

**VICINITY MAP**  
SCALE: 1" = 2,000'

**SHEET INDEX**

1. COVER SHEET, VICINITY MAP, CONTEXT PLAN
2. NEIGHBORHOOD CONCEPT PLAN
3. FINAL DEVELOPMENT PLAN
4. CONCEPTUAL STORMWATER MANAGEMENT PLAN
5. NEIGHBORHOOD SPECIFIC IMPLEMENTATION DOCUMENT

- GENERAL NOTES**
1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.
  2. THE NEIGHBORHOOD CONCEPT PLAN (NCP), NEIGHBORHOOD DESIGN GUIDELINES (NDG) AND NEIGHBORHOOD IMPLEMENTATION DOCUMENT (NID) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP PLAN.
  3. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JUNE 16, 2011.
  4. A DAP MEETING WAS HELD ON JULY 13, 2011.
  5. EXISTING DPZ FILE NUMBERS: FDP-4-A-V, F-99-13, F-79-149, F-74-95, F-66-44. PREVIOUS FILES ARE SUPERCEDED BY THIS FDP.
  7. THE PLANNING BOARD APPROVED THIS FINAL DEVELOPMENT PLAN PACKAGE AND ENDORSED THE NEIGHBORHOOD DESIGN GUIDELINES AT A PUBLIC HEARING ON JULY 12, 2012.

RECORDED AS PLAT NUMBER 22/23 ON 10/24/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**OWNER**  
COLUMBIA ASSOCIATION  
10221 WINCOPIN CIRCLE  
COLUMBIA, MARYLAND 21044  
PHONE: 410-715-3000

**DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS  
NEIGHBORHOOD  
FINAL DEVELOPMENT PLAN  
TOWN CENTER  
SECTION 1 AREA 1  
LOT 23  
5th ELECTION DISTRICT HOWARD COUNTY, MD  
TAX MAP 36, GRID 1, PARCEL 452**

**WR&A** WHITMAN, REQUARDT & ASSOCIATES, LLP  
301 South Caroline Street, Baltimore, Maryland 21201  
TEL: 410-235-3450 FAX: 410-233-5716

Drawn: CYH      Drawn: CYH      Check: AUO  
SCALE: AS SHOWN      DATE: 10/12/2012      SHEET 1 OF 5

**LEGEND**

- PROJECT AREA (16.1 AC)
- NEIGHBORHOOD BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- PROPERTY LINE

HOWARD COUNTY PLANNING BOARD

*Handwritten signature: Dan L. Kelly*      *Handwritten date: 10/19/12*

HO. CO. EXEC. SECRETARY      DATE      HO. CO. PLAN. BD. CHAIRPERSON      DATE

**CONTEXT PLAN**  
1" = 200

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 19376  
EXPIRATION DATE: 09/22/2013



FILENAME: NA42859-000\CADD\DP-4216590001-01.DWG

SYMPHONY OVERLOOK NEIGHBORHOOD

**LEGEND**

- 4 STORIES MAX BUILDING HEIGHT, NOT TO EXCEED 60'
- NATURAL AREAS
- AMENITY AREAS
- PRIMARY BICYCLE ROUTE
- PRIMARY PEDESTRIAN STREET
- MAJOR MULTIUSE PATHS THROUGH PARK
- DMUA DOWNTOWN MIXED USE AREAS
- DAEP DOWNTOWN ARTS & ENTERTAINMENT PARK
- DPL DOWNTOWN PARKLAND
- DES DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
- DPF DOWNTOWN PUBLIC FACILITY
- NEIGHBORHOOD BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- EXISTING ROAD
- AVENUE TYPE 3 MAJOR COLLECTOR, MINOR COLLECTOR OR LOCAL STREET
- MAJOR CONNECTION BETWEEN PARK AND PAVILION

ADAPTED FROM HHC'S MASTER PLAN FOR MERRIWEATHER POST PAVILION DATED DECEMBER 2011. CA AND HHC TO COORDINATE ALL ACTIVITIES AS NEEDED FOR THE RENOVATION OF MPP AND FOR IMPROVEMENTS TO SYMPHONY WOODS PARK

