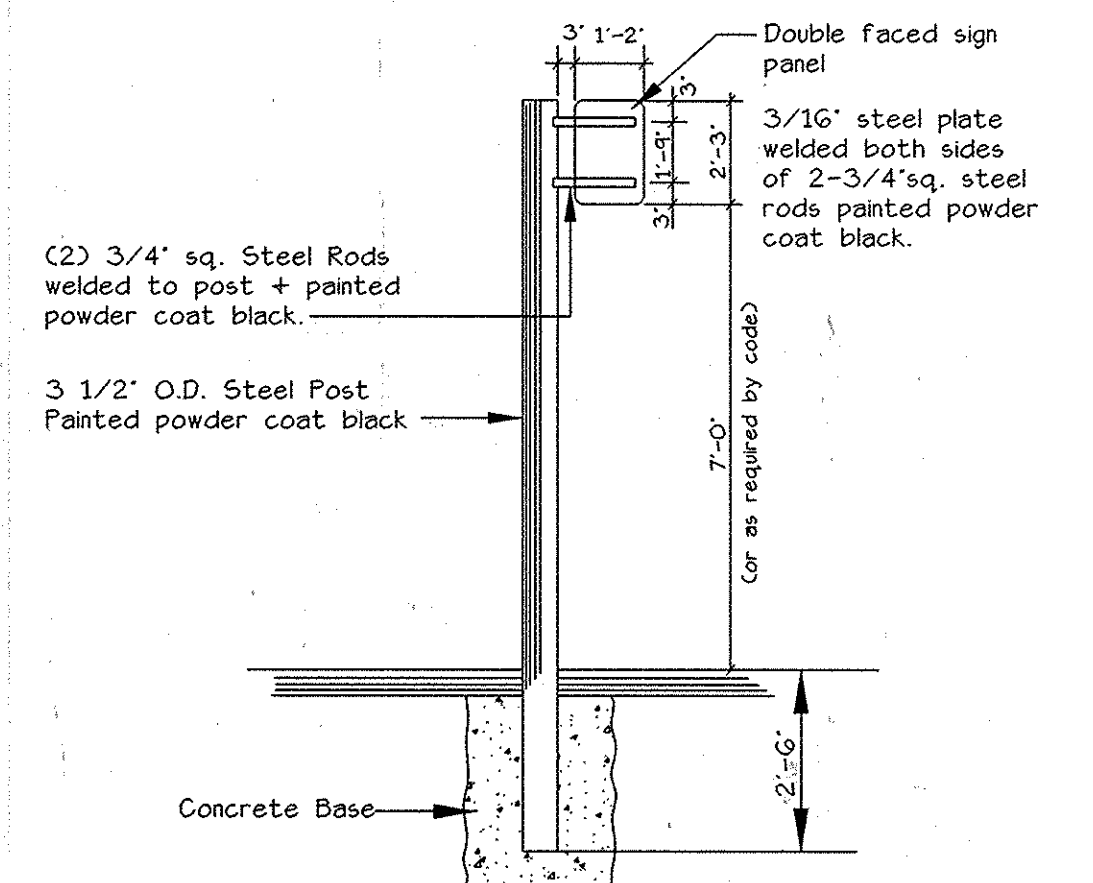
- General Notes:**
- Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R8-1(2).
  - One sign is required per access isle placed as shown on site plan.
  - Colors: Legend and Border - green  
Symbol - white on blue background  
background - white

ACCESS ISLE SIGN DETAIL  
N.T.S.

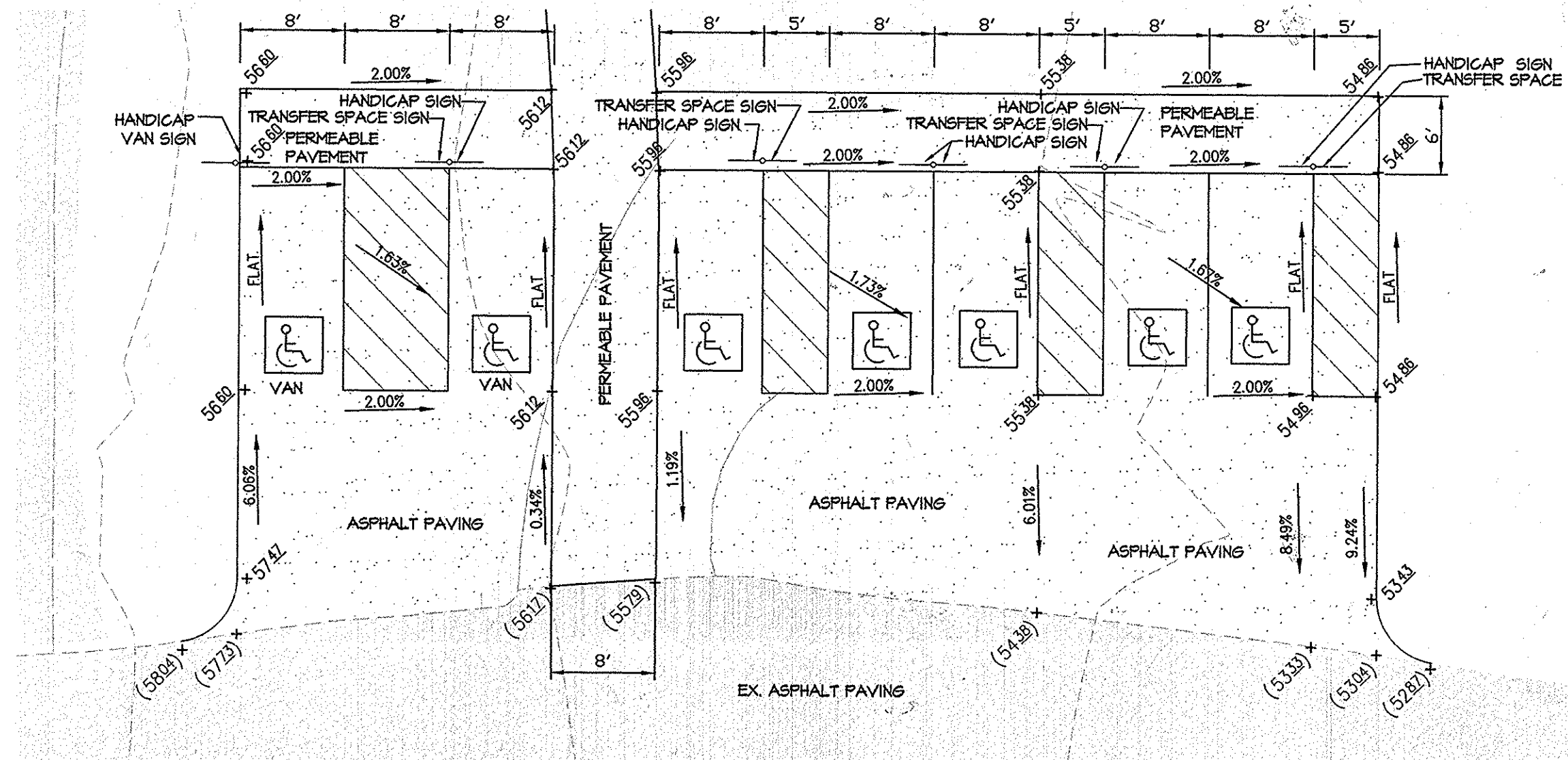


- Notes:**
- Signs to be applied to metal sign panel w/ sheet metal screws painted to match sign background.
  - Applied Handicap Signs
  - Sign Panel: 3/16" Steel Plate
  - 3 1/2" O.D. Steel Post
  - Pole to be 2'-6" (min) in ground. Backfill hole with concrete.

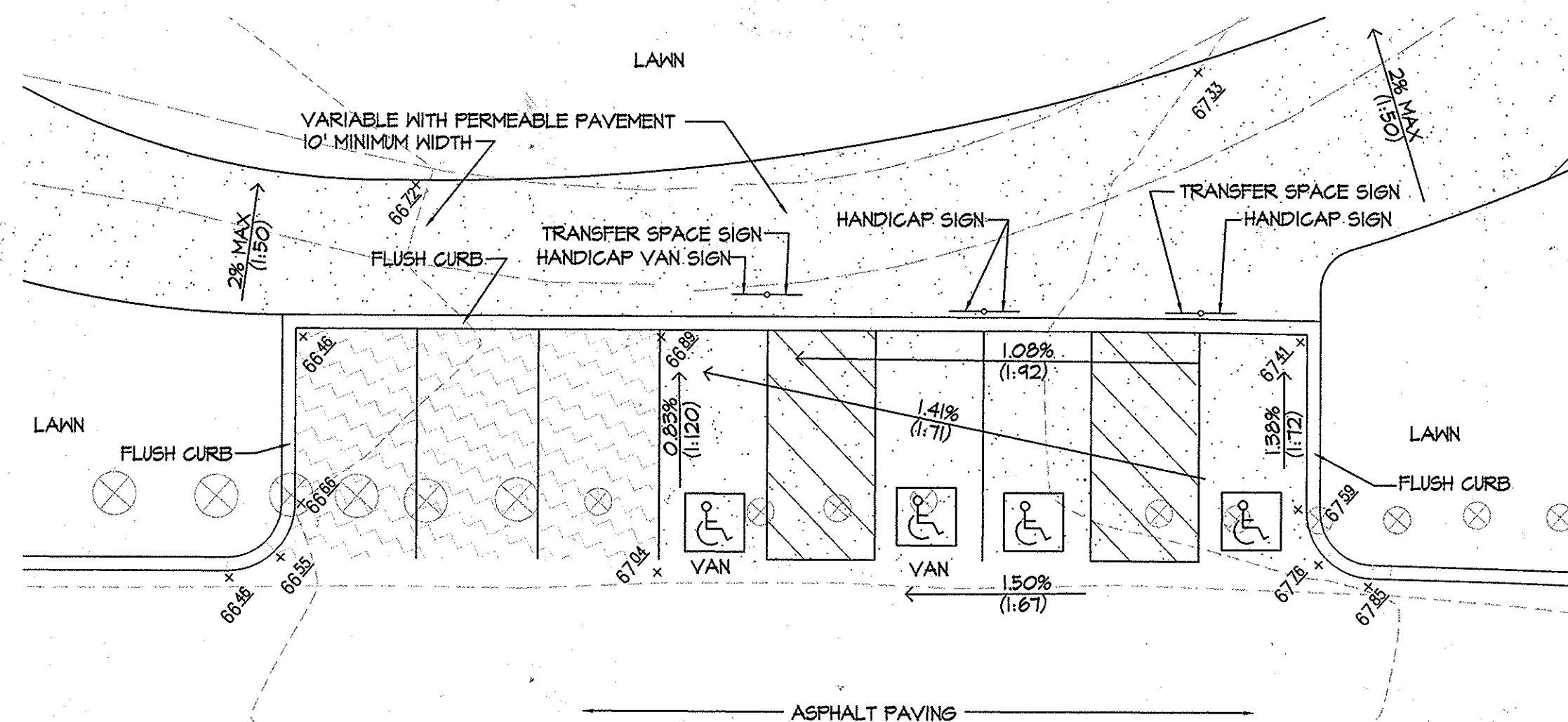
MOUNTING DETAIL FOR PARKING RESTRICTION SIGN  
N.T.S.



