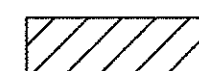




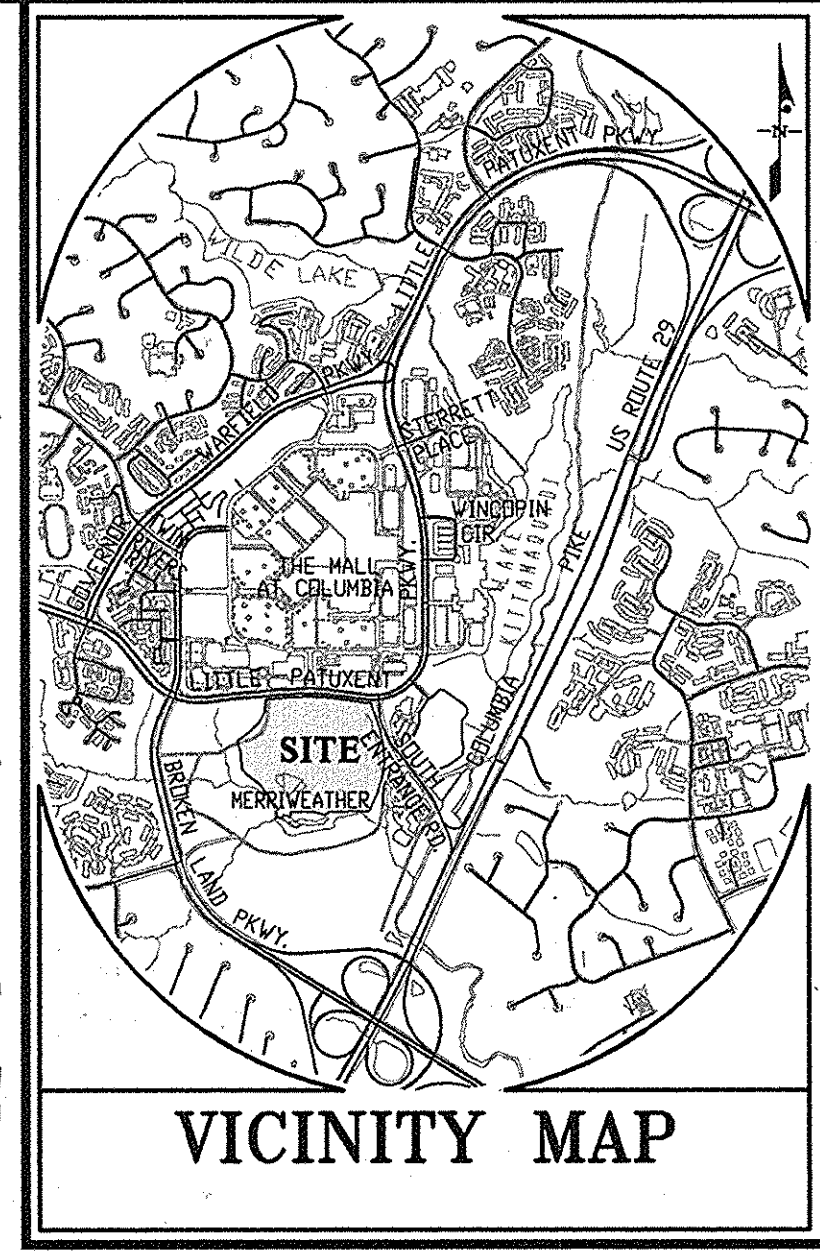
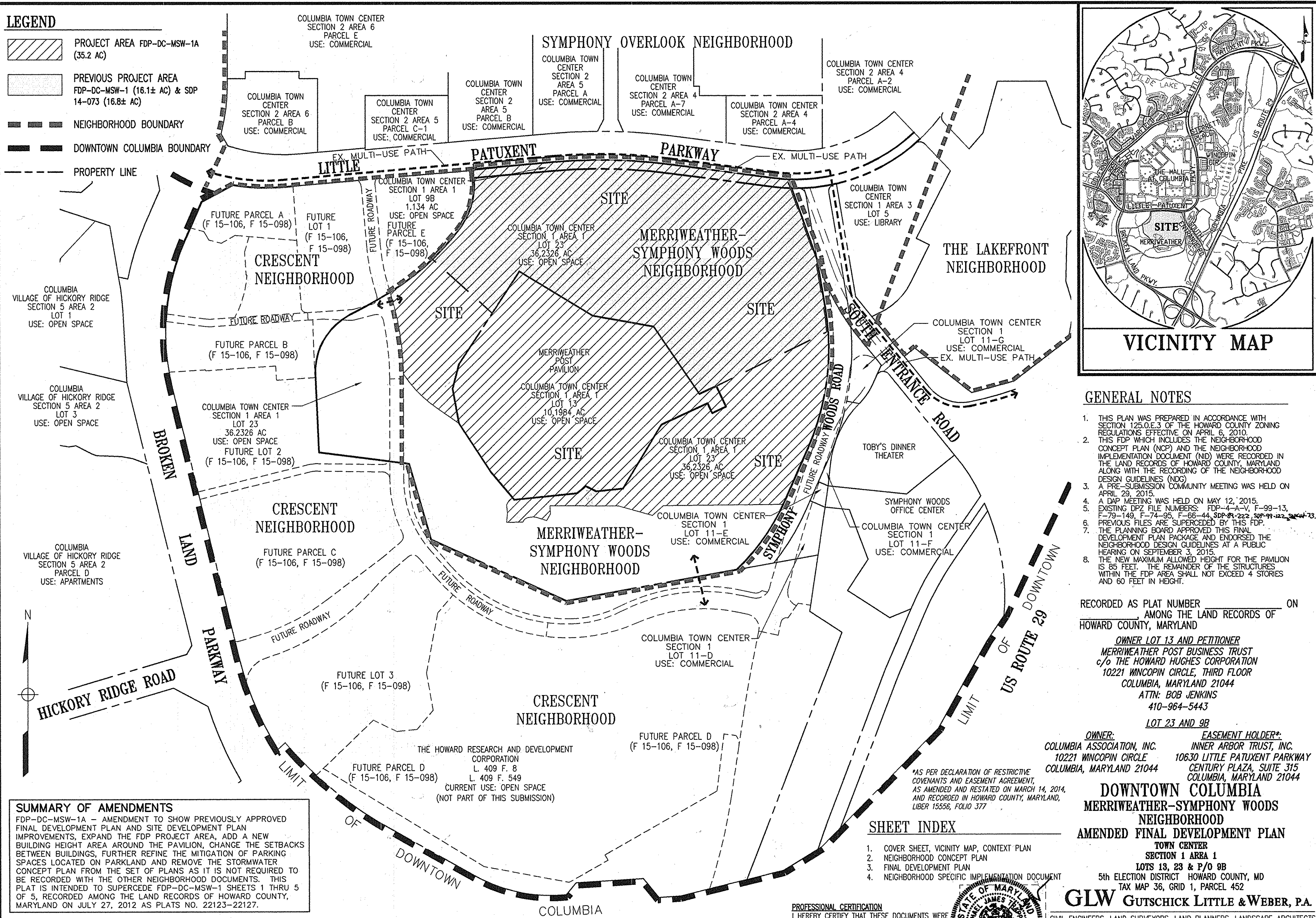