- NOTE**
- ELEMENTS SHOWN OUTSIDE OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADJACENT NEIGHBORHOOD FEATURES, IF SHOWN, ARE BASED ON THE FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN AND CONSISTENT WITH THE EXHIBITS WITHIN THE PLAN.
  - FUTURE FACILITIES IN MERRIWEATHER POST PAVILION ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE IN FUTURE SUBMISSIONS.
  - MULTI-USE PATHS & BIKE ROUTES WILL BE ACCESSIBLE FOR MAINTENANCE VEHICLES.
  - POTENTIAL LOCATIONS FOR PERMANENT IDENTIFICATION AND DIRECTIONAL SIGNAGE ARE INDICATED IN CHAPTER 9 OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES.
  - FINAL LOCATION FOR TRANSIT STOP TO BE DETERMINED IN ACCORDANCE WITH HOWARD COUNTY TRANSPORTATION PLANNING AT THE TIME TRANSPORTATION SERVICE TO THIS NEIGHBORHOOD IS ESTABLISHED.
  - SEE APPENDIX A.1 "ON-ROAD BICYCLE FACILITIES DESIGN GUIDELINES" OF THE NEIGHBORHOOD DESIGN GUIDELINES FOR BICYCLE ROUTES THROUGH THE PARKING AREAS.
  - FINAL PLACEMENT OF PATHWAYS, PARKING, BUILDINGS, AND OTHER STRUCTURES, AS WELL AS FINAL WIDTHS OF PATHWAYS WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN.

RECORDED AS PLAT NUMBER 22124 ON 102612 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**OWNER**  
 COLUMBIA ASSOCIATION  
 10221 WINCOPIN CIRCLE  
 COLUMBIA, MARYLAND 21044  
 PHONE: 410-715-3000

**DOWNTOWN COLUMBIA  
 MERRIWEATHER-SYMPHONY WOODS  
 NEIGHBORHOOD  
 FINAL DEVELOPMENT PLAN  
 TOWN CENTER  
 SECTION 1 AREA 1  
 LOT 23**

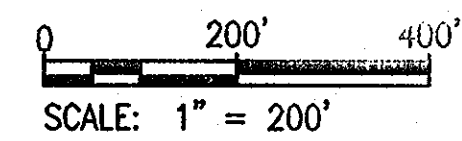
5th ELECTION DISTRICT HOWARD COUNTY, MD  
 TAX MAP 36, GRID 1, PARCEL 452

**WR&A** WHITMAN, REQUARDT & ASSOCIATES, LLP  
 301 South Carolina Street, Baltimore, MD 21201  
 TEL: 410-235-3350 FAX: 410-243-5716

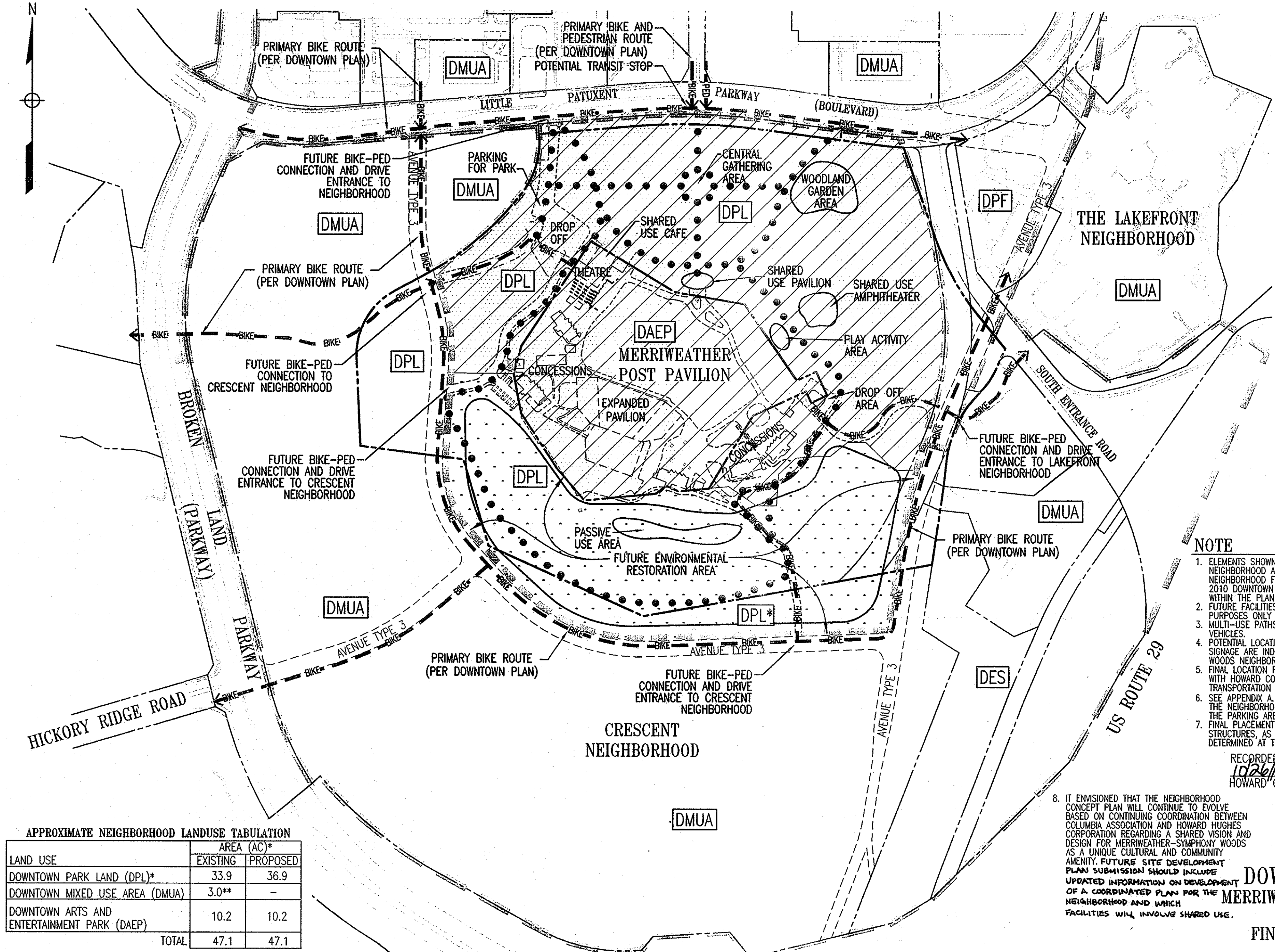
Drawn: CYH      Drawn: CYH      Check: AUO  
 SCALE: 1" = 200'      DATE: 10/12/2012      SHEET 2 OF 5