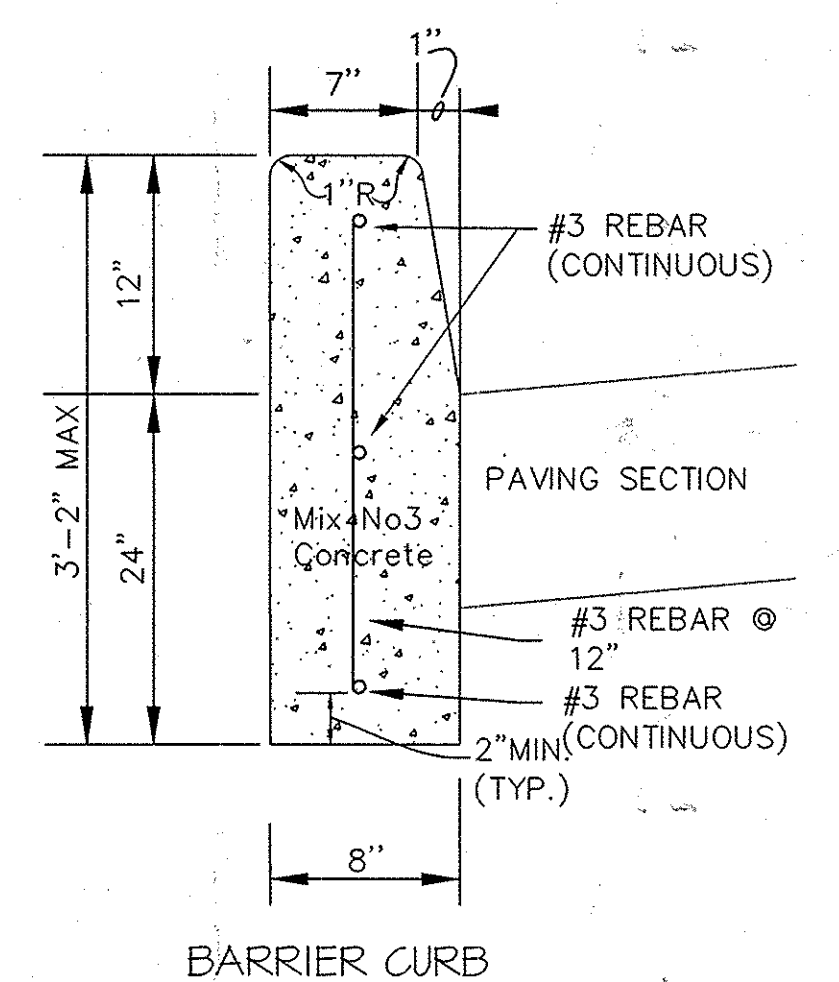
POST & SIGN PANEL DETAIL FOR PARKING RESTRICTION SIGN  
N.T.S.



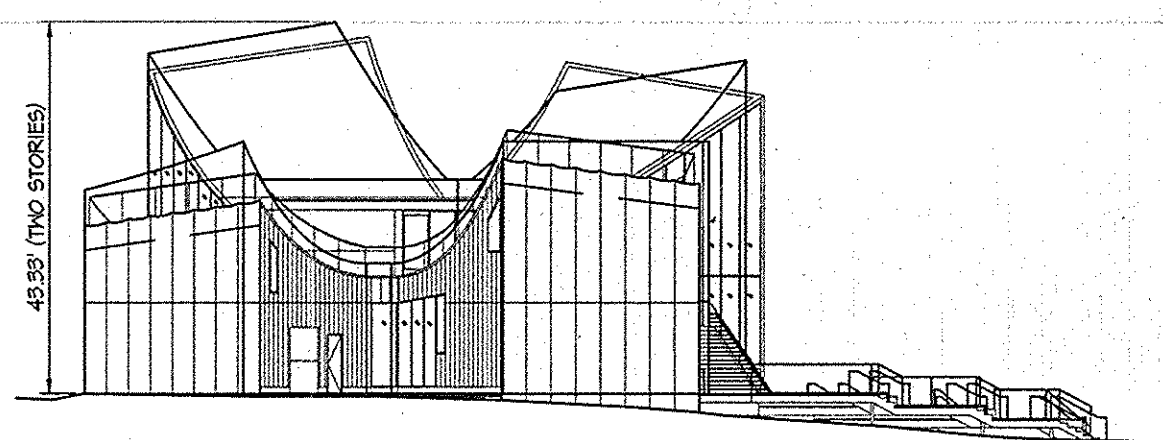
HANDICAP ACCESSIBLE PARKING DETAIL  
(ADJACENT TO FARMHOUSE)  
1" = 10'



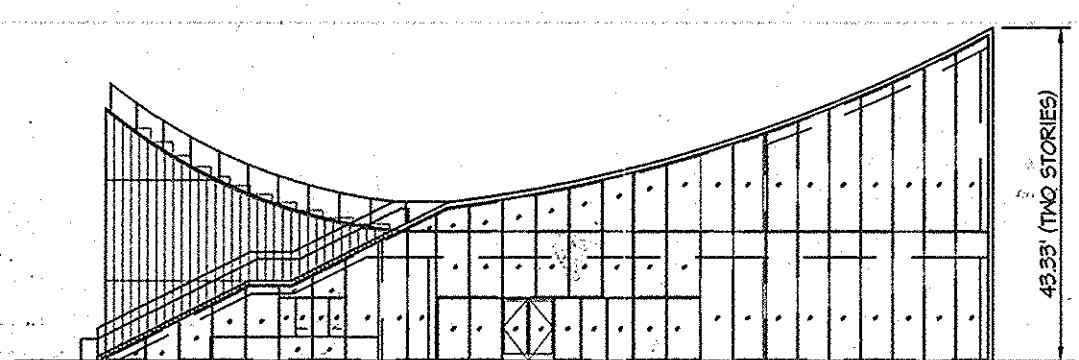
HANDICAP ACCESSIBLE PARKING DETAIL  
(FREE TO BE DRIVE)  
1" = 10'



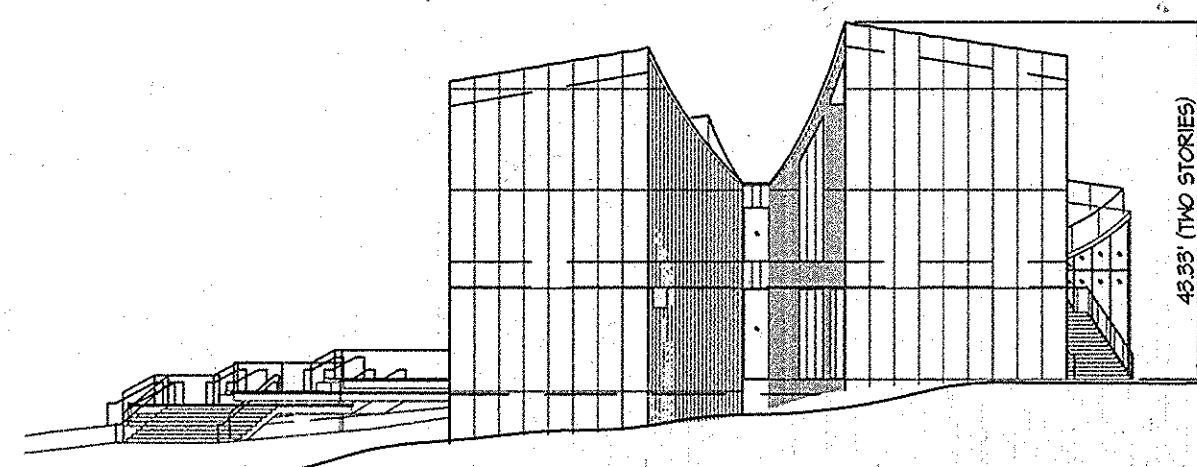
BARRIER CURB  
N.T.S.



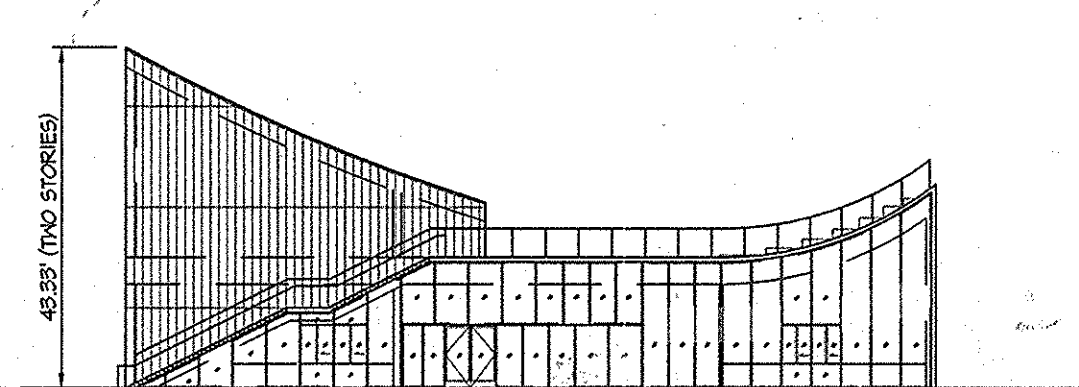
SCHEMATIC SOUTH ELEVATION BUTTERFLY  
N.T.S.



SCHEMATIC EAST ELEVATION BUTTERFLY  
N.T.S.



SCHEMATIC SIDE ELEVATION BUTTERFLY  
N.T.S.



SCHEMATIC WEST ELEVATION BUTTERFLY  
N.T.S.

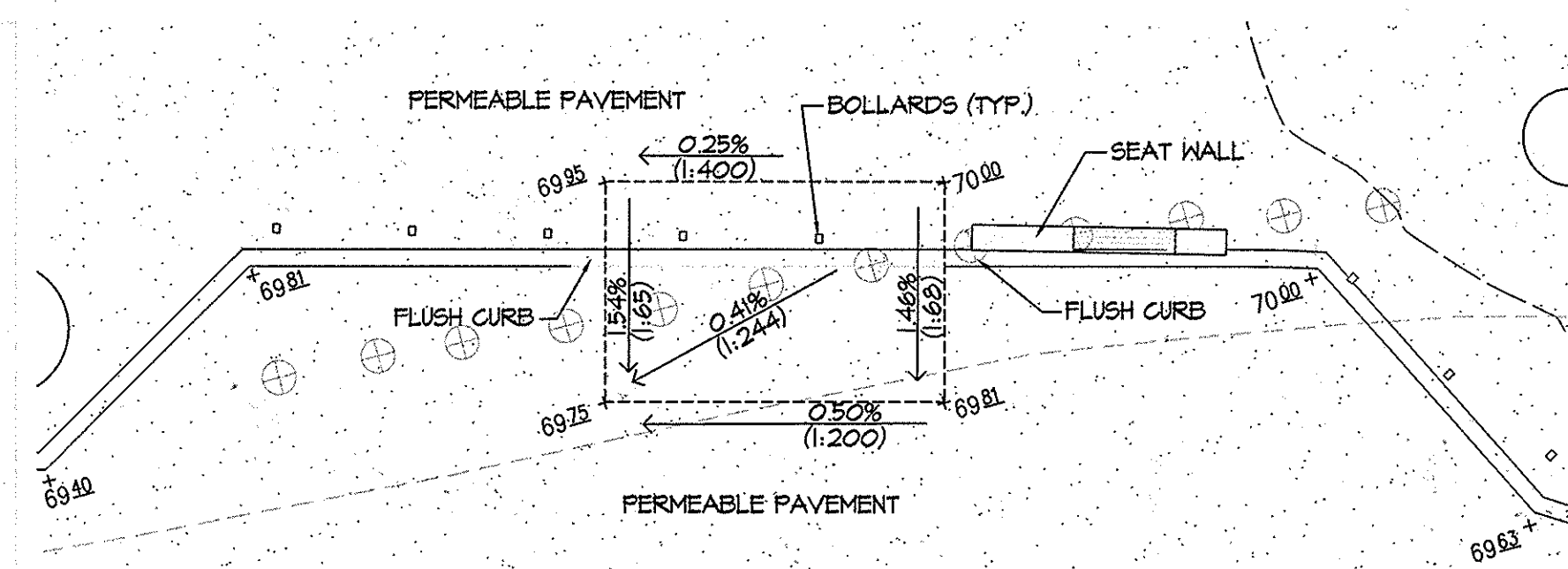
15" HMA SUPERPAVE FINAL SURFACE
1" HMA SUPERPAVE INTERMEDIATE SURFACE
3" HMA SUPERPAVE BASE
3" GRADED AGGREGATE BASE*

\* NOTE:  
FOR CBR 5 TO 6: USE 10" GAB  
FOR CBR 5 TO 7: USE 6" GAB  
FOR CBR 1+1: USE 3" GAB

**P-3**

- PAVING NOTES:**
- P-3 IS A HOWARD COUNTY R-201 SECTION DESIGNATION
  - OTHER EQUIVALENT PAVING SECTIONS MAY BE USED WHEN APPROVED BY A PROFESSIONAL SOILS ENGINEER.