LEGEND

-  PROJECT AREA FDP-DC-MSW-1A (35.2 AC)
-  PREVIOUS PROJECT AREA FDP-DC-MSW-1 (16.1± AC) & SDP 14-073 (16.8± AC)
-  NEIGHBORHOOD BOUNDARY
-  DOWNTOWN COLUMBIA BOUNDARY
-  PROPERTY LINE



GENERAL NOTES

1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.0.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.
2. THIS FDP WHICH INCLUDES THE NEIGHBORHOOD CONCEPT PLAN (NCP) AND THE NEIGHBORHOOD IMPLEMENTATION DOCUMENT (IND) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THE NEIGHBORHOOD DESIGN GUIDELINES (NDG).
3. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 29, 2015.
4. A DAP MEETING WAS HELD ON MAY 12, 2015.
5. EXISTING DPZ FILE NUMBERS: FDP-4-A-V, F-99-13, F-79-149, F-74-95, F-66-44, SDP-89-222, SDP-99-122, SDP-04-73.
6. PREVIOUS FILES ARE SUPERCEDED BY THIS FDP.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 SEPTEMBER 3, 2015.
8. THE NEW MAXIMUM ALLOWED HEIGHT FOR THE PAVILION IS 85 FEET. THE REMAINDER OF THE STRUCTURES WITHIN THE FDP AREA SHALL NOT EXCEED 4 STORIES AND 60 FEET IN HEIGHT.

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

OWNER LOT 13 AND PETITIONER
MERRIWEATHER POST BUSINESS TRUST
 c/o THE HOWARD HUGHES CORPORATION
 10221 WINCOPIN CIRCLE, THIRD FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BOB JENKINS
 410-964-5443

OWNER: COLUMBIA ASSOCIATION, INC.
 10221 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044

EASEMENT HOLDER*: INNER ARBOR TRUST, INC.
 10630 LITTLE PATUXENT PARKWAY
 CENTURY PLAZA, SUITE 315
 COLUMBIA, MARYLAND 21044

DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS
NEIGHBORHOOD
AMENDED FINAL DEVELOPMENT PLAN

TOWN CENTER
SECTION 1 AREA 1
LOTS 13, 23 & P/O 9B
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 TAX MAP 36, GRID 1, PARCEL 452

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

SUMMARY OF AMENDMENTS
 FDP-DC-MSW-1A - AMENDMENT TO SHOW PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN AND SITE DEVELOPMENT PLAN IMPROVEMENTS, EXPAND THE FDP PROJECT AREA, ADD A NEW BUILDING HEIGHT AREA AROUND THE PAVILION, CHANGE THE SETBACKS BETWEEN BUILDINGS, FURTHER REFINE THE MITIGATION OF PARKING SPACES LOCATED ON PARKLAND AND REMOVE THE STORMWATER CONCEPT PLAN FROM THE SET OF PLANS AS IT IS NOT REQUIRED TO BE RECORDED WITH THE OTHER NEIGHBORHOOD DOCUMENTS. THIS PLAT IS INTENDED TO SUPERCEDE FDP-DC-MSW-1 SHEETS 1 THRU 5 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 27, 2012 AS PLATS NO. 22123-22127.