8. IT IS ENVISIONED THAT THE NEIGHBORHOOD CONCEPT PLAN WILL CONTINUE TO EVOLVE BASED ON CONTINUING COORDINATION BETWEEN COLUMBIA ASSOCIATION AND HOWARD HUGHES CORPORATION REGARDING A SHARED VISION AND DESIGN FOR MERRIWEATHER-SYMPHONY WOODS AS A UNIQUE CULTURAL AND COMMUNITY AMENITY. FUTURE SITE DEVELOPMENT PLAN SUBMISSION SHOULD INCLUDE UPDATED INFORMATION ON DEVELOPMENT OF A COORDINATED PLAN FOR THE NEIGHBORHOOD AND WHICH FACILITIES WILL INVOLVE SHARED USE.

**NEIGHBORHOOD CONCEPT PLAN**



**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 19376  
 EXPIRATION DATE: 09/22/2013



**APPROXIMATE NEIGHBORHOOD LANDUSE TABULATION**

LAND USE	AREA (AC)*	
	EXISTING	PROPOSED
DOWNTOWN PARK LAND (DPL)*	33.9	36.9
DOWNTOWN MIXED USE AREA (DMUA)	3.0**	-
DOWNTOWN ARTS AND ENTERTAINMENT PARK (DAEP)	10.2	10.2
<b>TOTAL</b>	<b>47.1</b>	<b>47.1</b>

\*TABULATION ONLY INCLUDES LOT AREAS THAT ARE WITHIN THE APPROXIMATE NEIGHBORHOOD BOUNDARY.  
 \*\*ESTIMATED AREAS TO BE TRANSFERRED TO COLUMBIA ASSOCIATION (CA) BASED ON FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN EXHIBITS AND ARE DEPENDENT ON FUTURE DEVELOPMENT OF ADJACENT NEIGHBORHOODS. SEE LETTER OF UNDERSTANDING BETWEEN COLUMBIA ASSOCIATION AND HOWARD RESEARCH AND DEVELOPMENT CORP (HRD) DATED FEBRUARY 9, 2011, ADDENDUM DATED MARCH 1, 2012 AND ADDENDUM 2 DATED JUNE 14, 2012.

HOWARD COUNTY PLANNING BOARD

*Heath G. Gyle* 10/12/12      *Dan Kelly* 10/19/12  
 HO. CO. EXEC. SECRETARY      DATE      HO. CO. PLAN. BD. CHAIRPERSON      DATE

FILENAME: H:\42059-000\CADD\DP-420590001-02.DWG

APPROXIMATE NEIGHBORHOOD LANDUSE TABULATION		
LAND USE	AREA (AC)*	
	EXISTING	PROPOSED
DOWNTOWN PARK LAND (DPL)*	33.9	36.9
DOWNTOWN MIXED USE AREA (DMUA)	3.0**	-
DOWNTOWN ARTS AND ENTERTAINMENT PARK (DAEP)	10.2	10.2
<b>TOTAL</b>	<b>47.1</b>	<b>47.1</b>

ESTIMATE OF PROPERTY AREA WITHIN NEIGHBORHOOD		
LOT	OWNER	AREA(AC)*
9B	COLUMBIA ASSOCIATION*	0.8
23	COLUMBIA ASSOCIATION*	33.1
13	MERRIWEATHER POST PAVILION	10.2
	HOWARD RESEARCH AND DEVELOPMENT CORPORATION**	3.0±

