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

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST 48 HOURS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
5. 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:	DOWNTOWN PARKLAND
ELECTION DISTRICT:	FIFTH ELECTION DISTRICT
AREA OF BUILDABLE LOTS:	LOT 23: 36.23 AC. LOT 9B: 1.13 AC.
RECORD PLAT NO.:	22123
⚠ DPZ REF. FILE NO.:	SDP 99-122, FDP-DC-MSW-1, ECP 14-069 & FDP-DC-MSW-1A

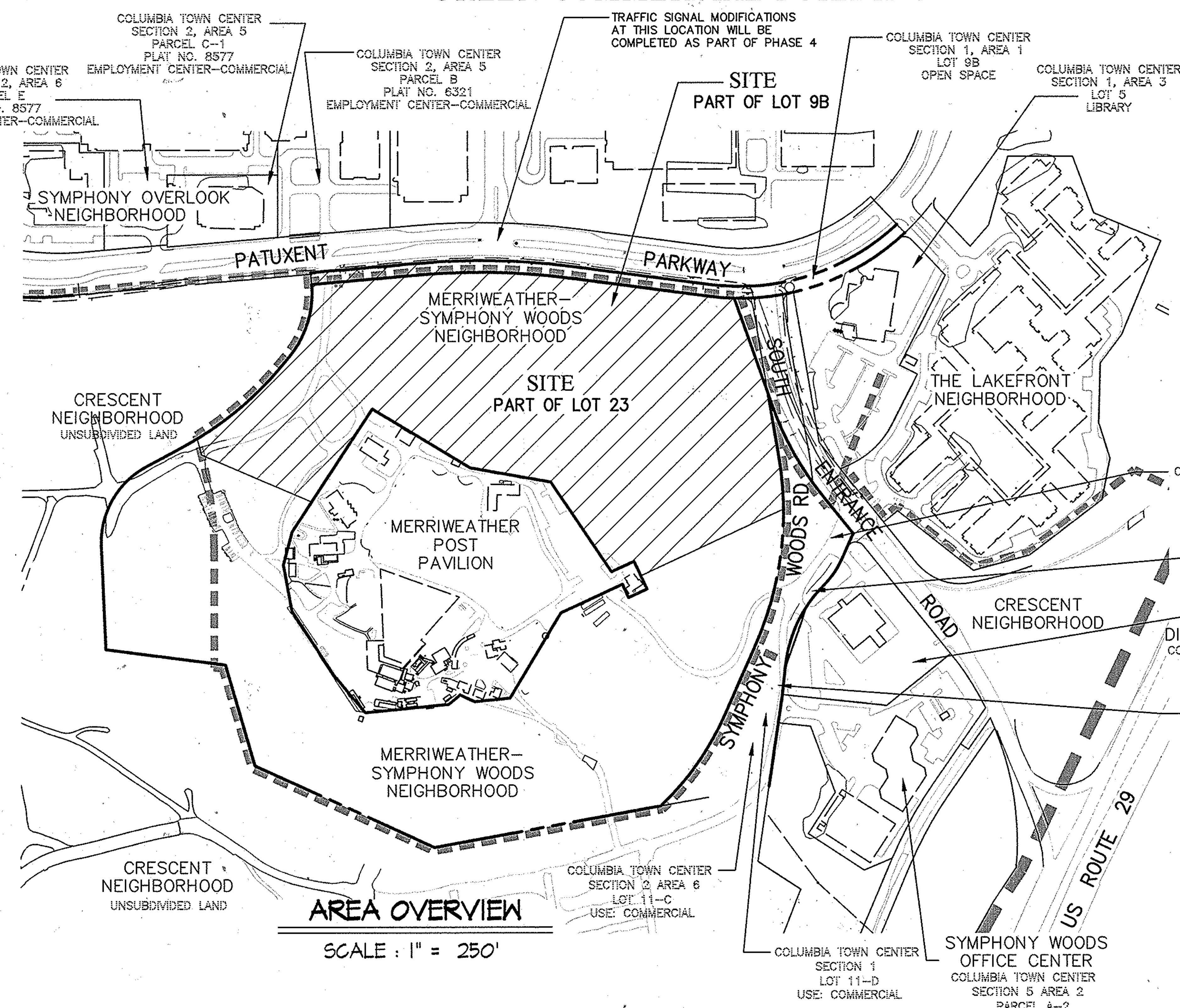
6. TOPOGRAPHIC AERIAL SURVEY WAS PERFORMED ON MARCH 2007 BY MCKENZIE SNYDER AND TOPOGRAPHIC FIELD SURVEY ON AUGUST, 2011 BY GUTSCHICK, LITTLE AND WEBER.
7. COORDINATES ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS: 36AA AND 30GA.
8. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND FIELD LOCATIONS BY GUTSCHICK LITTLE & WEBER, P.A. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
9. SPOT ELEVATIONS SHOWN FOR CURB ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
10. 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.
11. THERE ARE NO KNOWN GRAVE SITES, CEMETERIES, FLOOD PLAINS OR WETLANDS ON SITE AS PER RECORDED PLAT NO. 22123
12. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
13. WATER SERVICE IS PUBLIC (CONTR. #172 WS AND 24-4868-D).
14. SEWER SERVICE IS PUBLIC (CONTR. #24-4868-D).
15. A TRAFFIC STUDY AND PARKING NEEDS MEMO WAS SUBMITTED WITH THIS SDP AND APPROVED ON DECEMBER 4, 2014.
16. THE PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE SECTION 16.1202(B)(1)(IV) (PUD WITH A PDP APPROVED PRIOR TO 12/31/92).
17. 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.
18. 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.
19. NOTE: IN CASE OF DISCREPANCIES BETWEEN THE PLAT AND THE PLANS, THE PLAT SHALL GOVERN.
20. 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.
21. 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.
22. THE MINIMUM BUILDING SETBACKS RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY ARE TO BE IN ACCORDANCE WITH FDP-DC-MSW-1 RECORDED ON JULY 27, 2012 AS PLAT NOS. 22123 THROUGH 22126 AND THE MERRIWEATHER -SYMPHONY WOODS NEIGHBORHOOD DESIGN GUIDELINES RECORDED AS LIBER 14407, FOLIO 233.
23. PROPOSED BUILDINGS A AND B WILL HAVE AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEMS.
24. ⚠ IN ACCORDANCE WITH FDP-DC-MSW-1A, 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.
25. TRASH COLLECTION FOR THIS SITE WILL BE INTERNAL TO THE BUILDING. NO OUTSIDE COLLECTION FACILITIES ARE PROPOSED.
26. THIS PROPERTY IS SUBJECT TO THE NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES (NSDG), RECORDED IN LIBER 14407, FOLIO 233, THE NEIGHBORHOOD SPECIFIC IMPLEMENTATION PLAN (NSIP), RECORDED AS PLAT NO. 22127, THE NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT NO. 22124 AND THE FINAL DEVELOPMENT PLAN (FDP-DC-MSW-1), RECORDED AS PLAT NOS. 22123 THRU 22126.
27. THE MAXIMUM HEIGHT OF THE BUILDING FOR THIS PROJECT IS 4 STORIES, NOT TO EXCEED 60 FEET.
28. FOOD SERVICE ESTABLISHMENTS MUST BE PROVIDED WITH A GREASE INTERCEPTOR. WASTEWATER DRAINS CONTAINING CONCENTRATIONS OF FATS, OILS AND GREASES MUST BE ISOLATED FROM OTHER SOURCES OF WASTEWATER AND SHALL PASS THROUGH A GREASE INTE4CEPTOR PRIOR TO ENTERING THE SANITARY SEWER. 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. GREASE INTERCEPTORS THAT ARE LOCATED OUTSIDE THE BUILDING SHALL BE PLACED IN AN AREA ACCESSIBLE FOR CLEANING THE GREASE BY MOTOR VEHICLE (WASTE HAULER), AND SHALL HAVE A MINIMUM SIZE OF 750 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 APPROVAL FOR AN INSIDE GREASE INTERCEPTOR IS NOT GRANTED BY THE HOWARD COUNTY HEALTH DEPARTMENT, THEN AN EXTERIOR GREASE INTERCEPTOR WILL BE REQUIRED.
29. 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.
30. BUILDING B (BUTTERFLY BUILDING) IS REGISTERED WITH THE GREEN BUILDING CERTIFICATION INSTITUTE FOR LEED CERTIFICATION, PROJECT I.D. # 1000040880. A COPY OF THE CHECKLIST WAS SUBMITTED WITH THE INITIAL SUBMISSION OF THIS SDP.
31. 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 AS PROVIDED IN ACCORDANCE WITH SECTION 16.128(b) THRU (g) AND SECTION 125.E.2.a OF THE ZONING REGULATIONS.
32. PRIOR TO SUBMITTING THIS SITE DEVELOPMENT PLAN, A SUBMISSION TO THE HOWARD COUNTY DESIGN ADVISORY PANEL WAS MADE IN ACCORDANCE WITH SECTION 125.H.1.b 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.
33. IN ACCORDANCE WITH SECTION 125.0.h.2.c., CUMULATIVE AMOUNT OF DEVELOPMENT APPROVED AT THE TIME OF THIS SDP APPROVAL IS:
34. IN ACCORDANCE WITH SECTION 125.0.h.2.c., NO COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES (CEPPA'S) ARE APPLICABLE TO THE FDP-DC-MSW-1 AREA PER COUNCIL BILL 59-2009 PAGE 22.
35. THERE ARE NO REQUIREMENTS FOR COMMUNITY COMMON OPEN SPACES IN MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD. ALL LAND IS DESIGNATED AS AMENITY OR NATURAL AREAS.
36. DOWNTOWN PARKLAND USED AS PARKING SPACES IN THIS SDP WILL BE REPLACED ACRE-FOR-ACRE WITH LAND IN THE CRESCENT NEIGHBORHOOD. LAND DESIGNATED AS DOWNTOWN MIXED USE AREA (DMUA) WILL BE TRANSFERRED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE COLUMBIA ASSOCIATION TO ADDRESS THE LOSS OF DOWNTOWN PARKLANDS (DPL) TO ENSURE THAT 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 9, 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-1 FOR REVIEW AND APPROVAL BY THE COUNTY.

    AREA OF PARKLAND USED AS PROPOSED PARKING SPACES AS SOWN ON THESE PLANS IS 0.11 ACRES.
37. 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.
38. 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 FROM THE CISTERN 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 16.116(c)(1)(ii) 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 MINIMUM IMPACT, AND THE DESIGN ALLOWS FOR REASONABLE ENJOYMENT BY THE COMMUNITY OF THESE ENVIRONMENTAL FEATURES.
39. ON OCTOBER 16, 2014 AND NOVEMBER 19, 2014, WP 15-027, A WAIVER OF SECTION 16.116(a)(2)(i), WHICH STATES THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 50 FEET OF AN INTERMITTENT STREAM BANK; AND SECTION 16.156(o)(1)(ii), 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:

    1. 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'/81SF AND 9'/207SF) FOR SEAT WALLS AT MERRIGROUND INTO THE STREAM BUFFER. (THE BOARDWALK ENCROACHMENT IN THE STREAM BUFFER AND THE OUTFALL ENCROACHMENT BEHIND THE CHRYSALIS ARE COVERED UNDER ESSENTIAL DISTURBANCE ON THE SDP PURSUANT TO SECTION 16.116(C)).
    2. 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.
    3. 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-14-073. THE PERMIT DEADLINE DATES WILL BE ESTABLISHED UPON SIGNATURE APPROVAL OF THE SDP.
    4. THE DEVELOPER MUST APPLY FOR THE FIRST BUILDING PERMIT FOR CONSTRUCTION OF PHASE 1 OF THE PROPOSED SDP WITHIN 1 YEAR FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-073, AND ALL BUILDING PERMITS FOR CONSTRUCTION PHASES 2 THRU 7 WITHIN 7 YEARS FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-073. THE PERMIT DEADLINES WILL BE ESTABLISHED UPON SIGNATURE APPROVAL OF THE SDP.
    5. THE DEVELOPER MUST APPLY FOR THE FINAL BUILDING PERMIT WITHIN 7 YEARS FROM THE DATE OF SDP SIGNATURE APPROVAL OF SDP-14-073.
    6. 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 (PHASE 6). THIS STEP IS RECOMMENDED, 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.
    7. 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.
    8. 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.



AREA OVERVIEW
SCALE : 1" = 250'

GENERAL NOTES cont'd

40. 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.
41. FOR CONSTRUCTION AND BONDING PHASING DIAGRAM, SEE SHEET 2.
42. 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.
43. IN ACCORDANCE WITH THE APPROVED FDP (FDP-DC-MSW-1) 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, SUCH AS FAMILY REUNIONS, 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 TROOPS, CHORAL AND SIGNING GROUPS, BANDS OF ALL TYPES, 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.
44. ⚠ ALL PRIVATE WATER MAINS 4" AND LARGER SHALL BE C-900-DR18 PVC. ALL SEWER MAINS SHALL BE PVC.
45. 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 BGE FOR REPAIR COSTS.
46. SEE SHEET 2 FOR PHASING AND REQUIREMENTS FOR FUTURE APPROVAL.
47. APPLICATION FEES FOR PHASES 2-7 SHALL BE DEFERRED UNTIL THE SUBMISSION OF REDLINE UPDATES/REVISIONS FOR THOSE PHASES.

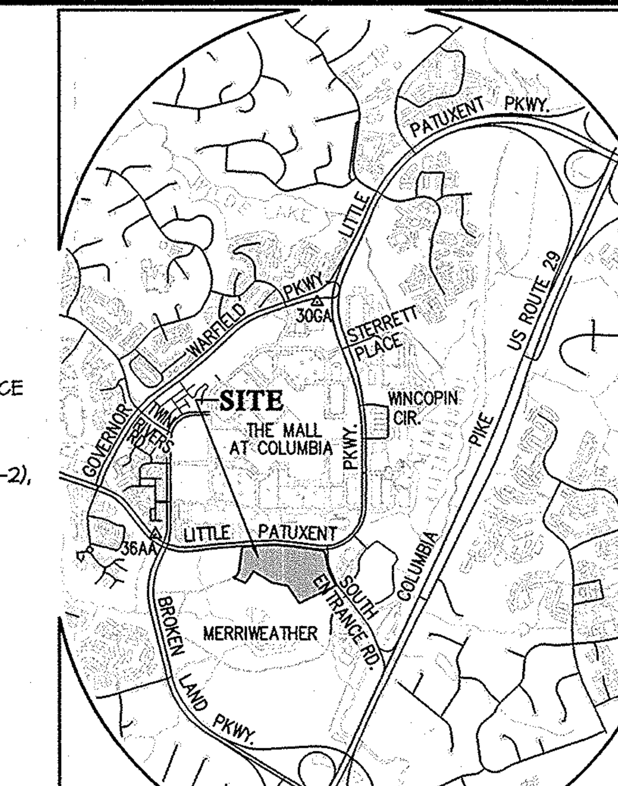
HC CONTROL STATIONS

30GA	36AA
NORTHING: 566,053.5979	NORTHING: 562,804.8537
EASTING: 1,352,177.5307	EASTING: 1,349,906.1701
ELEVATION: 339.878	ELEVATION: 359.151
(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 (N-2), RAINWATER HARVESTING (M-1) AND RAIN GARDENS (M-7) WILL BE USED.



VICINITY MAP
SCALE: 1" = 2,000'

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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	10.1	BLDG A CHRYSALIS PLANS WITH ACCESSIBLE PATHS
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SITE ANALYSIS

1. GENERAL SITE DATA
   - A. TOTAL PROJECT AREA: 16.81 AC.
   - B. LIMIT OF DISTURBED AREA: 9.43 AC.
   - C. PRESENT ZONING: NT (FDP DC-MSW-1)
   - D. PROPOSED USE OF SITE: DOWNTOWN PARKLAND
   - E. FLOOR SPACE:

BUILDING A - CHRYSALIS

LEVEL	STAGE	LOADING	UTILITY & STORAGE
CELLAR	0	0	1,500
FIRST	4,259	666	

BUILDING B - BUTTERFLY

LEVEL	CONF/GALLERY	RESTAURANT/BAR	DECK/TERRACE	UTILITY & STORAGE
CELLAR	0	0	0	3,350
FIRST	500	5,190	4,250	0
SECOND	570	765	3,600	215

BUILDING C - CATERPILLAR

LEVEL	RESTAURANT/BAR	TICKETING
FIRST	570	660

2. OPEN SPACE LOT 23 DEVELOPMENT DATA
   - A. RESTAURANT (FAST FOOD)/BAR: 5,955 square feet
   - B. TICKETING: 816 square feet
   - C. UTILITY & STORAGE: 5,065 square feet
   - D. STAGE: 4,259 square feet
   - E. CONF/GALLERY: 1,070 square feet
   - ⚠ F. BICYCLE PARKING SPACES PROVIDED:
     - RACKS: 35
     - TOTAL BICYCLE SPACES: ....70 SPACES

3. PARKING REQUIRED: (SEE GENERAL NOTE 15)

   TIER I
   - MAXIMUM NUMBER OF PATRONS (BY CAR): 272
   - TRAVEL BY ALTERNATE MODES: 14 (5%)
   - TOTAL TIER I PATRONS: 286
   - 272 X 1 SPACE / 2.25 PATRONS = 121 SPACES

   TIER II
   - MAXIMUM NUMBER OF PATRONS (BY CAR): 741
   - TRAVEL BY ALTERNATE MODES: 74 (10%)
   - TOTAL TIER II PATRONS: 815*
   - 741 X 1 SPACE / 3 PATRONS = 247 SPACES
   - * ARRANGEMENTS FOR SUPPLEMENTAL PARKING FOR EVENTS PROJECTED TO HAVE MORE THAN 600 PATRONS ARE REQUIRED.

   TIER III
   - 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):
   - EXISTING SPACES.... 33 SPACES

   FREE TO BE DRIVE (DAILY, UNPAVED)
   - STANDARD SPACES.... 24 SPACES

   VIP SURFACE LOT:
   - EXISTING SPACES ON LOT 13.... 68 SPACES
   - PROPOSED STANDARD SPACES ON LOT 13 BY THIS SDP.. 64 SPACES ⚠
   - PROPOSED HANDICAP SPACES ON LOT 23 BY THIS SDP....7 SPACES ⚠
   - SUBTOTAL....71 SPACES ⚠
   - TOTAL SPACES AVAILABLE....128 SPACES ⚠

   TIER II

   FREE TO BE DRIVE (30 PAVED, INCREASED USE)
   - STANDARD SPACES.... 50 SPACES

   MMP (HANDICAP LOT BACKSTAGE ACCESS):
   - EXISTING SPACES.... 33 SPACES

   VIP SURFACE LOT:
   - EXISTING SPACES ON LOT 13.... 68 SPACES
   - PROPOSED STANDARD SPACES ON LOT 13 BY THIS SDP.. 64 SPACES
   - PROPOSED HANDICAP SPACES ON LOT 23 BY THIS SDP....7 SPACES ⚠
   - SUBTOTAL....71 SPACES ⚠
   - GRASSY KNOLL LOT....100 SPACES ⚠
   - TOTAL SPACES AVAILABLE....254 SPACES ⚠

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:	$9,600.00
PHASE 5:	$7,050.00
PHASE 6:	$3,900.00
PHASE 7:	$1,350.00

ADDRESS CHART

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

PERMIT INFORMATION CHART

SUBDIVISION NAME: DOWNTOWN COLUMBIA MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD			SECTION/AREA ---/---		PARCEL O/S LOT 23 & 9B
PLAT No. 22123	ZONE NT	TAX MAP 36	BLOCK 1	ELEC. DIST. 5	CENSUS TRACT 6054
WATER CODE: E31			SEWER CODE: 5521000		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-4-16
Chief, Development Engineering Division	Date 2-4-16

~~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 Phasing & Add'l Required Approvals for Phase 3-7

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.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\13043-SDP01-CS.DWG	DES. MJT	DRN. WsJ	CHK. MJT

DATE	REVISION	BY	APP'R.
1/8/16	UPDATE GENERAL NOTES AND SITE ANALYSIS ⚠	mjt	

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

STATE OF MARYLAND MICHAEL JAMES TRAPPEN No. 14931 REGISTERED PROFESSIONAL ENGINEER

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. 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
JAN., 2016	36 – 01	1 OF 85

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NOTES:

1. 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 13-073). 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.

2. PHASING PROGRESSION MAY NOT CORRESPOND TO THE ASSIGNED PHASE NUMBERS AS SHOWN ON THE PLANS.

3. PHASING CONDITIONS PER APPROVED WP 15-027:

   3. 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 14-073.

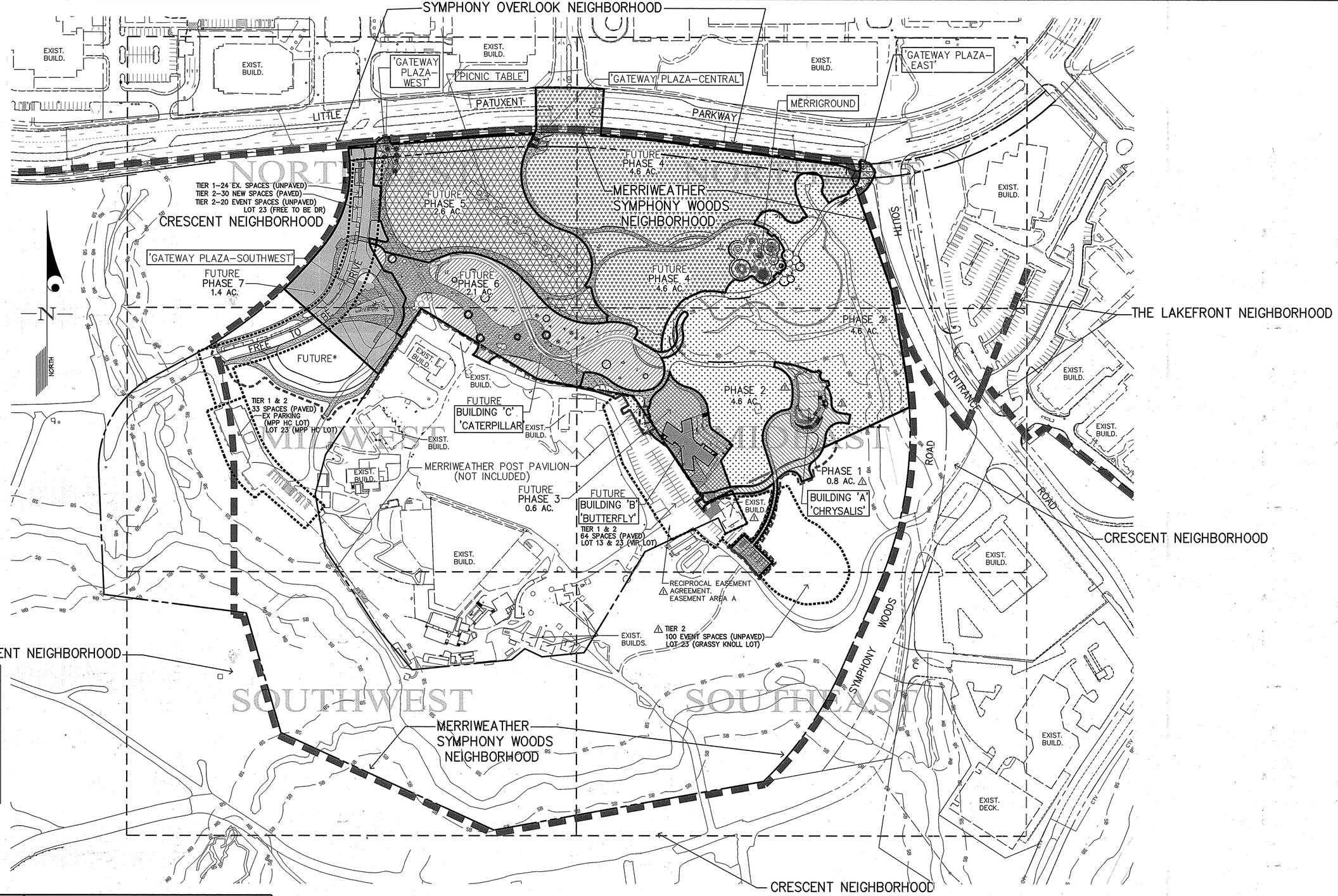
   4. THE DEVELOPER MUST APPLY FOR THE FIRST BUILDING PERMIT FOR CONSTRUCTION PHASE 1 OF THE PROPOSED SDP WITHIN 1 YEAR FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-073, AND ALL BUILDING PERMITS FOR CONSTRUCTION PHASES 2 THRUT WITHIN 7 YEARS FROM THE DATE OF SIGNATURE APPROVAL OF SDP 14-073. THE PERMIT DEADLINES WILL BE ESTABLISHED UPON SIGNATURE APPROVAL OF THE SDP.

   5. THE DEVELOPER MUST APPLY FOR THE FINAL BUILDING PERMIT WITHIN 7 YEARS FROM THE DATE OF THE SDP SIGNATURE APPROVAL OF SDP 14-073.

4. 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 OR BY COUNTY STAFF TO FINALIZE DETAILS FOR A PHASE AREA AS A PART OF SDP APPROVAL).

5. 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-MSM-1 TO INCLUDE THIS AREA.