SHEET INDEX

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

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. 14931
 EXPIRATION DATE: 05/21/2016



HOWARD COUNTY PLANNING BOARD

Valerie Jaffe 12-4-15 *Valerie Jaffe* 12/3/15

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

CONTEXT PLAN
 1" = 200

SCALE: AS SHOWN DATE: NOV., 2015 SHEET 1 OF 4

PLOT DATE: 11/17/2015 7:54:49 AM PAGE SETUP: PLT STYLE: X:\JKT_GLM-STRICTB PAPER SIZE: C:\B24 INO (PDRTRAIT) FILENAME: L:\C:\DRAWINGS\1072\1072\PLANS BY: GLW\JENKINS.BOUNDARY-DC-MSW-1A-CONTEXT PLAN-NP REVISION: 0000

LEGEND

- 4 STORIES MAX BUILDING HEIGHT, NOT TO EXCEED 60'
- 4STORIES MAX BUILDING HEIGHT, NOT TO EXCEED 85'
- NATURAL AREAS
- AMENITY AREAS
- DOWNTOWN MIXED USE AREAS
- DOWNTOWN ARTS & ENTERTAINMENT PARK
- DOWNTOWN PARKLAND
- DOWNTOWN PARKLAND TO BE TRANSFERRED TO THE COLUMBIA ASSOCIATION
- DOWNTOWN ENVIRONMENTALLY SENSITIVE AREAS
- DOWNTOWN PUBLIC FACILITY
- NEIGHBORHOOD BOUNDARY
- DOWNTOWN COLUMBIA BOUNDARY
- EXISTING ROAD
- POTENTIAL PEDESTRIAN AND PRIVATE VEHICULAR CONNECTIONS BETWEEN PARK AND PAVILION
- PROPERTY LINE

NOTE

1. THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD BOUNDARY SHOWN HAS BEEN TAKEN FROM THE DOWNTOWN COLUMBIA PLAN AND MODIFIED WHERE NECESSARY TO COORDINATE WITH ADJACENT APPROVED NEIGHBORHOODS.
2. ELEMENTS SHOWN OUTSIDE OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD ARE FOR ILLUSTRATIVE PURPOSES ONLY. ADJACENT NEIGHBORHOOD FEATURES, IF SHOWN, ARE BASED ON APPROVED SITE DEVELOPMENT AND FINAL DEVELOPMENT PLANS AND THE FEBRUARY 1, 2010 DOWNTOWN COLUMBIA PLAN AND ARE GENERALLY CONSISTENT WITH THE EXHIBITS WITHIN THE PLAN.
3. MULTI-USE PATHS & BIKE ROUTES WILL BE ACCESSIBLE FOR MAINTENANCE VEHICLES.
4. POTENTIAL LOCATIONS FOR PERMANENT IDENTIFICATION AND DIRECTIONAL SIGNAGE ARE INDICATED IN CHAPTER 9 OF THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES.
5. TRANSIT STOPS AT THE PASSENGER LOADING ZONES OR ELSEWHERE IN THE PARK WILL BE COORDINATED WITH HOWARD COUNTY OFFICE OF TRANSPORTATION.
6. SEE APPENDIX A1 "ON-ROAD BICYCLE FACILITIES DESIGN GUIDELINES" OF THE NEIGHBORHOOD DESIGN GUIDELINES FOR BICYCLE ROUTES THROUGH THE PARKING SPACES.
7. FINAL PLACEMENT OF PATHWAYS, PARKING, BUILDINGS, AND OTHER STRUCTURES, AS WELL AS FINAL WIDTHS OF PATHWAYS WILL BE DETERMINED AT THE SITE DEVELOPMENT PLAN STAGE.
8. IT IS ENVISIONED THAT THE NEIGHBORHOOD CONCEPT PLAN WILL CONTINUE TO EVOLVE BASED ON CONTINUING COORDINATION BETWEEN THE INNER ARBOR TRUST, INC., AS EXPRESSLY AUTHORIZED BY THE COLUMBIA ASSOCIATION, INC., AND MERRIWEATHER POST BUSINESS TRUST REGARDING A SHARED VISION AND DESIGN FOR MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD AS A UNIQUE CULTURAL AND COMMUNITY AMENITY. FUTURE SITE DEVELOPMENT PLAN SUBMISSIONS SHOULD INCLUDE UPDATED INFORMATION ON DEVELOPMENT OF A COORDINATED PLAN FOR THE NEIGHBORHOOD AND WHICH FACILITIES WILL INVOLVE SHARED USES.
9. ALL PARKING SPACES PLACED ON DOWNTOWN PARKLAND SHALL BECOME NON-CREDITED DOWNTOWN PARKLAND AND BE REQUIRED TO BE REPLACED WITH AN EQUIVALENT AMOUNT OF NON-DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREA AS NEW DOWNTOWN PARKLAND FROM WITHIN THE CRESCENT NEIGHBORHOOD. HOWARD RESEARCH AND DEVELOPMENT CORPORATION (HRD), WHOLLY OWNED BY HOWARD HUGHES CORPORATION, ENTERED INTO A LETTER OF UNDERSTANDING AND TWO SUBSEQUENT ADDENDUMS (LOU) WITH COLUMBIA ASSOCIATION, INC. (CA), DATED FEBRUARY 9, 2011, AGREEING TO TRANSFER +/- 15 ACRES OF THE CRESCENT NEIGHBORHOOD OPEN SPACE, INCLUDING REPLACEMENT OF DOWNTOWN PARKLAND, PURSUANT TO THE LOU, HRD AND CA SHALL ENTER INTO A DEFINITIVE EXCHANGE AGREEMENT PERTAINING TO THE LAND TRANSFER ADDRESSED IN THE LOU. PURSUANT TO THE LOU, THE FINAL ACREAGE WILL BE BASED ON COUNTY APPROVAL OF RIGHT-OF-WAY ALIGNMENTS AND APPROVED RECORD PLATS, PURSUANT TO THE PERPETUAL AMENDED AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, BY AND BETWEEN CA AND THE INNER ARBOR TRUST, INC. (TRUST), DATED MARCH 14, 2014 (DECLARATION), CONCURRENT TO THE EFFECTIVE TRANSFER(S) OF THE LAND, THE TRANSFERRED LAND WILL BECOME PART OF THE TRUST'S RIGHTS AND RESPONSIBILITIES UNDER THE DECLARATION.