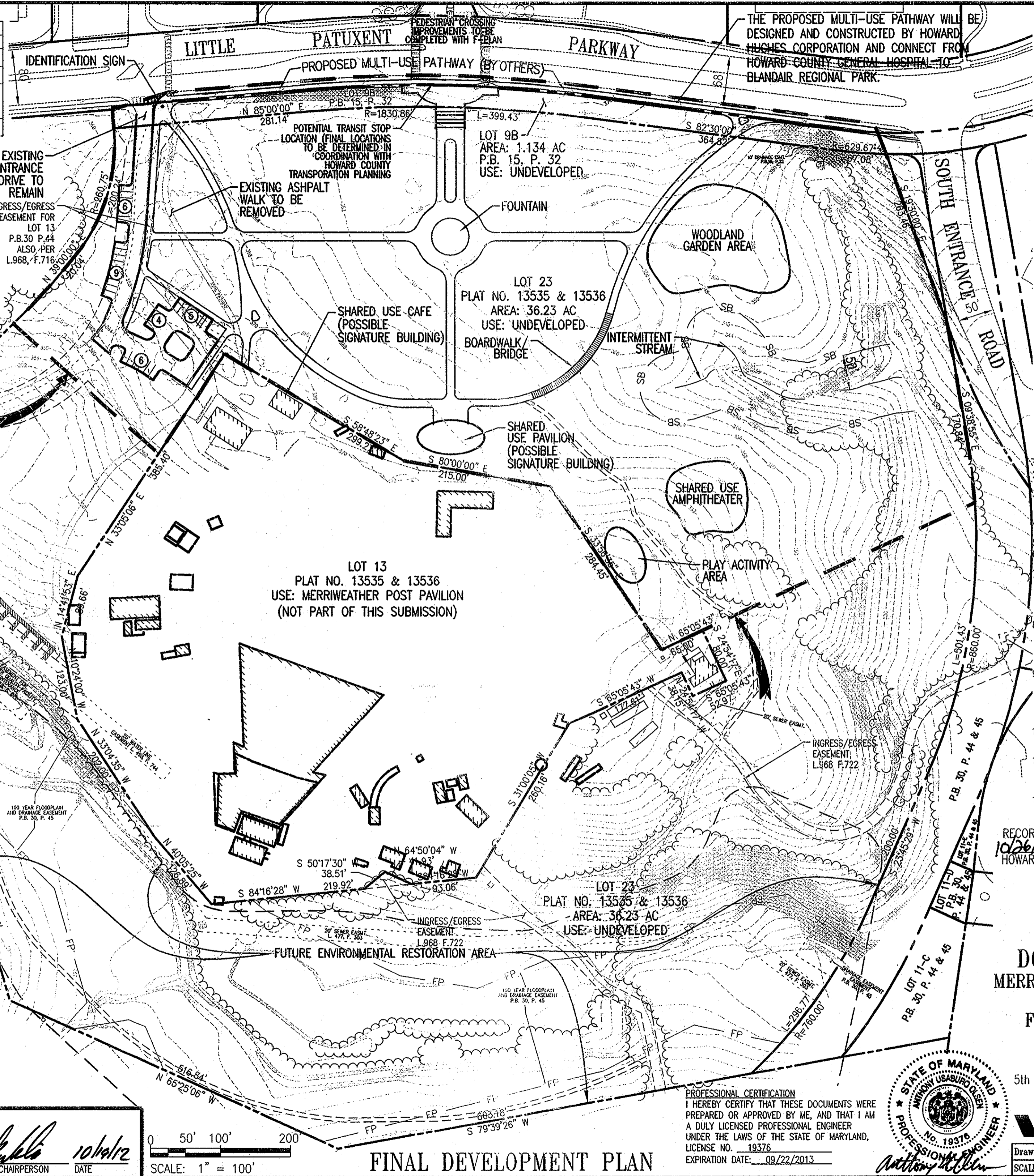
\*TABULATION ONLY INCLUDES LOT AREAS THAT ARE WITHIN THE APPROXIMATE NEIGHBORHOOD BOUNDARY.  
 \*\*ESTIMATED AREAS TO BE TRANSFERRED TO COLUMBIA ASSOCIATION (CA) BASED ON FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN EXHIBITS AND ARE DEPENDENT ON FUTURE DEVELOPMENT OF ADJACENT NEIGHBORHOODS. SEE LETTER AGREEMENT BETWEEN COLUMBIA ASSOCIATION AND HOWARD RESEARCH AND DEVELOPMENT CORP (HRD) DATED FEBRUARY 9, 2011, ADDENDUM DATED MARCH 1, 2012, AND ADDENDUM 2 DATED JUNE 14, 2012.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 L. 409 F. 8; L. 409 F. 549  
 CURRENT USE: UNDEVELOPED LAND  
 (NOT PART OF THIS SUBMISSION)