**BITUMINOUS PAVING SECTION**



HANDICAP ACCESSIBLE LOADING AREA DETAIL  
(LOOP ROAD)  
1" = 10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Valerie H. Hester* Date: 2-11-16  
Chief, Division of Land Development: *Valerie H. Hester* Date: 2-11-16  
Chief, Development Engineering Division: *Valerie H. Hester* Date: 2-11-16

APPROVED: PLANNING BOARD OF HOWARD COUNTY  
Date: November 20, 2014  
\*See Sh. 2 for Phasing and  
\*Required Approval for  
Phase 3-7

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866  
TEL: 301-421-4024 FAX: 301-989-2524 DC/VA: 301-989-2524 FAX: 301-421-4188

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
410-740-0029

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14933  
EXPIRATION DATE: MAY 21, 2016

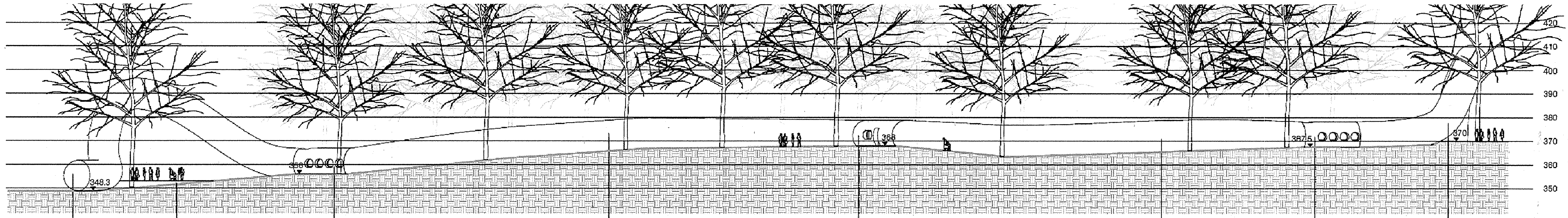


REVISD  
SITE DETAILS, HANDICAP ACCESS and BUTTERFLY BUILDING ELEVATIONS

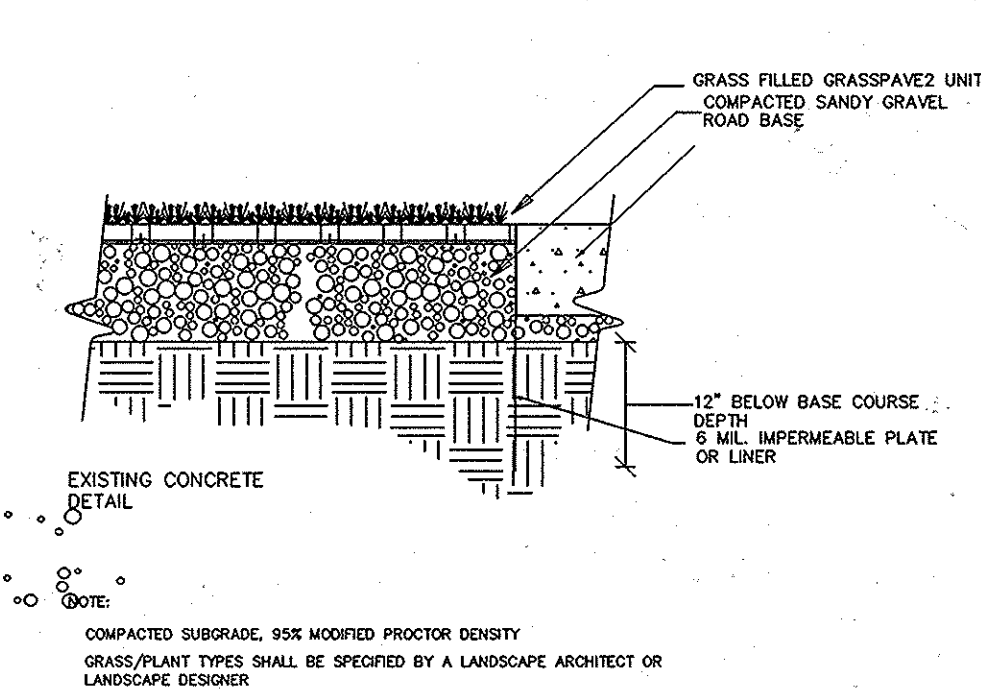
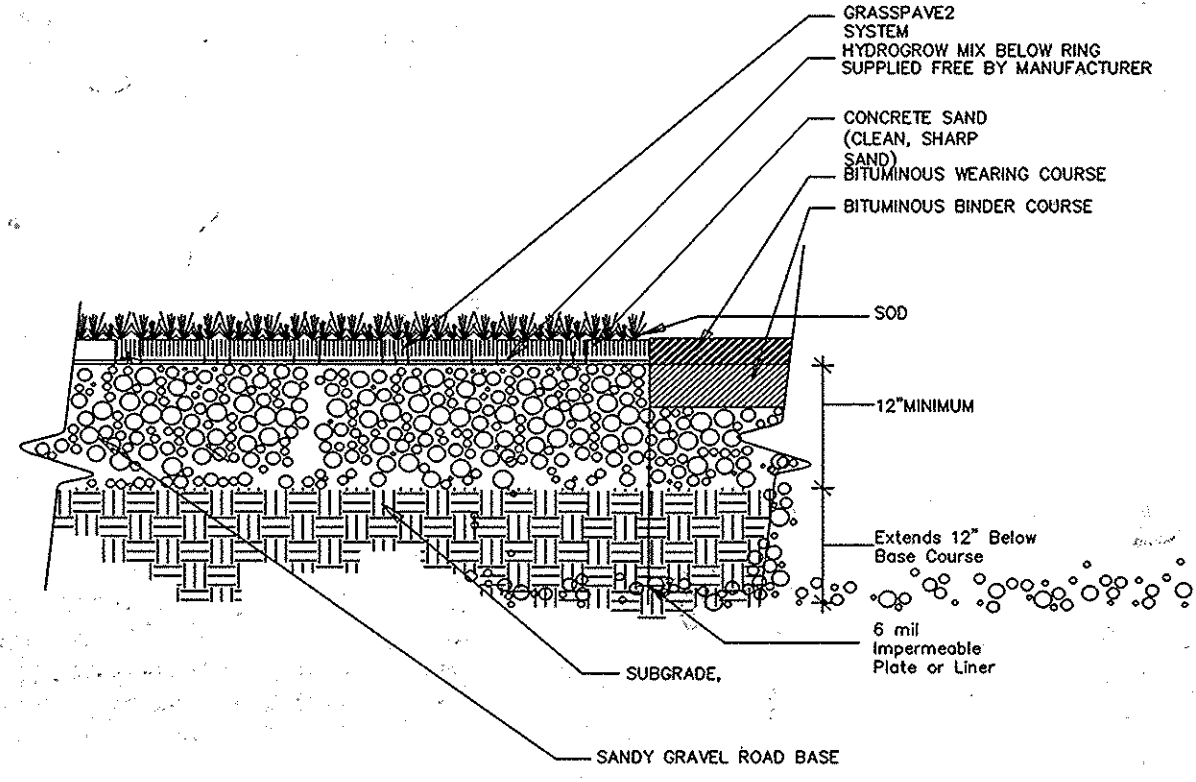
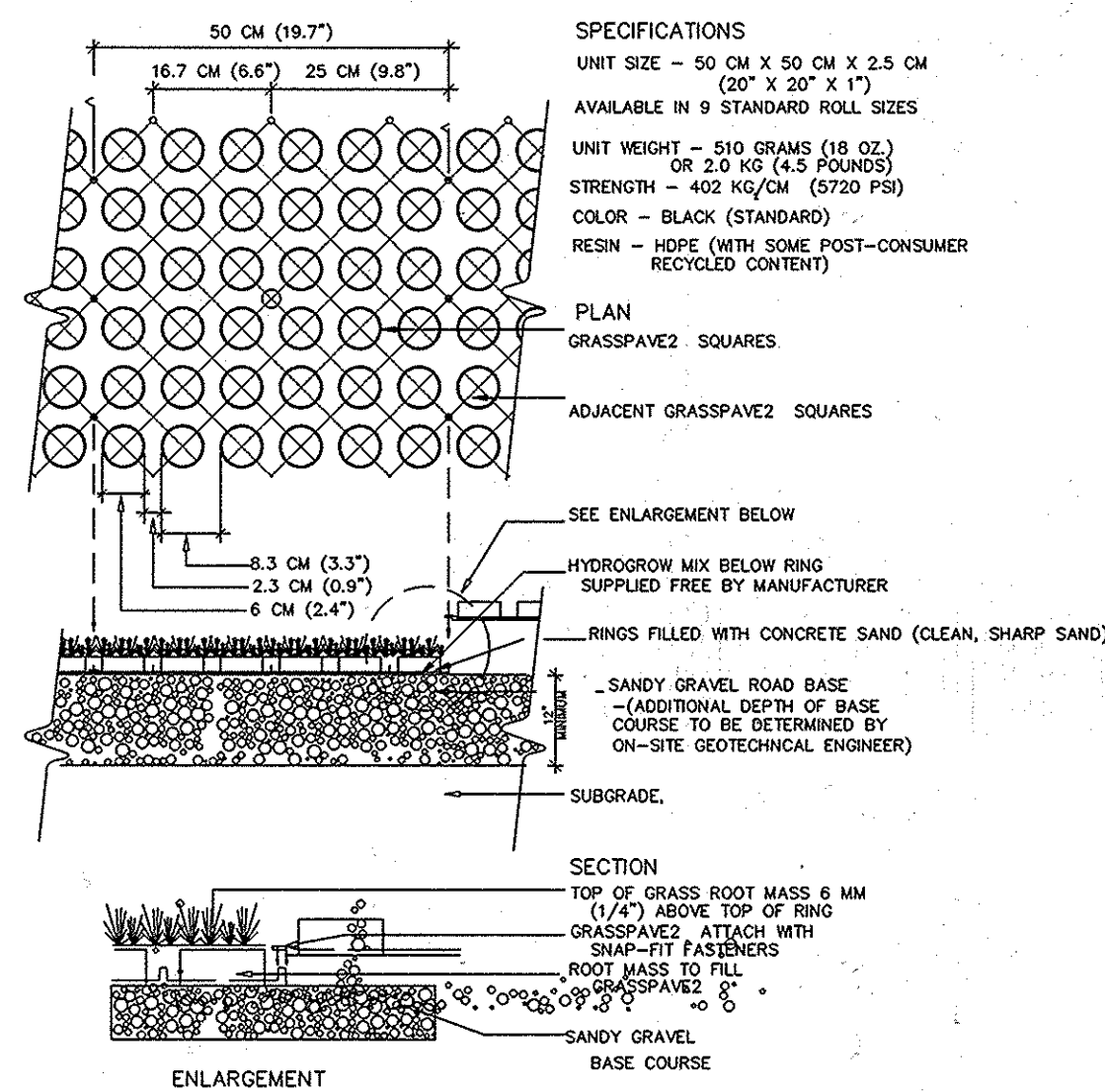
**DOWNTOWN COLUMBIA**  
**MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD**  
**MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 and FUTURE PHASES 2-7**  
TOWN CENTER- SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13533 &  
PART OF OPEN SPACE LOT 98-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JAN., 2016	36 - 01	9 OF 85





SCHEMATIC NORTH ELEVATION CATERPILLAR N.T.S.  
ADDITIONAL DETAILS AND PLANNING BOARD APPROVAL OF THOSE DETAILS WILL BE  
REQUIRED PRIOR TO THE APPLICATION FOR GRADING OR BUILDING PERMITS FOR PHASE 6



NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

GRASSPAVE2 AT ASPHALT EDGE

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

NOT TO SCALE  
Invisible  
Structures, Inc.  
09/05/2016

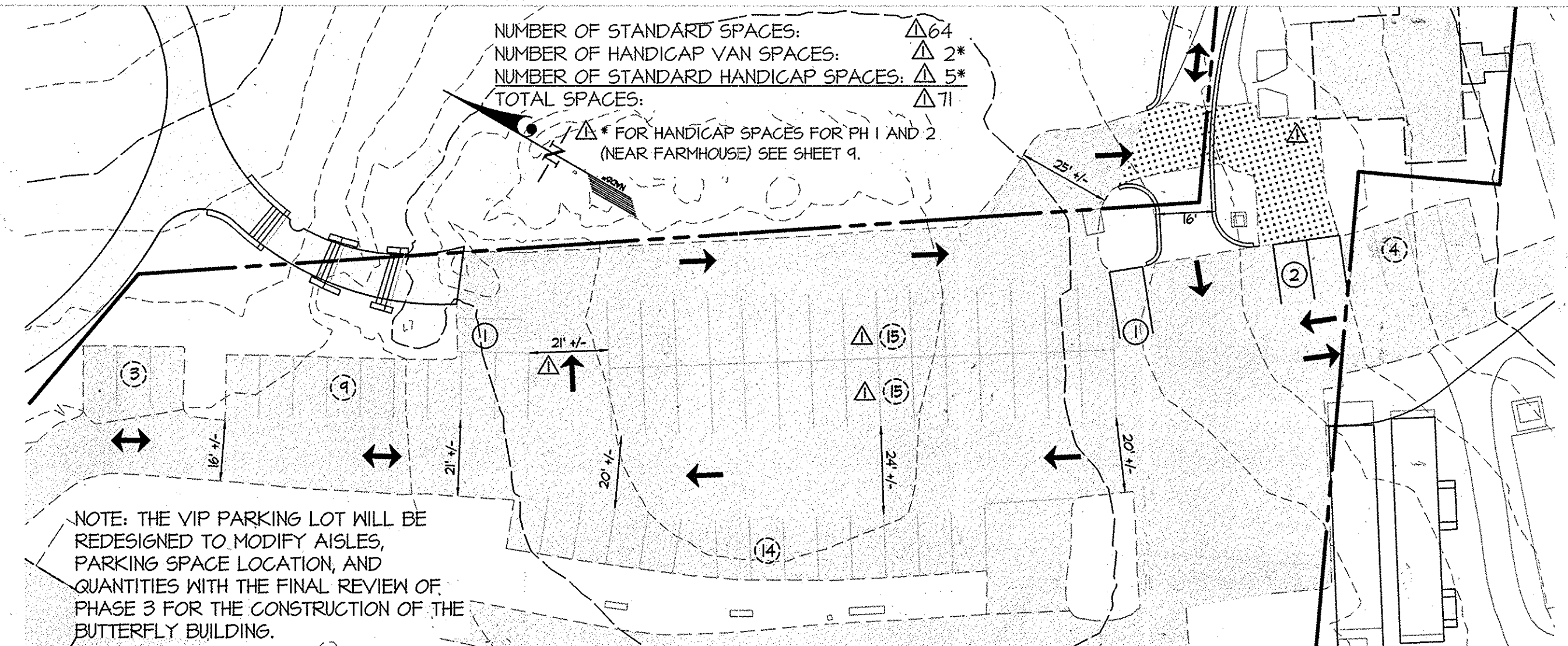
1600 Jackson St., Suite 310  
GOLDEN, COLORADO 80401  
800-233-1510 OR 303-233-8383  
FAX: 800-233-1522 OR  
303-233-8282  
www.invisiblestructures.com  
rev. 08/04

GRASSPAVE2 AT CONCRETE EDGE

CHOOSE THIS PRODUCT FOR TURF REINFORCEMENT

NOT TO SCALE  
Invisible  
Structures, Inc.  
09/05/2016

1600 Jackson St., Suite 310  
GOLDEN, COLORADO 80401  
800-233-1510 OR 303-233-8383  
FAX: 800-233-1522 OR  
303-233-8282  
www.invisiblestructures.com  
rev. 08-26-04



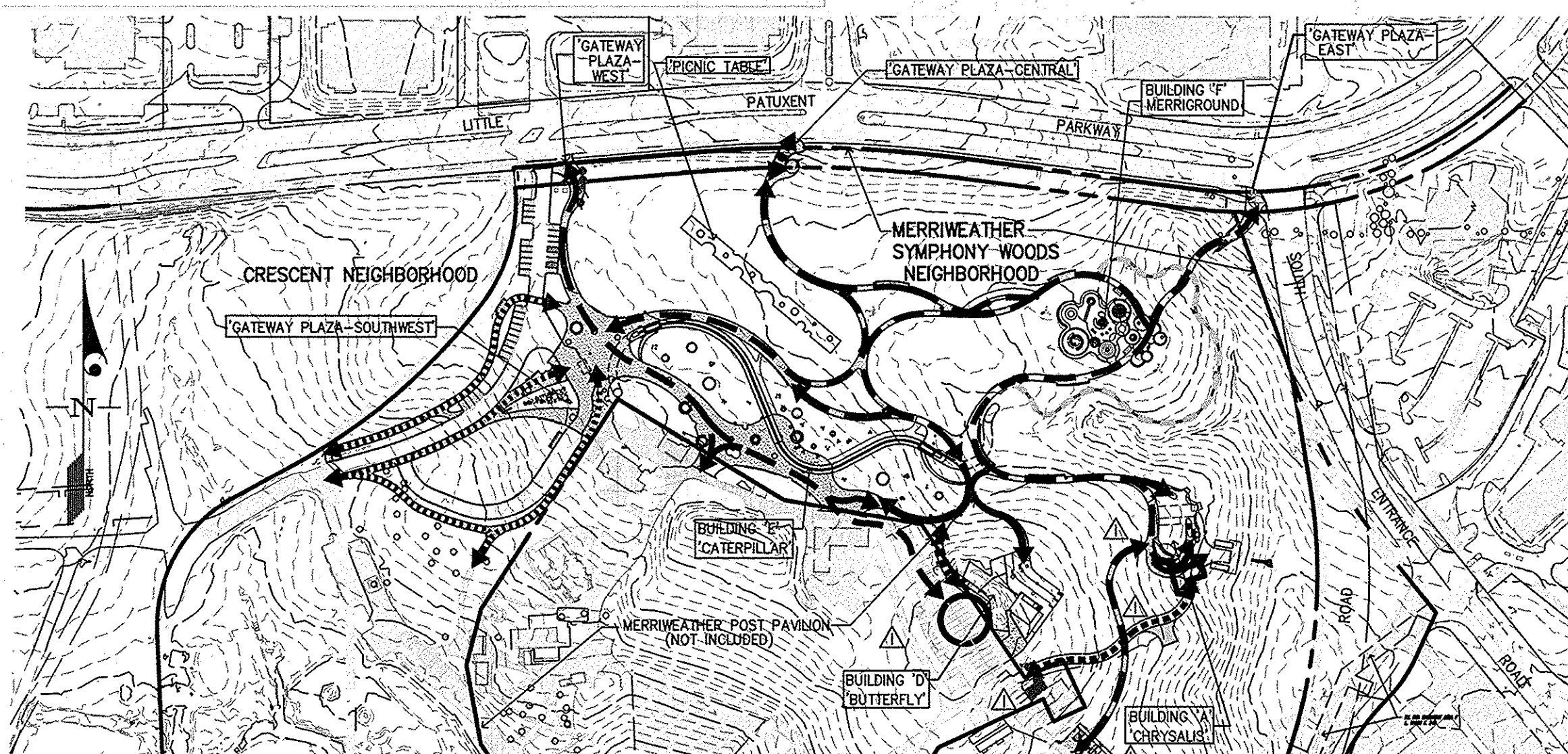
VIP LOT INTERIM SHARED USE PARKING PLAN (PHASE 1 AND 2) SCALE: 1" = 30'

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

NOT TO SCALE  
Invisible  
Structures, Inc.  
09/05/2016

1600 Jackson St., Suite 310  
GOLDEN, COLORADO 80401  
800-233-1510 OR 303-233-8383  
FAX: 800-233-1522 OR  
303-233-8282  
www.invisiblestructures.com  
rev. 10/05



LEGEND

- ACCESSIBLE PATH (1%-5%) 8' MINIMUM WIDTH
- ADA TRAILS (5%-12.5%) 6' MINIMUM WIDTH
- NOT ACCESSIBLE (12.5% OR STAIRS REQUIRED) 10' MINIMUM WIDTH
- SIDEWALK FOLLOWS GRADE OF STREET (10' MINIMUM WIDTH)
- NON-PAVED HIKING TRAIL 25' MINIMUM WIDTH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Valerie J. J. J.* Date: 2-11-16  
Chief, Division of Land Development: *Valerie J. J. J.* Date: 2-11-16  
Chief, Development Engineering Division: *Valerie J. J. J.* Date: 2-11-16

APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: November 20, 2014  
\* See Sheet 2 for Planning and  
All Required Approvals for  
Phases 3-7

GLWGUTSCHICK 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 FAX: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL McCALL  
410-740-0029

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 1993  
EXPIRATION DATE: MAY 23, 2016

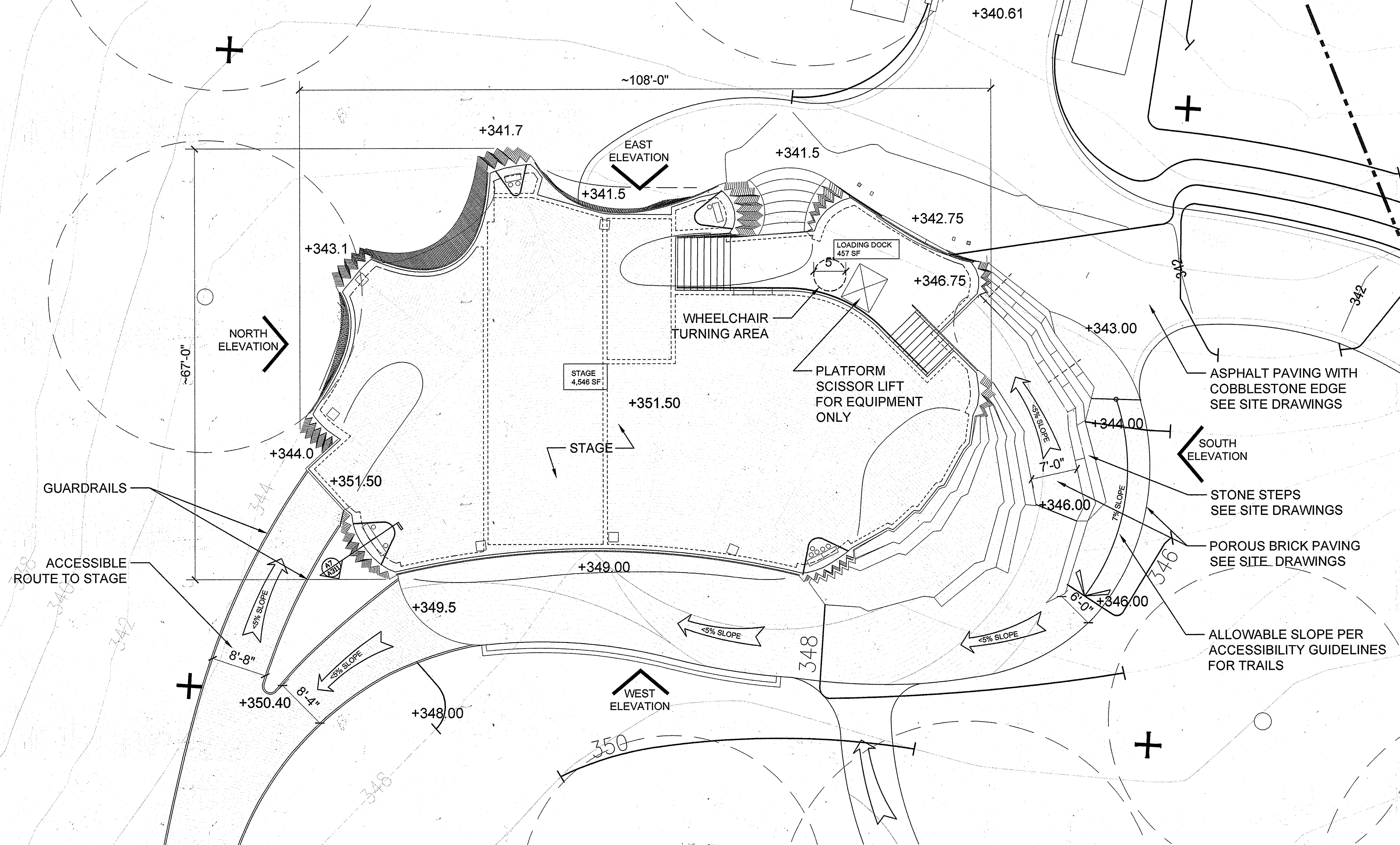


REVISED  
CATERPILLAR BUILDING ELEVATIONS, HANDICAP ACCESS DIAGRAM & DETAILS  
DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7  
TOWN CENTER- SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13535 &  
PART OF OPEN SPACE LOT 98-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN  
ZONING: NT  
G. L. W. FILE No.: 13043  
DATE: JAN., 2016  
TAX MAP - GRID: 36 - 01  
SHEET: 10 OF 85  
PDOX SHEET 10 OF 59