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

OWNER LOT 13 AND PETITIONER
 MERRIWEATHER POST BUSINESS TRUST
 c/o THE HOWARD HUGHES CORPORATION
 10221 WINCOPIN CIRCLE, THIRD FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BOB JENKINS
 410-964-5443

OWNER: COLUMBIA ASSOCIATION, INC.
 10221 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044

EASEMENT HOLDER*: INNER ARBOR TRUST, INC.
 10630 LITTLE PATUXENT PARKWAY
 CENTURY PLAZA, SUITE 315
 COLUMBIA, MARYLAND 21044

**DOWNTOWN COLUMBIA
 MERRIWEATHER-SYMPHONY WOODS
 NEIGHBORHOOD
 AMENDED FINAL DEVELOPMENT PLAN**

TOWN CENTER
 SECTION 1 AREA 1
 LOTS 13, 23 & P/O 9B
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 TAX MAP 36, GRID 1, PARCEL 452

GLW GUTSCHICK LITTLE & WEBER, P.A.

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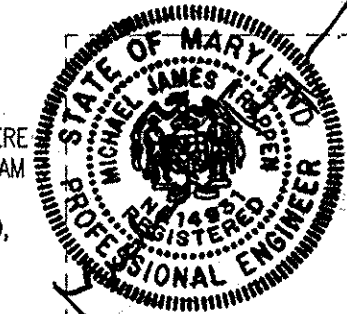
*AS PER DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, AS AMENDED AND RESTATED ON MARCH 14, 2014, AND RECORDED IN HOWARD COUNTY, MARYLAND, LIBER 15556, FOLIO 377

SHARED USE PARKING ON PARKLAND TABULATION

LOCATION	NO. OF SPACES	APPROX. AREA
1 (SDP 14-073)	30	5,329 SF
2 (F 15-106 & SDP 16-018)	33*	10,301 SF*
3 (SDP 16-018)	10*	1,633 SF*
4 (SDP 16-018)	4*	800 SF*
TOTAL:	77*	18,063 SF*

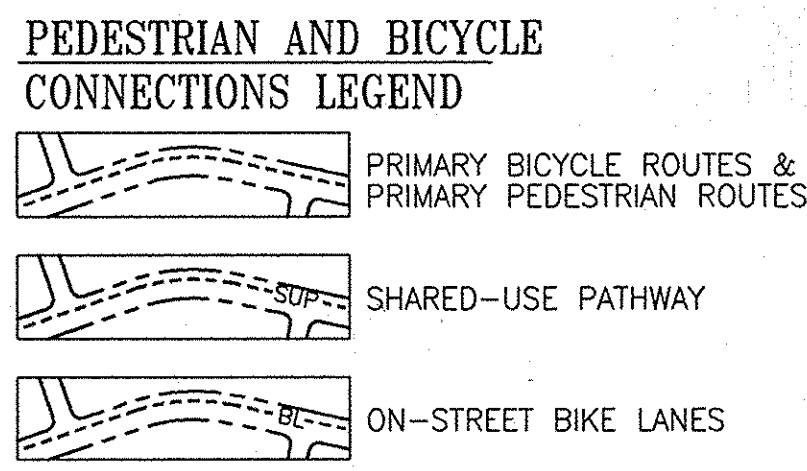
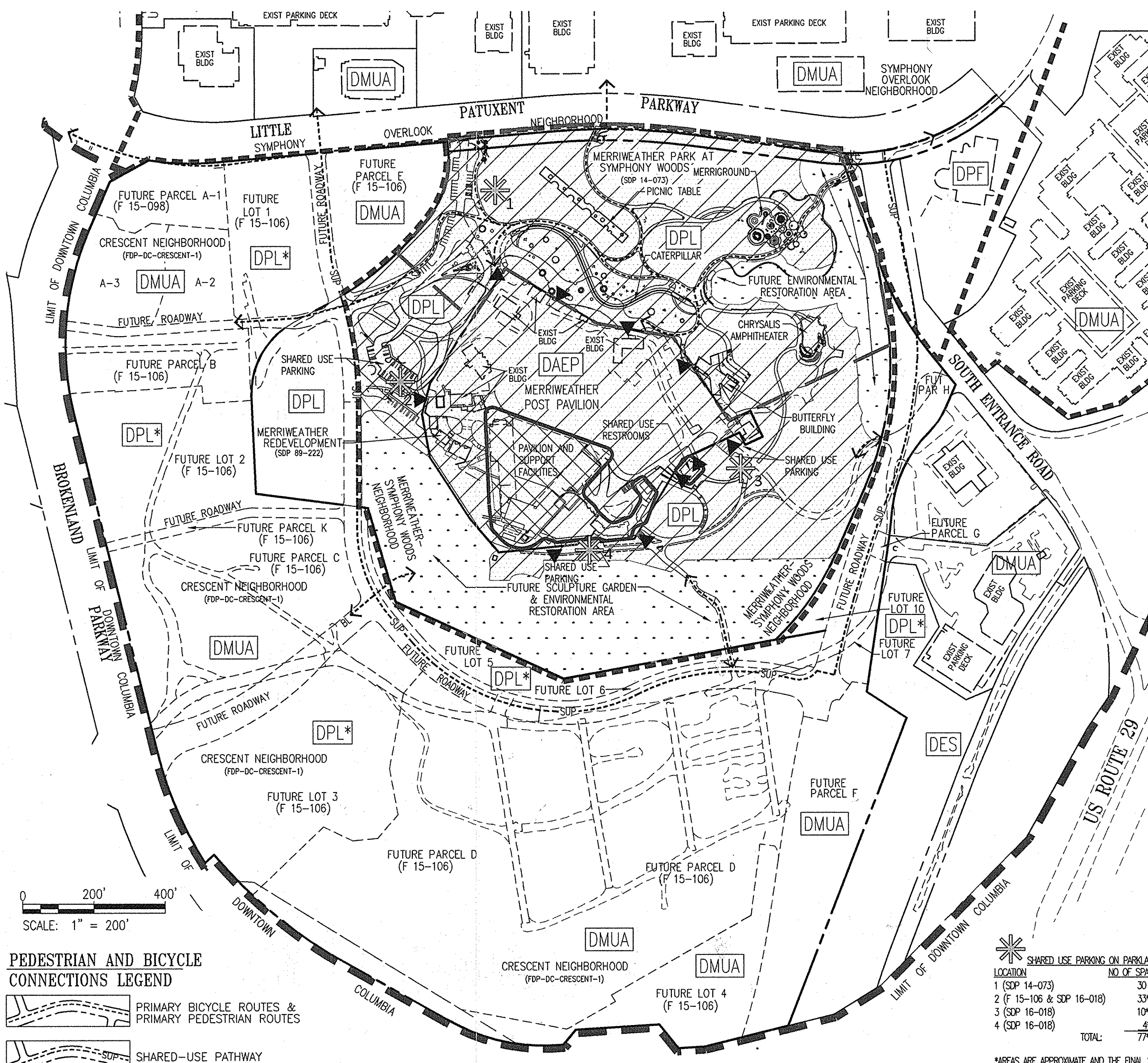
*AREAS ARE APPROXIMATE AND THE FINAL SIZE AND CONFIGURATION WILL BE DETERMINED AT THE SDP OR FINAL PLAN STAGE.