LEGEND

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

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

SCALE: 1" = 100'

0' 50' 100' 200' 400'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-4-16

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

REVISED

PDOX SHEET 2 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10272\13043\Plans by GLW\SDP\13043-SDP02-COMPOSITE.dwg | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
1/8/16	UPDATE PHASE 1 AND 2 LIMITS	mjt	

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

STATE OF MARYLAND MICHAEL JAMES TROPPENS 14931 REGISTERED PROFESSIONAL ENGINEER

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. 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"=100'	NT	13043
DATE	TAX MAP - GRID	SHEET
JAN., 2016	36 - 01	2 OF 85

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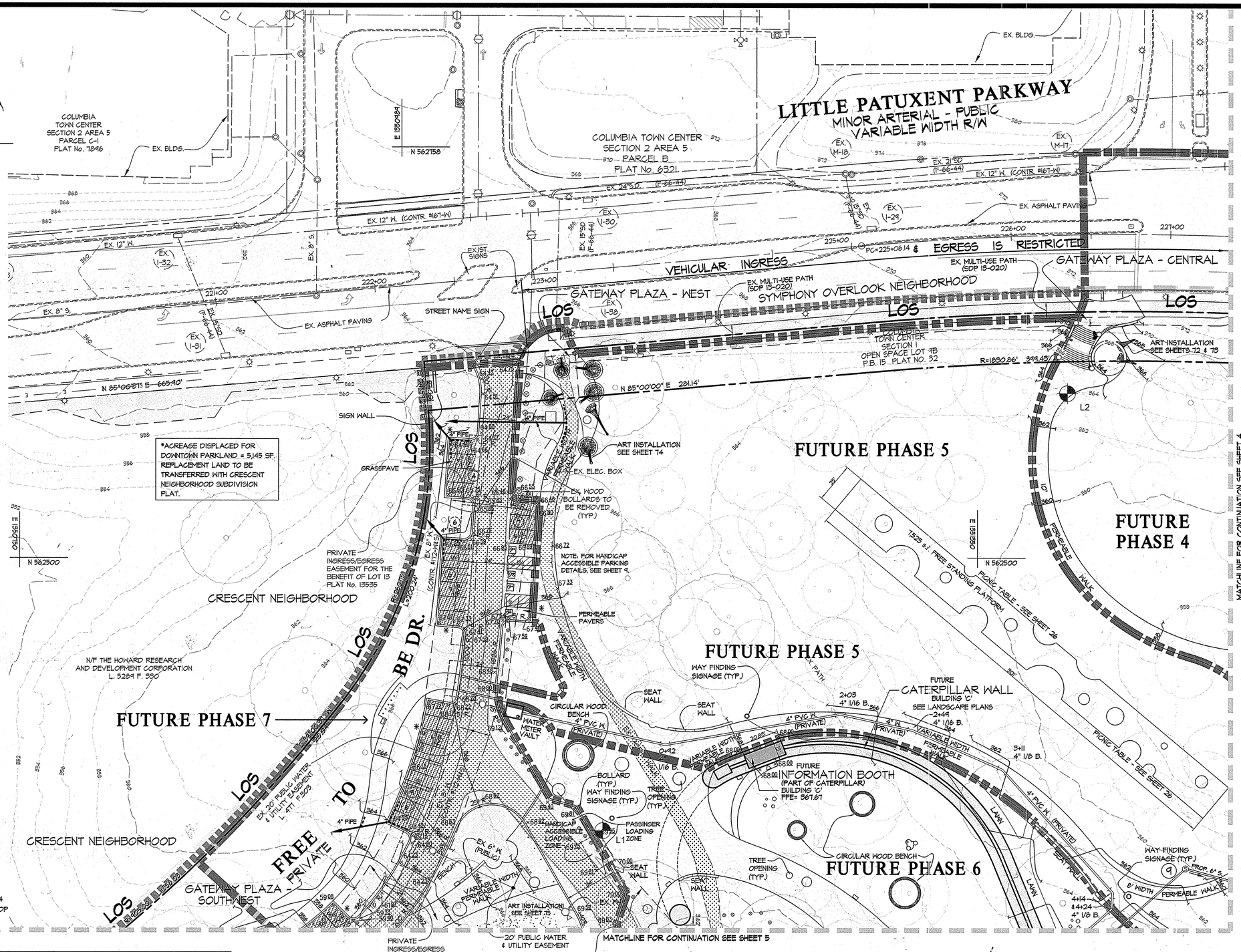
L:\CADD\DRAWINGS\10272\13043\Plans by GLW\SDP\13043-SDP02-COMPOSITE.dwg, PLOTTED: 1/12/2016 8:15 AM, LAST SAVED: 1/12/2016 8:15 AM, PLOTTED BY: Mike Troppens

SDP 14-073

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEV. (HP=HIGH PT.)
- EXISTING CURB
- EXISTING PAVING
- PROPOSED FLUSH CURB (SEE LANDSCAPE FOR DETAIL)
- WETLANDS
- 25' WETLAND BUFFER (WB)
- STREAM
- STREAM BUFFER (SB)
- EXISTING UTILITY/LIGHT POLE
- PROP. STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN (DASHED LINE)
- FUTURE WATER MAIN
- EASEMENTS
- EXISTING PAVING TO BE REMOVED
- LIMIT OF SUBMISSION (LOS)
- NEIGHBORHOOD LIMITS
- LIMITS OF APPROVED FDP-DC-MSM-1
- CONSTRUCTION PHASING LIMITS
- NUMBER OF PARKING SPACES
- 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
- STORMWATER ESD DEVICE IDENTIFICATION
- PATRON BUILDING ACCESS
- EMPLOYEE ONLY BUILDING ACCESS
- PROPOSED 12" BARRIER CURB



NOTE:

1. ALL PATHS ARE 10' MINIMUM WIDTH UNLESS NOTED OTHERWISE.
2. REFER TO SHEET 2 FOR ADDITIONAL PHASING INFORMATION.
3. 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.
4. 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	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sheet 2 for Phasing and Add'l Req Approvals for Phs 3-7

SCALE: 1" = 30'
0' 15 30 60 120

DAYLIGHT — 4"-6" PIPE (NON-PERFORATED) — 4"-6" PIPE (PERFORATED)

PERVIOUS PAVING OVERDRAIN LEGEND

PERVIOUS PAVING OVERDRAIN PIPE SCHEDULE
4" PIPE: 52 LF
6" PIPE: 115 LF

REVISED
NTS

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
1/8/16	ADDED BARRIER CURB TO LEGEND	mjt	

DES. MJT | DRN. WSJ | CHK. MJT

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\13043-SDP03-08-SITE PLAN.dwg, PLOTTED: 1/12/2016 9:23 AM, LAST SAVED: 1/6/2016 5:53 PM, PLOTTED BY: Mike Hoppen

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. 14831
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JAMES HOPPEN — No. 14831 — REGISTERED PROFESSIONAL ENGINEER

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 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
JAN., 2016	36 – 01	3 OF 85

PDOX SHEET 3 OF 59

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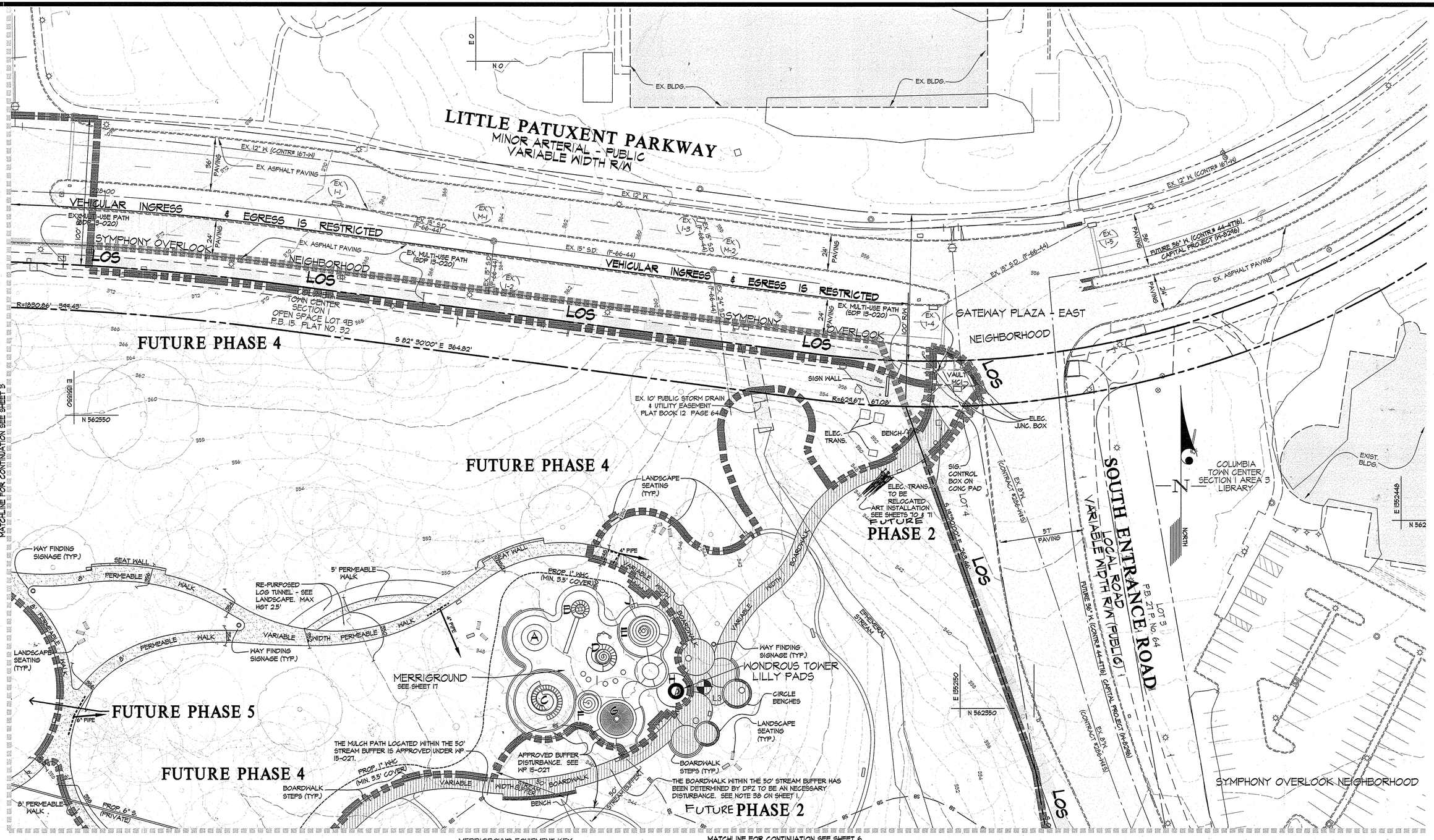

MERRIGROUND EQUIPMENT KEY:

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 19)
J. DRINKING FOUNTAIN (SEE SHEET 19)

SCALE: 1" = 30

0' 15 30 60 120

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 27 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

Director	Date 9-8-15
Chief, Division of Land Development	Date 8-25-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
* See Sh 2 for Phasing Info & Add'l Req. Approvals for Phases 3-7

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Round 6\SDP03-08-SITE PLAN.dwg
PLOTTED: 5/31/2015 6:43 PM, LAST SAVED: 5/31/2015 6:41 PM, PLOTTED BY: Mike Troppen

DES. MJT | DRN. WsJ | CHK. MJT

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. 14631
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JOSEPH TROPPEN 14631 PROFESSIONAL ENGINEER

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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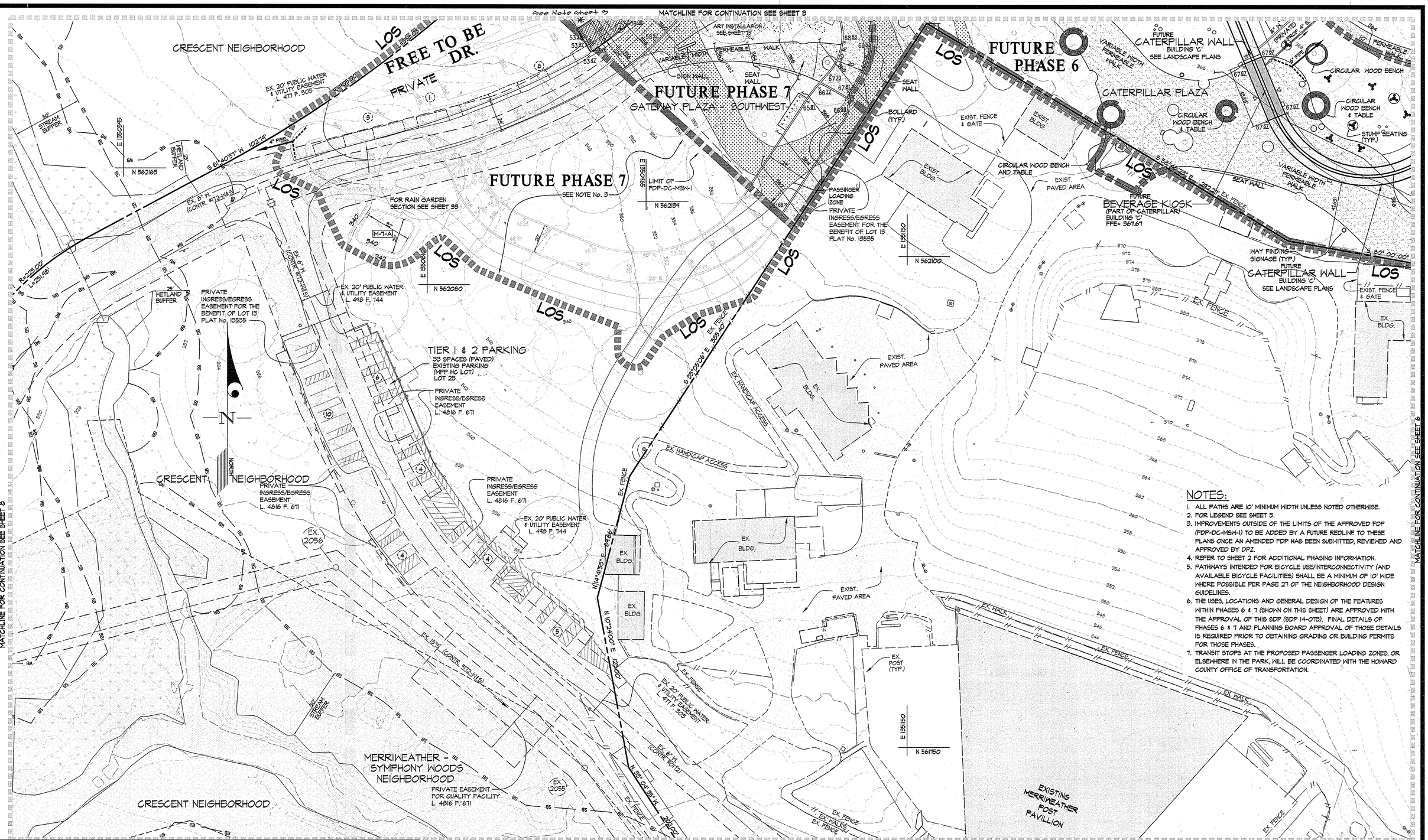
SDP 14-073



NOTES:

1. ALL PATHS ARE 10' MINIMUM WIDTH UNLESS NOTED OTHERWISE.
2. FOR LEGEND SEE SHEET 3.
3. IMPROVEMENTS OUTSIDE OF THE LIMITS OF THE APPROVED FDP (FDP-DC-MSW-1) TO BE ADDED BY A FUTURE REDLINE TO THESE PLANS ONCE AN AMENDED FDP HAS BEEN SUBMITTED, REVIEWED AND APPROVED BY DPZ.
4. REFER TO SHEET 2 FOR ADDITIONAL PHASING INFORMATION.
5. PATHWAYS INTENDED FOR BICYCLE USE/INTERCONNECTIVITY (AND AVAILABLE BICYCLE FACILITIES) SHALL BE A MINIMUM OF 10' WIDE WHERE POSSIBLE PER PAGE 27 OF THE NEIGHBORHOOD DESIGN GUIDELINES.
6. THE USES, LOCATIONS AND GENERAL DESIGN OF THE FEATURES WITHIN PHASES 6 & 7 (SHOWN ON THIS SHEET) ARE APPROVED WITH THE APPROVAL OF THIS SDP (SDP 14-073). FINAL DETAILS OF PHASES 6 & 7 AND PLANNING BOARD APPROVAL OF THOSE DETAILS IS REQUIRED PRIOR TO OBTAINING GRADING OR BUILDING PERMITS FOR THOSE PHASES.
7. TRANSIT STOPS AT THE PROPOSED PASSENGER LOADING ZONES, OR ELSEWHERE IN THE PARK, WILL BE COORDINATED WITH THE HOWARD COUNTY OFFICE OF TRANSPORTATION.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 8-18-15
Chief, Division of Land Development	Date 8-25-15
Chief, Development Engineering Division	Date 8-25-15

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

PDOX SHEET 5 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Board 6\SDP03-08-SITE PLAN.dwg DES. MJT DRN. WSJ CHK. MJT

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
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JAMES SCHUCK No. 14931 PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN-MIDWEST
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	5 OF 85

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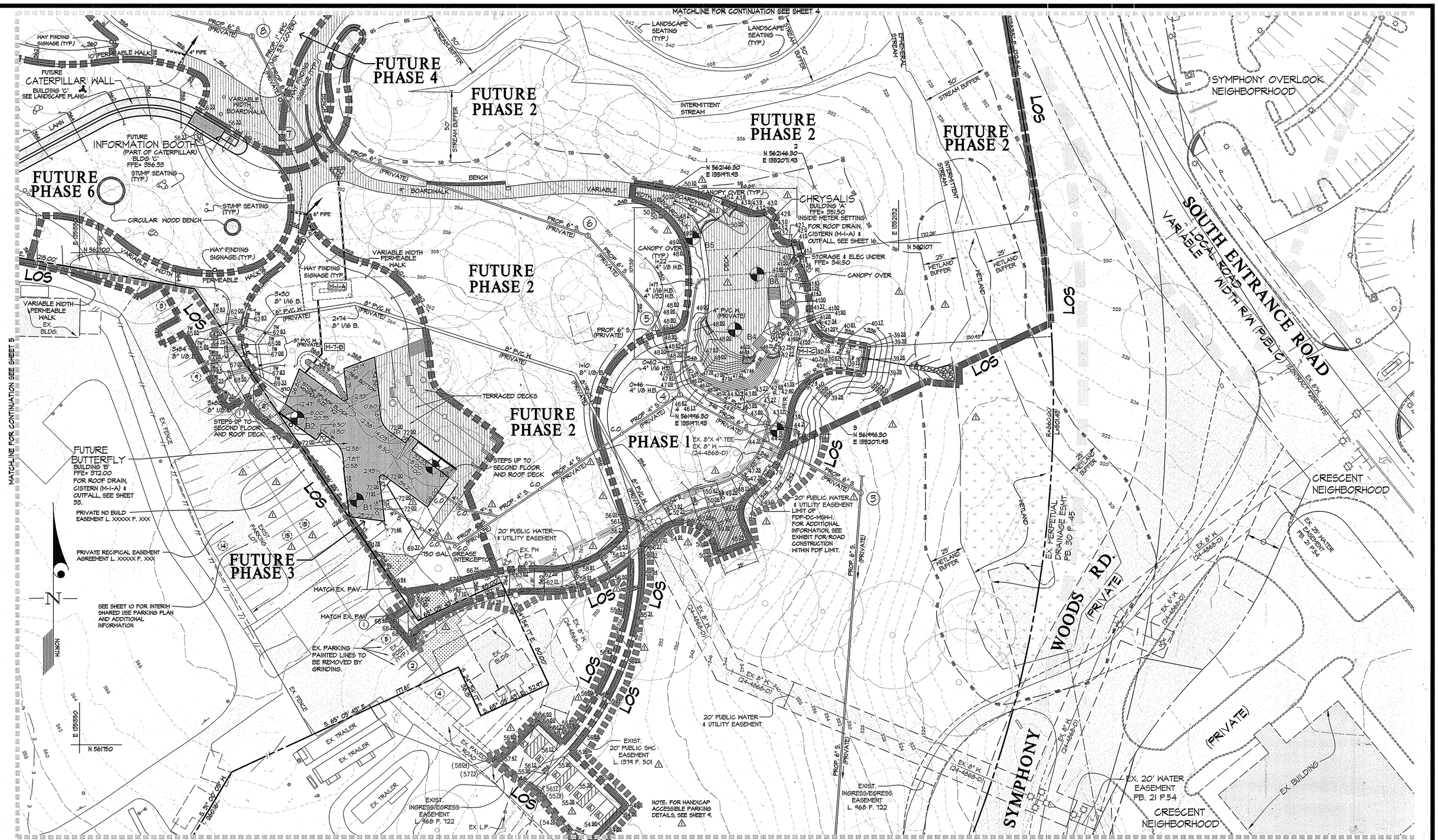
SDP 14-073



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-4-16

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

NOTES:

1. ALL VARIABLE WITH 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 27 OF THE NEIGHBORHOOD DESIGN GUIDELINES.
5. THE USES, LOCATIONS AND GENERAL DESIGN OF THE FEATURES WITHIN PHASES 3, 4 & 6 (SHOWN ON THIS SHEET) ARE APPROVED WITH THE APPROVAL OF THIS SDP (SDP 14-073). FINAL DETAILS OF PHASES 3, 4 & 6 AND PLANNING BOARD APPROVAL OF THOSE DETAILS IS REQUIRED PRIOR TO OBTAINING GRADING OR BUILDING PERMITS FOR THOSE PHASES.

PDOX SHEET 6 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
1/8/16	UPDATE CHRYSALIS BUILDING, WATERLINE, SEWER, SD, ADDED NEW HC PKING AND PATH		
	REMOVED TRAILER PARKING PADS	mjt	

DES. MJT | DRN. WsJ | CHK. MJT

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

STATE OF MARYLAND MICHAEL JAMES WEBER No. 14931 REGISTERED PROFESSIONAL ENGINEER

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. 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
JAN., 2016	36 – 01	6 OF 85

SDP 14-073

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L:\CADD\DRAWINGS\11072\13043\Pzes by GLW\SDP\13043-SDP03-08-SITE PLAN.dwg, PLOTTED: 1/12/2016 9:25 AM, LAST SAVED: 1/8/2016 5:53 PM, PLOTTED BY: Mike Troppen

MATCHLINE FOR CONTINUATION SEE SHEET 5

MATCHLINE FOR CONTINUATION SEE SHEET 8

MATCHLINE FOR CONTINUATION SEE SHEET 8

CRESCENT NEIGHBORHOOD

S 82°37'25" E 915.42'

S 16°15'00" E 275.00'

N 49°02'25" W 129.54'

S 65°24'29" E 516.24'

S 79°51'26" E 603.10'

S 84°16'28" W 219.42'

S 50°17'30" W 39.31'

N 64°50'04" W 41.45'

S 84°18'28" W 33.06'

N 561642

E 1850735

E 1850600

N 561500

E 1851180

100 YR. FLOODPLAIN & DRAINAGE EASEMENT FB. 90 P. 49

50' STREAM BUFFER

25' WETLAND BUFFER

WETLAND

EX. 6"W.

EX. 6"W. (CONTR. #172-W&S)

EX. BLDG.

EX. DECK

EX. 20' PUBLIC WATER & UTILITY EASEMENT L. 477 F. 303

EX. 20' PRIVATE SEWER & UTILITY EASEMENT (NOT RECORDED)

EX. 20' PUBLIC SEWER & UTILITY EASEMENT L. 477 F. 303

EX. 15"S. (CONTR. #172-W&S)

EX. 8"S. (CONTR. #24-0367)

EX. 20' PUBLIC SEWER & UTILITY EASEMENT L. 540 F. 510

EX. 8"S. (CONTR. #24-0367)

EX. 20' PUBLIC SEWER & UTILITY EASEMENT L. 540 F. 510

EX. 12054

EX. 15036

NORTH

SCALE: 1" = 30

0' 15 30 60 120

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 8-8-15
Chief, Division of Land Development	Date 8-2-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 30, 2014*
*See Sh 2 for Phasing & Add'l Required Approvals for Phases 2-7

PDOX SHEET 7 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Bound 01\SDP03-08-SITE PLAN.dwg | DES. MJT | DRN. WSJ | CHK. MJT

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

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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JOSEPH TROPPER REG. NO. 14931 REGISTERED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN-SOUTHWEST

DOWNTOWN COLUMBIA

MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD

MERRIWEATHER PARK at SYMPHONY WOODS PHASE I AND FUTURE PHASES 2-7
TOWN CENTER- SECTION 1 AREA I
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	7 OF 85

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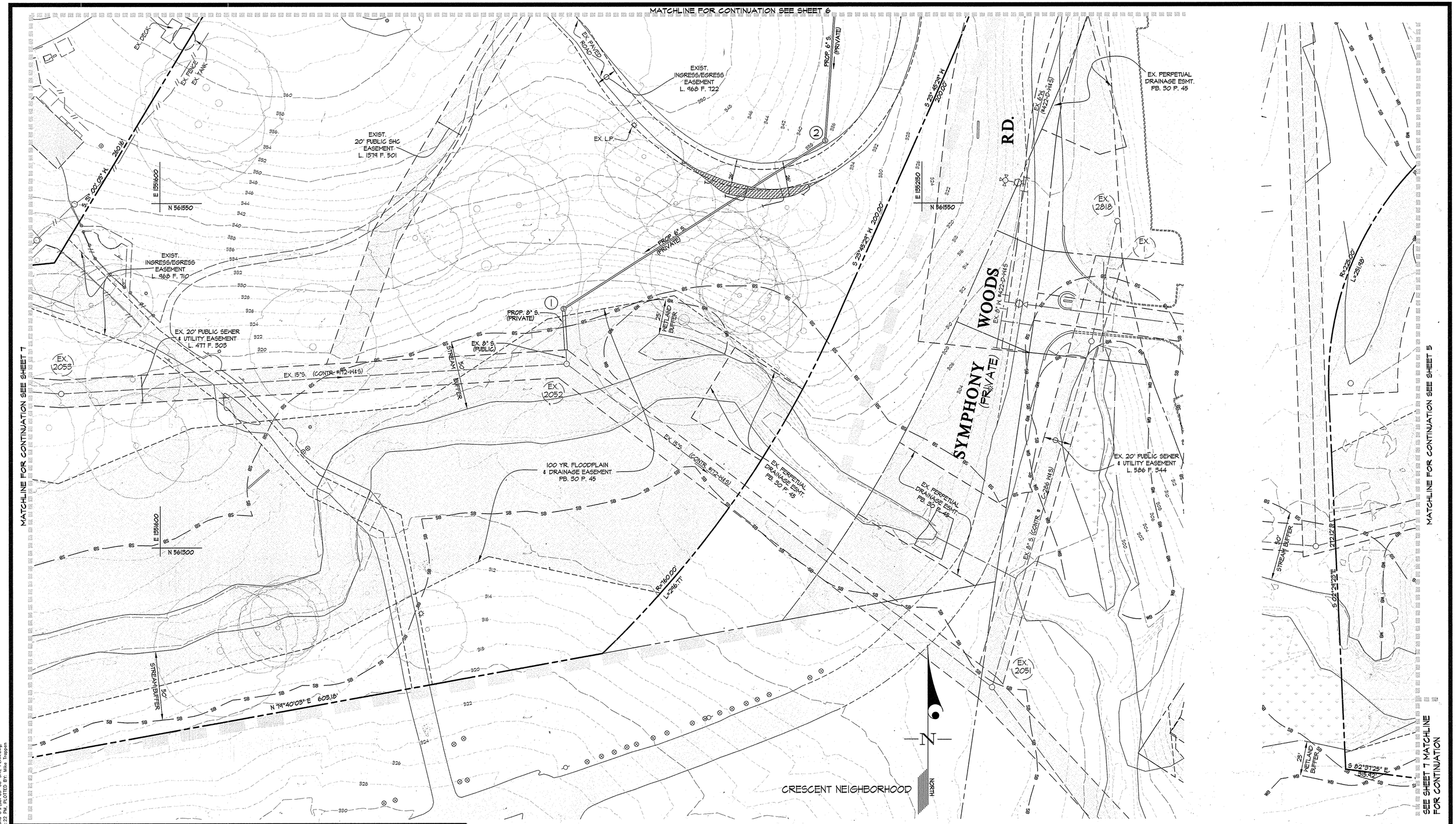
L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Bound 01\SDP03-08-SITE PLAN.dwg, PLOTTED: 5/31/2015 6:35 PM, LAST SAVED: 5/29/2015 4:23 PM, PLOTTED BY: Mike Troppen

SDP 14-073



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014
* See Sheet 2 for Phasing & Add'l Required Approvals for Phases 3-7

PDOX SHEET 8 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Bound O's\SDP03-08-SITE PLAN.dwg	DES. MJT	DRN. WsJ	CHK. MJT

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

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EXPIRATION DATE: MAY 21, 2016

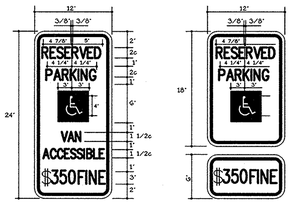
STATE OF MARYLAND MICHAEL JAMES TRAPPEN No. 14931 REGISTERED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLAN-SOUTHEAST
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	8 OF 85

© GLW 2013

SDP 14-073



General Notes:

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

HANDICAP PARKING SIGNS DETAIL

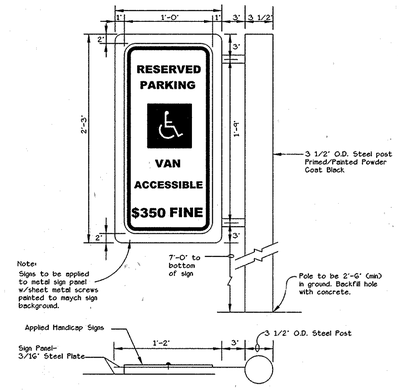
N.T.S.