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 L. 409 F. 8; L. 409 F. 549  
 CURRENT USE: UNDEVELOPED LAND  
 (NOT PART OF THIS SUBMISSION)

**ENVIRONMENTAL STATEMENT**  
 The development of Symphony Woods Park will strive to meet the environmental concept of the Downtown Columbia Plan and use green site and building design where feasible. As shown in the Stormwater Management Concept Plan, development of the site will use pervious pavement, landscape infiltration areas, disconnection practices, rain gardens, and gravel wetlands to manage the runoff from the proposed site. In addition, future work will provide the recommended environmental restoration, as shown in the Merriweather & Crescent Environmental Enhancements Study, within the neighborhood to restore streams, wetlands and forests. Environmentally sensitive areas in the park will be conserved and enhanced to allow visitors to experience the natural beauty of the woods as well as augment the biodiversity and overall natural environment of Downtown Columbia. The design of the future buildings will consider energy efficiency, natural light, recycled materials, local materials, and responsible construction practices. The park will be designed to create access to the woods, enhance the connections to Merriweather Post Pavilion, and the surrounding neighborhoods. It will also provide a community gathering space to allow natural reflection, artistic celebration, and social interaction.

HOWARD COUNTY PLANNING BOARD  
 HO. CO. EXEC. SECRETARY DATE  
 HO. CO. PLAN. BD. CHAIRPERSON DATE



**LEGEND**

- PROPERTY LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- EXISTING CONTOURS
- EXISTING PAVEMENT
- EXISTING NATURAL FOREST
- EXISTING WOODLANDS
- EXISTING BUILDINGS
- EXISTING FLOODPLAIN EASEMENT
- PROJECT AREA
- FUTURE PARK PATHWAYS
- FUTURE BIKE PATH CONNECTION
- 15-24.9% SLOPES
- >25% SLOPES
- 50' STREAM BUFFER
- FUTURE ENVIRONMENTAL RESTORATION AREA

- NOTES**
- AREA OF FDP SUBMISSION IS 16.1 ACRES.
  - THERE ARE NO EXISTING SITE DEVELOPMENT PLANS WITHIN THE PLAN AREA.
  - THERE ARE NO HISTORIC AND CULTURALLY SIGNIFICANT SITES, BUILDINGS OR STRUCTURES, OR PUBLIC ART WITHIN THE PROJECT AREA.
  - THERE ARE NO EXISTING DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PROJECT AREA.
  - EXISTING PARKING: 47 SPACES
  - (32 HANDICAP ACCESSIBLE, 15 SPACES APPROXIMATE UNMARKED PARALLEL PARKING)
  - PROPOSED PARKING: 62 SPACES (33 HANDICAP ACCESSIBLE)
  - PROPOSED PARKING AREA: 5,421 SF  
THIS PARKLAND AREA WILL BE REPLACED WITH AREA FROM THE CRESCENT NEIGHBORHOOD.
  - ENTIRE PARK IS A POTENTIAL SITE FOR FUTURE PUBLIC ART. PUBLIC ART AND ADDITIONAL PARK ACTIVITY AREAS WILL BE COMPLETED UNDER THE NEXT FDP. FINAL LOCATION AND PLACEMENT OF ART TO BE IN ACCORDANCE WITH NEIGHBORHOOD DESIGN GUIDELINES.
  - LOCATION OF PROPOSED FACILITIES ARE APPROXIMATE. FINAL ALIGNMENT AND WIDTH OF PATHWAYS, PARKING AND FINAL PLACEMENT OF BUILDINGS AND OTHER STRUCTURES WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE. IMPROVEMENTS SHOWN ON THIS SDP MAY OCCUR OVER SEVERAL SITE DEVELOPMENT PLANS.
  - THE LAND WILL BE HELD, OWNED AND MAINTAINED IN PERPETUITY, FOR COMMON, QUASI-PUBLIC ENTITY USE, INCLUDING ART THAT IS NOT PUBLICLY OWNED.
  - TREE REMOVAL SHALL BE MINIMIZED BY ALIGNING PATHS AROUND HEALTHY TREES AND MINIMIZING GRADING IN ACCORDANCE WITH THE NEIGHBORHOOD DESIGN GUIDELINES.
  - THE SDP SUBMISSION FOR ANY SHARED USE AMPHITHEATER SHOULD PROVIDE INFORMATION ON THE TYPES OF EVENTS AND PROGRAMMING ENVISIONED.