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. 14931
 EXPIRATION DATE: 05/21/2016



NEIGHBORHOOD CONCEPT PLAN

PROPOSED IMPROVEMENTS MAY INCLUDE CONCESSIONS, BATHROOMS, OFFICE, STORAGE, BOX OFFICE AND OTHER SUPPORT FACILITIES AND ARE SHOWN IN CONCEPT ONLY. THE SPECIFIC TYPE, LOCATION, AND CONFIGURATION WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLAN(S).



HOWARD COUNTY PLANNING BOARD

Michael J. Weber 12-4-15 *Michael J. Weber* 12/3/15
 HO. CO. EXEC. SECRETARY DATE HO. CO. PLAN. BD. CHAIRPERSON DATE

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NOTES

- THE DOWNTOWN COLUMBIA PLAN RECOGNIZES THE IMPORTANCE OF MERRIWEATHER POST PAVILION AS A MAJOR COMMUNITY ASSET AND ANTICIPATES ITS TRANSFER TO THE DOWNTOWN ARTS AND CULTURAL COMMISSION TO ASSURE ITS CONTINUED USE AS A PERFORMING ARTS CENTER AND PREMIER REGIONAL CONCERT VENUE. THE DOWNTOWN COLUMBIA ARTS AND CULTURAL COMMISSION WAS CREATED IN 2013 AS A CHARITABLE NON-PROFIT ORGANIZATION WHOSE PURPOSES INCLUDE THE PROMOTION AND SUPPORT OF THE POTENTIAL REVITALIZATION OF MERRIWEATHER POST PAVILION IN ACCORDANCE WITH THE DOWNTOWN COLUMBIA PLAN AS AN ARTISTIC AND CULTURAL CENTER. CEPPA #24 REQUIRES MERRIWEATHER POST PAVILION TO BE TRANSFERRED TO THE DCACC PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000 SF OF DEVELOPMENT.
- SYMPHONY WOODS IS OWNED BY THE COLUMBIA ASSOCIATION, INC. THE INNER ARBOR TRUST, INC. HAS AN EASEMENT AGREEMENT WITH THE COLUMBIA ASSOCIATION, INC. RECORDED IN THE LAND RECORDS AS LIBER 15703 FOLIO 229-280 FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF THE SYMPHONY WOODS PROPERTY (LOT 23 & PART OF 9B). THE DOWNTOWN ARTS AND ENTERTAINMENT PARK LAND (LOT 13) WILL BE HELD, OWNED AND MAINTAINED BY THE PROPERTY OWNER OR PURSUANT TO AN OPERATING AGREEMENT WITH THE OPERATOR OF THE PAVILION. THE ARTS AND ENTERTAINMENT PARK LAND (LOT 13) IS ANTICIPATED TO BE TRANSFERRED TO THE DOWNTOWN ARTS AND CULTURAL COMMISSION UPON COMPLETION OF THE IMPROVEMENTS REQUIRED PER CEPPA'S #16, #20, AND #21, AND PRIOR TO THE ISSUANCE FOR A BUILDING PERMIT FOR THE 5,000,000 SF OF DEVELOPMENT PER CEPPA #24.
- ART IS NOT REQUIRED FOR IMPROVEMENTS WITHIN A DOWNTOWN ART AND ENTERTAINMENT PARK PER SECTION 125.0A.f.(2)(3)(iii).
- THE CUMULATIVE AMOUNT OF APPROVED DEVELOPMENT IS NOT PROVIDED SINCE THE IMPROVEMENTS PROPOSED ON LAND WITHIN THIS FDP WOULD NOT TRIGGER THE PHASING PROGRESSION PLAN OR CEPPA IMPROVEMENTS.
- THE FINAL DETERMINATION OF NT CREDITED OPEN SPACE AND DOWNTOWN PARKLAND TO BE REPLACED WILL BE SHOWN ON THE APPLICABLE SITE DEVELOPMENT PLAN OR FINAL PLAN.
- THIS FDP AMENDMENT ADDS THE MERRIWEATHER POST PAVILION PROPERTY TO THE PREVIOUSLY APPROVED FDP AREA. ALTHOUGH CERTAIN IMPROVEMENTS HAVE BEEN ACCOMPLISHED THROUGH AN AMENDMENT TO SDP 89-222 (e.g., CEPPA #16), SOME OF THE MAJOR RENOVATIONS, INCLUDING ADDITIONAL RESTROOMS AND CONCESSIONS ON THE EAST SIDE AND ADDITIONAL/RECONFIGURED PARKING FACILITIES, ARE LOCATED OUTSIDE THE ORIGINAL MERRIWEATHER SDP AREA AND MUST BE ACCOMPLISHED UNDER THE DOWNTOWN REVITALIZATION PROVISION, INCLUDING FDP AND SDP APPROVAL. THE TIMELY COMPLETION OF CEPPA'S #20 AND #21 REQUIRE APPROVAL OF THIS FDP AMENDMENT.
- AREA OF FDP SUBMISSION IS 35.2 ACRES.
- APPROVED SDP'S: SDP 89-222, SDP 99-122 AND SDP 14-073, L. 498 F.744.
- THERE ARE NO EXISTING DOWNTOWN SIGNATURE BUILDINGS WITHIN THE PROJECT AREA.
- FINAL LOCATION AND PLACEMENT OF ART TO BE IN ACCORDANCE WITH AN APPROVED SDP AND THE NEIGHBORHOOD DESIGN GUIDELINES.
- TRANSPORTATION ASSESSMENT BY WELLS AND ASSOCIATES DATED MAY 19, 2015 WAS APPROVED JULY 20, 2015.