General Notes:

1. 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).
2. One sign is required per access isle placed as shown on site plan.
3. Colors: Legend and Border – green
   Symbol – white on blue background
   background – white

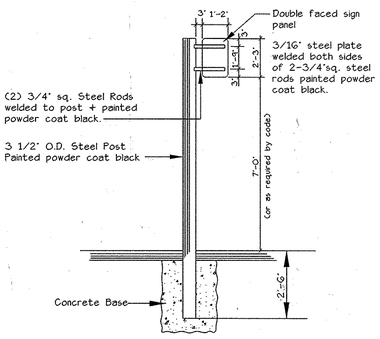
ACCESS ISLE SIGN DETAIL

N.T.S.



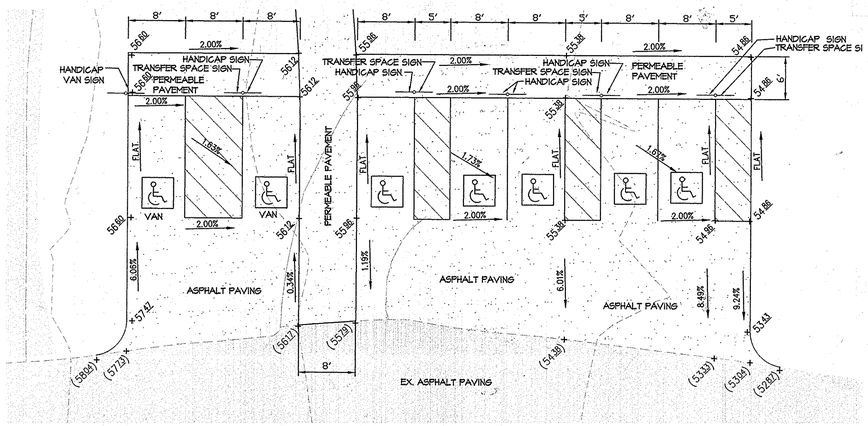
MOUNTING DETAIL FOR PARKING RESTRICTION SIGN

N.T.S.



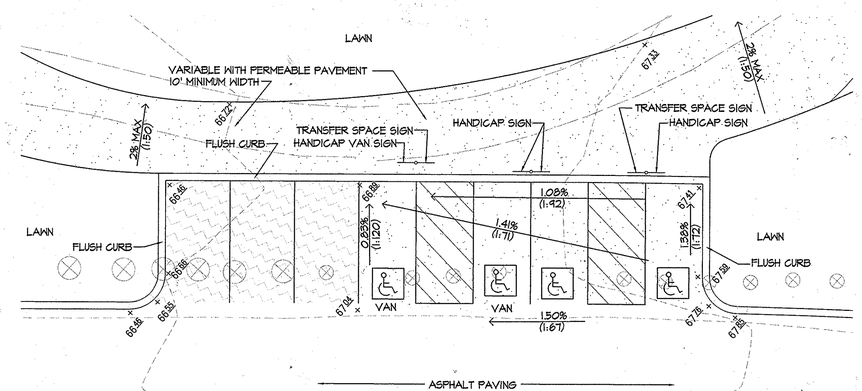
POST & SIGN PANEL DETAIL FOR PARKING RESTRICTION SIGN

N.T.S.



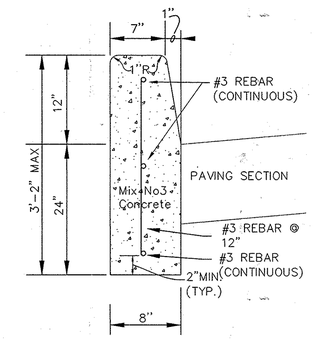
HANDICAP ACCESSIBLE PARKING DETAIL

(ADJACENT TO FARMHOUSE) 1" = 10'



HANDICAP ACCESSIBLE PARKING DETAIL

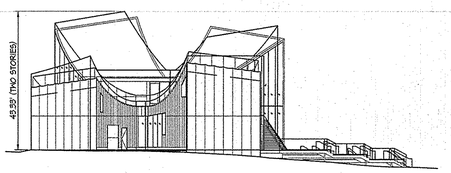
(FREE TO BE DRIVE) 1" = 10'



BARRIER CURB

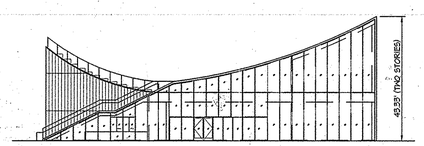
BARRIER CURB

N.T.S.



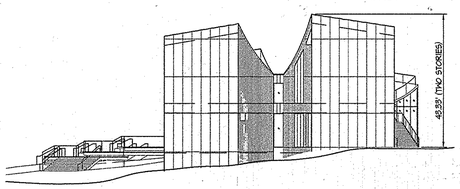
SCHEMATIC SOUTH ELEVATION BUTTERFLY

N.T.S.



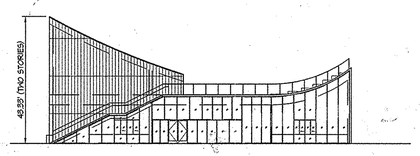
SCHEMATIC EAST ELEVATION BUTTERFLY

N.T.S.



SCHEMATIC SIDE ELEVATION BUTTERFLY

N.T.S.



SCHEMATIC WEST ELEVATION BUTTERFLY

N.T.S.

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

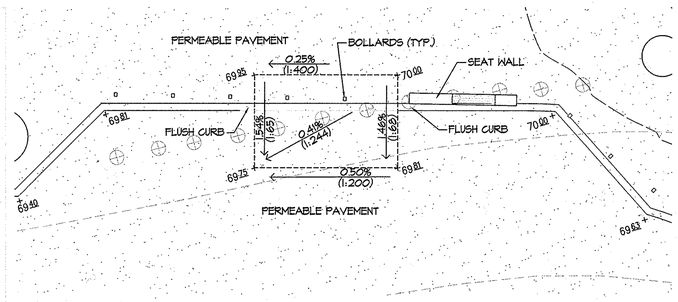
* NOTE:
FOR CBR 3 TO <5: USE 10" GAB
FOR CBR 5 TO <7: USE 6" GAB
FOR CBR >=7: USE 3" GAB

P-3

PAVING NOTES:

1. P-3 IS A HOWARD COUNTY R-2.01 SECTION DESIGNATIONS
2. 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	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2.4.16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for Phasing and Add'l Required Approvals for Phase 3-7

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\13043-SDP09-10-SITE DETAILS-PARK.dwg | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
1/8/16	DELETED DETAILS & ADDED HC ACCESSIBILITY DETAIL ADJ FARMHOUSE & CURB DET. /1\	mjt	

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
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JAMES McCALL No. 14931 REGISTERED PROFESSIONAL ENGINEER

REVISED

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. 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
JAN., 2016	36 – 01	9 OF 85

PDOX SHEET 9 OF 59

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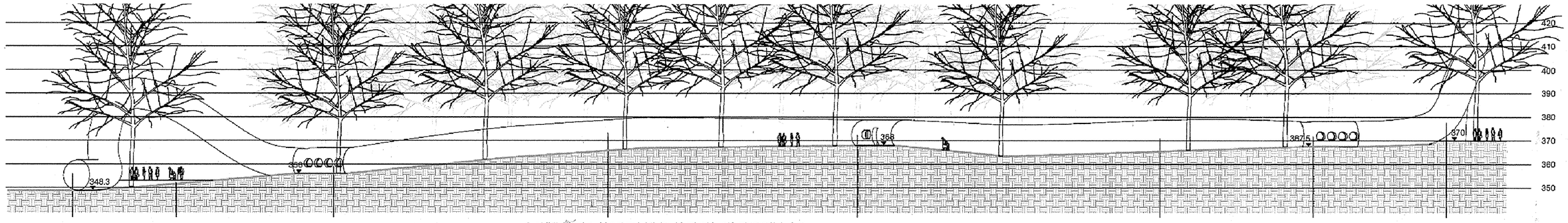
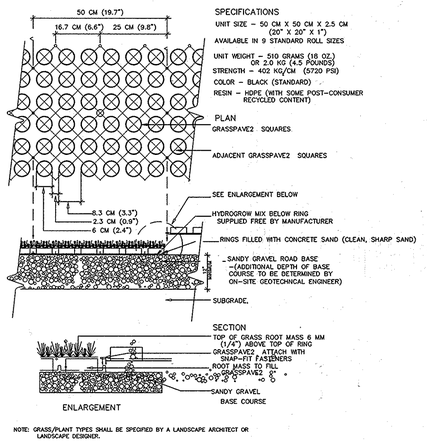
SDP 14-073



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.

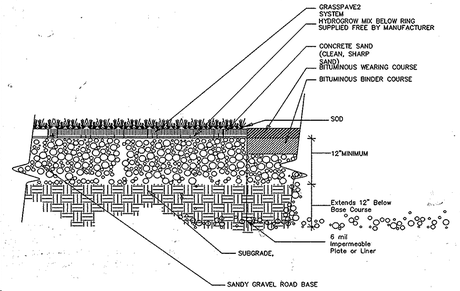
TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

1 / 1 OF 1

NOT TO SCALE
InvisiSite Structures, Inc.
GPDETAIL.DWG

1600 Jackson St., Ste. 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



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

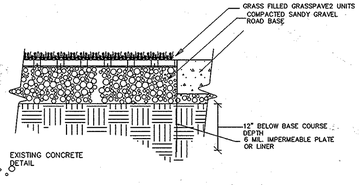
GRASSPAVE2 AT ASPHALT EDGE

CHOOSE THIS PRODUCT FOR REINFORCING GRASS PARKING SURFACES

1 / 1 OF 1

NOT TO SCALE
Invisible Structures, Inc.
GRASPHALT.dwg

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



NOTE:
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY
GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER

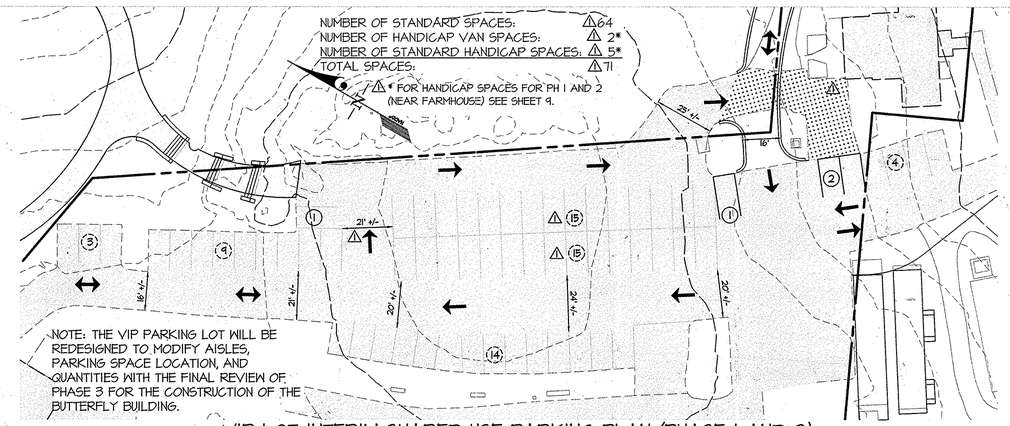
GRASSPAVE2 AT CONCRETE EDGE

CHOOSE THIS PRODUCT FOR TURF REINFORCEMENT

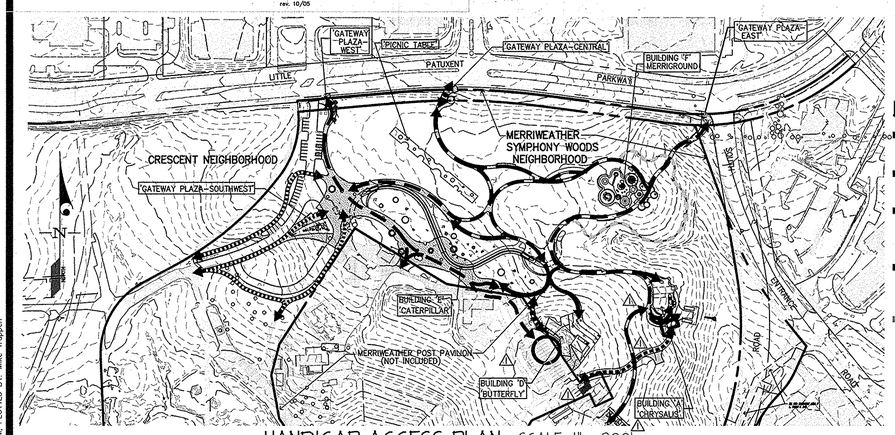
1 / 1 OF 1

NOT TO SCALE
Invisible Structures, Inc.
GPCONCR.dwg

1600 Jackson St. Suite 310
Golden, Colorado 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
rev. 05-26-04



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



EXISTING CONCRETE SLAB

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 2.5' MINIMUM WIDTH

HANDICAP ACCESS PLAN SCALE: 1" = 200'

SCALE: 1" = 10' TEMPORARY ADA ACCESSIBLE PATH (PHASE 1 AND 2)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2.4.16

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

* See Sheet 2 for Phasing and Addl Required Approvals for Phases 3-7

REVISED

PDOX SHEET 10 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10272\13043\Plans by GLW\SDP\13043-SDP09-10-SITE DETAILS-PARK.dwg, DES., DRN., CHK.

DATE	REVISION	BY	APP'R.
1/8/16	DELETED TEMP ACCESSIBLE PATH DETAIL AND UPDATED VIP LOT DETAIL △	mjt	

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. 14937
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JAMES SCHIMPF REGISTERED PROFESSIONAL ENGINEER

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 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
JAN., 2016	36 – 01	10 OF 85

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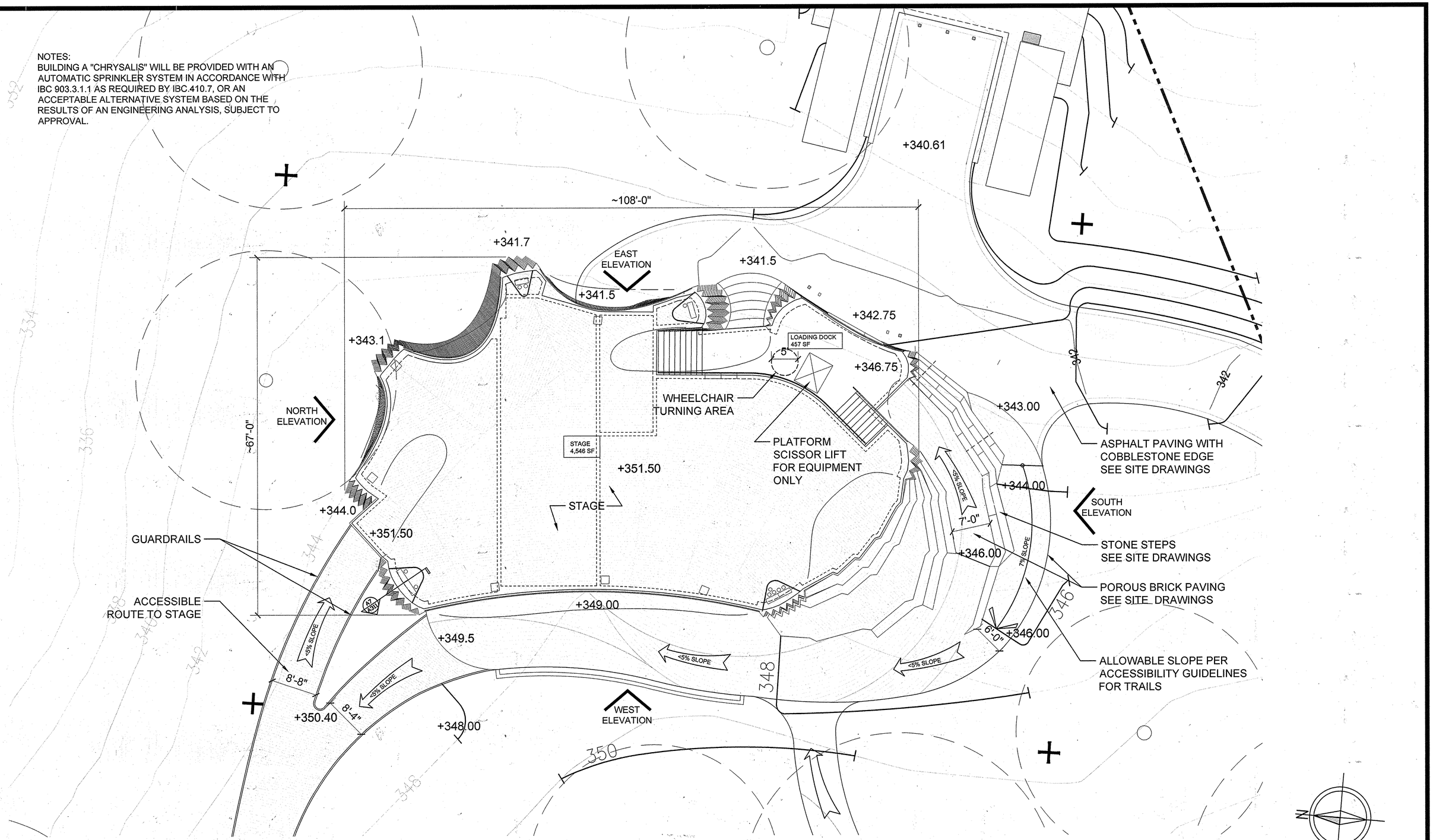
L:\CADD\DRAWINGS\10272\13043\Plans by GLW\SDP\13043-SDP09-10-SITE DETAILS-PARK.dwg, PLOTTED: 1/12/2016 9:42 AM, LAST SAVED: 1/8/2016 5:58 PM, PLOTTED BY: Mike Troppen

SDP 14-073

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 — Date 9-8-15

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 21, 2014

LEAD DESIGNER:	ENGINEER OF RECORD:	ARCHITECT OF RECORD:
THEVERYMANY, LLC MARC FORNES © www.theverymany.com	ARUP 1120 Connecticut Avenue, NW Suite 1110 Washington, DC 20036 t 202 729 8220 www.arup.com	LIVING DESIGN LAB , LLC 127 W. Lafayette Avenue Baltimore, Maryland 21217 t 410 928 4056 www.livingdesignlab.com

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DES. XXX	DRN. XXX	CHK. XXX

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

ARCHITECT 15102 DAWN S. HONG STATE OF MARYLAND

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
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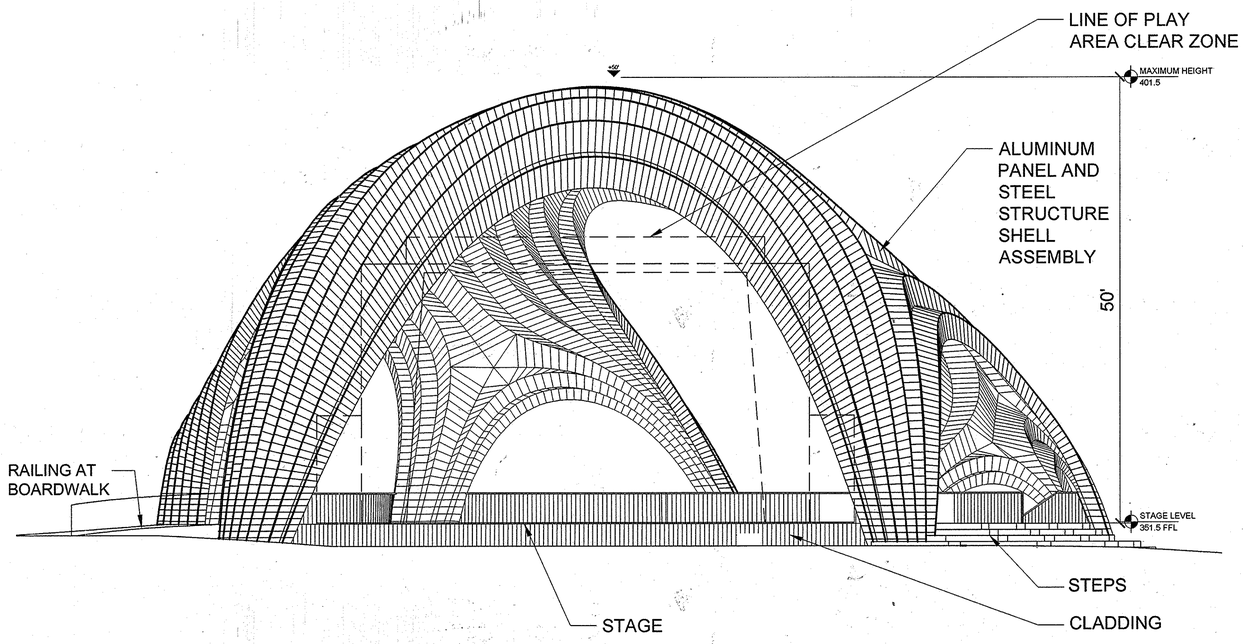
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

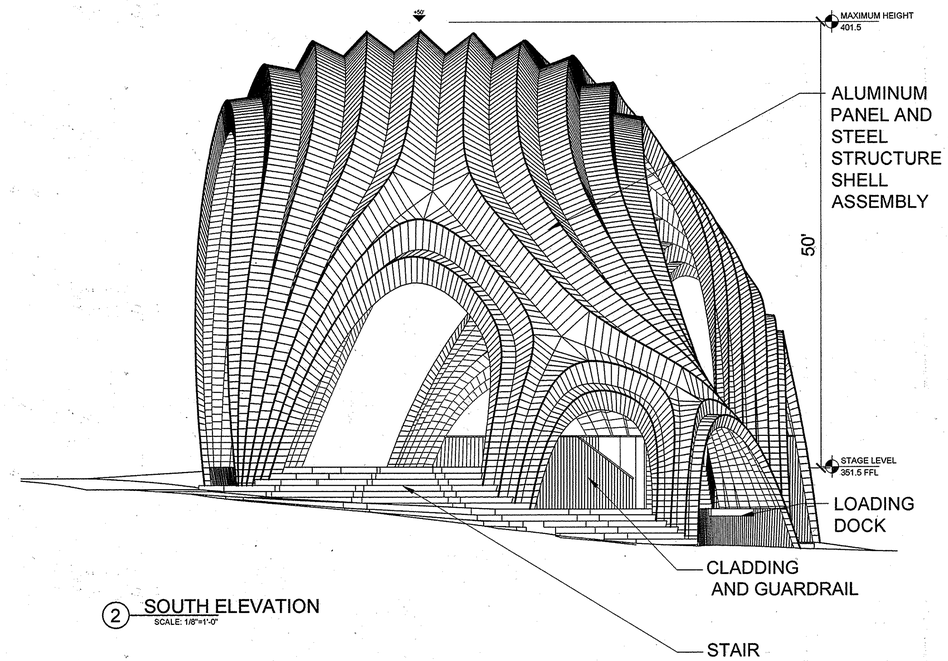
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1/8"=1'-0"	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	11 OF 85

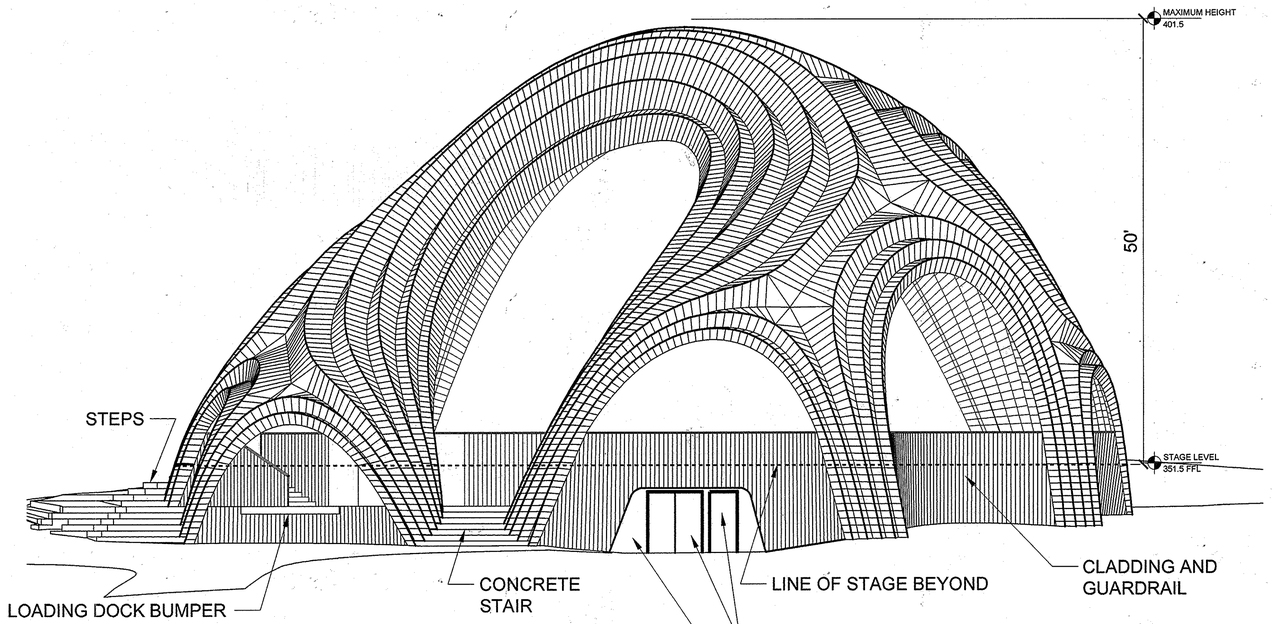
SDP 14-073



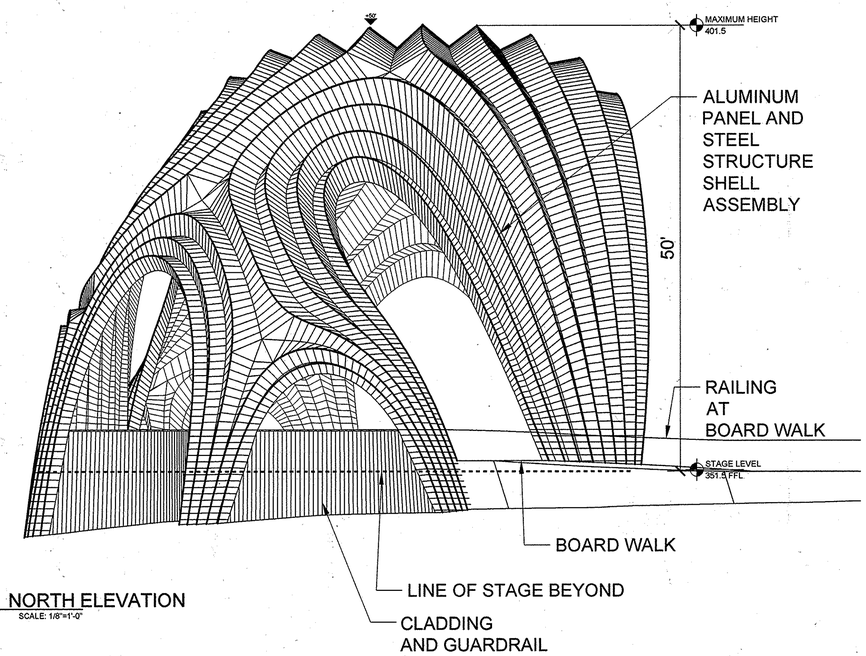
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



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 — Date 9-8-15

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, 2014

LEAD DESIGNER:	ENGINEER OF RECORD:	ARCHITECT OF RECORD:
THEVERYMANY, LLC MARC FORNES © www.theverymany.com	ARUP 1120 Connecticut Avenue, NW Suite 1110 Washington, DC 20036 t 202 729 8220 www.arup.com	LIVING DESIGN LAB , LLC 127 W. Lafayette Avenue Baltimore, Maryland 21217 t 410 928 4056 www.livingdesignlab.com

(Chrysalis Amphitheater) Copyright © 2014 by Marc Fornes / The Very Many, LLC - Reproduction of this drawing in whole or in part, without written permission is prohibited.