RECORDED AS PLAT NUMBER 20125 ON 10/26/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER  
 COLUMBIA ASSOCIATION  
 10221 WINCOPIN CIRCLE  
 COLUMBIA, MARYLAND 21044  
 PHONE: 410-715-3000

**DOWNTOWN COLUMBIA  
 MERRIWEATHER-SYMPHONY WOODS  
 NEIGHBORHOOD  
 FINAL DEVELOPMENT PLAN  
 TOWN CENTER  
 SECTION 1 AREA 1  
 LOT 23**

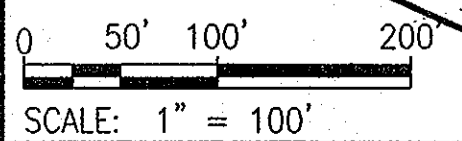
5th ELECTION DISTRICT HOWARD COUNTY, MD  
 TAX MAP 36, GRID 1, PARCEL 452

**WR&A** WHITMAN, REQUARDT & ASSOCIATES, LLP  
 301 South Calverton Street, Baltimore, Maryland 21201  
 TEL: 410-255-3300 FAX: 410-255-9716

Drawn: CYH DATE: 10/12/2012  
 Check: AUO SHEET 3 OF 5

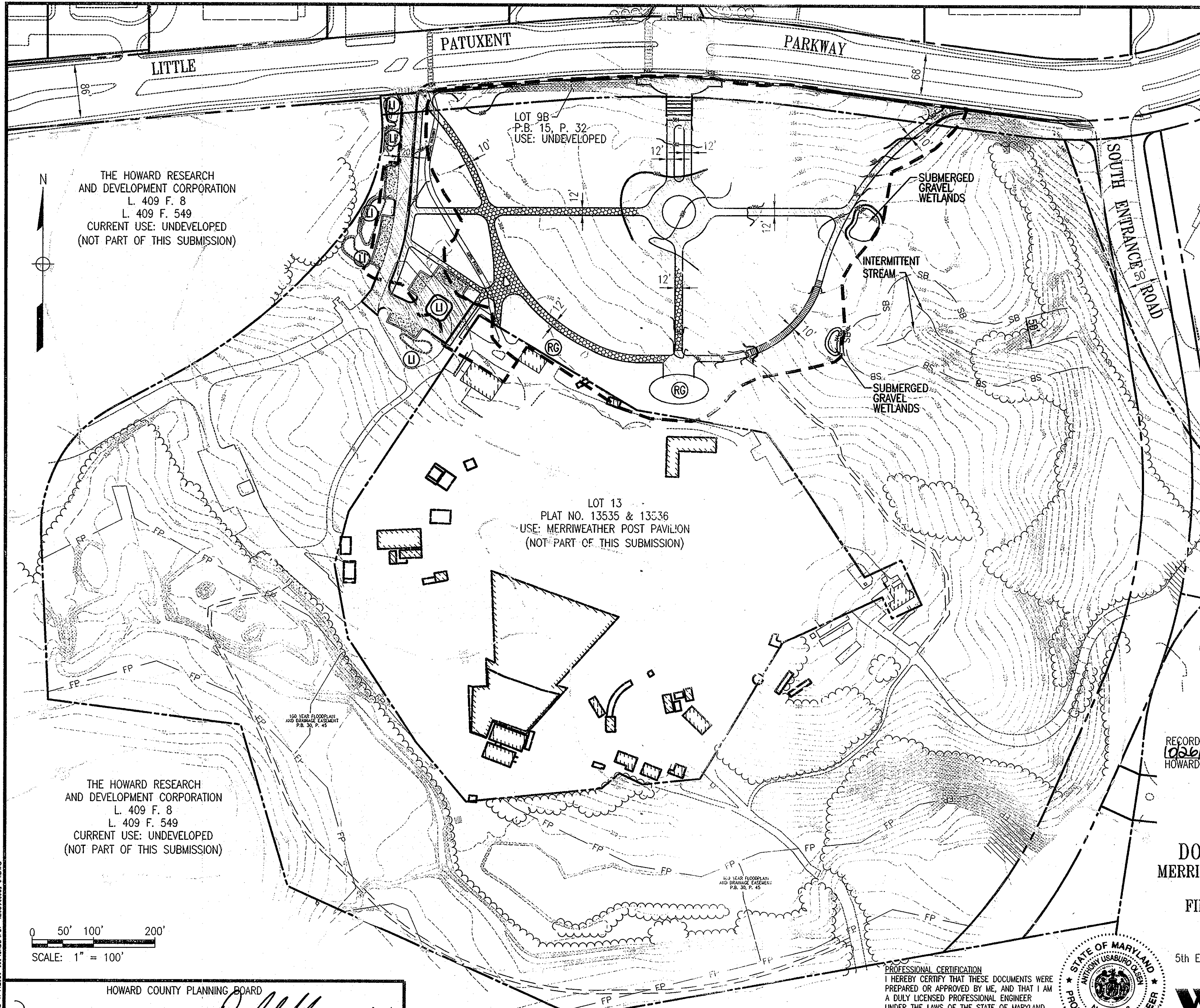


PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19376  
 EXPIRATION DATE: 09/22/2013