LEGEND

- PROPERTY LINE
- ACCESS EASEMENT
- UTILITY EASEMENT
- EXISTING CONTOURS
- EXISTING PAVEMENT
- EXISTING TREELINE
- EXISTING BUILDINGS
- FLOODPLAIN
- PROJECT AREA
- 15-24.9% SLOPES
- >25% SLOPES
- 50' STREAM BUFFER
- PRIMARY BICYCLE ROUTES & PRIMARY PEDESTRIAN ROUTES
- SHARED-USE PATHWAY
- ON-STREET BIKE LANES

PROPOSED IMPROVEMENTS MAY INCLUDE CONCESSIONS, BATHROOMS, OFFICE, STORAGE, BOX OFFICE AND OTHER SUPPORT FACILITIES AND ARE SHOWN IN CONCEPT ONLY. THE SPECIFIC TYPE, LOCATION, AND CONFIGURATION WILL BE SHOWN ON FUTURE SITE DEVELOPMENT PLAN(S).

SUMMARY OF APPROVED DEVELOPMENT

SDP 14-073 - AN AMPHITHEATER (CHRYSALIS), MULTIPURPOSE CONCESSIONS AND RESTROOMS FACILITY (BUTTERFLY), PLAYGROUND (MERRIGROUND), NETWORK OF PATHWAYS, AND OTHER OPEN SPACE IMPROVEMENTS.

ENVIRONMENTAL STATEMENT

THE DEVELOPMENT OF MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD WILL STRIVE TO MEET THE ENVIRONMENTAL CONCEPT OF THE DOWNTOWN COLUMBIA PLAN AND USE GREEN SITE AND BUILDING DESIGN WHERE FEASIBLE. DEVELOPMENT WILL PROVIDE THE RECOMMENDED ENVIRONMENTAL RESTORATION, AS SHOWN IN THE MERRIWEATHER & CRESCENT ENVIRONMENTAL ENHANCEMENTS STUDY, WITHIN THE NEIGHBORHOOD TO RESTORE STREAMS, WETLANDS AND FORESTS.

*AS PER DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, AS AMENDED AND RESTATED ON MARCH 14, 2014, AND RECORDED IN HOWARD COUNTY, MARYLAND, LIBER 15556, FOLIO 377

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

OWNER LOT 13 AND PETITIONER
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 ATTN: BOB JENKINS
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DOWNTOWN COLUMBIA
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SHARED USE PARKING ON PARKLAND TABULATION

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4 (SDP 16-018)	4*	800 SF*
TOTAL:	77*	18,063 SF*

*AREAS ARE APPROXIMATE AND THE FINAL SIZE AND CONFIGURATION WILL BE DETERMINED AT THE SDP OR FINAL PLAN STAGE.

TABULATION OF LAND USE

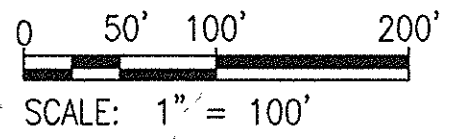
AREA (AC)	EX DESIGNATION	PROPOSED
DOWNTOWN PARK LAND (DPL)	24.96	24.96*
DOWNTOWN ARTS AND ENTERTAINMENT PARK (DAEP)	10.20	10.20
TOTAL	35.16	35.16

*BASED ON APPROVED FDP-DC-CRESCENT-1, 15.96 AC OF DMUA IS TO BE CONVERTED TO DPL FOR THE REPLACEMENT OF PARKLAND CONVERTED TO DMUA FOR A PUBLIC ROAD WITHIN THE CRESCENT NEIGHBORHOOD AND PARKING ON PARKLAND WITHIN THE MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD. THE APPROXIMATE NET NON-ENVIRONMENTAL AREA WITHIN THE AREA TO BE CONVERTED TO PARKLAND IS 6.5 AC. SEE LETTER AGREEMENT BETWEEN COLUMBIA ASSOCIATION AND HOWARD RESEARCH AND DEVELOPMENT CORP (HRD) DATED FEBRUARY 9, 2011 AND ADDENDUMS DATED MARCH 1, 2012, AND JUNE 14, 2012.