DES. XXX | DRN. XXX | CHK. XXX

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

ARCHITECT 15102
DAVIN S. HONG
STATE OF MARYLAND

Building A Chrysalis Amphitheater: Building Elevations

DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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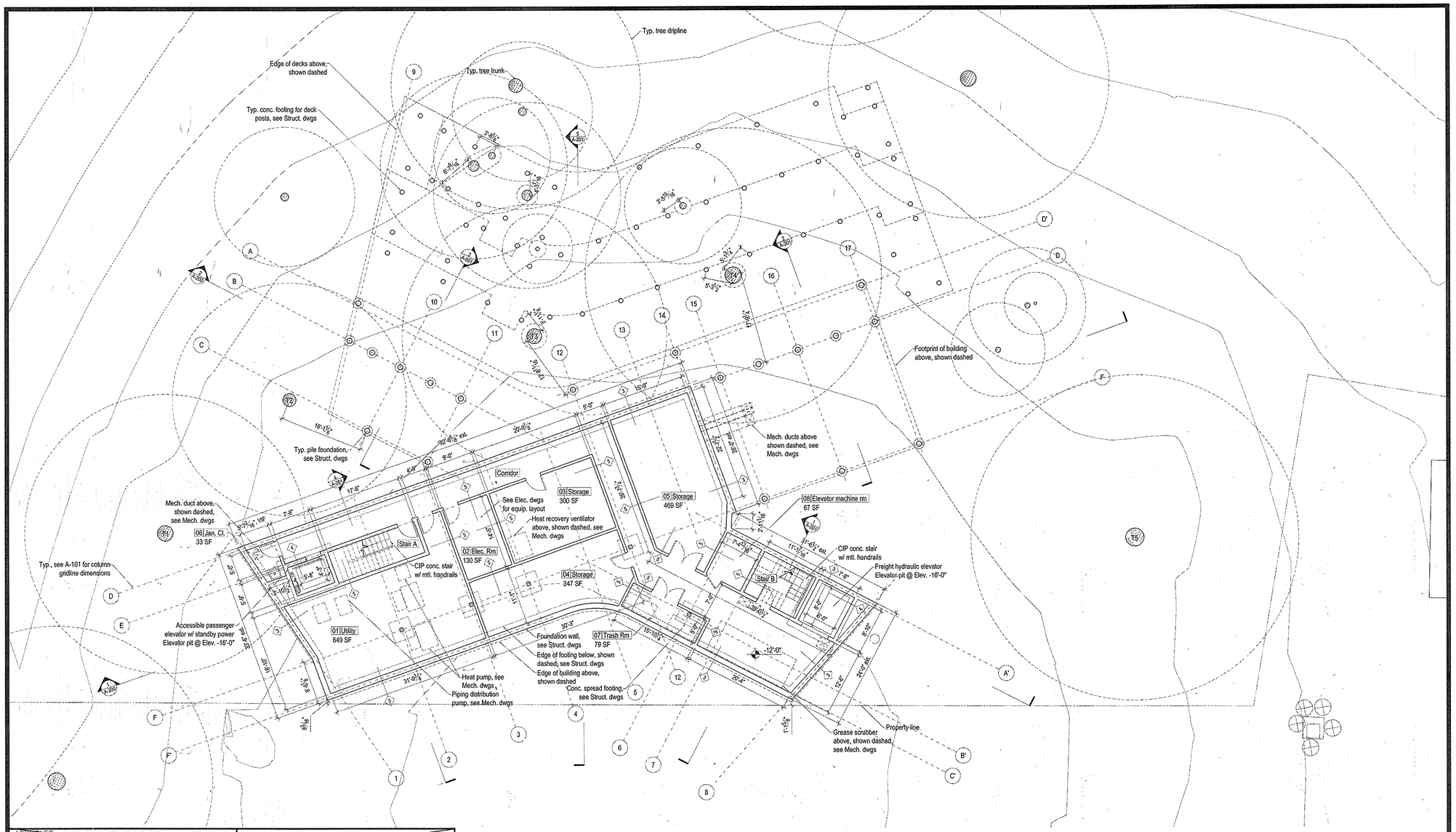
SDP 14-073



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:
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: 202-729-9228

DES. MH | DRN. JW/MH | CHK. MH/KI

DATE	REVISION	BY	APP'R.

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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
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GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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JUNE, 2015	36 - 01	13 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15

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, 2014*

*See Sheet 2 for Phasing &
add'l approvals required
for Phases 3-7.

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

PDOX SHEET 10.3 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JAMES TRUMPE — No. 14931 — PROFESSIONAL ENGINEER

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

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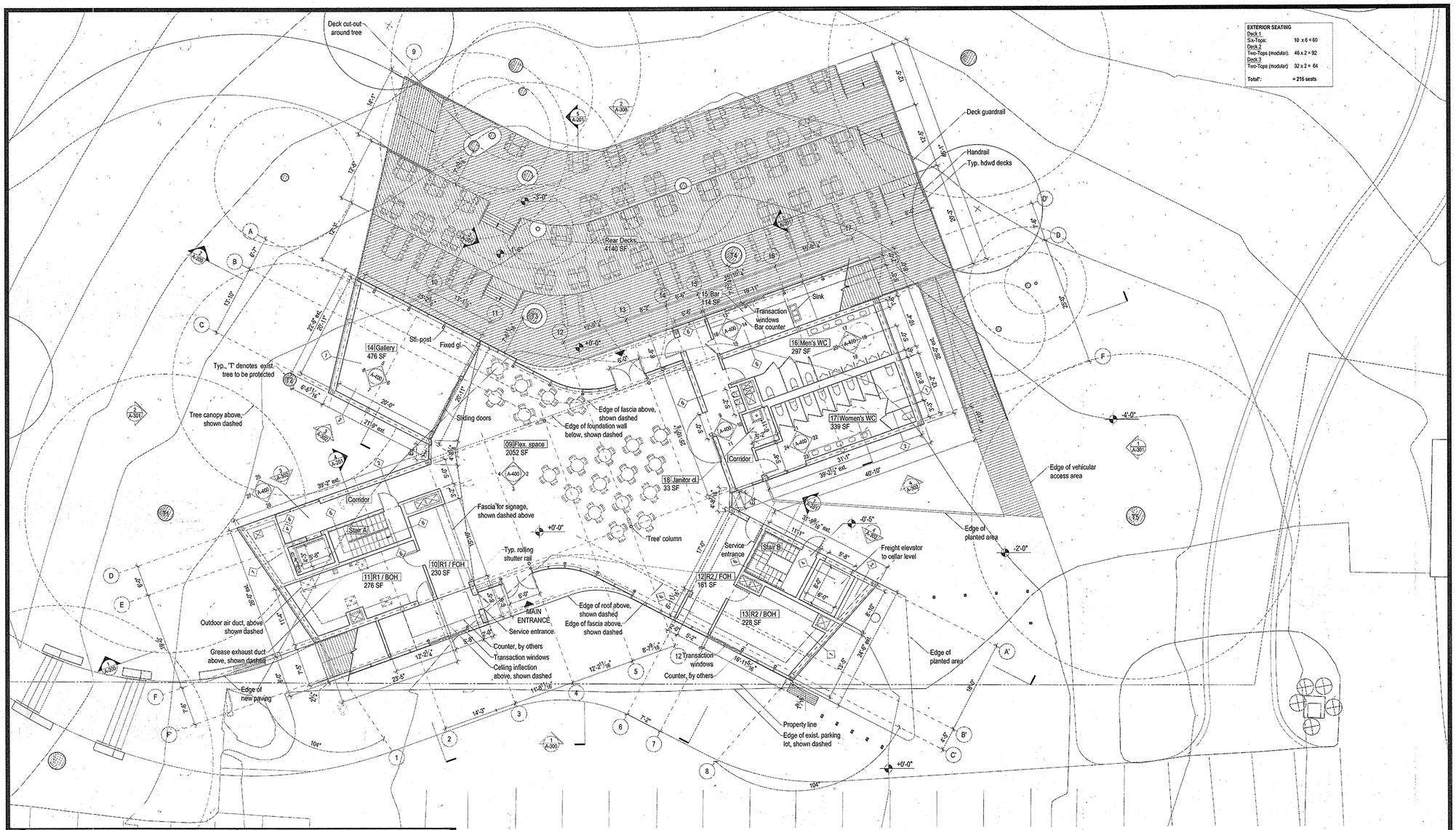
SDP 14-073



EXTERIOR SEATING	
Deck 1	
Six-Tops:	10 x 6 = 60
Deck 2	
Two-Tops (modular):	46 x 2 = 92
Deck 3	
Two-Tops (modular):	32 x 2 = 64
Total*:	= 216 seats

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: 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: 202-729-8228

DES. MH | DRN. JK/KW | CHK. MA/KI

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: GROUND FLOOR 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	14 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
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, 2014*
*See Sh 2 for phasing & add'l required approvals for Phase 3-7.

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEEDED 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 Chrysallis 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 Chrysallis event area, if any, will be made at that time.

PDOX SHEET 10.4 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2000\2000MISC\10107\10107\Submission Info by Others\SDP 014\13043-SDP-14-N-ARCH.dwg
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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JAMES KIRBY — No. 14931 — PROFESSIONAL ENGINEER

THE BUTTERFLY: GROUND FLOOR 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
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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.
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JUNE, 2015	36 – 01	14 OF 85

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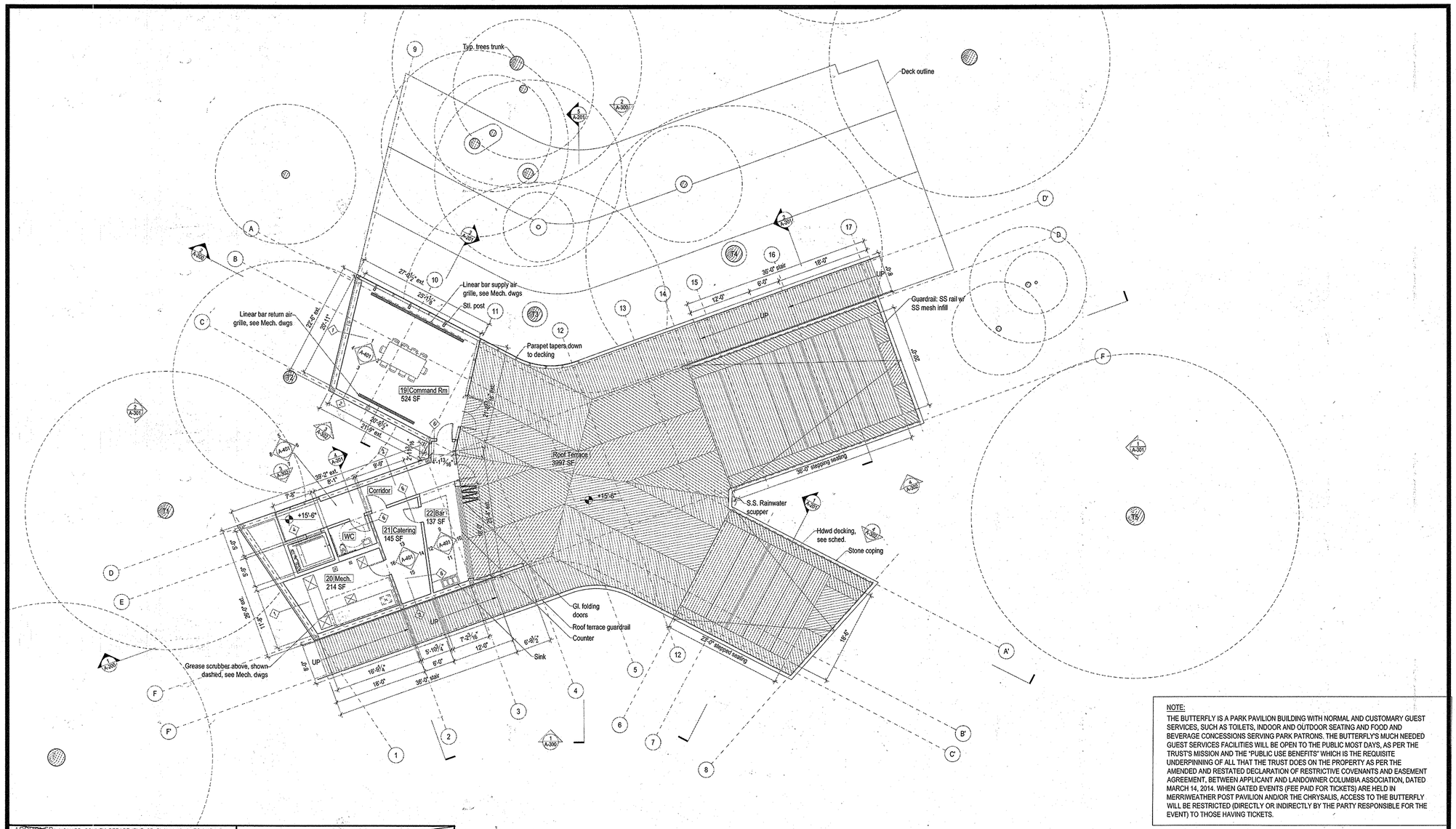

NOTE:
THE BUTTERFLY IS A PARK PAVILION BUILDING WITH NORMAL AND CUSTOMARY GUEST SERVICES, SUCH AS TOILETS, INDOOR AND OUTDOOR SEATING AND FOOD AND BEVERAGE CONCESSIONS SERVING PARK PATRONS. THE BUTTERFLY'S MUCH NEEDED GUEST SERVICES FACILITIES WILL BE OPEN TO THE PUBLIC MOST DAYS, AS PER THE TRUST'S 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
Director — Date
Chief, Division of Land Development — Date
Chief, Development Engineering Division — Date

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date:

GENERAL NOTES:
1. ROOF TERRACE OCCUPANCY: 299 PEOPLE

8'-0" 0' 8'-0"

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: 202-729-8228

DES. MH | DRN. JO/KEM | CHK. MH/RV

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: 2ND FL. AND ROOF TERRACE PLAN
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
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SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
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, 2014 *
* See Sheet 2 for Phasing and add'l requirements for Ph 3-7 approval.

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PDOX SHEET 10.5 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2400\2400WORKS\13043\13043\Submission Info by Others\SDP 6\13043-SDP-15-N-REDline.dwg | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.

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STATE OF MARYLAND — MICHAEL DAVID RAMOS — No. 14931 — PROFESSIONAL ENGINEER

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DOWNTOWN COLUMBIA
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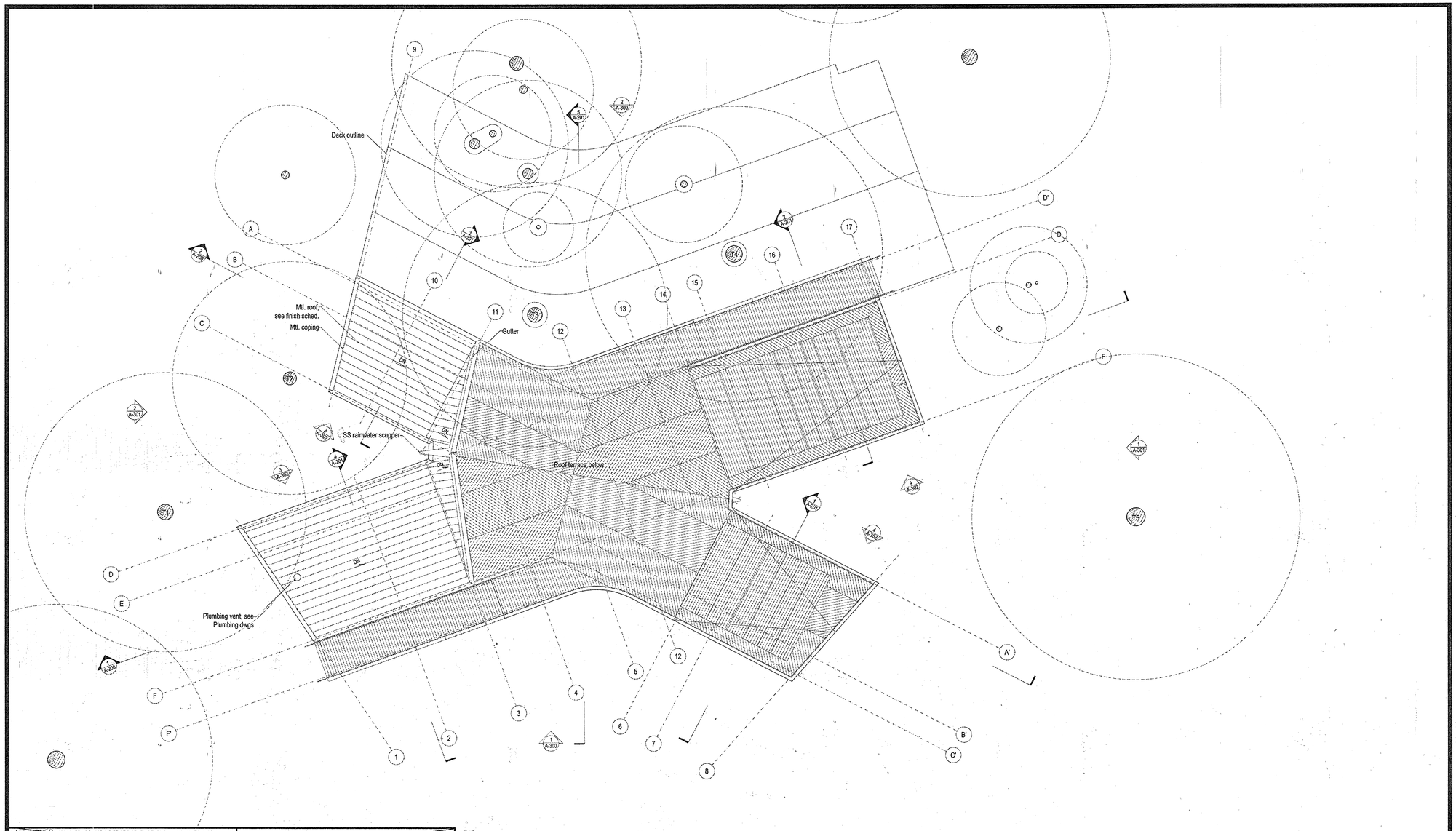
SDP 14-073



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:

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nARCHITECTS, PLLC
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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 9-8-15

Chief, Division of Land Development gmp Date 9-2-15

Chief, Development Engineering Division Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
See Sh 2 for phases and add'l req approvals for Phase 3-7

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEEDED 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.

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

PDOX SHEET 10.6 OF 59

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

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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JAMES ROBERTS 14931 REGISTERED PROFESSIONAL ENGINEER

THE BUTTERFLY: ROOF 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
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JUNE, 2015	36 - 01	16 OF 85

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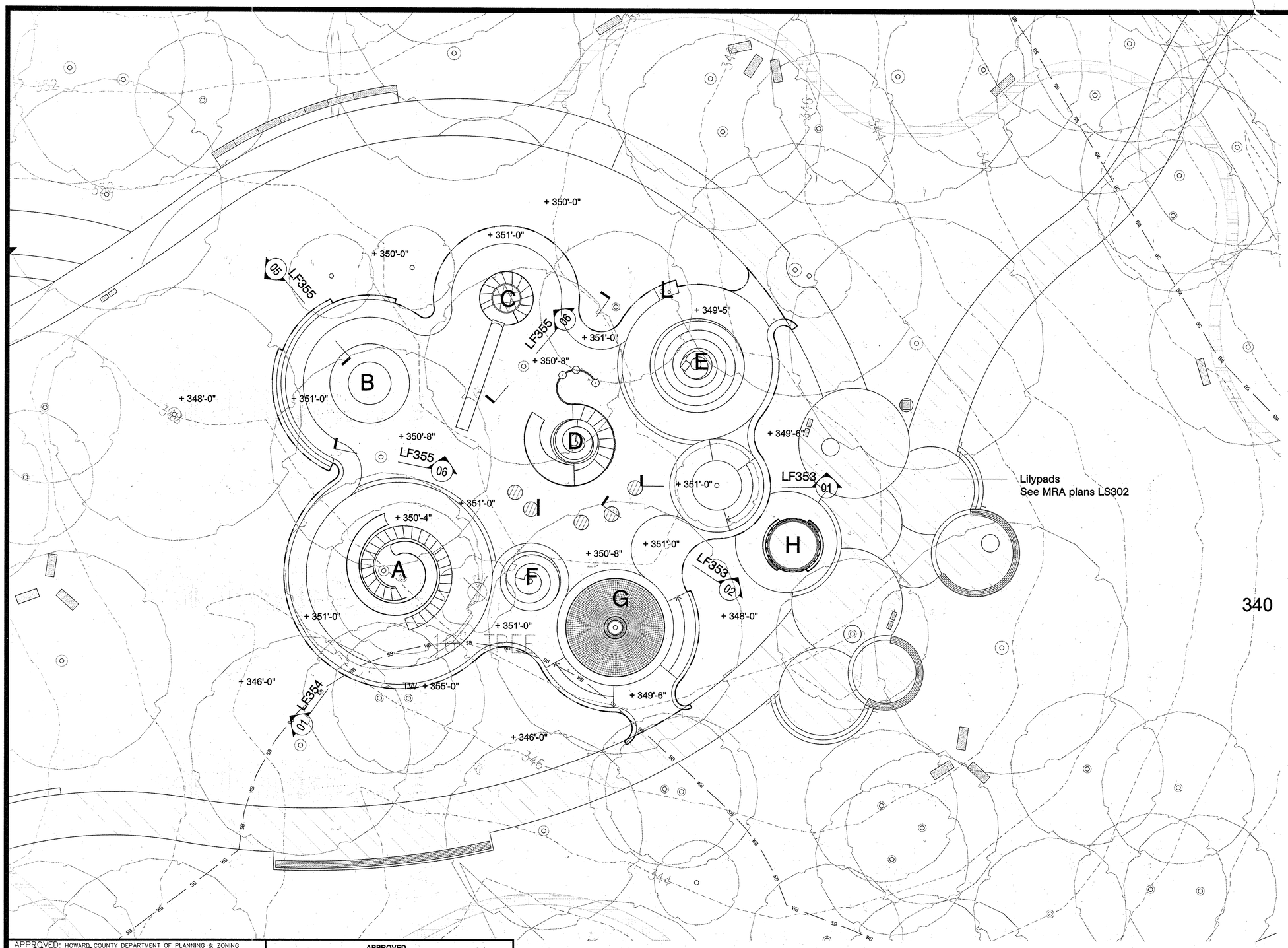

EQUIPMENT KEY

A-Double helix spiral slide, refer to Sparks@Play Drawing #: 74269-1-1, 74269-1-1R, 74269-1-1B

B-Swing rope ring, refer to Sparks@Play Drawing #: 74269-1-1, 74269-1-1R, 74269-1-1C

C-Climbing tower + slide, refer to Sparks@Play Drawing #: 74269-1-1, 74269-1-1R, 74269-1-1D

D-Stepping spiral pod, refer to Sparks@Play Drawing #: 74269-1-1, 74269-1-1R, 74269-1-1E

E-Spiral mound, refer to MSP Details LF356

F-Spiral seat, refer to MSP Details LF356

G-Spider web, refer to Sparks@Play Drawing #: 74269-1-1, 74269-1-1R, 74269-1-1A

H-Wondrous tower, refer to MSP Details LF358, LF359, 360

I-Jumping disks, refer to MSP Details LF357-01

L-Drinking fountain, refer to MSP Details LF357-02

Water play element, refer to Sparks@Play Drawing #: 74269-1-1

Extent of Merriground

0 5 10 20 50 100

N

LF350 GENERAL ARRANGEMENT PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*See Sh 2 for add'l approvals required & phasing.

Landscape Architect
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DES. XXX	DRN. XXX	CHK. XXX

DATE	REVISION	BY	APP'R.
10/22/14	Rev B – SDP DRAFT	SDC	DR
03/18/14	Rev A – SDP DRAFT	NA	NK

PREPARED FOR & DEVELOPER:
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ATTN: MICHAEL McCALL
410-740-0029

STATE OF MARYLAND
SCOTT JON RYKIEL
LA No. 691
REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

GENERAL ARRANGEMENT 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.
3/32"=1'-0"	NT	13043
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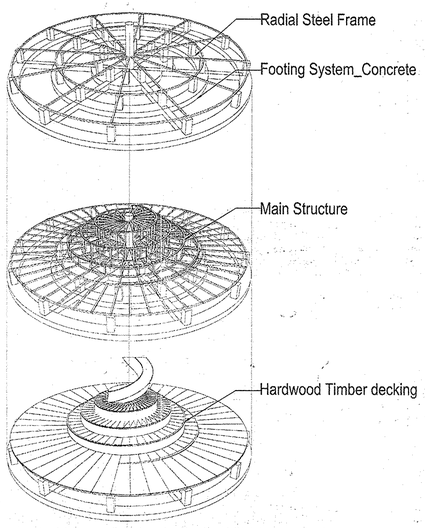
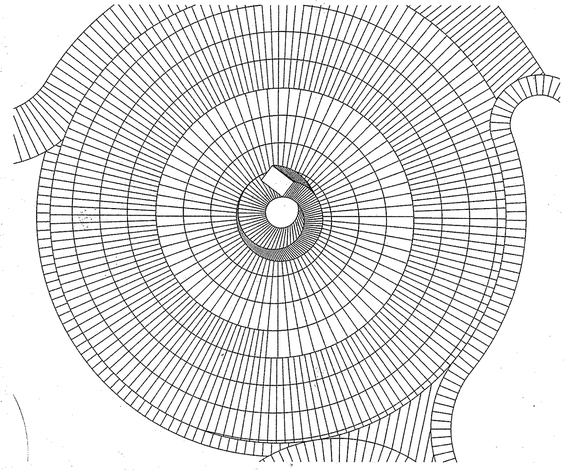
JUNE, 2015	36 – 01	17 OF 85

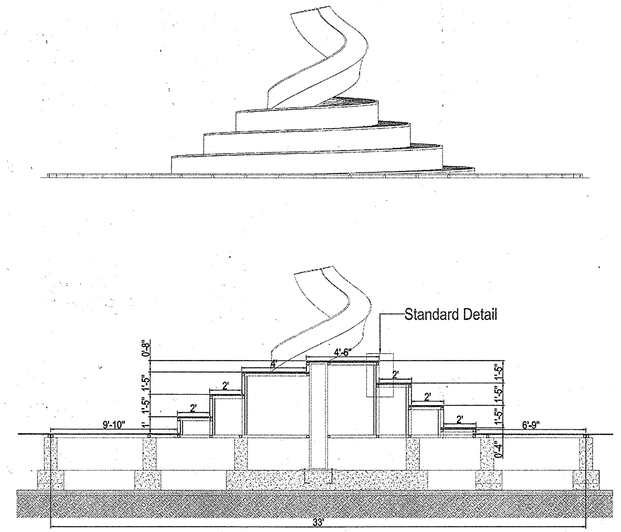
SDP 14-073



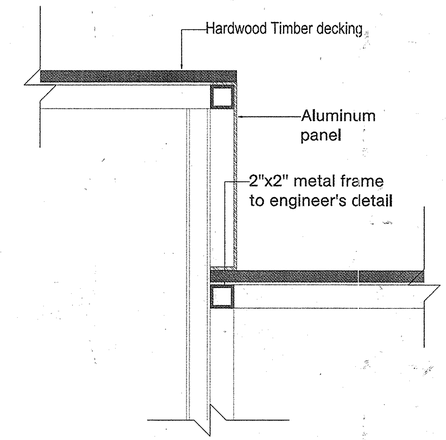
01 Mound Spiral / Components_Diagrams



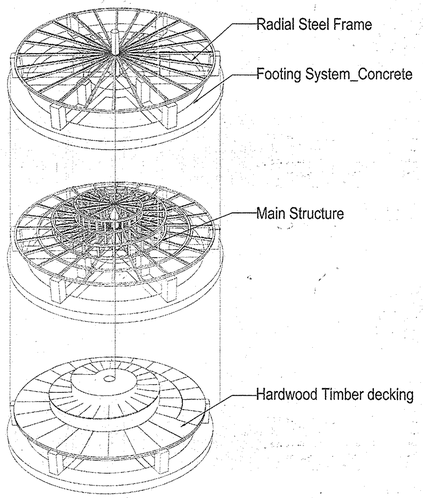
02 Mound Spiral / General Plan
SCALE: 1-1/2"=1'-0"



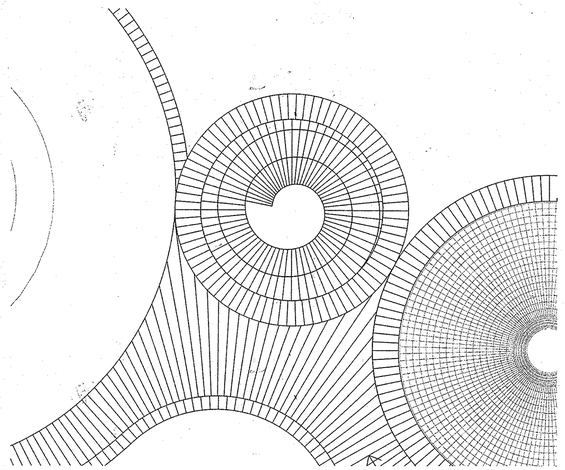
03 Mound Spiral / Elevation_Typical Section



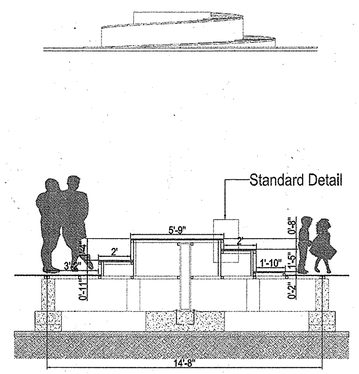
04 Mound Spiral / Standard Detail



05 Seat Spiral / Components_Diagrams



06 Seat Spiral / General Plan
SCALE: 1-1/2"=1'-0"



07 Seat Spiral / Elevation _ Typical Section

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*see Sh 2 for Phasing & Add'l Required Approvals for Phs 3-7

LF356 MOUND SPIRAL / SEAT SPIRAL _ EQUIPMENT SCHEDULE

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10/20/14	Rev B – SDP DRAFT	SDC	DR
03/18/14	Rev A – SDP DRAFT	DP	NK

DES. XXX | DRN. XXX | CHK. XXX

PREPARED FOR & DEVELOPER:
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STATE OF MARYLAND — SCOTT JON RYNER — No. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

SPRIRAL MOUND AND SPIRAL SEAT 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. 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.
	NT	13043
DATE	TAX MAP – GRID	SHEET
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Jumping Disc
Play value
Round spring platforms are mounted on strong, low springs. It is not only fun to jump on them, but one can jump off the disc in any direction, as from a springboard. The momentum which is enforced
by the springs propels the jumping child quite far. Jumping from one disc to the other represents a special sequence of movements and a challenge for small children.