**FINAL DEVELOPMENT PLAN**

FILENAME: H:\420519-000\CADD\TDP-4205190001-03.DWG



- LEGEND**
- DRAINAGE DIVIDE
  - PROPOSED IMPERVIOUS AREA
  - POROUS PAVEMENT
  - LANDSCAPE INFILTRATION
  - NON-ROOFTOP DISCONNECT
  - RAIN GARDEN
  - EXISTING FLOODPLAIN EASEMENT
  - SOILS BOUNDARY
  - STREAM BUFFER
  - 15-24.9% SLOPES
  - >25% SLOPES

NOTE: SEE ENVIRONMENTAL CONCEPT PLAN ECP-12-004.

**SOILS LEGEND**

SOIL SYMBOL	HSG	DESCRIPTION
BoA	D	BAILE SILT LOAM, 0 TO 3% SLOPES
GbB	B	GLADSTONE LOAM, 3 TO 8% SLOPES
GbC	B	GLADSTONE LOAM, 8 TO 15% SLOPES
Ha	D	HATBORO-CODORUS SILT LOAMS, 0 TO 3% SLOPES
UuB	D	URBAN LAND-UDORTHERTS COMPLEX, 0 TO 8% SLOPES

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
L. 409 F. 8  
L. 409 F. 549  
CURRENT USE: UNDEVELOPED  
(NOT PART OF THIS SUBMISSION)

LOT 9B  
P.B. 15, P. 32  
USE: UNDEVELOPED

LOT 13  
PLAT NO. 13535 & 13536  
USE: MERRIVEATHER POST PAVILION  
(NOT PART OF THIS SUBMISSION)

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
L. 409 F. 8  
L. 409 F. 549  
CURRENT USE: UNDEVELOPED  
(NOT PART OF THIS SUBMISSION)

RECORDED AS PLAT NUMBER 22126 ON 102610 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER  
COLUMBIA ASSOCIATION  
10221 WINCOPIN CIRCLE  
COLUMBIA, MARYLAND 21044  
PHONE: 410-715-3000

**DOWNTOWN COLUMBIA  
MERRIVEATHER-SYMPHONY WOODS  
NEIGHBORHOOD  
FINAL DEVELOPMENT PLAN  
TOWN CENTER  
SECTION 1 AREA 1  
LOT 23**

5th ELECTION DISTRICT HOWARD COUNTY, MD  
TAX MAP 36, GRID 1, PARCEL 452

0 50' 100' 200'  
SCALE: 1" = 100'

PROFESSIONAL CERTIFICATION  
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EXPIRATION DATE: 09/22/2013



**WR&A** WHITMAN, REQUARDT & ASSOCIATES, LLP  
201 South Caroline Street, Baltimore, Maryland 21201  
TEL: 410-235-3350 FAX: 410-235-5716