NOTES:  
BUILDING A "CHRYSALIS" WILL BE PROVIDED WITH AN  
AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH  
IBC 903.3.1.1 AS REQUIRED BY IBC.410.7, OR AN  
ACCEPTABLE ALTERNATIVE SYSTEM BASED ON THE  
RESULTS OF AN ENGINEERING ANALYSIS, SUBJECT TO  
APPROVAL.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Valerie J. Allen* Date: *9-0-15*  
Chief, Division of Land Development: *Chris Chubb* Date: *8-25-15*  
Chief, Development Engineering Division: *WJ*

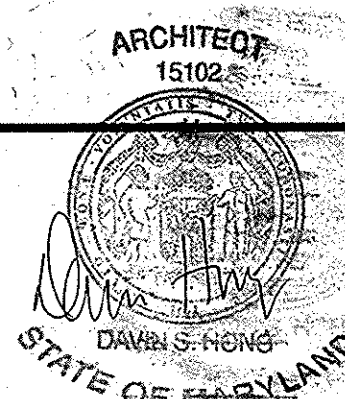
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: *November 21, 2014*

LEAD DESIGNER:  
THEVERYMANY, LLC  
MARC FORNES ©  
www.theverymany.com

ENGINEER OF RECORD:  
ARUP  
1120 Connecticut Avenue, NW  
Suite 1110  
Washington, DC 20036  
t 202 729 8220  
www.arup.com

ARCHITECT OF RECORD:  
LIVING DESIGN LAB  
LLC  
127 W. Lafayette Avenue  
Baltimore, Maryland 21217  
t 410 928 4056  
www.livingdesignlab.com

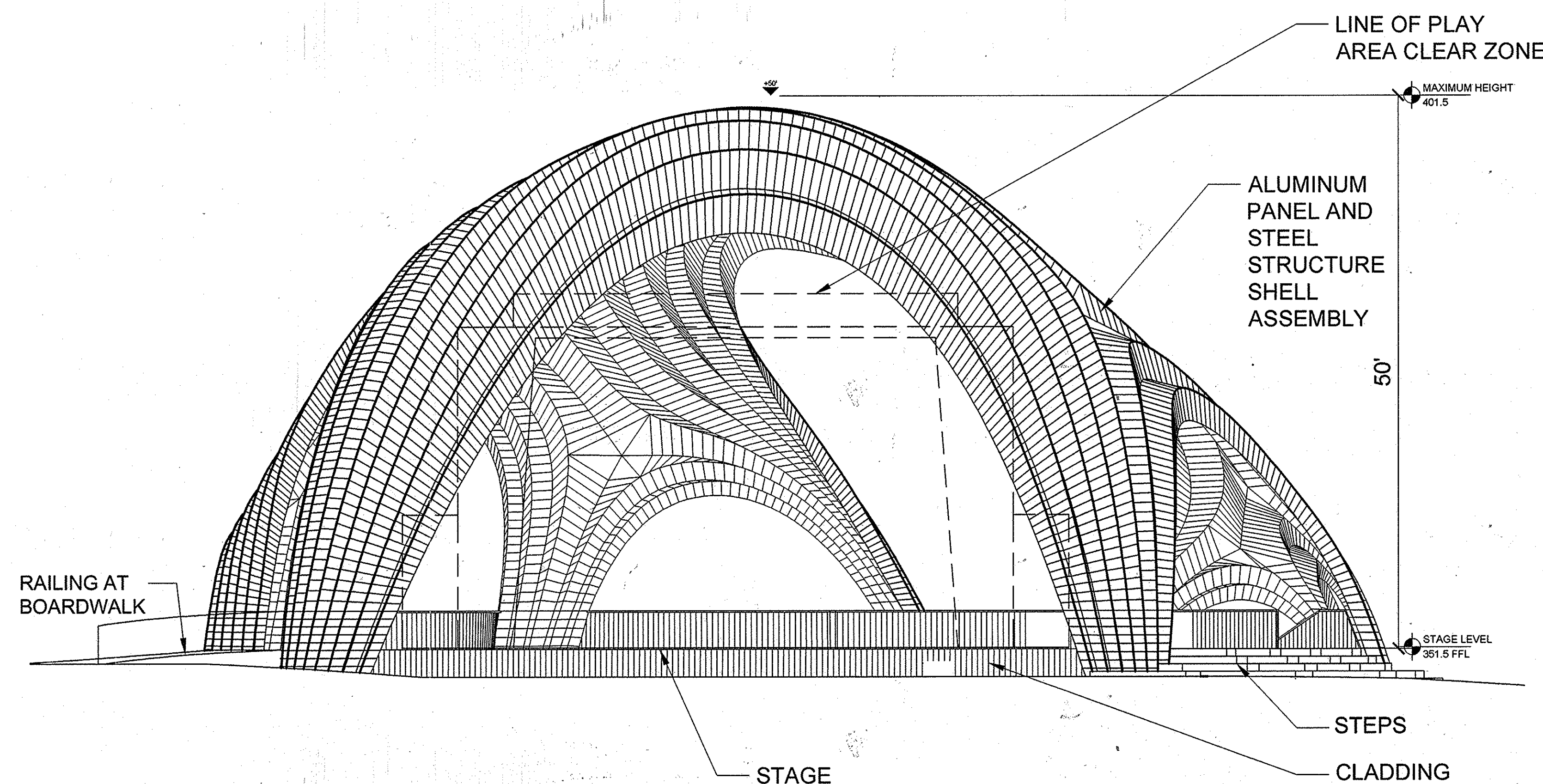
PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL McCALL  
410-740-0029



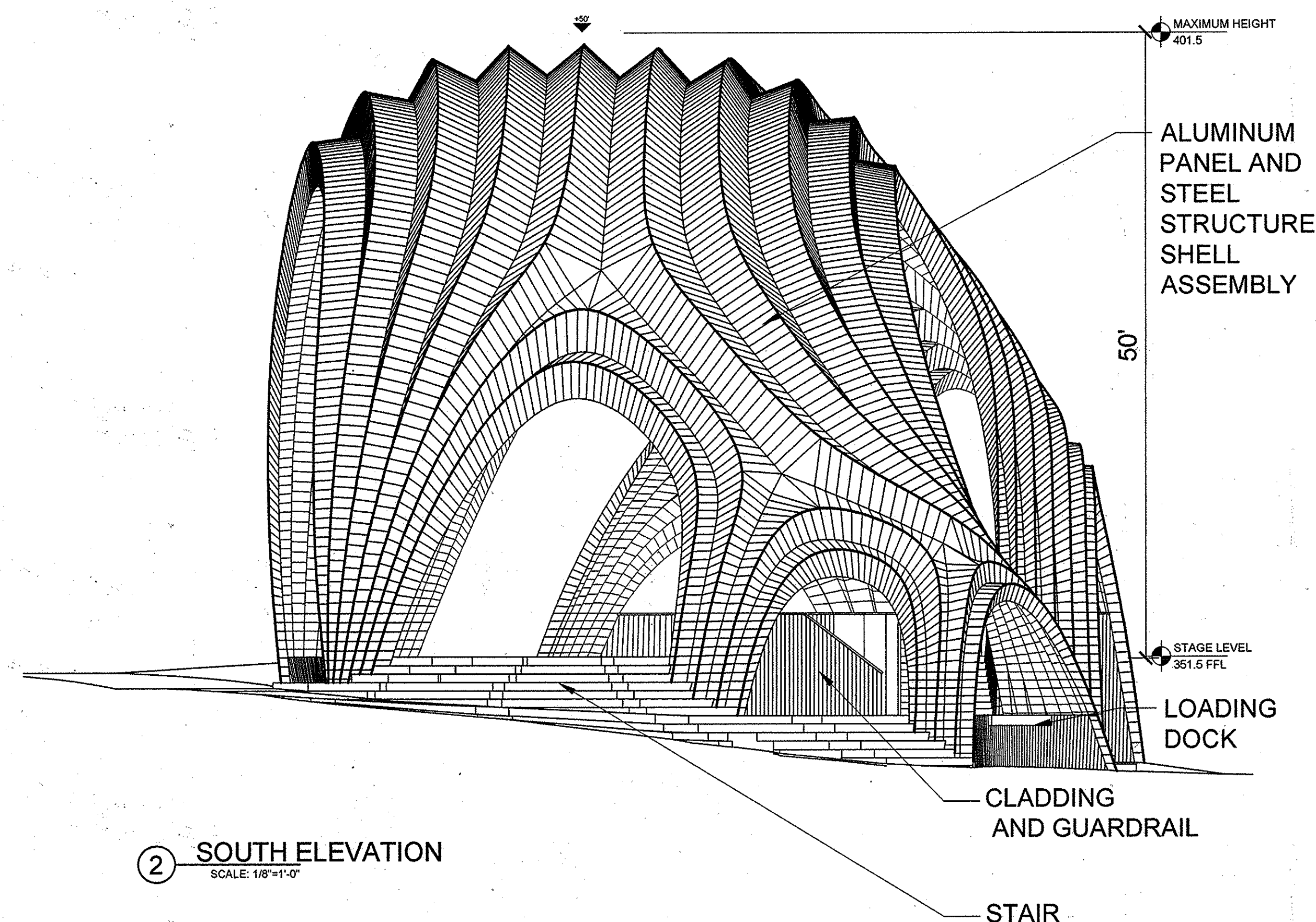
Building A Chrysalis Amphitheater Plan with Accessible Paths  
DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7  
TOWN CENTER- SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 22123 &  
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=1'-0"	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	11 OF 85