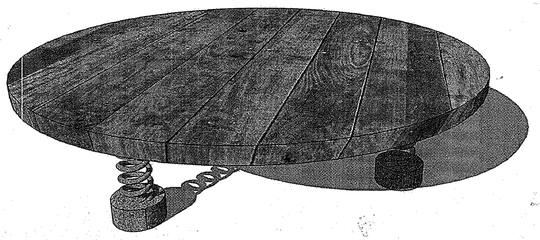
Supplier
Richter Spielgeräte GMBH

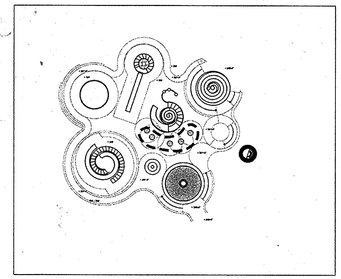
Fundamental characteristics
- Wooden surface with natural structure for a good grip
- Incentive for playing: round, low wooden plate, springs
- Movement: jumping up and down, jumping off, hopping, and balancing

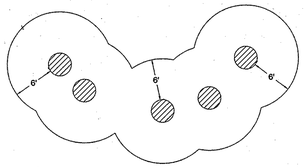
Suitable
- for children from 4 years

Dimensions
Height: 1ft -1 25⁄32 in
Diameter: 3ft - 33⁄8in

Materials
Disc: Top disc - EPI or equivalent
Painted Coated springs (3 Nos.), standard color yellow
Fastening elements galvanised



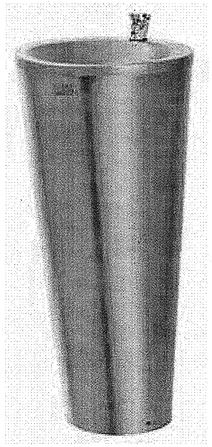




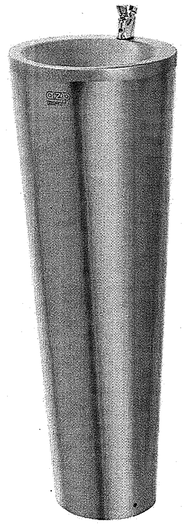
01 JUMPING DISC
SCALE: NTS

Supplier: AZP BRNO
Product: AFO 03 D (Children's Drinking Fountain)
Material: Stainless steel AISI 304
Dimensions: 1'7.7" high
Ø11.8"(top)
Ø 7.9" (bottom)
Product: AF0 03 (Adults Drinking Fountain)
Material: Stainless steel AISI 304
Dimensions: 2'11" high
Ø11.8"(top)
Ø 7.9" (bottom)

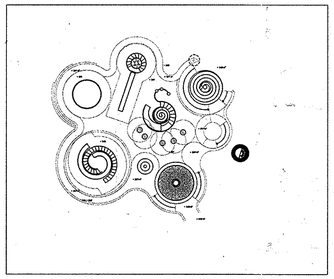
Description
Conical body gives the fountain an interesting shape, with a combination of brushed and sandblasted surface finishes. The fountain is fitted with a manual press valve that allows its easy use. The water flows only when the valve is pressed and after its release there is a short adjusted time to rinse out the jet.



AFO 03D



AFO 03



02 DRINKING FOUNTAIN
SCALE: NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
Chief, Division of Land Development — Date 9-3-15
Chief, Development Engineering Division — Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
See Sheet 2 for Phase information and requirements for additional approvals for Phs 3-7

LF357 EQUIPMENT SCHEDULE

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10/22/14	Rev C – SDP DRAFT	SDC	DR
10/21/14	Rev B – SDP DRAFT	SDC	DR
03/18/14	Rev A – SDP DRAFT	NA	NK
01/31/14	Rev A – DAP	NA	NK

DES. DR | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RIVIEL — NO. 651 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

JUMPING DISC AND DRINKING FOUTAIN 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. 22123 &
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GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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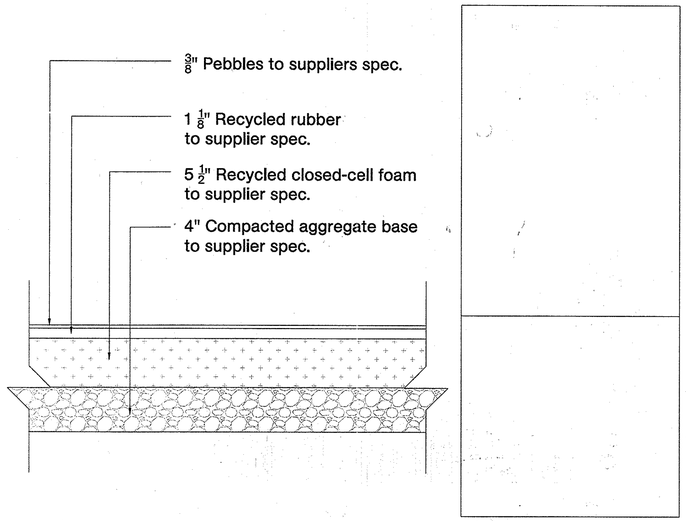
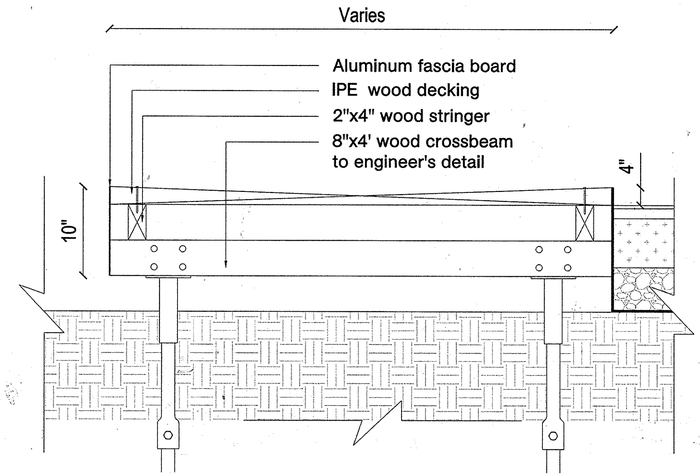
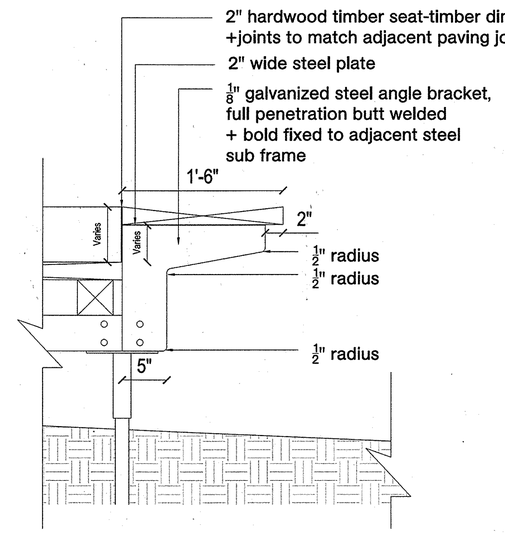


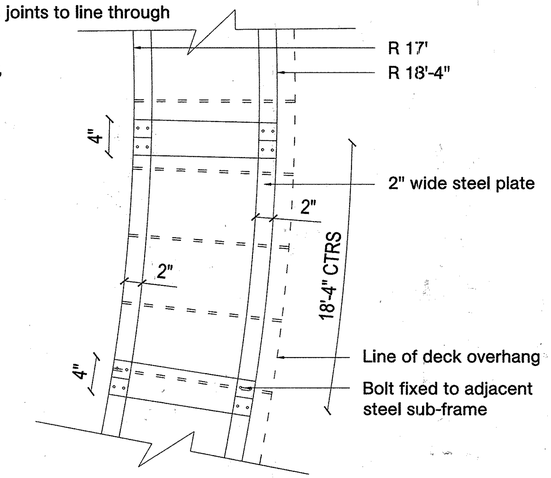
01 Typical rubber surface detail
SCALE: 1-1/2"=1'-0"



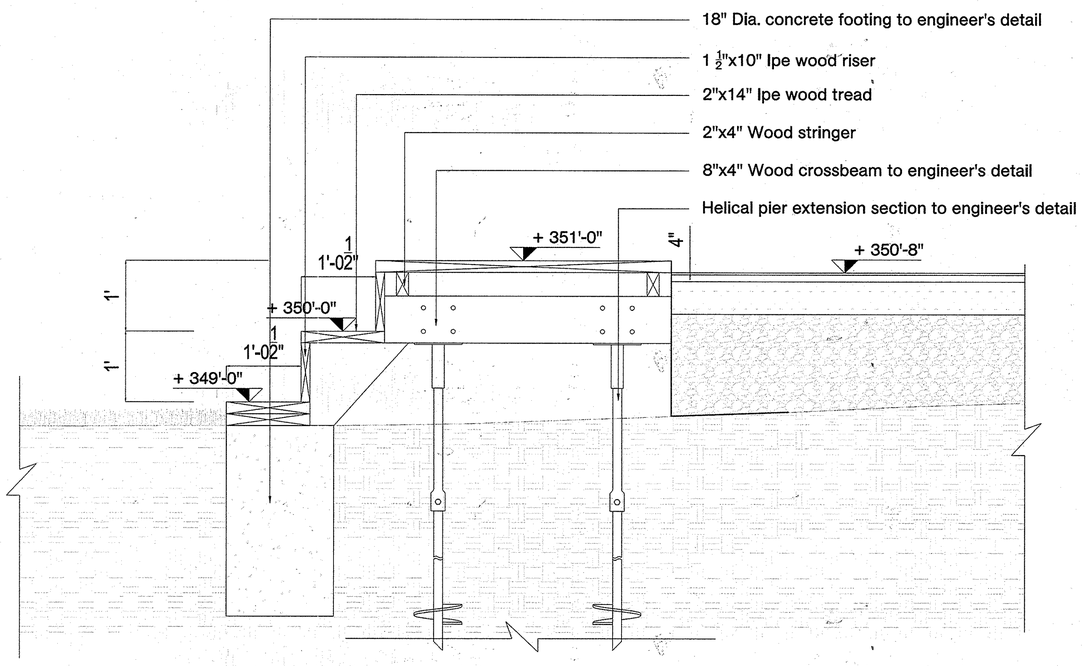
02 Typical timber deck detail
SCALE: 1-1/2"=1'-0"



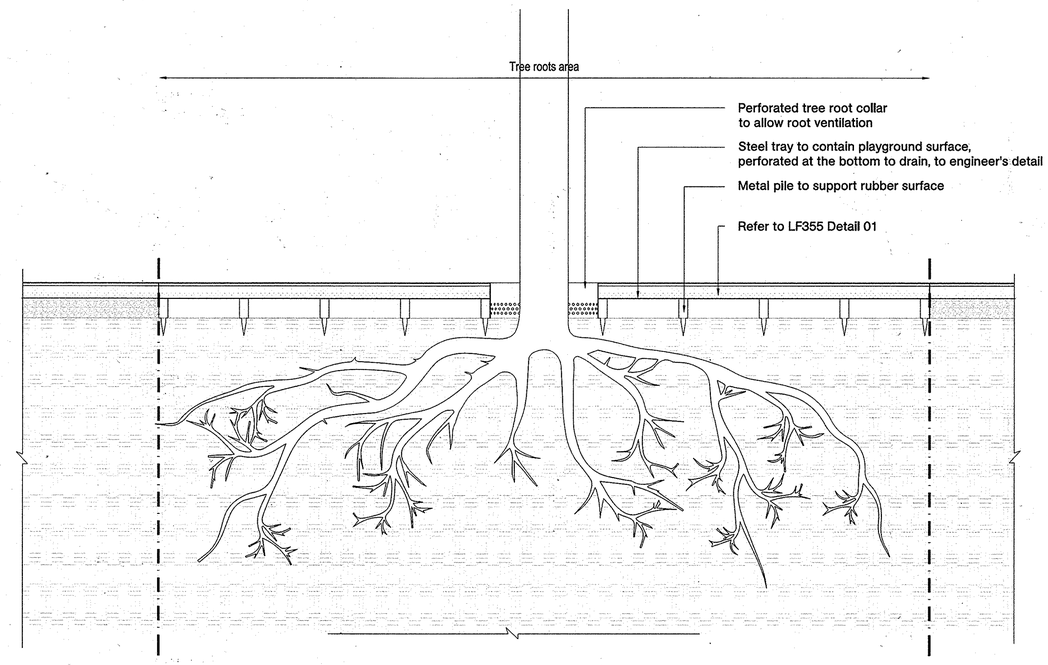
03 Ramp edge section detail
SCALE: 1-1/2"=1'-0"



04 Ramp edge plan detail
SCALE: 1-1/2"=1'-0"



05 Typical timber step edge
SCALE: 1"=1'-0"



06 Root treatment on rubber surface
SCALE: 3/8"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15
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, 2014*
*See Sheet 2 for Phasing and requirements for additional approval

LF355 TYPICAL DETAILS

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410-740-0029

STATE OF MARYLAND — SCOTT JON RYBEL — REGISTERED LANDSCAPE ARCHITECT — NO. 931

FOR INFORMATION ONLY
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TYPICAL PLAYGROUND PAVING AND EDGE DETAILS

DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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VARIES	NT	13043
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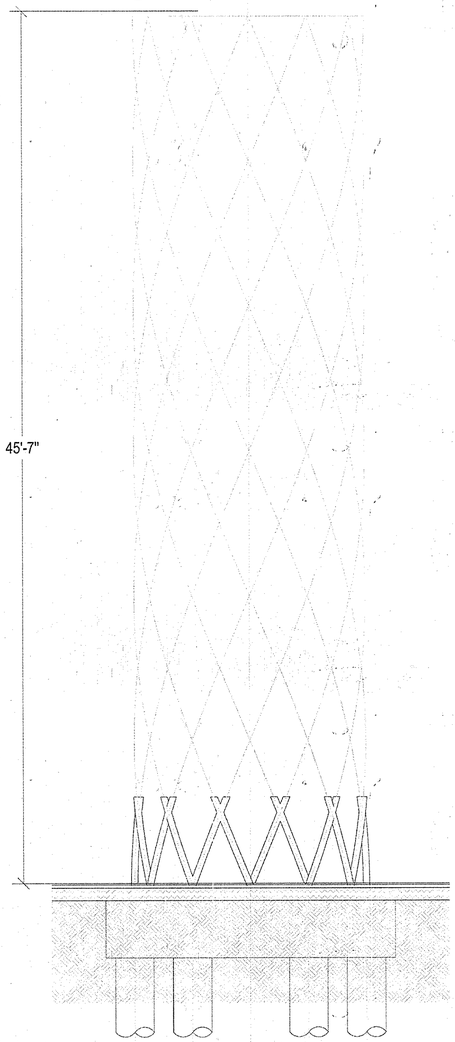
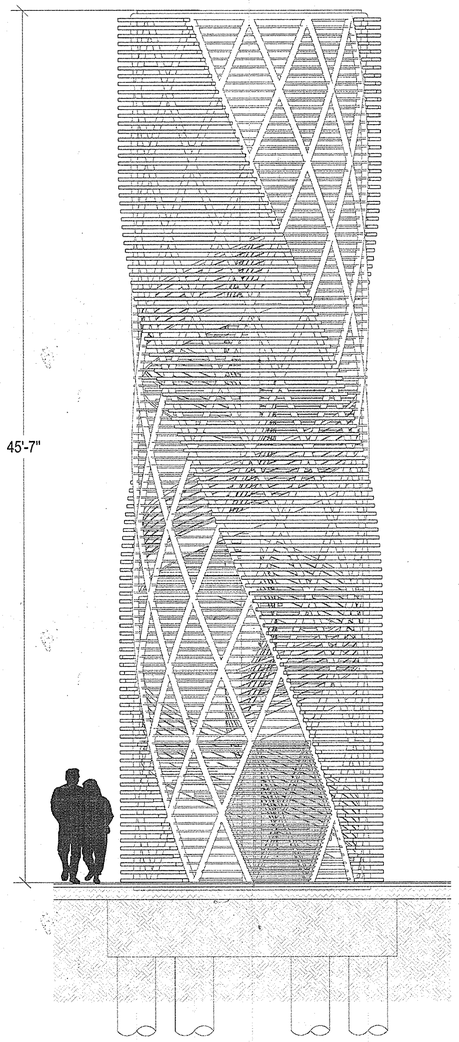
SDP 14–073

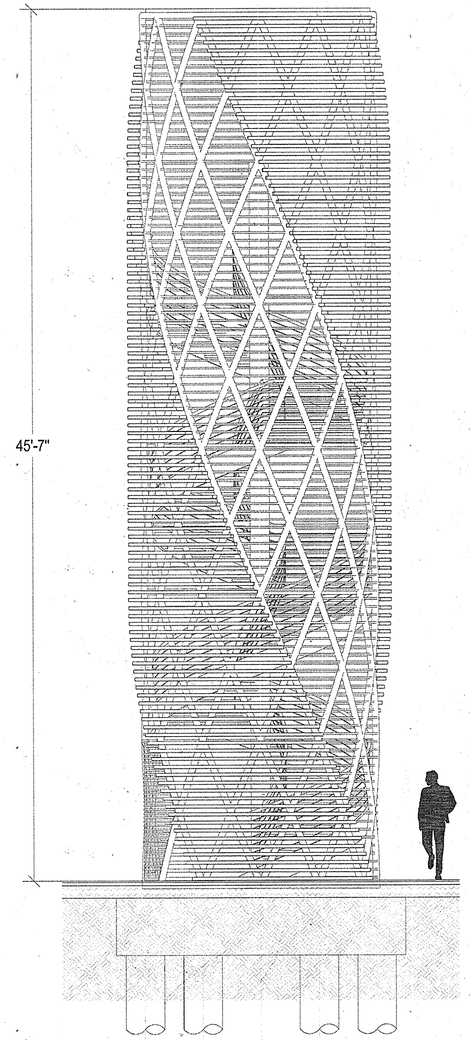
01 WONDROUS TOWER - Main Axis
Geometry Control



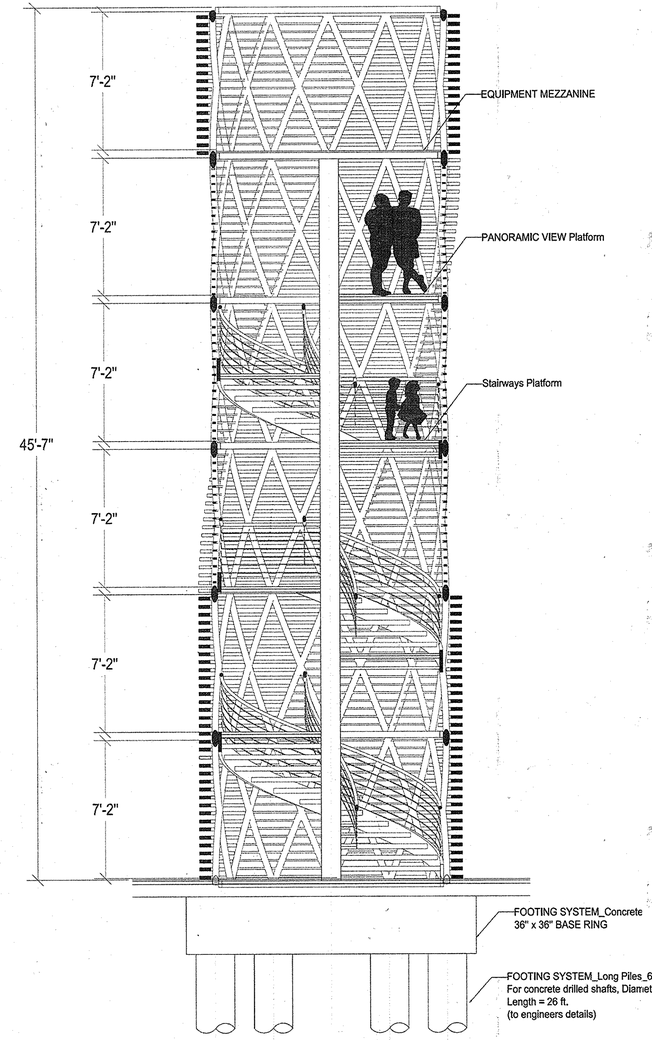
02 WONDROUS TOWER - ELEVATION A
Geometry Control

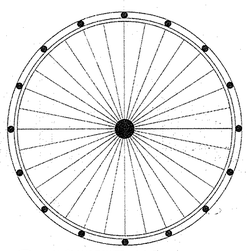


03 WONDROUS TOWER - ELEVATION B
Geometry Control

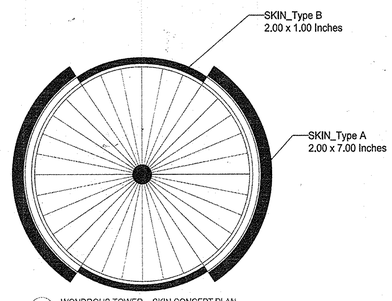


04 WONDROUS TOWER - SECTION
Geometry Control

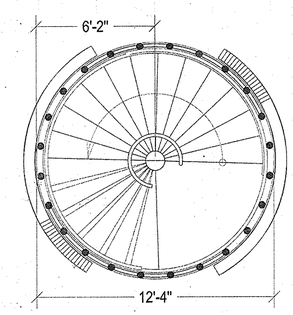




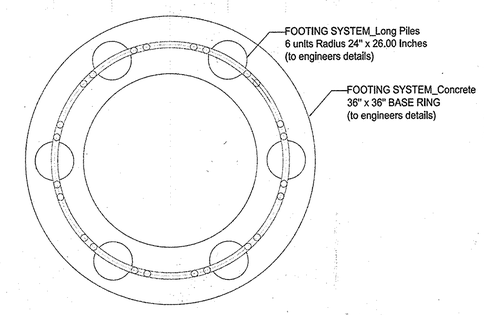
05 WONDROUS TOWER - Axis Plan
Geometry Control



06 WONDROUS TOWER - SKIN CONCEPT PLAN
Geometry Control



07 WONDROUS TOWER - General Plan
Geometry Control



08 WONDROUS TOWER - Footing Plan
Geometry Control

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014
see Sheet 2 for Phasing and additional required approvals for Phases 3-7

LF358 WONDROUS TOWER

Landscape Architect
Martha Schwartz Partners Ltd
65-69 East Road, London, N1 6AH, UK
T: +44 (0)20 7549 7497
F: +44 (0)20 7520 0988
www.marthaschwartz.com

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MSP

DES. XXX	DRN. XXX	CHK. XXX

DATE	REVISION	BY	APP'R.
29/01/15	Rev D – SDP DRAFT	JC	DR
10/22/14	Rev C – SDP DRAFT	SDC	DR
10/20/14	Rev B – SDP DRAFT	SDC	DR
03/18/14	Rev A – SDP DRAFT	DP	NK

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

STATE OF MARYLAND — SCOTT JON RYNER — REG. NO. 632 — REGISTERED LANDSCAPE ARCHITECT

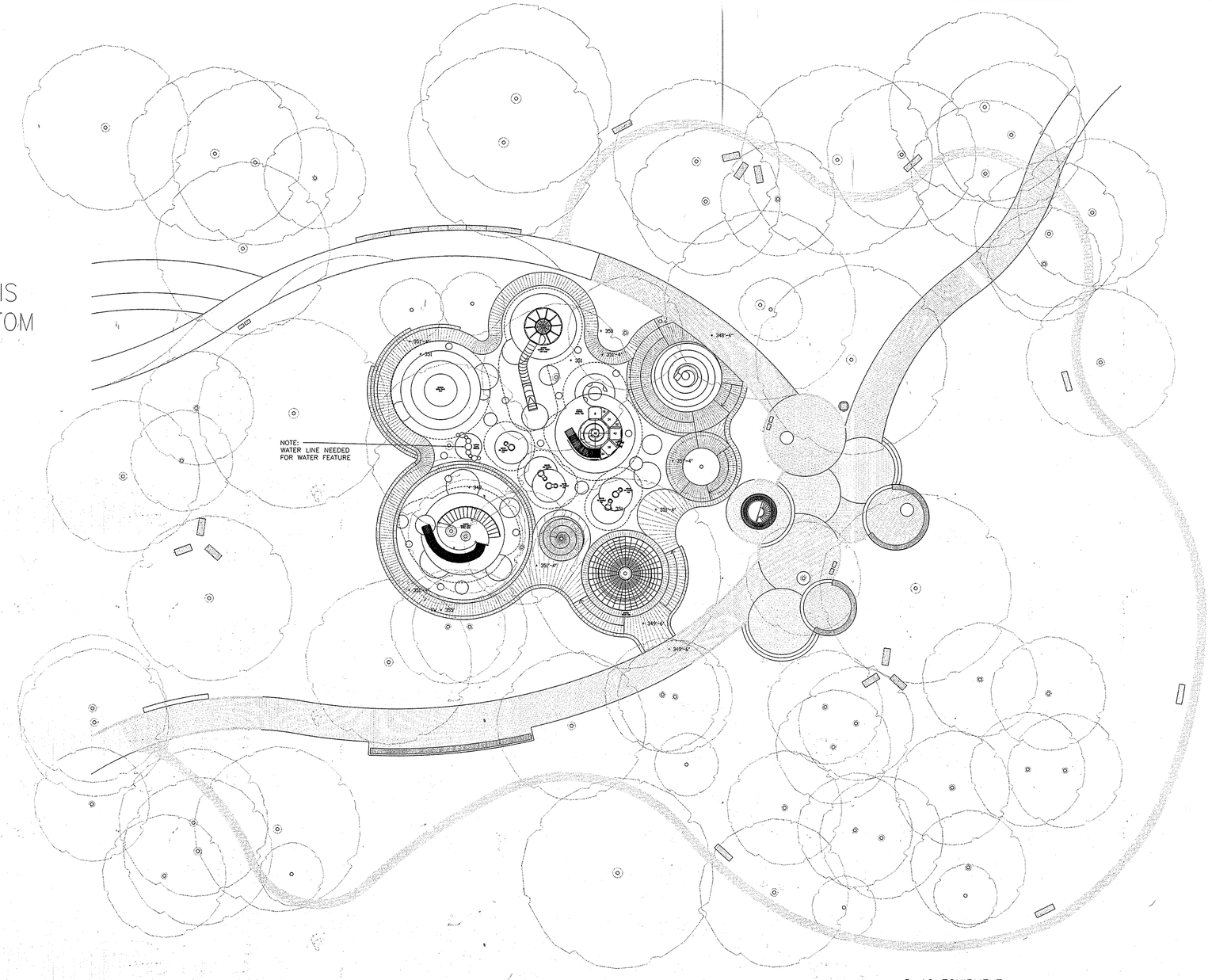
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

WONDROUS TOWER SCHEMATIC ELEVATION
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.
VARIES	NT	13043
DATE	TAX MAP – GRID	SHEET
JUNE, 2015	36 – 01	21 OF 85

SDP 14-073

NOTE:
NO QUOTE WAS GENERATED FOR THIS DRAWING. SEE CUSTOM TAB FOR PRICING.