Drawn: CYH	Drawn: CYH	Check: AYO
SCALE: 1" = 100'	DATE: 10/12/2012	SHEET 4 OF 5

HOWARD COUNTY PLANNING BOARD

*Donna M. Laughlin* 10/12/12  
HO. CO. EXEC. SECRETARY DATE

*Donna M. Laughlin* 10/12/12  
HO. CO. PLAN. BD. CHAIRPERSON DATE

**CONCEPTUAL STORMWATER MANAGEMENT PLAN**

	ANTICIPATED SCHEDULE	BENCHMARKS	NOTE
<b>A. The Balance of Uses Within Each Implementation Phase</b>	2012	FDP-DC-MSW-1	Symphony Woods Park Phase 1 includes +/- 16.1 Ac of Downtown Parkland.
	TBD	TBD	Symphony Woods Park Phase 2: +/- 23.5 Ac (see Note 2. below)
	TBD	TBD	Merriweather Post Pavillion includes +/- 10.2 Ac of Downtown Arts & Entertainment Park (D
<b>B. The Phasing of Mixed Use Development</b>	TBD		No Mixed Use Areas in Merriweather-Symphony Woods are part of the FDP-DC-MSW-1
<b>C. The Phasing of Downtown Community Commons Spaces</b>	N/A		There is no requirement for Community Commons Spaces in Merriweather-Symphony Woods. All land is designated as Amenity Space or natural areas.
<b>D. The Phasing of the Transportation and Circulation Facilities</b>	2012	FDP-DC-MSW-1	Symphony Woods Park Phase 1 will include walkways to Little Patuxent Parkway. These walkways will connect to Primary Bicycle Routes in future phase of Symphony Woods Park.
	TBD	Prior to permit for 500,00 SF of development	Howard Hughes Corporation will construct a pedestrian & bicycle pathway through Symphony Woods Park in accordance with the (Community Enhancement, Programs and Public Amenities Item # 12).
	TBD	TBD	Primary Bicycle Routes shown in the Downtown Plan will be constructed in Phase 2 of Symphony Woods Park.
<b>E. The Phasing of the Required Infrastructure Including Public Water and Sewer</b>	TBD	SDP	All properties in Merriweather-Symphony Woods are served by public water and sewer. Requirements for any additional infrastructure will be determined in the Site Development Plan Phase of this and Phase 2 of Symphony Woods Park.
<b>F. Transportation and Circulation Facilities</b>	N/A		There are no Roadways in Merriweather-Symphony Woods.
<b>G. Environmental Restoration (See Note 3.)</b>	TBD	FDP-DC-MSW-2	Environmental Restoration for FDP-DC-MSW-1 to equal area of forest impacted in this Phase will be completed under the next FDP for Symphony Woods Park (FDP-DC-MSW-2); restoration area to be in Symphony Woods (Lot 23)
<b>H. Downtown Arts, Cultural and Community Uses</b>	2012	FDP-DC-MSW-1	Downtown Arts, Cultural and Community Use: 16.1 Acres.
<b>I. Any Other items in the Downtown Community Enhancements, Program and Public Amenities (CEPPA) Chart</b>	N/A		No Community Enhancements, Programs and Public Amenities are applicable to FDP-DC-MSW-1 (Downtown Parkland) per Council Bill 59-2009 p.22
<b>J. Miscellaneous</b>	TBD	FDP-DC-C-1	Parkland used for parking spaces in FDP-DC-MSW-1 will be replaced acre-for-acre in the Crescent Neighborhood (See Note 2.)
	TBD	TBD	All property owners in the Merriweather-Symphony Woods Neighborhood agree to work together in the redevelopment program for Merriweather Post Pavillion.
	TBD	FDP-DC-MSW-2	Public art and additional park activity areas will be completed under the next FDP for Symphony Woods Park (FDP-DC-MSW-2)

NOTES:

- The requirements for the Neighborhood Implementation Document are found in Council Bill 59-2009 p. 46.
- Land designated as Downtown Mixed Use Development Area (DMUA) in the Crescent Neighborhood will be transferred to Columbia Association (CA) from Howard Research and Development (HRD) to address the loss of Downtown Parkland due to the use of Parkland for parking spaces in Symphony Woods Park to ensure that there is no net reduction of Downtown Parkland. This transfer will be part of the subdivision process for the Crescent Neighborhood. Estimated areas to be transferred to CA are based on February 1, 2010 Downtown Columbia plan exhibits and are dependent on future development of adjacent neighborhoods. See letter of understanding between CA and HRD dated February 9, 2011, Addendum dated March 1, 2012, and Addendum 2 dated June 14, 2012.
- Environmental restoration will be guided by the Merriweather & Crescent Environmental Enhancements Study (Biohabitats 2008) and other relevant documents. Columbia Association and Howard Hughes Corporation are working to coordinate environmental restoration activities in the neighborhood. The Downtown Plan shows less development in Symphony Woods than assumed in the Study, therefore Study recommendations for restoration will be reevaluated to be commensurate with proposed development.

RECORDED AS PLAT NUMBER 21227 ON 10/20/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER  
COLUMBIA ASSOCIATION  
10221 WINCOPIN CIRCLE  
COLUMBIA, MARYLAND 21044  
PHONE: 410-715-3000

**DOWNTOWN COLUMBIA  
MERRIWEATHER-SYMPHONY WOODS  
NEIGHBORHOOD  
FINAL DEVELOPMENT PLAN  
TOWN CENTER  
SECTION 1 AREA 1  
LOT 23**  
5th ELECTION DISTRICT HOWARD COUNTY, MD  
TAX MAP 36, GRID 1, PARCEL 452

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EXPIRATION DATE: 09/22/2013



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301 South Caroline Street, Baltimore, Maryland 21201  
TEL: 410-235-3450 FAX: 410-243-5716

Drawn: CYH	Drawn: CYH	Check: AUO
SCALE: NONE	DATE: 10/12/2012	SHEET 5 OF 5

FDP-DC-MSW-1

FILENAME: N:\42059-000\CADD\FDP-420590001-05.DWG

HOWARD COUNTY PLANNING BOARD  
  
 HO. CO. EXEC. SECRETARY DATE 10/19/12  
  
 HO. CO. PLAN. BD. CHAIRPERSON DATE 10/19/12

**NEIGHBORHOOD SPECIFIC  
IMPLEMENTATION DOCUMENT**