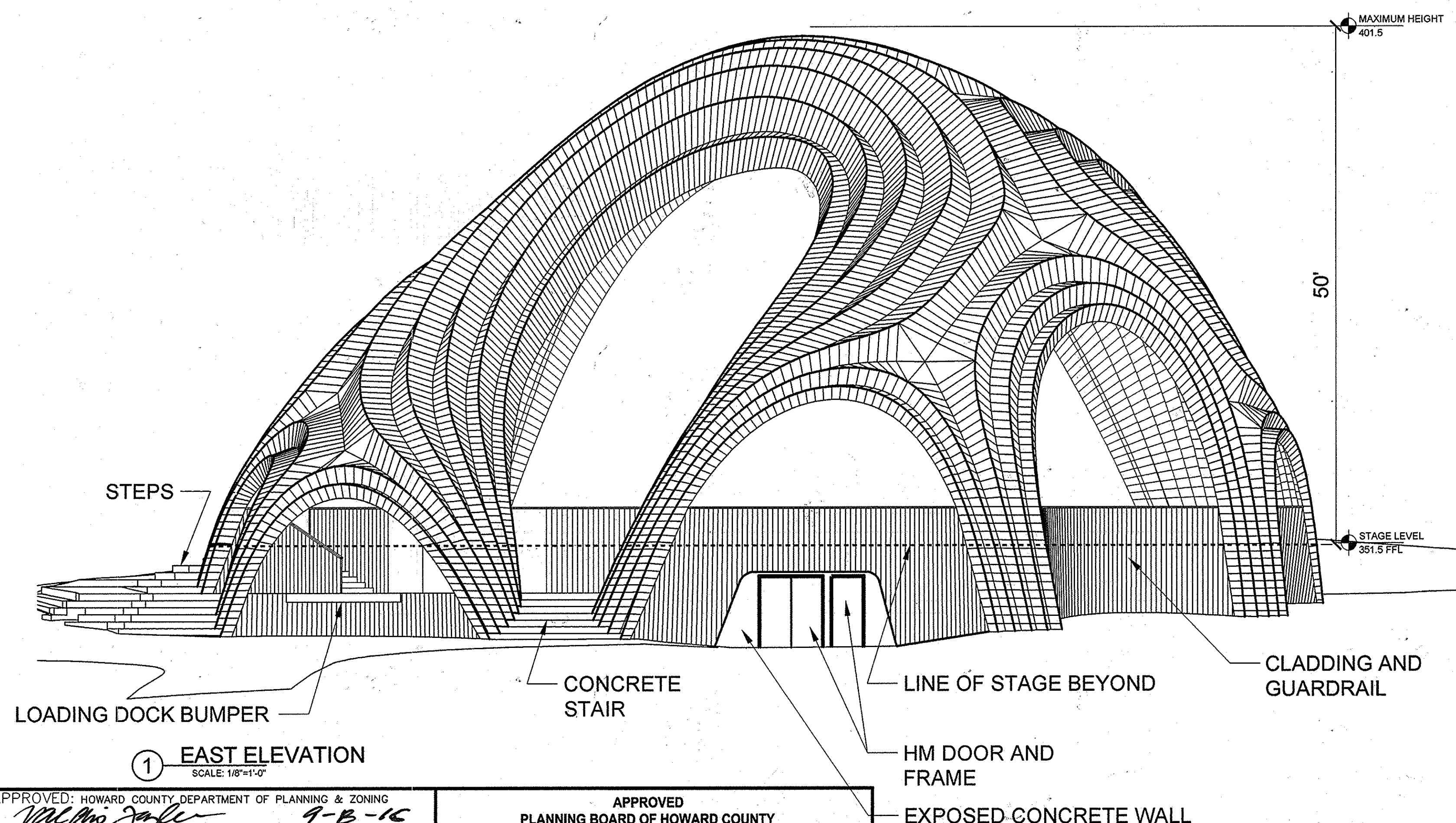




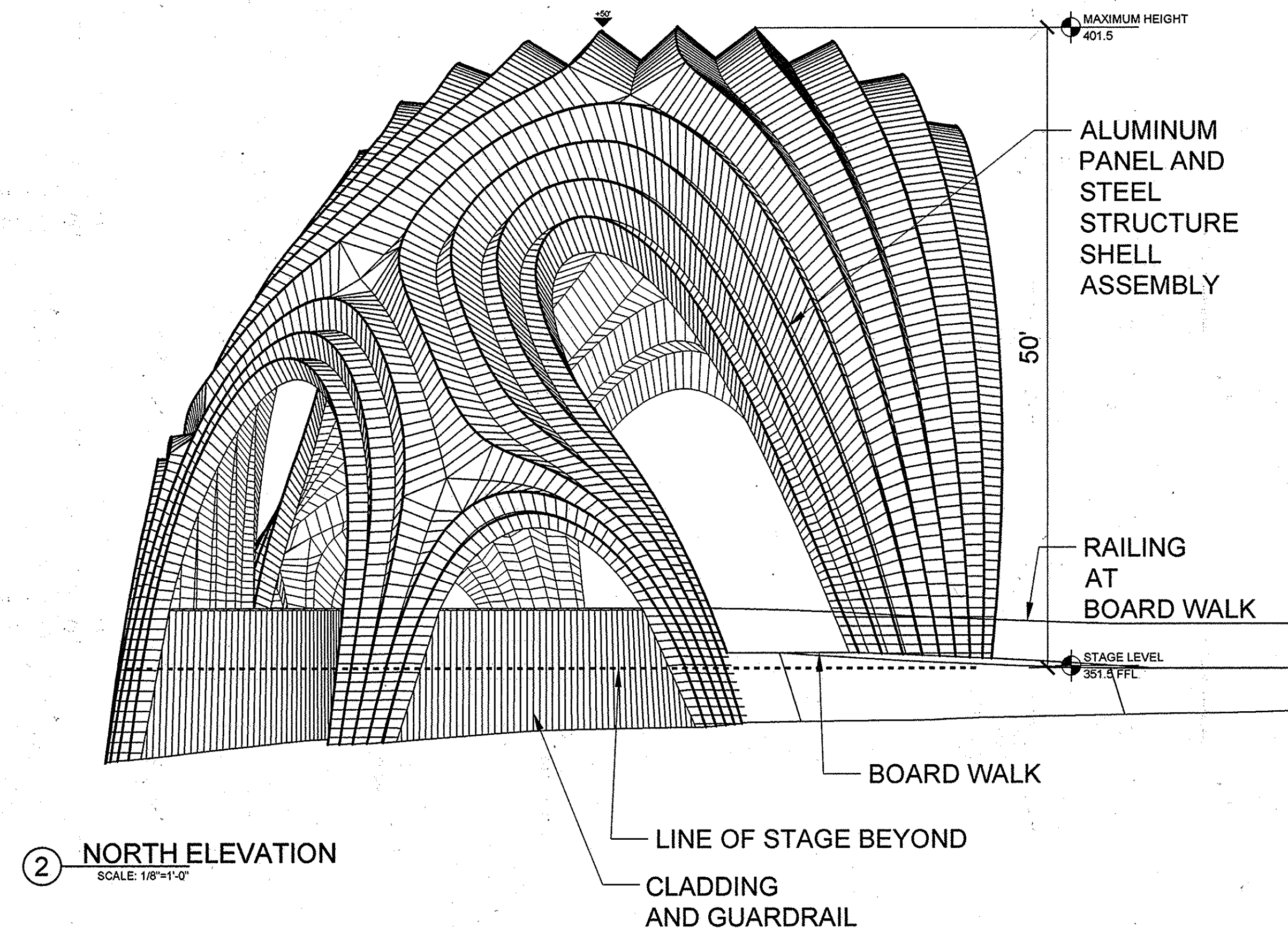
① WEST ELEVATION  
SCALE: 1/8"=1'-0"



② SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



① EAST ELEVATION  
SCALE: 1/8"=1'-0"



② NORTH ELEVATION  
SCALE: 1/8"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* Date: 9-2-15  
Chief, Division of Land Development: *[Signature]* Date: 8-25-15  
Chief, Development Engineering Division: *[Signature]* Date: 8-25-15

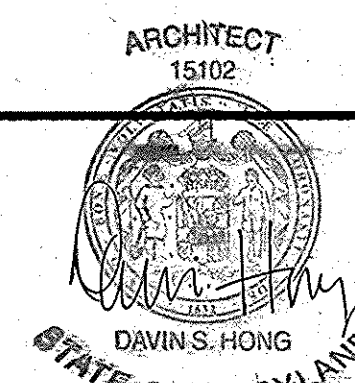
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date: November 20, 2014

LEAD DESIGNER:  
THEVERYMANY, LLC  
MARC FORNES ©  
www.theverymany.com

ENGINEER OF RECORD:  
ARUP  
1120 Connecticut Avenue, NW  
Suite 1110  
Washington, DC 20036  
t 202 729 8220  
www.arup.com

ARCHITECT OF RECORD:  
LIVING DESIGN LAB  
LLC  
127 W. Lafayette Avenue  
Baltimore, Maryland 21217  
t 410 928 4056  
www.livingdesignlab.com

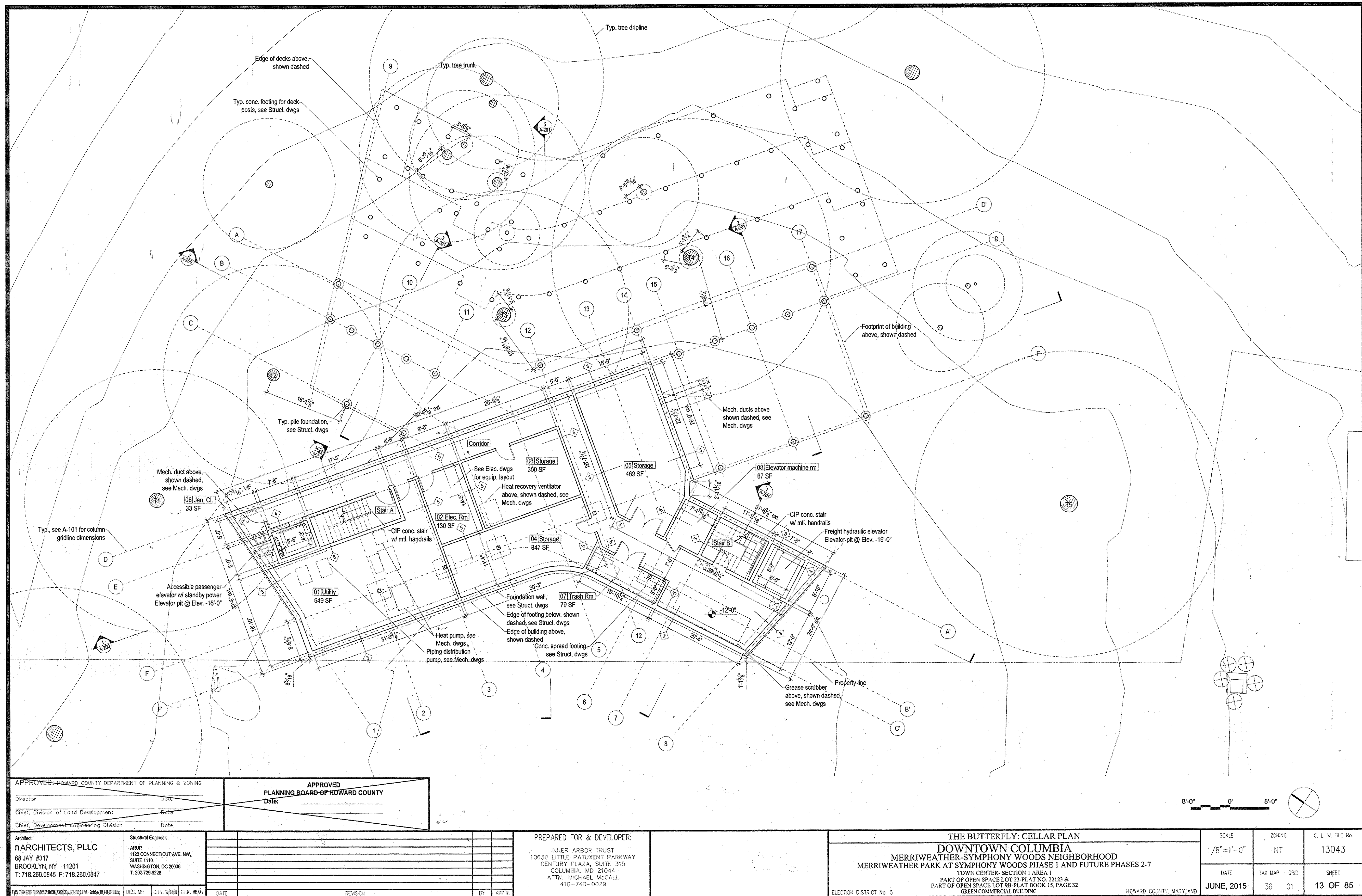
PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL McCALL  
410-740-0029



Building A Chrysalis Amphitheater: Building Elevations  
DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7  
TOWN CENTER- SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 22123 &  
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING

SCALE 1/8"=1'-0"	ZONING NT	G. L. W. FILE No. 13043
DATE JUNE, 2015	TAX MAP - GRID 36 - 01	SHEET 12 OF 85





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING		APPROVED PLANNING BOARD OF HOWARD COUNTY	
Director	Date	Date	
Chief, Division of Land Development	Date		
Chief, Development Engineering Division	Date		
Architect: NARCHITECTS, PLLC 68 JAY #317 BROOKLYN, NY 11201 T: 718.260.0845 F: 718.260.0847	Structural Engineer: ARUP 1120 CONNECTICUT AVE. NW, SUITE 1110 WASHINGTON, DC 20036 T: 202.729.4228		
DES. MH	DRN. DRN	CHK. MH	DATE
REVISION		BY	APP'R

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL McCALL  
410-740-0029

THE BUTTERFLY: CELLAR PLAN  
DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7  
TOWN CENTER-SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 22123 &  
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1/8"=1'-0"	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	13 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director  
Chief, Division of Land Development  
Chief, Development Engineering Division

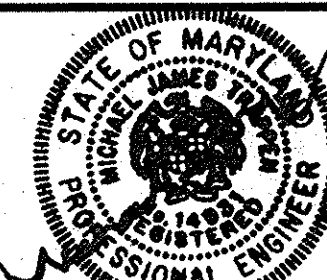
APPROVED  
PLANNING BOARD OF HOWARD COUNTY  
Date:  
\*See Sheet 2 for Planning & add'l approvals required for Phases 2-7.