HOWARD COUNTY PLANNING BOARD

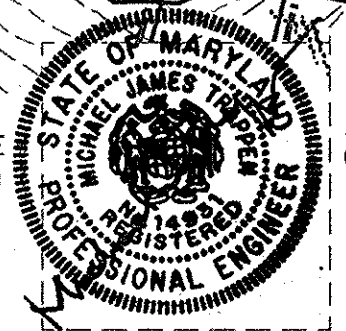
Volting Yellie 12-4-15 *Chad Z...* 12/3/15

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



FINAL DEVELOPMENT 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. 14931
 EXPIRATION DATE: 05/21/2016



PLT. DATE: 11/17/2015 7:52:22 AM PAGE SETUP PLOT STYLE: X_PLOT_GLM-STD12B PAPER SIZE: C-GBX24 IN (PORTRAIT) FILENAME: L:\DRAWINGS\1107\15\FDP-15-106-1.DWG

	ANTICIPATED SCHEDULE	BENCHMARKS	NOTE
A. The Balance of Uses Within Each Implementation Phase	2012	FDP-DC-MSW-1	That portion of Lots 9B and 23 shown in gray and hatched on Sheet 1 of 4, includes +/- 16.1 Ac of Downtown Parkland. Approved by Planning Board.
	2014	SDP-14-073	That portion of Lots 9B and 23 shown in gray and hatched on Sheet 1 of 4, Phases 1 - 7: +/- 16.81 acres. Planning Board Approval November 2014
	2015	SDP 89-222 Phase I Redline Plan Revision	Merrriweather Post Pavilion includes +/- 10.2 Ac of Downtown Arts & Entertainment Park (DAEP). SDP Redline approved for Phase I of the Merrriweather Post Pavilion redevelopment under CEPPA 16 includes new west box office, public restrooms, concessions and merchandise stand as well as storm water management, hardscapes and access paths.
	2015	FDP-DC-MSW-1A	Merrriweather Post Pavilion Master Plan
	2015 - 2016	Phase IIIa Construction	Merrriweather Post Pavilion Phase IIIa Construction in accordance with the phasing schedule and letter submitted to the Director with the SDP 89-222 Redline revision documents. The work of Phase III.a. includes raising the main seating area roof, new seats, new loge roofs, new stage house and proscenium opening.
	2016 - 2017	Phase II Construction	Merrriweather Post Pavilion Phase II Construction in accordance with the phasing schedule and letter submitted to the Director with the SDP 89-222 Redline revision documents. The work includes new east side concessions, restrooms, a box office, utility work, parking improvements, site improvements, sprinklers in the 932 club and new windows in the administration building.
	2017 - 2018	Phase IIIb Construction	Merrriweather Post Pavilion Phase III Construction in accordance with the phasing schedule and letter submitted to the Director with the SDP 89-222 Redline revision documents. The work includes new dressing rooms and catering buildings.
B. The Phasing of Mixed Use Development	N/A	N/A	No Mixed Use Areas are within Merrriweather-Symphony Woods Neighborhood nor are part of the FDP-DC-MSW-1A
C. The Phasing of Downtown Community Commons Spaces	N/A	N/A	There is no requirement for Community Common Spaces in the Merrriweather-Symphony Woods Neighborhood. All land is designated as Amenity Space or natural areas.
D. The Phasing of the Transportation and Circulation Facilities	2012 - 2017	Completion of each SDP	Each Phase of that portion of Lots 9B and 23 shown in gray and hatched on Sheet 1 of 4 and Merrriweather Post Pavilion Redevelopment phasing may include walkways to Little Patuxent Parkway and adjacent Neighborhoods. These walkways will connect to Primary Bicycle Routes in future phase of that portion of Lots 9B and 23 shown in gray and hatched on Sheet 1 of 4, Merrriweather Post Pavilion and the Crescent Neighborhood as shown on the Neighborhood Concept Plans.
	TBD	Prior to obtaining use and occupancy permits for the buildings associated with SDP-14-024	Per current PB approval of alternative timing, Phase I of the CEPPA #12 Shared Use Pathway, the pathway must be completed prior to obtaining use and occupancy permits for the buildings associated with SDP 14-024
E. The Phasing of the Required Infrastructure Including Public Water and Sewer	TBD	As needed for each Phase of Construction	All properties in the Merrriweather-Symphony Woods Neighborhood are served by public water and sewer. Requirements for any additional infrastructure will be determined at the Site Development Plan stage for this area as well as other submissions for the Merrriweather-Symphony Woods Neighborhood.
F. Transportation and Circulation Facilities	N/A		There are no Public Roadways in the Merrriweather-Symphony Woods Neighborhood.
G. Environmental Restoration	2016 - 2017	SDP-14-073	Environmental Restoration work for the eastern stream reach and Natural Area in that portion of Lots 9B and 23 shown in gray and hatched on Sheet 1 of 4 will occur under SDP-14-073 during Phase II. Environmental Restoration south of Merrriweather Post Pavilion property but within Symphony Woods will be covered in a future FDP and SDP by others.
H. Downtown Arts, Cultural and Community Uses	2016	FDP-DC-MSW-1A	Downtown Arts, Cultural and Community Use: 35.2 Acres.
I. Any Other Items in the Downtown Community Enhancements, Program and Public Amenities (CEPPA) Chart	2015 - 2018	Site Plan Approvals	CEPPAs 16, 20 and 21 require completion of a three phase renovation of Merrriweather Post Pavilion. On January 22, 2015 the Howard County Planning Board approved Phase I of the plan and it is currently under construction to be completed in the third quarter of 2015. Phase two and a portion of Phase three will require approval of an FDP amendment as well as SDPs for each phase. The FDP presentation to the Design Advisory Panel was held May 27, 2015. Renovation phasing will follow FDP/SDP approval in phases during 2016, 2017 and 2018 pending site plan approvals.
J. Miscellaneous	TBD	FDP-DC-C-1	All parking spaces placed on Downtown Parkland shall become non-credited Downtown Parkland and be required to be replaced with an equivalent amount of non-Downtown Environmentally Sensitive Land Area as new Downtown Parkland from within the Crescent Neighborhood. Howard Research and Development Corporation (HRD), wholly owned by Howard Hughes Corporation, entered into a Letter of Understanding and two subsequent Addendums (LOU), with Columbia Association, Inc. (CA), dated February 9, 2011, agreeing to transfer +/- 15 acres of the Crescent Neighborhood open space, including replacement of Downtown Parkland. Pursuant to the LOU, HRD and CA shall enter into a definitive Exchange Agreement pertaining to the land transfer addressed in the LOU. Pursuant to the LOU, the final acreage will be based on County approval of right-of-way alignments and approved record plats. Pursuant to the perpetual Amended and Restated Declaration of Restrictive Covenants and Easement Agreement, by and between CA and the Inner Arbor Trust, Inc. (Trust), dated March 14, 2014 (Declaration), concurrent to the effective transfer(s) of the land, the transferred land will become part of the Trust's rights and responsibilities under the Declaration.
	TBD	TBD	All property owners and easement holders in the Merrriweather-Symphony Woods Neighborhood agree to work together in the redevelopment program for Merrriweather Post Pavilion.
	TBD	FDP-DC-MSW-2	Additional park activity areas will be completed under the next FDP for that remaining portion of Lot 23 within the Merrriweather-Symphony Woods Neighborhood.