2–5 EQUIPMENT

TOTAL ELEVATED PLAY COMPONENTS	4		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	4	REQUIRED	2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	4	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY.

HOWARD COUNTY DOES NOT REVIEW PLAYGROUND EQUIPMENT/ADA COMPLIANCE DURING PERMITTING.

THE US ACCESS BOARD MAY BE ABLE TO PROVIDE ANY REQUIRED GUIDANCE TO THE DEVELOPER IN ENSURING ANY ADA REQUIREMENTS ARE MET.

5–12 EQUIPMENT

TOTAL ELEVATED PLAY COMPONENTS	2		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	2	REQUIRED	1
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	8	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	4	REQUIRED	4

landscape structures

IT IS THE MANUFACTURERS OPINION AND INTENT THAT THE USE AND LAYOUT OF THESE COMPONENTS CONFORM WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD ASTM F1487

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2–12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:
TPK

COPYRIGHT: 3/12/14
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH – P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1–800–328–0035 FAX: 1–763–972–6091

Date	Previous Drawing #	Initials

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*See Sheet 2 for Phasing and additional approval requirements for Phases 3-7

Sparks@Play, LLC

Isaac Sparks

DATE	REVISION	BY	APP'R.

S:\CADD\DRAWINGS\18270\LDVD\Submission Info by Other\SDP Graph PlAN\18270-Playground Spark.dwg | DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND
SCOTT JON RYNER
NO. 841
REGISTERED LANDSCAPE ARCHITECT

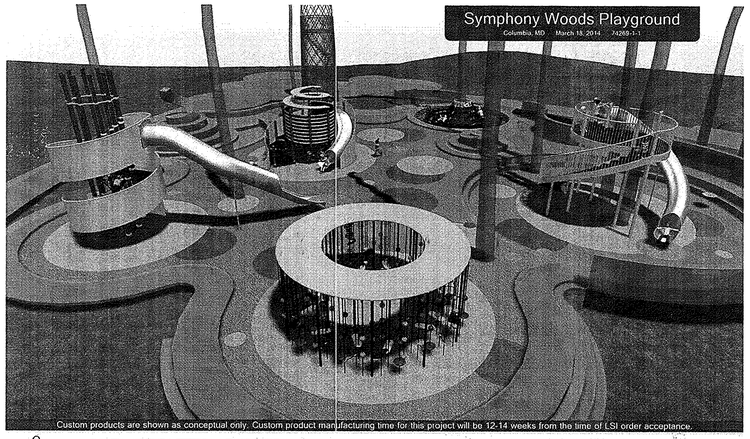
MERRIGROUND LAYOUT OVERVIEW AND ADA ACCESSIBILITY PLAN

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	22 OF 85

SDP 14-073



1 OVERALL VIEW OF MERRIGROUND (DRAWING # 74269-1-1)
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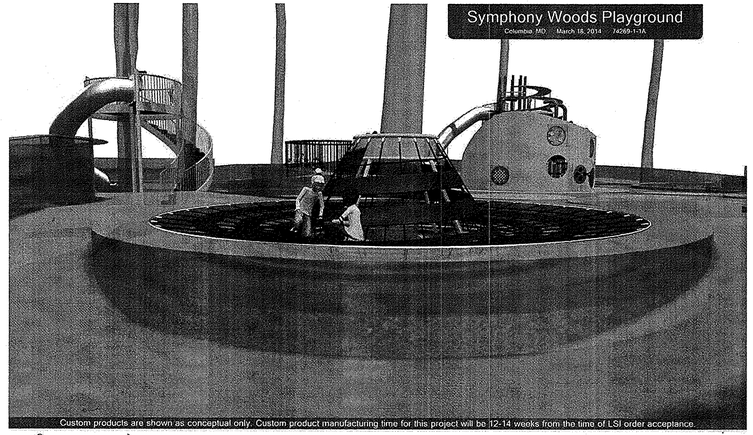

2 CUSTOM SPIDER WEB (DRAWING # 74269-1-1A)
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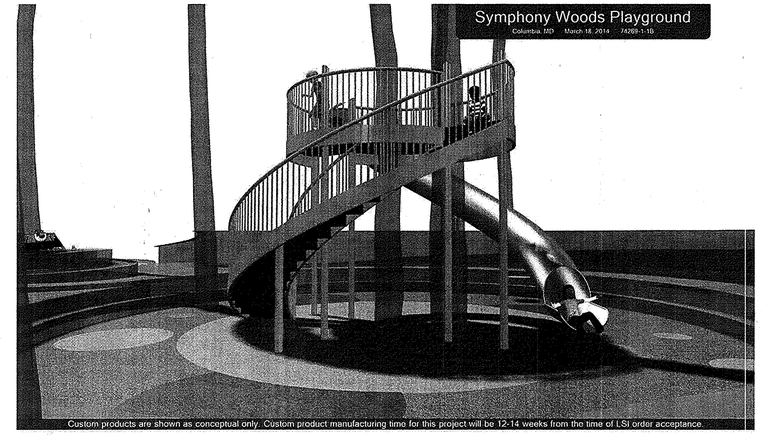

3 CUSTOM DOUBLE HELIX SPIRAL SLIDE ((DRAWING # 74269-1-1B)
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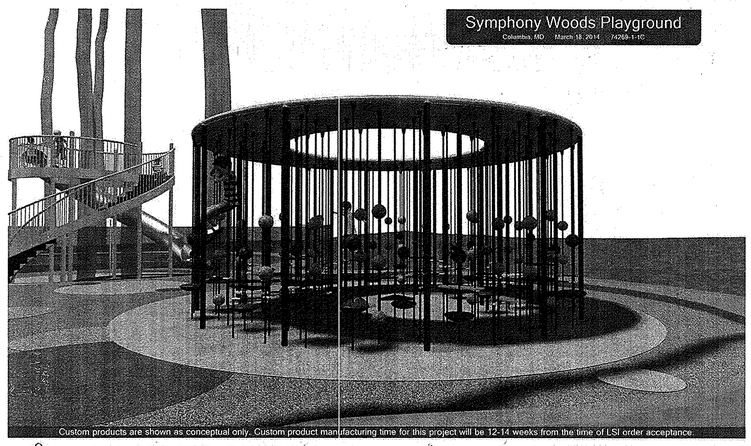

4 CUSTOM SWING ROPE RING (DRAWING # 74269-1-1C)
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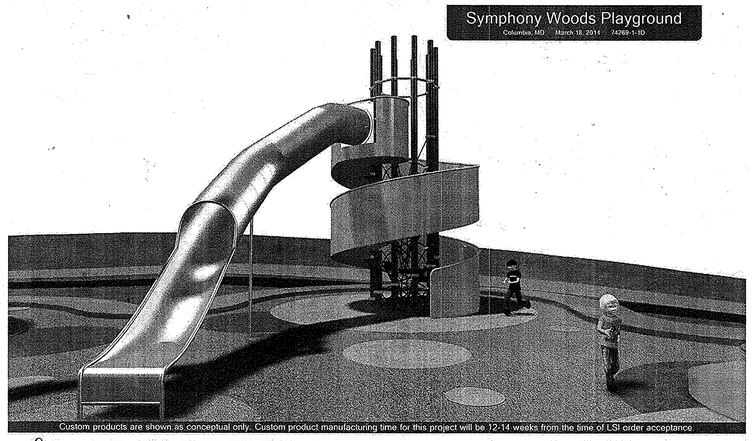

5 CUSTOM CLIMBING TOWER AND SLIDE (DRAWING # 74269-1-1D)
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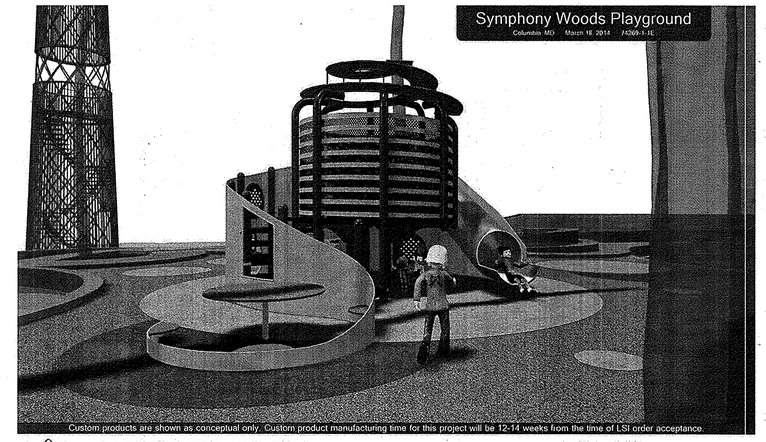


6 CUSTOM STEPPING SPIRAL POD (DRAWING # 74269-1-1E)
N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
Chief, Division of Land Development	Date 9-22-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
*See Sheet 2 for Phasing and additional approvals for Phases 3-7

Sparks@Play, LLC
Isaac Sparks

DATE	REVISION	BY	APP'R.

DES. XXX | DRN. XXX | CHK. XXX

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._____, EXPIRATION DATE:_____

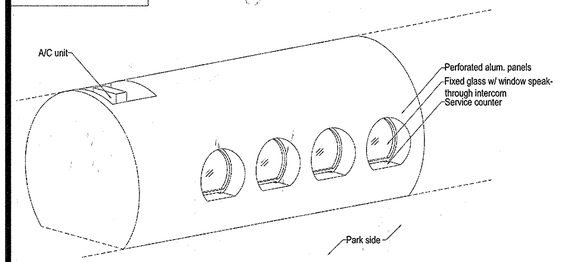
STATE OF MARYLAND
SCOTT JON RIVKIN
NO. 631
REGISTERED LANDSCAPE ARCHITECT

PLAYGROUND 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 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

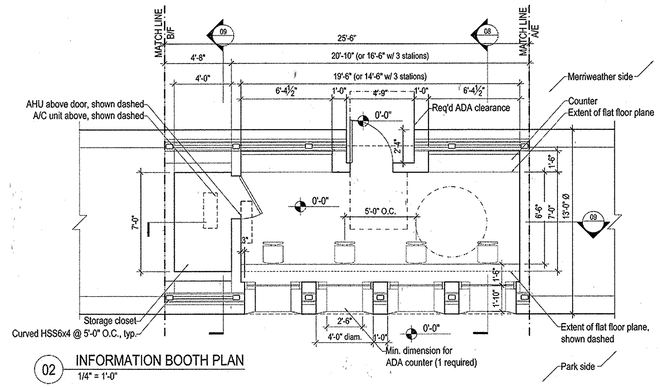
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	13043
DATE	TAX MAP – GRID	SHEET
JUNE, 2015	36 – 01	23 OF 85

SDP 14-073

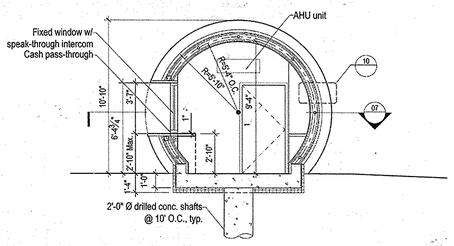
INFO BOOTH



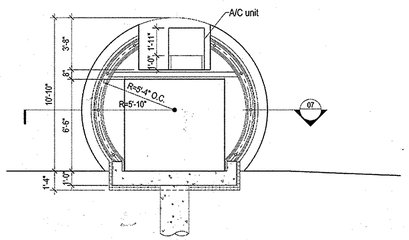
01 AXO: INFORMATION BOOTH
N.T.S



02 INFORMATION BOOTH PLAN
1/4" = 1'-0"



03 SECTION: INFO BOOTH TRANSACTION WINDOW
1/4" = 1'-0"



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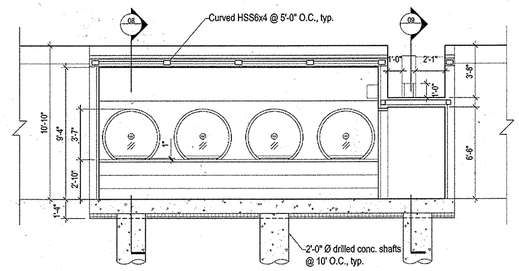
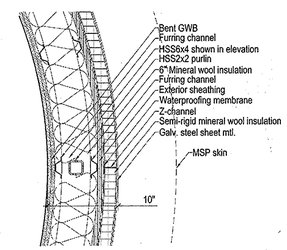
1/4" = 1'-0"



05 SECTION: INFO BOOTH
1/4" = 1'-0"



06 DETAIL: KIOSK & INFO BOOTH WALL ASSEMBLY
1 1/2" = 1'-0"

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: 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: 202-729-8228

DES. MH | DRN. JK/KJW | CHK. MH/AV

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

CATERPILLAR: INFO BOOTH PLAN AND SECTIONS
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.
1/4"=1'-0"	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	24 OF 85

A 900

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
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, 2014*
* Please see Sheet 2 for Phasing and additional approvals required for Phases 3-7

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEEDED 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.

PDOX SHEET10.12OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2003\2003NM03\1017\1043\Submission File by Others\SDP 04\1043-SDP-14-N-A900.dwg | 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 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL WAYNE CALLAHAN — No. 14931 — REGISTERED PROFESSIONAL ENGINEER

CATERPILLAR: INFO BOOTH PLAN AND SECTIONS
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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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	24 OF 85

© GLW 2015

SDP 14-073

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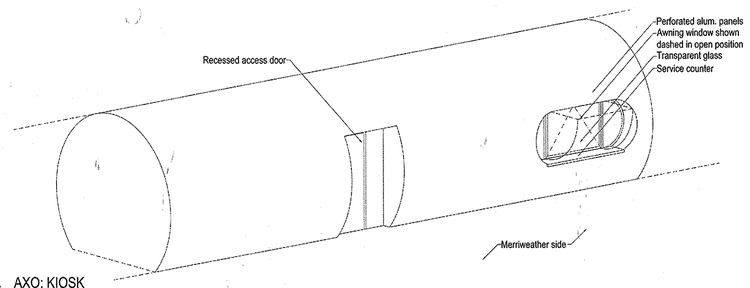
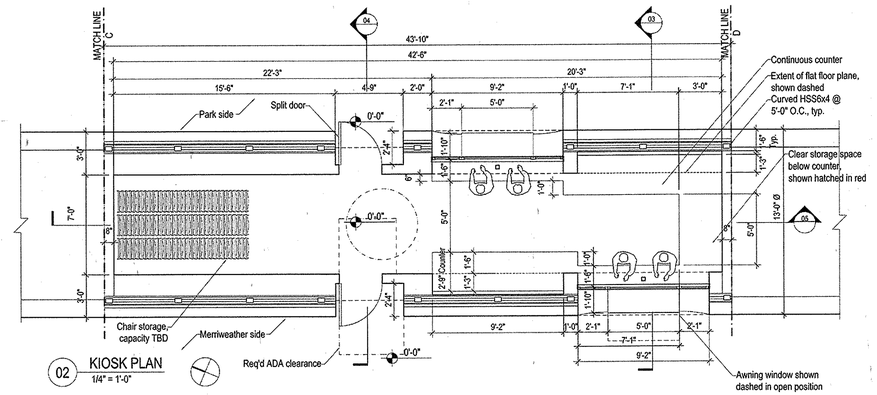
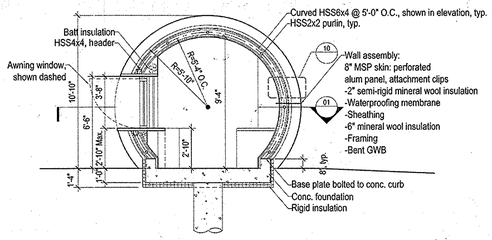
KIOSK



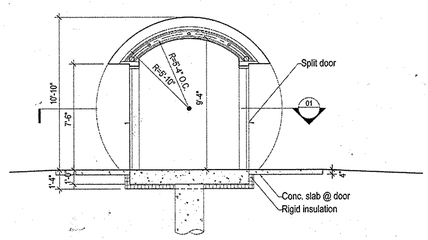
01 AXO: KIOSK
N.T.S



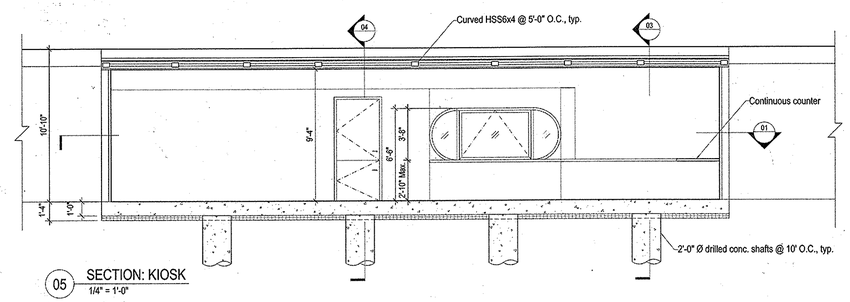
02 KIOSK PLAN
1/4" = 1'-0"



03 SECTION: KIOSK TRANSACTION WINDOW
1/4" = 1'-0"



04 SECTION: KIOSK DOOR
1/4" = 1'-0"



05 SECTION: KIOSK
1/4" = 1'-0"

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:

A 901

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: 202-729-8228

DES. MH | DRN. JK/KJ/AI | CHK. MS/AI

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

CATERPILLAR: KIOSK PLAN AND SECTIONS
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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SCALE	ZONING	G. L. W. FILE No.
1/4"=1'-0"	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	25 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
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, 2014
* See Sheet 2 for phasing and additional approvals required for phases 3-7

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PDOX SHEET10.13OF 59

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

L:\2000\00-0000\13000\13043\Submission Info by Others\SDP 09\13043-SDP-25-H-AR01.dwg | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.

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

PROFESSIONAL CERTIFICATION
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EXPIRATION DATE: MAY 21, 2016

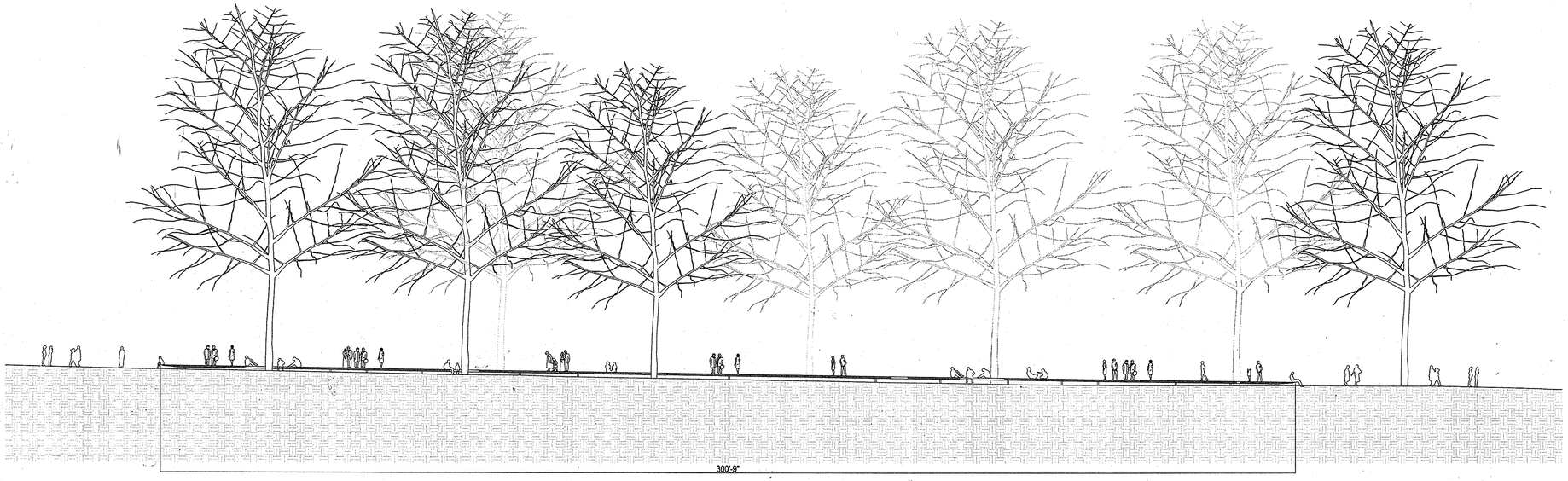
STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER

CATERPILLAR:KIOSK PLAN AND SECTIONS
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

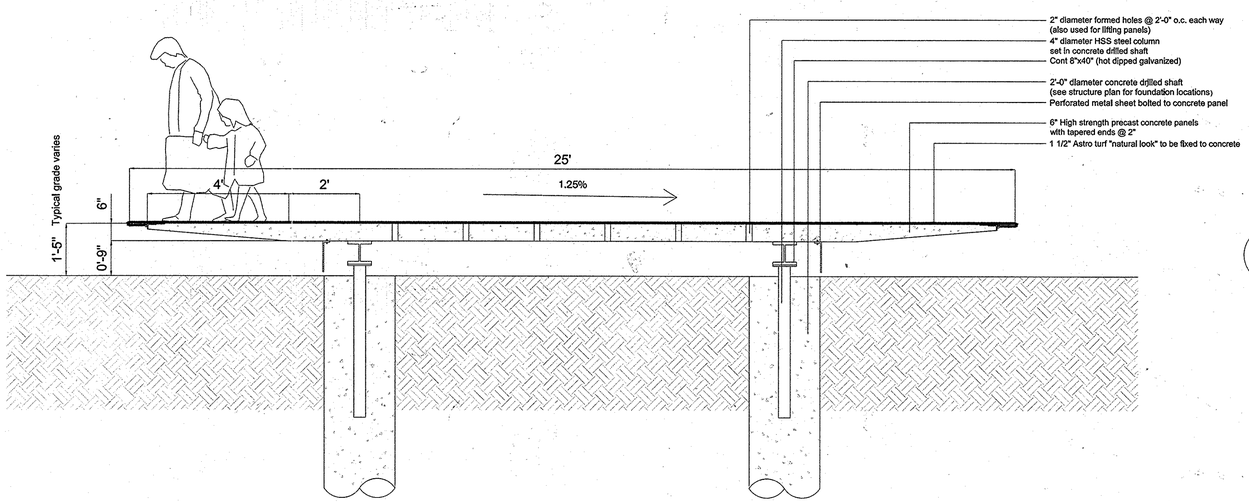
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	25 OF 85

SDP 14-073

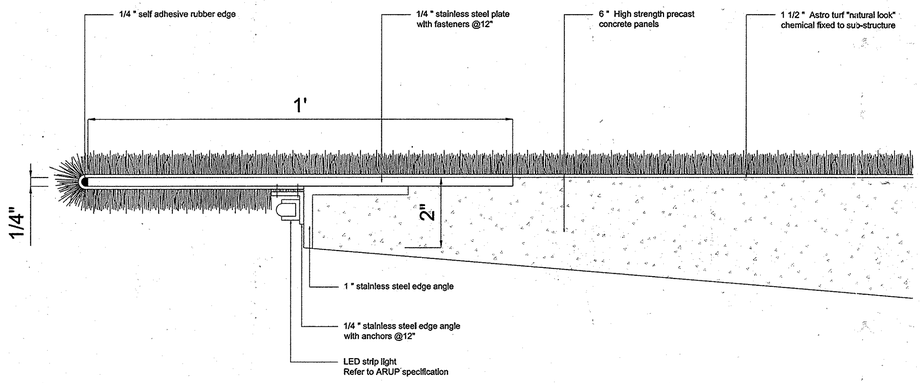
© GLW 2015



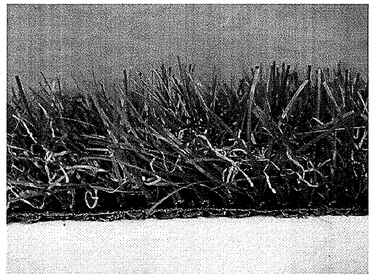
1 Long section
SCALE: 1/16"=1'-0"



2 Detailed Section
SCALE: 1/2"=1'-0"



3 Tapered Edge Detail
SCALE: 6"=1'-0"



Astro Turf, "Natural look"
1 1/2" pile height, Latex backing
pre-punchedfor drainage

4 Materials Example
NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*see Sheet 2 for Phasing and additional approvals required for Phases 1 & 7

Landscape Architect
Martha Schwartz Partners Ltd
65-69 East Road, London, N1 6AH, UK
T: +44 (0)20 7549 7497
F: +44 (0)20 7520 0988
www.marthaschwartz.com

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MSP

DES. DR	DRN. XXX	CHK. XXX

DATE	REVISION	BY	APP'R.
10/22/14	Rev E – SDP DRAFT	SDC	DR
10/20/14	Rev D – SDP DRAFT	SDC	DR
03/19/14	Rev C – SDP DRAFT	NA	NK
03/18/14	Rev B – SDP DRAFT	NA	NK
01/31/14	Rev A – DAP	NA	NK

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

LF205 TYPICAL DETAILS

PICNIC TABLE 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. 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.
VARIES	NT	13043
DATE	TAX MAP – GRID	SHEET
JUNE, 2015	36 – 01	26 OF 85