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEDED BY CONSTRUCTION DOCUMENTS PREPARED BY NARCHITECTS, PLLC FOR REVIEW AND APPROVAL AT THE BUILDING PERMIT STAGE BY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS. THE SEAL AND SIGNATURE BELOW IS FOR THE PURPOSES OF INCLUDING THIS PLAN IN THE SET OF SITE DEVELOPMENT PLANS.

\*RCC comments remaining will be addressed when Phase 3 is submitted for final approval.

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL McCALL  
410-740-0029

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16631  
EXPIRATION DATE: MAY 21, 2016



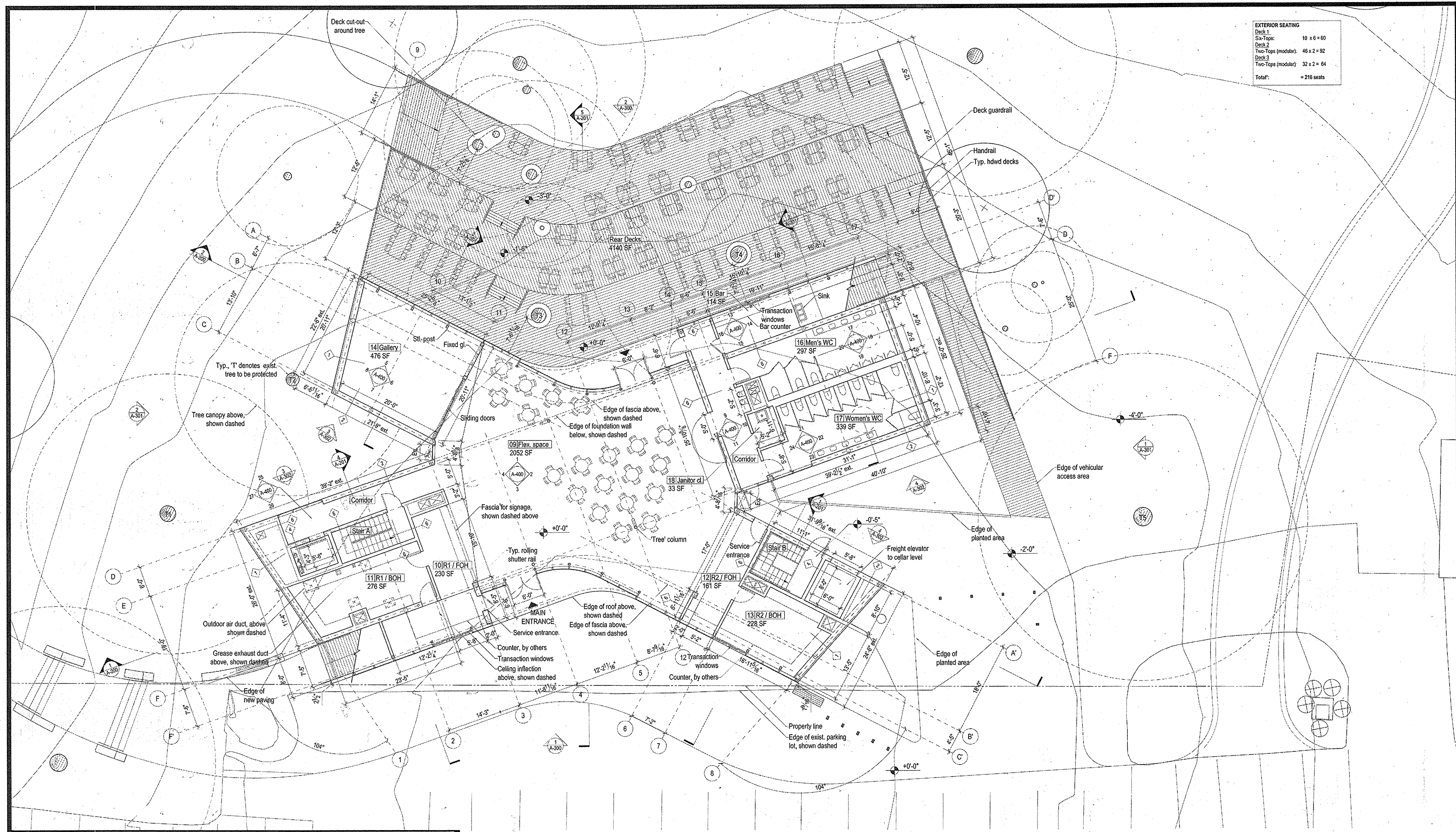
THE BUTTERFLY: CELLAR PLAN  
DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7  
TOWN CENTER-SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13535 &  
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	13 OF 85

PDOX SHEET 10.3 OF 59

SDP 14-073





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Director: _____ Date: _____ Chief, Division of Land Development: _____ Date: _____ Chief, Development Engineering Division: _____ Date: _____		APPROVED PLANNING BOARD OF HOWARD COUNTY Date: _____	
Architect: <b>NARCHITECTS, PLLC</b> 68 JAY #317 BROOKLYN, NY 11201 T: 718.260.0845 F: 718.260.0847	Structural Engineer: ARUP 1120 CONNECTICUT AVE. NW, SUITE 1110 WASHINGTON, DC 20036 T: 202.729.4228	PREPARED FOR & DEVELOPER: INNER ARBOR TRUST 10630 LITTLE PATENT PARKWAY CENTURY PLAZA, SUITE 315 COLUMBIA, MD 21044 ATTN: MICHAEL MCCALL 410-740-0029	<b>THE BUTTERFLY: GROUND FLOOR PLAN</b> <b>DOWNTOWN COLUMBIA</b> MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7 TOWN CENTER- SECTION 1 AREA 1 PART OF OPEN SPACE LOT 23-PLAT NO. 22123 & PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32 GREEN COMMERCIAL BUILDING ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND
SCALE: 1/8"=1'-0"			SCALE: 1/8"=1'-0"
DATE: JUNE, 2015			DATE: JUNE, 2015
TAX MAP - GRID: 36 - 01			TAX MAP - GRID: 36 - 01
SHEET: 14 OF 85			SHEET: 14 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Director: _____ Date: 4-8-15 Chief, Division of Land Development: _____ Date: 9-2-15 Chief, Development Engineering Division: _____ Date: 8-25-15	
--	--

APPROVED PLANNING BOARD OF HOWARD COUNTY Date: November 20, 2015 * See Sh. 2, by planning & add'l required approvals for Phase 3-7.	
--	--

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEDED BY CONSTRUCTION DOCUMENTS PREPARED BY NARCHITECTS, PLLC FOR REVIEW AND APPROVAL AT THE BUILDING PERMIT STAGE BY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS. THE SEAL AND SIGNATURE BELOW IS FOR THE PURPOSES OF INCLUDING THIS PLAN IN THE SET OF SITE DEVELOPMENT PLANS.

\*SRC comments to be addressed when Phase 3 is submitted for final approval.

Note: Final Uses and Occupancies of this building, either alone or in coordination with events at Merriweather Post Pavilion and/or the Chrysalis will be further evaluated when Phase 3 is submitted for final approval. The use & typ. operations of this structure & impacts to capacity to Merriweather Post Pavilion and/or Chrysalis event area, if any, will be made at that time.

<b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4186			
DES.	DRN.	CHK.	
DATE	REVISION	BY	APP.

PREPARED FOR & DEVELOPER: INNER ARBOR TRUST 10630 LITTLE PATENT PARKWAY CENTURY PLAZA, SUITE 315 COLUMBIA, MD 21044 ATTN: MICHAEL MCCALL 410-740-0029	
---	--

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19931 EXPIRATION DATE: MAY 21, 2016	
--	--

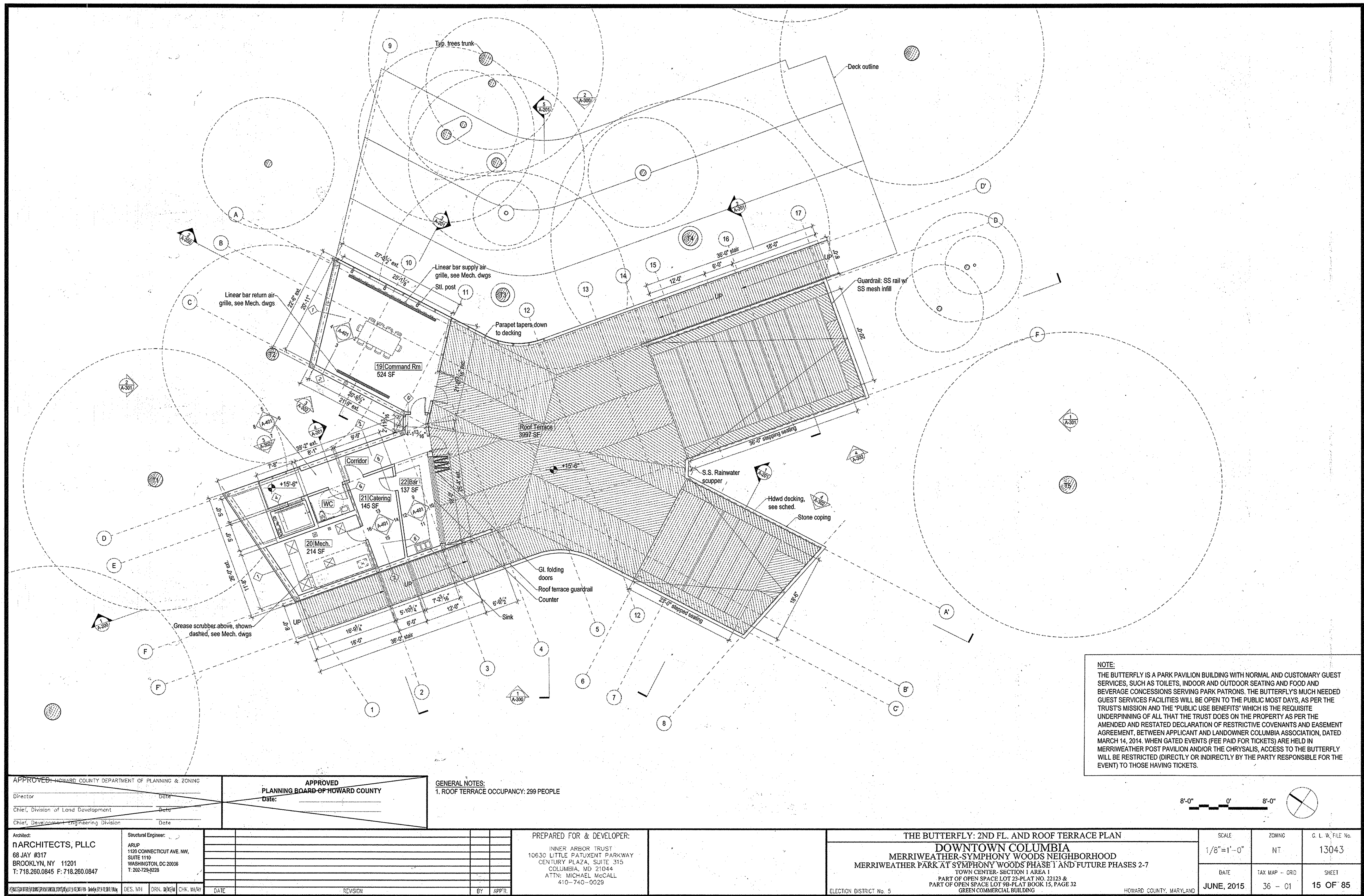


<b>THE BUTTERFLY: GROUND FLOOR PLAN</b> <b>DOWNTOWN COLUMBIA</b> MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7 TOWN CENTER- SECTION 1 AREA 1 PART OF OPEN SPACE LOT 23-PLAT NO. 13335 & PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32 GREEN COMMERCIAL BUILDING ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND		
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE NO.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 14 OF 85