- Notes:
1. An equivalent amount of land designated for Mixed Use development in the Crescent Neighborhood will be transferred to Columbia Association, Inc. from the Howard Research and Development Corporation to address the loss of Downtown Parkland due to use of parkland for parking spaces in that portion of Lots 9B and 23 shown in gray and hatched on Sheet 1 of 4.
 2. Environmental restoration will be guided by the Merrriweather & Crescent Environmental Enhancements Study (Biohabitats 2008) and other relevant documents.
 3. Final sequence and timing of the Merrriweather Post Pavilion renovation Phases may change without amending this FDP as the development progresses to allow for operator / owner additional work and site plan and permit issuance timing.

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

OWNER LOT 13 AND PETITIONER
 MERRIWEATHER POST BUSINESS TRUST
 c/o THE HOWARD HUGHES CORPORATION
 10221 WINCOPIN CIRCLE, THIRD FLOOR
 COLUMBIA, MARYLAND 21044
 ATTN: BOB JENKINS
 410-964-5443

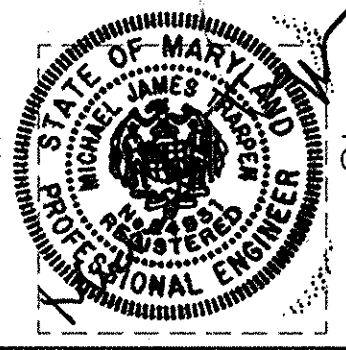
LOT 23 AND 9B

OWNER: COLUMBIA ASSOCIATION, INC.
 10221 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044

EASEMENT HOLDER*: INNER ARBOR TRUST, INC.
 10630 LITTLE PATUXENT PARKWAY
 CENTURY PLAZA, SUITE 315
 COLUMBIA, MARYLAND 21044

*AS PER DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT, AS AMENDED AND RESTATED ON MARCH 14, 2014, AND RECORDED IN HOWARD COUNTY, MARYLAND, LIBER 15556, FOLIO 377

DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS
NEIGHBORHOOD
AMENDED FINAL DEVELOPMENT PLAN
 TOWN CENTER
 SECTION 1 AREA 1
 LOTS 13, 23 & P/O 9B
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 TAX MAP 36, GRID 1, PARCEL 452



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. 14931
 EXPIRATION DATE: 05/21/2016

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

SCALE: AS SHOWN	DATE: NOV., 2015	SHEET 4 OF 4
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HOWARD COUNTY PLANNING BOARD

Nick Jazelli 12/4/15 *John Z...* 12/3/15

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

NEIGHBORHOOD SPECIFIC IMPLEMENTATION DOCUMENT

PLOT DATE: 11/11/2015 09:04:44 AM PLOT SETTING: PLOT STYLE: X, M, F, G, U, S, T, R, I, C, T, O, R, P, A, P, E, R, S, I, Z, E, C, + (6)X24 IN (PLOT TRAIL) FILENAME: L:\CADD\DRAWINGS\NOTES\PLANS BY: ELVA BURNS, BERNARDY DICKSON, JIMMIE PLAN-FIELDING