SDP 14–073

LEGEND

SF	PROPOSED SILT FENCE
SSF	PROPOSED SUPER SILT FENCE
LOD / LIMIT	LIMITS OF DISTURBANCE/L.O.D.
	PHASE LIMITS OF DISTURBANCE/L.O.D.
LOS	LIMIT OF SUBMISSION/LOS
	SOILS BOUNDARY
SCE	STABILIZED CONSTRUCTION ENTRANCE
1	PHASE 1 DRAINAGE AREA
FUTURE 2	FUTURE PHASE DRAINAGE AREA

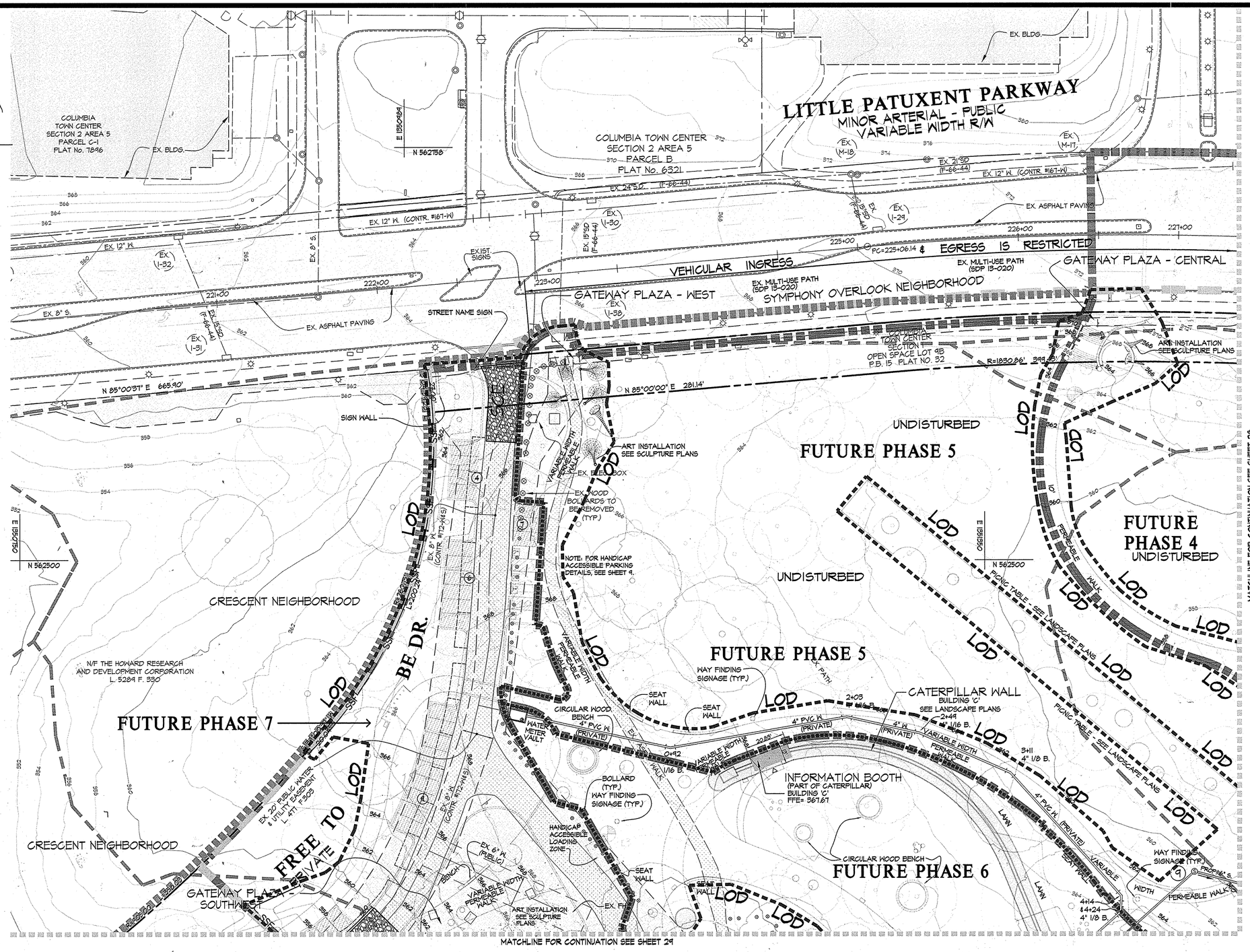
NOTES:

1. ALL VARIABLE WITH PATHS ARE 10' MINIMUM WIDTH UNLESS NOTED OTHERWISE.
2. FOR LEGEND SEE SHEET 3.
3. IMPROVEMENTS OUTSIDE OF THE LIMITS OF THE APPROVED FDP (FDP-DC-MSN-1) TO BE ADDED BY A FUTURE REDLINE TO THESE PLANS ONCE AN AMENDED FDP HAS BEEN SUBMITTED, REVIEWED AND APPROVED BY DPZ.

SOIL TYPE	SOIL DESCRIPTION	SOILS GROUP
BaA	Baile silt loam, 0 to 3 percent slopes	"D"
GbB	Gladstone loam, 3 to 8 percent slopes	"B"
GbC	Gladstone loam, 8 to 15 percent slopes	"B"
Ha	Hatboro-Codorus silt loam, 0 to 3 percent slopes	"D"
MaC	Manor loam, 8 to 15 percent slopes	"B"
McD	Manor loam, 15 to 25 percent slopes	"B"
UuB	Urban land-Udorthents complex, 0 to 8 percent slopes	"D"

'B' TYPE SOILS

'D' TYPE SOILS



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Howard S.C.D. — Date 8/17/15

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION, CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIORNMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER/BUILDER — DATE 5/31/15

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

ENGINEER'S SIGNATURE — DATE 5/31/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-16
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, 2014*
*See Sheet 2 for Phasing and additional approvals required for Phases 3-7.

SCALE: 1" = 30'
0' 15 30 60 120

PDOX SHEET 11 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Bound 0's\SDP27-31-SCD.dwg | DES. MJT | DRN. WSJ | CHK. MJT

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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JOHN TRAGESER No. 14931 PROFESSIONAL ENGINEER

SEDIMENT CONTROL 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
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GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

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1"=30'	NT	13043
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JUNE, 2015	36 - 01	27 OF 85

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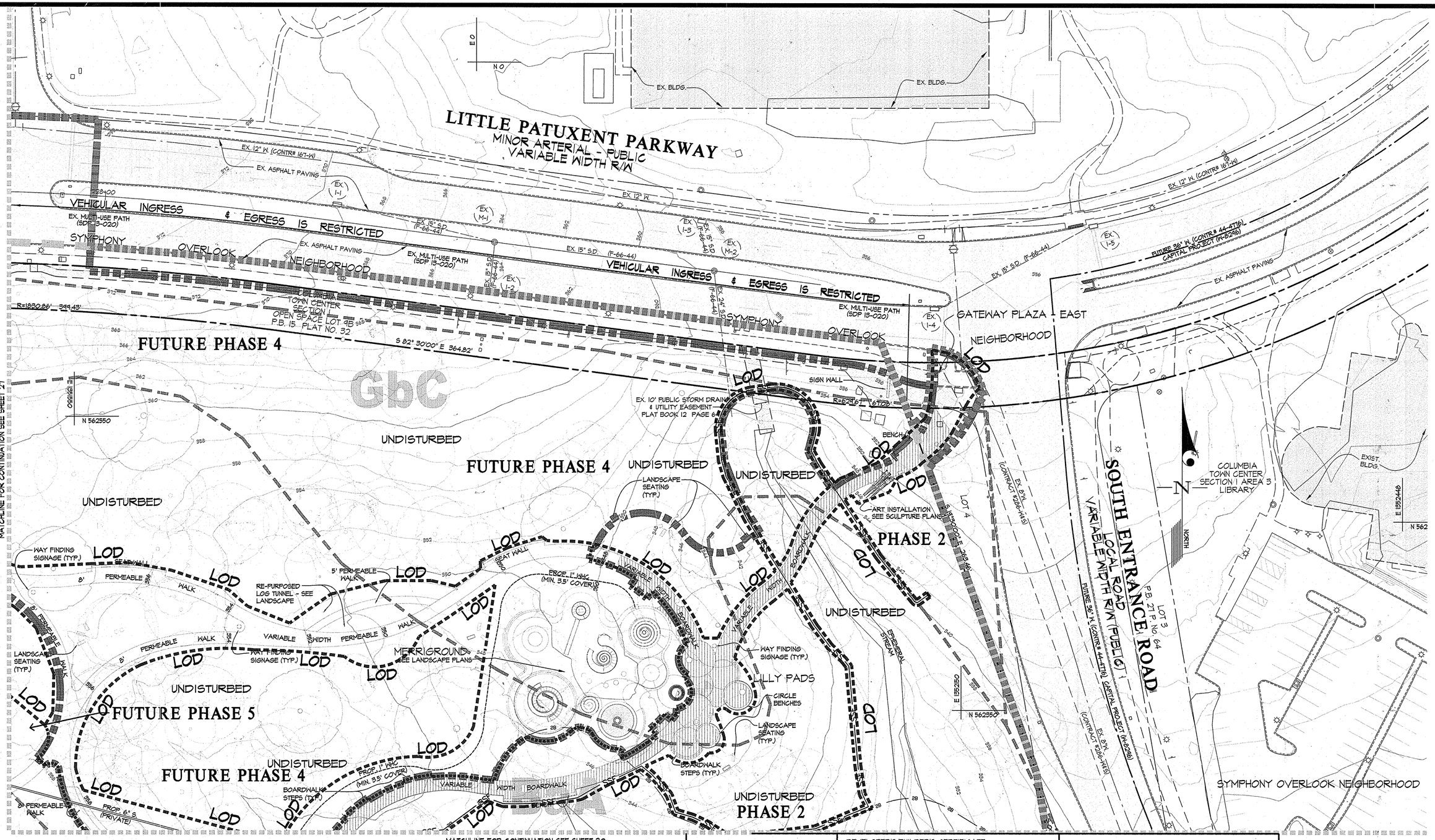

MATCHLINE FOR CONTINUATION SEE SHEET 27

MATCHLINE FOR CONTINUATION SEE SHEET 30

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15

Chief, Division of Land Development — Date 9-25-15

Chief, Development Engineering Division — Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
*See Sheet 2 for Planning & additional requirements required for Phases 2-7

SCALE: 1" = 30
0' 15 30 60 120

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Howard S.C.D. — Date 9/3/15

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIORNMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER/BUILDER — DATE 5/31/15

ENGINEER'S CERTIFICATE

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ENGINEER'S SIGNATURE — DATE 5/31/15

PDOX SHEET 12 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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E:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Bound G's\SDP27-31-SCD.dwg | DES. MJT | DRN. WsJ | CHK. MJT

PREPARED FOR & DEVELOPER:
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10630 LITTLE PATUXENT PARKWAY
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ATTN: MICHAEL McCALL
410-740-0029

PROFESSIONAL CERTIFICATION
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JOHN TROPPAN — No. 14931 — REGISTERED PROFESSIONAL ENGINEER

SEDIMENT CONTROL PLAN-NORTHEAST

DOWNTOWN COLUMBIA

MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD

MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7

TOWN CENTER- SECTION I 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	28 OF 85

SDP 14-073

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MATCHLINE FOR CONTINUATION SEE SHEET 27

CRESCENT NEIGHBORHOOD

FREE TO BE DR.

PRIVATE

EX. 20' PUBLIC WATER & UTILITY EASEMENT L. 477 F. 503

S 61°40'37" W 102.79'

E 1350545

N 562163

EX. 8" W (CONTR. #12-2015)

EX. 6" W (CONTR. #12-2115)

R=225.00'

L=251.98'

M-7-A

EX. 20' PUBLIC WATER & UTILITY EASEMENT L. 448 F. 744

E 1350360

N 562080

GbC

PRIVATE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 13 PLAT No. 13535

PRIVATE INGRESS/EGRESS EASEMENT L. 4816 F. 671

CRESCENT NEIGHBORHOOD

PRIVATE INGRESS/EGRESS EASEMENT L. 4816 F. 671

EX. 2056

PRIVATE INGRESS/EGRESS EASEMENT L. 4816 F. 671

EX. 20' PUBLIC WATER & UTILITY EASEMENT L. 448 F. 744

EX. 8" W (CONTR. #12-2415)

MERRIWEATHER - SYMPHONY WOODS NEIGHBORHOOD

PRIVATE EASEMENT FOR QUALITY FACILITY L. 4816 F. 671

EX. 2055

ENT NEIGHBORHOOD

LOD

SSF

ART INSTALLATION SEE SCULPTURE PLANS

PERMEABLE WALK

VARIABLE WIDTH

SIGN WALL

SEAT WALL

FUTURE PHASE 7

GATEWAY PLAZA - SOUTHWEST

FUTURE PHASE 7

SEE NOTE No. 3

NO OTHER POINTS OF CONSTRUCTION ACCESS FOR THIS AREA WILL BE PERMITTED OTHER THAN THE ONE SHOWN.

E 1350365

N 562154

EX. FENCE

S 23°05'08" E 395.40'

EX. HANDICAP ACCESS

EX. BLDG.

N 14°41'53" E 207.84'

N 10°24'00" E 125.00'

N 53°04'35" W 212.20'

EX. 8" W (CONTR. #12-2415)

EX. 20' PUBLIC WATER & UTILITY EASEMENT L. 477 F. 503

EX. 6" W (CONTR. #12-2115)

PRIVATE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 13 PLAT No. 13535

E 1351150

N 562100

EXIST. BLDG.

EXIST. PAVED AREA

SEAT WALL

BOLLARD (TYP.)

FUTURE PHASE 6

CIRCULAR WOOD BENCH AND TABLE

EXIST. PAVED AREA

SEE NOTE No. 3

BEVERAGE KIOSK (PART OF CATERPILLAR) BUILDING 'C' FFE= 367.67

VARIABLE WIDTH PERMEABLE WALK

CATERPILLAR WALL BUILDING 'C' SEE LANDSCAPE PLANS

CATERPILLAR PLAZA

CIRCULAR WOOD BENCH & TABLE

4' W (PRIVATE) PROP. 4' S.

10' PERMEABLE WALK

CIRCULAR WOOD BENCH

CIRCULAR WOOD BENCH & TABLE

STUMP SEATING (TYP.)

S 28°48'45" E 202.21'

SEAT WALL

VARIABLE WIDTH PERMEABLE WALK

EX. FENCE

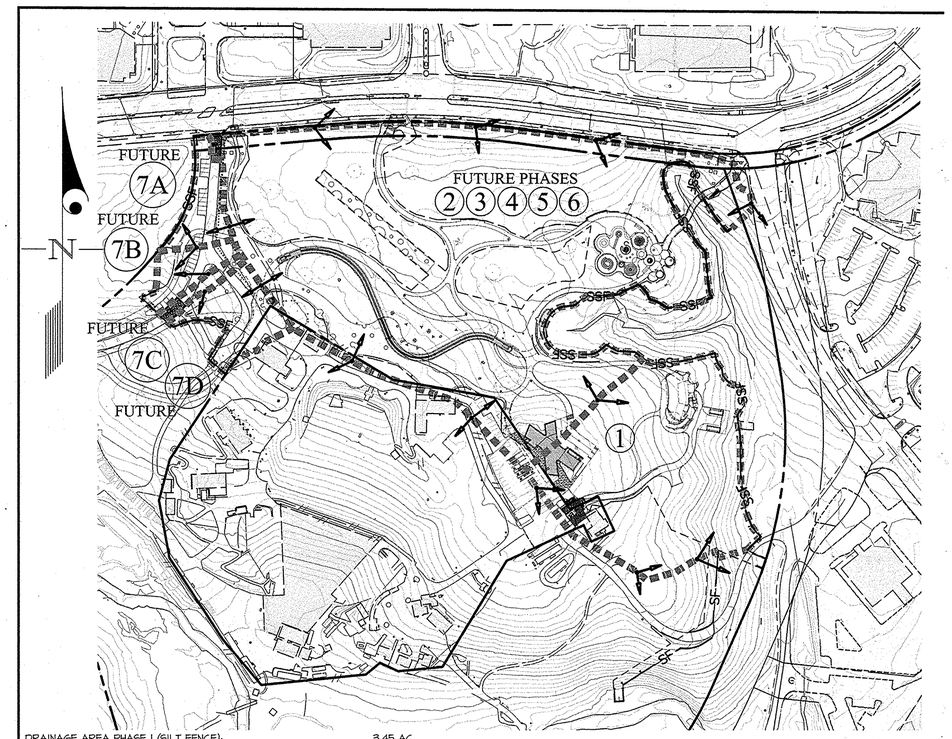
S 80°00'00"

WAY FINDING SIGNAGE (TYP.)

CATERPILLAR WALL BUILDING 'C' SEE LANDSCAPE PLANS

EX. BLDG.

MATCHLINE FOR CONTINUATION SEE SHEET 30



DRAINAGE AREA PHASE 1 (SILT FENCE): 3.45 AC.
DRAINAGE AREA FUTURE PHASES 2 THRU 6 (SUPER SILT FENCE): 10.98 AC.
DRAINAGE AREA FUTURE PHASE 7:
7A (SUPER SILT FENCE): 0.34 AC.
7B (SUPER SILT FENCE): 0.31 AC.
7C (SCE): 0.11 AC.
7D (SUPER SILT FENCE): 0.58 AC

SEDIMENT CONTROL DRAINAGE AREA MAP

SCALE: 1"= 150'

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John R. Robertson 9/15/15
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIORNMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER/BUILDER — DATE 5/21/15

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Michael J. Troppen — ENGINEER'S SIGNATURE — DATE 5/21/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15
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, 2014*

*See Sheet 2 for phasing information and additional approvals required for Phases 3-7

SCALE: 1" = 30'

0' 15 30 60 120

FOR NOTES - SEE SHEET 27

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APP'R.

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PLOTTED: 5/31/2015 6:22 PM, LAST SAVED: 5/31/2015 10:26 AM, PLOTTED BY: Mike Troppen

DES. MJT DRN. WSJ CHK. MJT

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PREPARED FOR & DEVELOPER:
INNER ARBOR TRUST
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CENTURY PLAZA, SUITE 315
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ATTN: MICHAEL McCALL
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JOHN TROPPEN — No. 14931 — PROFESSIONAL ENGINEER

SEDIMENT CONTROL PLAN-MIDWEST

DOWNTOWN COLUMBIA

MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD

MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7

TOWN CENTER- SECTION 1 AREA 1
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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
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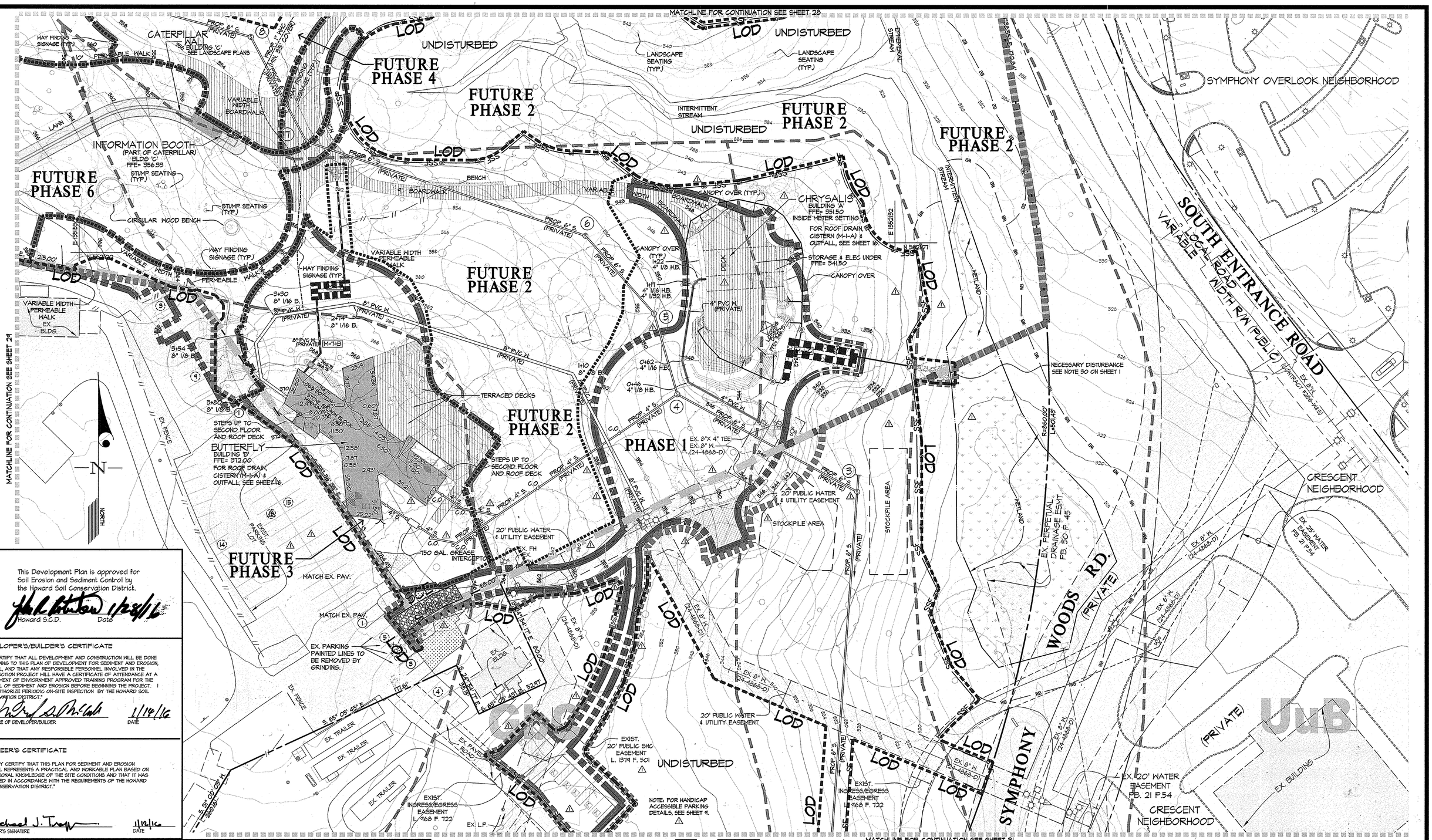
JUNE, 2015	36 - 01	29 OF 85

PDOX SHEET 13 OF 59

SDP 14-073



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Howard S.C.D. — Date 1/28/16

DEVELOPER'S/BUILDER'S CERTIFICATE

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SIGNATURE OF DEVELOPER/BUILDER — DATE 1/14/16

ENGINEER'S CERTIFICATE

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ENGINEER'S SIGNATURE — DATE 1/14/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for Phasing and Addl Approvals for Phase 3-7

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.
1/8/16	UPDATE CHRYSALIS BUILDING, WATERLINE, SEWER, SD, ADDED NEW HC PKING AND PATH	mjt	
	REMOVED TRAILER PARKING PADS.		

DES. MJT | DRN. WsJ | CHK. MJT

PREPARED FOR & DEVELOPER:
INNER ARBOR TRUST
10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA, SUITE 315
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ATTN: MICHAEL McCALL
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JAMES TRAPPEN — No. 14931 — REGISTERED PROFESSIONAL ENGINEER

REVISED

SEDIMENT CONTROL PLAN-MIDEAST
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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SCALE	ZONING	G. L. W. FILE No.
1"=30'	NT	13043
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PDOX SHEET 14 OF 59

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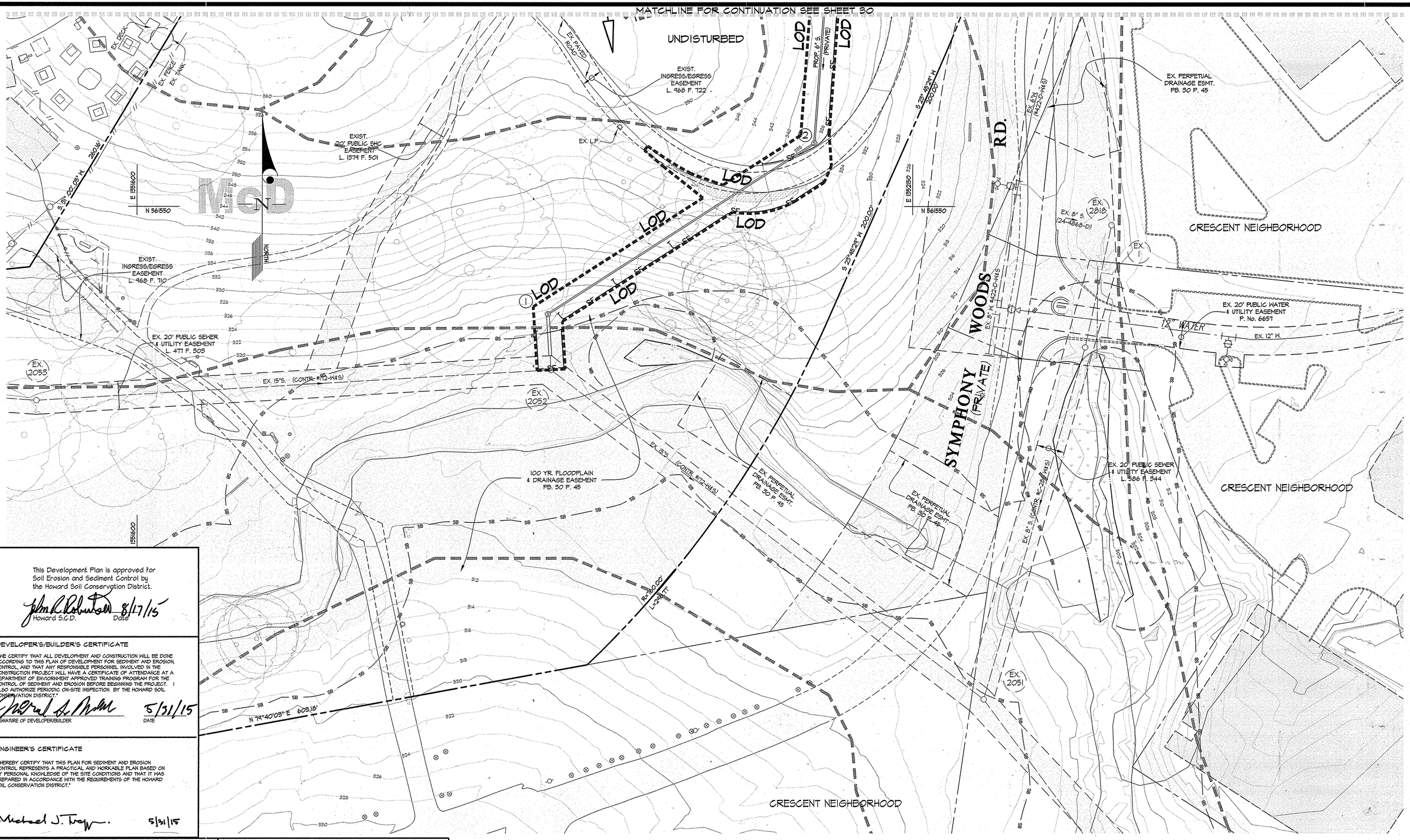
SDP 14-073



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

John R. Robertson 8/17/15
Howard S.C.D. Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIORNMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER/BUILDER — DATE 5/31/15

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Michael J. Trappen 5/31/15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014
See Sheet 2 for Phasing and additional approval requirements for Phases 3-7

SCALE: 1" = 30
0' 15 30 60 120

PDOX SHEET 14.1 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\Bound O's\SDP27-31-SC01.dwg, PLOTTED:5/31/2015 5:20 PM, LAST SAVED:5/31/2015 10:28 AM, PLOTTED BY: Mike Trappen

DATE	REVISION	BY	APP'R.