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NOTE:  
THE BUTTERFLY IS A PARK PAVILION BUILDING WITH NORMAL AND CUSTOMARY GUEST SERVICES, SUCH AS TOILETS, INDOOR AND OUTDOOR SEATING AND FOOD AND BEVERAGE CONCESSIONS SERVING PARK PATRONS. THE BUTTERFLY'S MUCH NEEDED GUEST SERVICES FACILITIES WILL BE OPEN TO THE PUBLIC MOST DAYS, AS PER THE TRUST'S MISSION AND THE "PUBLIC USE BENEFITS" WHICH IS THE REQUISITE UNDERPINNING OF ALL THAT THE TRUST DOES ON THE PROPERTY AS PER THE AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, BETWEEN APPLICANT AND LANDOWNER COLUMBIA ASSOCIATION, DATED MARCH 14, 2014. WHEN GATED EVENTS (FEE PAID FOR TICKETS) ARE HELD IN MERRIWEATHER POST PAVILION AND/OR THE CHRYSALIS, ACCESS TO THE BUTTERFLY WILL BE RESTRICTED (DIRECTLY OR INDIRECTLY BY THE PARTY RESPONSIBLE FOR THE EVENT) TO THOSE HAVING TICKETS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING		APPROVED PLANNING BOARD OF HOWARD COUNTY	
Director	Date	Date	
Chief, Division of Land Development	Date		
Chief, Development Engineering Division	Date		
Architect: NARCHITECTS, PLLC 68 JAY #317 BROOKLYN, NY 11201 T: 718.260.0845 F: 718.260.0847		Structural Engineer: ARUP 1100 CONNECTICUT AVE. NW, SUITE 1110 WASHINGTON, DC 20008 T: 202.729.9228	

GENERAL NOTES:  
1. ROOF TERRACE OCCUPANCY: 299 PEOPLE

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
410-740-0029

THE BUTTERFLY: 2ND FL. AND ROOF TERRACE PLAN		
DOWNTOWN COLUMBIA MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7 TOWN CENTER- SECTION 1 AREA 1 PART OF OPEN SPACE LOT 23-PLAT NO. 22123 & PART OF OPEN SPACE LOT 98-PLAT BOOK 15, PAGE 32 GREEN COMMERCIAL BUILDING		
ELECTION DISTRICT No. 5	HOWARD COUNTY, MARYLAND	

SCALE	ZONING	G. L. W. FILE No.
1/8"=1'-0"	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	15 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	
Director	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

APPROVED PLANNING BOARD OF HOWARD COUNTY	
Date	

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEDED BY CONSTRUCTION DOCUMENTS PREPARED BY NARCHITECTS, PLLC FOR REVIEW AND APPROVAL AT THE BUILDING PERMIT STAGE BY THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS. THE SEAL AND SIGNATURE BELOW IS FOR THE PURPOSES OF INCLUDING THIS PLAN IN THE SET OF SITE DEVELOPMENT PLANS.

\*SRC comments remaining will be addressed when Phase 3 is submitted for final approval.

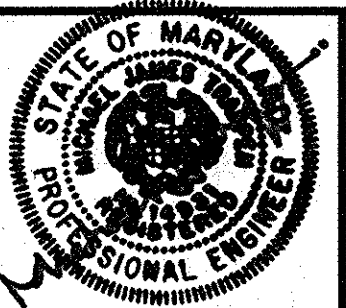
Note: Final uses & occupancies of this building, either alone or in coordination with events at Merriweather Post Pavilion and/or the Chrysalis will be further evaluated when Phase 3 is submitted for final approval. The use & typical operations of this structure and impacts to capacity to Merriweather Post Pavilion and/or the Chrysalis event area, if any, will be made at that time.

GLWGUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	
DES.	DRN.
CHK.	

DATE	REVISION	BY	APP'R

PREPARED FOR & DEVELOPER:  
INNER ARBOR TRUST  
10630 LITTLE PATUXENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
410-740-0029

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1669  
EXPIRATION DATE: MAY 21, 2016



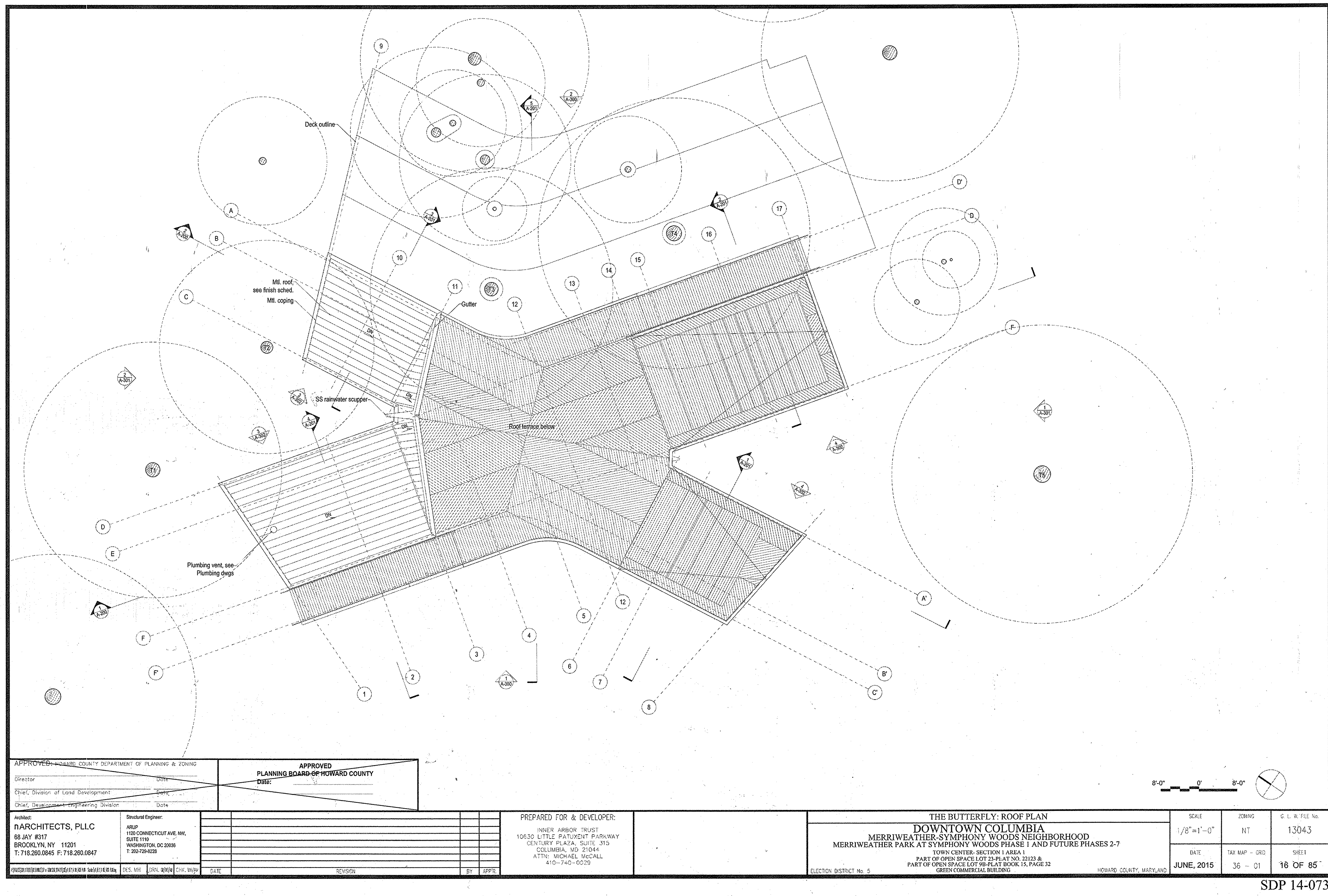
THE BUTTERFLY: 2ND FL. AND ROOF TERRACE PLAN		
DOWNTOWN COLUMBIA MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7 TOWN CENTER- SECTION 1 AREA 1 PART OF OPEN SPACE LOT 23-PLAT NO. 13335 & PART OF OPEN SPACE LOT 98-PLAT BOOK 15, PAGE 32 GREEN COMMERCIAL BUILDING		
ELECTION DISTRICT No. 5	HOWARD COUNTY, MARYLAND	

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING		APPROVED PLANNING BOARD OF HOWARD COUNTY	
Director	Date	Director	Date
Chief, Division of Land Development	Date	Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date	Chief, Development Engineering Division	Date
Architect:	Structural Engineer:		
NARCHITECTS, PLLC	ARUP		
68 JAY #317	1120 CONNECTICUT AVE. NW,		
BROOKLYN, NY 11201	SUITE 1110		
T: 718.260.0845 F: 718.260.0847	WASHINGTON, DC 20005		
	T: 202.729.8228		
DES. MH	DRN. BOWEN	CHK. W/PA	DATE
			REVISION
			BY
			APPR.

PREPARED FOR & DEVELOPER:

INNER ARBOR TRUST  
10630 LITTLE PATUMENT PARKWAY  
CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
410-740-0029

THE BUTTERFLY: ROOF PLAN  
DOWNTOWN COLUMBIA  
MERRIWEATHER-PARK AT SYMPHONY WOODS NEIGHBORHOOD  
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7

TOWN CENTER-SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 22123 &  
PART OF OPEN SPACE LOT 98-PLAT BOOK 15, PAGE 32  
GREEN COMMERCIAL BUILDING  
ELECTION DISTRICT No. 5  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1/8"=1'-0"	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	16 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	
Director	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

APPROVED PLANNING BOARD OF HOWARD COUNTY	
Date:	
See Sh. 2 for phases and add'l reg. approvals for Phase 3-7	

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\* Remaining SRC comments to be addressed when Phase 3 is submitted for final approval.

GLWGUTSCHICK LITTLE & WEBER, P.A.	
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS	
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK	
BURTONSVILLE, MARYLAND 20866	
TEL: 301-421-4024 BAL: 410-565-1520 DC/VA: 301-589-2524 FAX: 301-421-4186	
DES.	DRN.
CHK.	DATE
	REVISION
	BY
	APPR.

PREPARED FOR & DEVELOPER:

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CENTURY PLAZA, SUITE 315  
COLUMBIA, MD 21044  
ATTN: MICHAEL MCCALL  
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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS  
WERE PREPARED OR APPROVED BY  
ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE  
LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 14931  
EXPIRATION DATE: MAY 21, 2016



THE BUTTERFLY: ROOF PLAN  
DOWNTOWN COLUMBIA  
MERRIWEATHER-PARK AT SYMPHONY WOODS NEIGHBORHOOD  
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TOWN CENTER-SECTION 1 AREA 1  
PART OF OPEN SPACE LOT 23-PLAT NO. 13535 &  
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