DES. MJT | DRN. WsJ | CHK. MJT

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. 14801
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JOHN TRAPPEN — No. 14801 — PROFESSIONAL ENGINEER

SEDIMENT CONTROL PLAN-SOUTHEAST
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	31 OF 85

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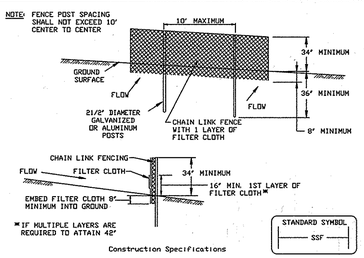
SDP 14-073

DETAIL 33 - SUPER SILT FENCE

NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' Fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

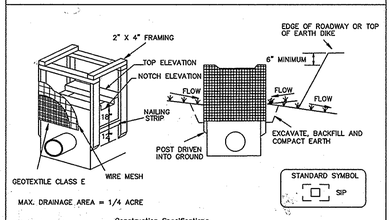
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23A - STANDARD INLET PROTECTION



Construction Specifications

1. Excavate completely around the inlet to a depth of 18" below the notch elevation.

2. Drive the 2" x 4" construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2" x 4" frame using the overlap joint shown on Detail 23A. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.

3. Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.

4. Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.

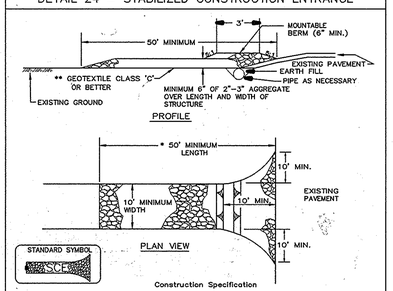
5. Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.

6. If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.

7. The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEDIMENT CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 313-1855

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7. Site Analysis:

Total Area of Site	:	18.33	Acres
Area Disturbed	:	△1 9.63	Acres
Area to be roofed or paved	:	△1 1.64	Acres
Area to be vegetatively stabilized	:	△1 7.99	Acres
Total Cut	:	3,700	Cu. Yds.
Total Fill	:	3,700	Cu. Yds.

Surplus cut to be disposed of on a site with an approved sediment control plan.

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

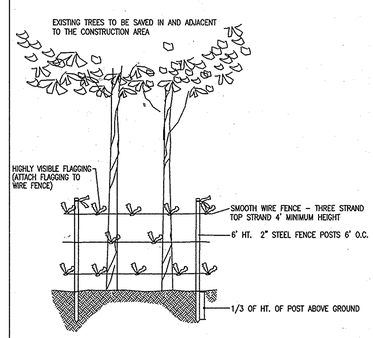
9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day whichever is shorter.

TREE PROTECTION FENCE

NOT TO SCALE



TREE PROTECTION FENCING

1. Tree protection device only.
2. Device must be maintained throughout construction.
3. Wire must be securely attached to posts.

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil consistence.

CONDITIONS WHERE PRACTICE APPLIES

I. This practice is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
   b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplied of moisture and plant nutrients.
   c. The original soil to be vegetated contains material toxic to plant growth.
   d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the respective soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil specifications - soil to be used as topsoil must meet the following:
   a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by a agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
   b. Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.
   c. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:
   a. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:
   a. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
      1. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
      2. Organic content of topsoil shall be not less than 1.5 percent by weight.
      3. Topsoil having soluble salt greater than 500 parts per mill shall not be used.
      4. No sod or seed shall be placed on soil which has been with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of photo-toxic materials.
   Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
   b. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

V. Topsoil Application
   a. When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
   b. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
   c. Topsoil shall be uniformly distributed in a 4" -8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoilling or other operations shall be corrected in order to prevent the formation of depressions or water
   d. Topsoil shall not be placed while the topsoil or subsoil is frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
   a. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
      1. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
      2. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate prior to use.
      3. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
   b. Composted sludge shall be amended with a potassium fertilizer applied at a rate of 4lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

DUST CONTROL

Definition

Controlling dust blowing and movement on construction sites and roads.

Purpose

To prevent blowing and movement of dust from exposes soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust blowing and movements where on and off-site damage is likely without treatment.

Specifications

Temporary Methods

1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
2. Vegetative Cover - See standards for temporary vegetative cover.
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaces about 12" apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
5. Barriers - Solid board fences, silt fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods

1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
2. Topsoiling - Covering with less erosive soil materials. See standards for topsoiling.
3. Stone - Cover surface with crushed stone or coarse gravel.

SEQUENCE OF CONSTRUCTION

1. Arrange pre-construction meeting with the Sediment Control Inspector and obtain the Grading Permit. 1 DAY
2. Install stabilize construction entrance, super silt fence & tree protection fence. 1 DAY
3. Fine grade site. 3 WEEKS
4. Begin building construction. 1 WEEK
5. Stabilize the building area with the finished floor slab. 2 MONTHS
6. Install remaining utilities and sidewalks. Stabilize remaining areas with grass seed and mulch. 2 MONTHS.
7. When all areas drain to the sediment controls have been stabilized and permission has been granted by the Sediment Control Inspector, remove those sediment controls Stabilize the remaining areas with landscaping, seed and mulch. 1 WEEK
8. Finish building construction. Remove any remaining sediment controls and stabilize. 1 WEEK

SITE ANALYSIS DATA: PHASE 1

1. AREA DISTURBED: 2.10 ACRES
2. AREA TO BE ROOFED OR PAVED: 0.38 ACRES
3. AREA TO BE VEGETATIVELY STABILIZED: 1.72 ACRES

SITE ANALYSIS DATA: PHASE 2

1. AREA DISTURBED: 1.57 ACRES
2. AREA TO BE ROOFED OR PAVED: 0.00 ACRES
3. AREA TO BE VEGETATIVELY STABILIZED: 1.57 ACRES

SITE ANALYSIS DATA: PHASE 3

1. AREA DISTURBED: 0.65ACRES
2. AREA TO BE ROOFED OR PAVED: 0.13 ACRES
3. AREA TO BE VEGETATIVELY STABILIZED: 0.52 ACRES

SITE ANALYSIS DATA: PHASE 4

1. AREA DISTURBED: 1.25 ACRES
2. AREA TO BE ROOFED OR PAVED: 0.27 ACRES
3. AREA TO BE VEGETATIVELY STABILIZED: 0.98 ACRES

SITE ANALYSIS DATA: PHASE 5

1. AREA DISTURBED: 0.81 ACRES
2. AREA TO BE ROOFED OR PAVED: 0.00 ACRES
3. AREA TO BE VEGETATIVELY STABILIZED: 0.81 ACRES

SITE ANALYSIS DATA: PHASE 6

1. AREA DISTURBED: 1.94 ACRES
2. AREA TO BE ROOFED OR PAVED: 0.20 ACRES
3. AREA TO BE VEGETATIVELY STABILIZED: 1.74 ACRES

SITE ANALYSIS DATA: PHASE 7

1. AREA DISTURBED: 1.17 ACRES
2. AREA TO BE ROOFED OR PAVED: 0.56 ACRES
3. AREA TO BE VEGETATIVELY STABILIZED: 0.61 ACRES

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Howard S.C.D. Date 1/26/16

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIORNMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF DEVELOPER/BUILDER Date 1/14/16

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ENGINEER'S SIGNATURE Date 1/12/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for phasing & add'l approvals for Ph's 3-7

GLW GUTSCHICK LITTLE & WEBER, P.A.
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3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
1/4/16	UPDATE SITE ANALYSIS △1	mjt	

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\13043-SDP32-SEC-NOTES.dwg | DES. WSJ | DRN. WSJ | CHK. XXX

PLOTTED: 1/12/2016 8:49 AM, LAST SAVED: 1/4/2016 8:34 AM, PLOTTED BY: Mike Troppan

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PREPARED FOR & DEVELOPER:
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COLUMBIA, MD 21044
ATTN: MICHAEL McCALL
410-740-0029

PROFESSIONAL CERTIFICATION

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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND · MICHAEL JAMES TROPPAN · No. 14931 · REGISTERED PROFESSIONAL ENGINEER

REVISED

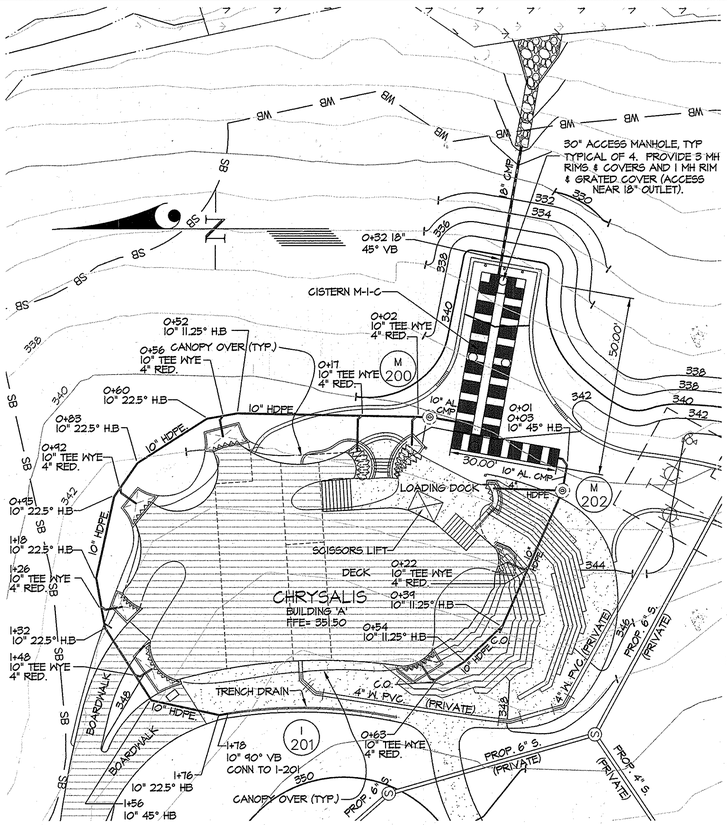
SEDIMENT CONTROL NOTES AND DETAILS

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 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
JAN., 2016	36 - 01	32 OF 85

PDOX SHEET 15 OF 59

SDP 14-073

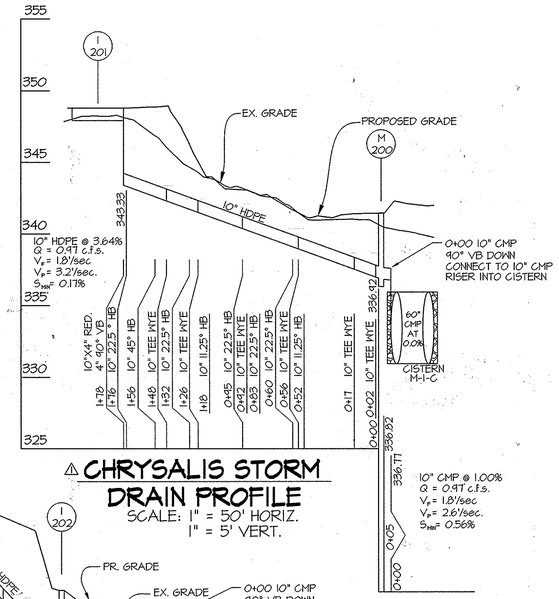


⚠ PARTIAL PLAN - CISTERN M-1-C ENLARGEMENT

SCALE: 1"=20'

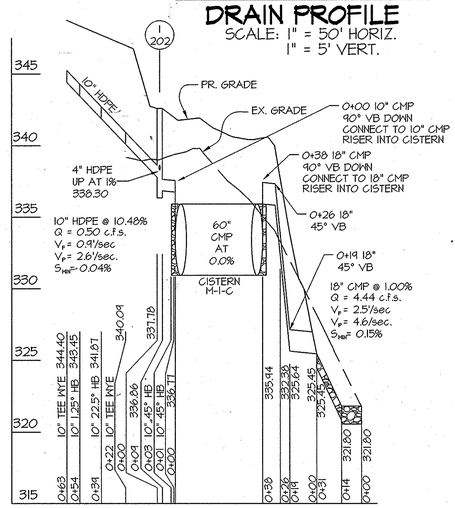
NOTES:

1. FOR MORE INFORMATION SEE ESD DRAINAGE AREA MAP, SHEET 37.
2. MINIMUM STORAGE VOLUME FOR M-1-C IS 2,485 CUBIC FEET.
3. ALL PIPE FOR M-1-C SHALL BE 12 GAUGE ALUMINIZED CORRUGATED METAL PIPE.
4. ALL PIPE CONNECTING TO M-1-C SHALL BE ALUMINIZED CORRUGATED METAL PIPE.
5. PIPE CONNECTING BASINS AT THE CHRYSALIS LEGS SHALL BE HDPE. LATERALS FROM THE ROOF DRAIN MANIFOLD TO THE BASINS SHALL BE 4" HDPE PIPE WITH A 4" 90° VERTICAL BEND UP TO A 4" X 8" INLINE DRAIN ADAPTER WITH AN 8" DOMED GRATE.
6. CISTERN RAIN WATER SHALL BE REUSED FOR IRRIGATION OF LAWN AREAS, PLANTING BEDS, REHYDRATION OF ENVIRONMENTAL WETLAND AREAS AND SIMILAR PERVIOUS AREAS THAT WILL PROMOTE INFILTRATION INTO THE GROUND. THE CISTERN SHALL BE EMPTIED BETWEEN RAIN EVENTS AS MUCH AS PRACTICABLE. IRRIGATION SHALL BE PERFORMED BY USE OF A PORTABLE SUMP PUMP INSERTED INTO THE CISTERN THROUGH ONE OF THE ACCESS MANHOLES AND ATTACHED TO A HOSE NETWORK CONNECTING PORTABLE SPRINKLER(S) OR A SIMILAR DISTRIBUTION SYSTEM.



⚠ CHRYSALIS STORM DRAIN PROFILE

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



CHRYSALIS STORM DRAIN PROFILE

⚠ SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

⚠ S.D. PIPE SUMMARY TABLE
PRIVATELY OWNED AND MAINTAINED

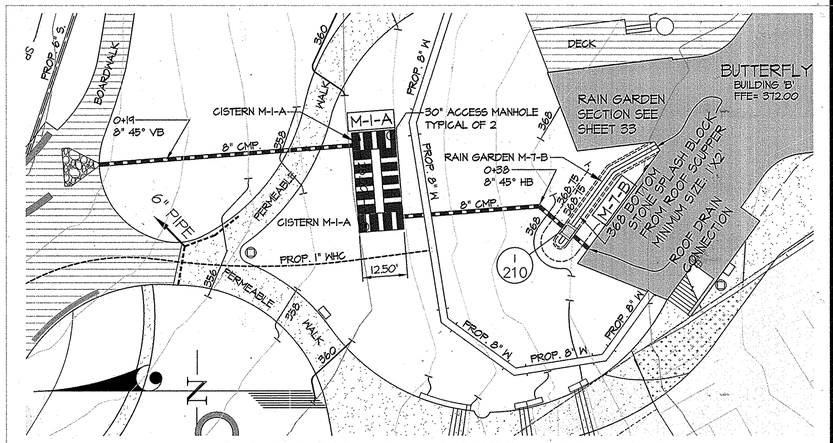
SIZE (in.)	TYPE	QUANTITY (L.F.)	REMARKS
10"	HDPE	241	
8"	CMP	77	
10"	CMP	14	
15"	CMP	32	
18"	CMP	38	

⚠ S.D. PIPE FITTING TABLE
PRIVATELY OWNED AND MAINTAINED

SIZE (in.)	TYPE	QUANTITY	REMARKS
8"	45° HORIZ. BEND	1	CMP
8"	45° VERT. BEND	1	CMP
18"	45° VERT. BEND	1	CMP

⚠ S.D. STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION UPPER	TOP ELEVATION LOWER	INVERT ELEVATION UPPER	INVERT ELEVATION LOWER	STANDARD DETAIL	NOTES	LOCATION	OWNERSHIP & MAINTENANCE
I-200	MANHOLE	4'-0"	341.82	----	336.92	336.82	HO. CO. 6. 5.12		SEE PLAN	PRIVATE
I-201	TRENCH DRAIN	----	348.80	----	348.16	347.93	HO. CO. D. 4.22	14-1 M & 1-105 M KLASSIC DRAIN GLOT	SEE PLAN	PRIVATE
I-201A	MANHOLE	4'-0"	342.60	----	336.66	336.31	HO. CO. 6. 5.12		SEE PLAN	PRIVATE



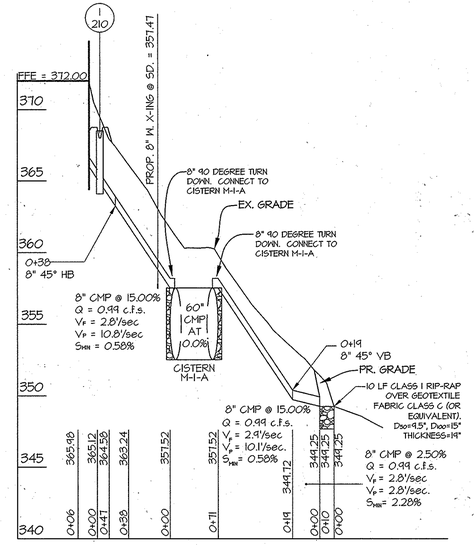
PARTIAL PLAN - CISTERN M-1-A & RAIN GARDEN M-7-B ENLARGEMENT

SCALE: 1"=20'

FOR M-7-B RAIN GARDEN SECTION, SEE SHEET 34

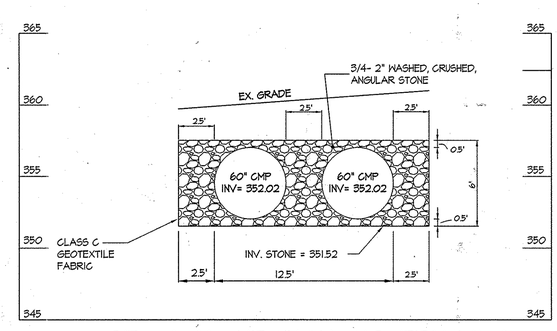
NOTES:

1. FOR MORE INFORMATION SEE ESD DRAINAGE AREA MAP SHEET 37.
2. MINIMUM STORAGE VOLUME FOR M1-A IS 1673 CUBIC FEET.
3. ALL PIPE TO BE 12 GAUGE ALUMINIZED CORRUGATED METAL PIPE.



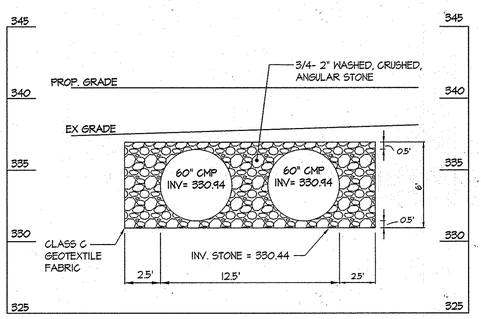
BUTTERFLY STORM DRAIN PROFILE

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



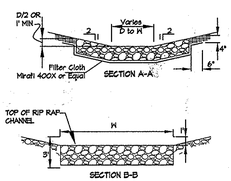
SECTION THROUGH CISTERN MI-A

SCALE: 1"=5'



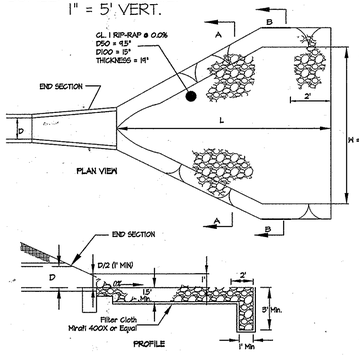
⚠ SECTION THROUGH CISTERN M-1-C

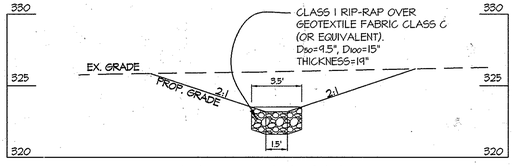
SCALE: 1"=5'



OUTLET DETAIL

SCALE: NTS





M-1-C OUTFALL SECTION THROUGH RIP RAP CHANNEL

SCALE: 1"=5'

FOR CHRYSALIS (BUILDING A) INLET DETAILS SEE SHEET 9

FOR RAIN GARDEN M-7-A PLAN AND ELEVATIONS, SEE SHEET 5. FOR RAIN GARDEN M-7-A &B SECTION SEE SHEET 34.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2-11-16
Chief, Division of Land Development — Date 2-11-16
Chief, Development Engineering Division — Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for phasing & Add'l Approvals for Ph 3-7

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	DRN.	CHK.

DATE	REVISION	BY	APP'R.
1/4/16	UPDATE CHRYSALIS BUILDING, WATERLINE, SEWER, SD, CISTERN & PROFILES ⚠	mjt	

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

STATE OF MARYLAND — MICHAEL JAMES TROPPEN — No. 14931 — REGISTERED PROFESSIONAL ENGINEER

REVISED

CISTERN ENLARGEMENT PLAN, DETAILS AND SCHEDULES

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
JAN., 2016	36 – 01	33 OF 85

PDOX SHEET 16 OF 59

SDP 14-073

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\13043-SDP33-CISTERN.dwg, PLOTTED: 1/12/2016 9:59 AM, LAST SAVED: 1/5/2016 8:37 AM, PLOTTED BY: Mike Troppen

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B.4.B Specifications for Permeable Pavements

These specifications include information on acceptable materials for typical applications and are not exclusive or limiting. The designer is responsible for developing detailed specifications for individual projects and specific conditions.

1. Pervious Concrete Specifications

Design Thickness - Pervious concrete applications shall be designed so that the thickness of the concrete slab shall support the traffic and vehicle types that will be carried. Applications may be designed using either standard pavement procedures (e.g., AASHTO, ACI 325.9R, ACI 330R) or using structural values derived from flexible pavement design procedures.

Mix & Installation - Traditional Portland cements (ASTM C 150, C 1157) may be used in pervious concrete applications. Phosphorus admixtures may also be used. Materials should be tested (e.g., trial batching) prior to construction so that critical properties (e.g., settling time, rate of strength development, porosity, permeability) can be determined.

Aggregate - Pervious concrete contains a limited fine aggregate content. Commonly used gradations include ASTM C 33 No. 67 (¾ in. to No. 4), No. 8 (⅜ in. to No. 16) and No. 89 (⅜ in. to No. 50) sieves. Single-sized aggregate (up to 1 inch) may also be used.

Water Content - Water-to-cement ratios between 0.27 and 0.30 are used routinely with proper inclusion of chemical admixtures. Water quality should meet ACI 30a. As a general rule, potable water should be used although recycled concrete production water meetingASTM C 94 or AASHTO M 157 may also be used.

Admixtures - Chemical admixtures (e.g., retarders or hydration-stabilizers) are used to obtain special properties in pervious concrete. Use of admixtures should meet ASTM C 494 (chemical admixtures) and ASTM C 260 (air entraining admixtures) and closely follow manufacturer's recommendations.

Base Course - The base course shall be AASHTO No. 3 or 4 course aggregate with an assumed open pore space of 30% (n = 0.30).

2. Permeable Interlocking Concrete Pavements (PICP)

Paver Blocks - Blocks should be either 3⅛ in. or 4 in. thick, and meet ASTM C 936 or CSA A231.2 requirements. Applications should have 20% or more (40% preferred) of the surface area open. Installation should follow manufacturer's instructions, except that infill and base course materials and dimensions specified in this Appendix shall be followed.
Infill Materials and Leveling Course - Openings shall be filled with ASTM C-33 graded sand or sandy loam. PICP blocks shall be placed on a one-inch thick leveling course of ASTM C-33 sand.

Base Course - The base course shall be AASHTO No. 3 or 4 course aggregate with an assumed open pore space of 30% (n = 0.30).
Reinforced Turf

Reinforced Grass Pavement (RGP) - Whether used with grass or gravel, the RGP thickness shall be at least 1 ¾" thick with a load capacity capable of supporting the traffic and vehicle types that will be carried.

OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED
PERMEABLE PAVEMENT (A-2)

a. The Owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and ensure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing or compressed air units should not be used to perform surface cleaning.

b. The Owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.

c. The Owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.

d. The Owner shall ensure snow plowing is performed carefully with blades set one inch above the surface. Plowed snow piles and snowmelt should not be directed to permeable pavement.

OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED
DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

a. Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The Owner shall ensure the areas receiving runoff are protected from future compaction or development of impervious area. In commercial areas, foot traffic should be discouraged as well.

OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED
Rainwater Harvesting (M-1)

a. The Owner shall inspect and maintain cisterns as needed or at a minimum on a semi-annual basis.
b. The Owner shall verify integrity of inlets draining to cisterns and clean and remove any debris on a monthly basis.
c. The Owner shall replace damaged components as needed.
d. The Owner shall reuse the rainwater to irrigate lawn and landscape areas with the use of portable pumps, hoses and sprinklers on an as needed basis.

OPERATION AND MAINTENANCE SCHEDULE FOR
RAIN GARDENS (M-7)

a. The Owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.

b. The Owner shall perform a plant in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.

c. The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.

d. The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm..

B.4.C Specifications for Rain Gardens

1. Material Specifications

The allowable materials to be used in these practices are detailed in Table B.4.1.

2. Filtering Media or Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and
compost (35% to 40%)
or sandy loam (30%),
coarse sand (30%),
and compost (40%).
Clay Content - Media shall have a clay content of less than 5%.
pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material

Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.

5. Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains

Underdrains should meet the following criteria:

Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
Perforations - If perforated pipe is used, perforations should be ⅜" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (No. 4 or 4x4) galvanized hardware cloth.
Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
The main collector pipe shall be at a minimum 0.5% slope.

A rigid, non-perforated observation well must be provided (one per every 1,0000 square feet) to provide a clean-out port and monitor performance of the filter.

A 4" layer of pea gravel (⅛" to ⅜" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous

These practices may not be constructed until all contributing drainage area has been stabilized

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration-

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 – 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8 TO	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8 to 3/4") "	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with ¼-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f'c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

APPENDIX B.1.1. – SUPPLEMENTAL POND SPECIFICATIONS (NON-378)

SUPPLEMENTAL STORMWATER PONDS AND WETLAND SPECIFICATIONS (NON-378)

THESE NOTES AND SPECIFICATIONS ARE IN ADDITION TO THE MD-378 SPECIFICATIONS. IF THERE IS ANY QUESTIONS AS TO THE APPLICABILITY, THE MD-378 SPECIFICATIONS SUPERCEDE.

1. IT IS PREFERRED TO USE THE SAME MATERIAL IN THE EMBANKMENT AS IS BEING INSTALLED FOR THE CORE TRENCH. IF THIS IS NOT POSSIBLE BECAUSE THE APPROPRIATE MATERIAL IS NOT AVAILABLE, A DAM CORE WITH A SHALL MAY BE USED. THE CROSS-SECTION OF THE STORMWATER FACILITY SHOULD SHOW THE LIMITS OF THE DAM CORE (UP TO 10-YEAR WATER SURFACE ELEVATION) AS WELL AS THE ACCEPTABLE MATERIALS FOR THE SHELL. THE SHAPE OF THE DAM CORE AND THE MATERIAL TO BE USED IN THE SHELL SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER.

2. IF THE COMPACTION TESTS FOR THE SITE IMPROVEMENTS IS USING MODIFIED PROCTOR (AASHTO T-180), THEN TO MAINTAIN ON-SITE CONSISTENCY, THE MODIFIED PROCTOR MAY BE USED IN LIEU OF A STANDARD PROCTOR (AASHTO T-99). THE MINIMUM DENSITY USING THE MODIFIED PROCTOR TEST METHOD SHALL BE AT LEAST 92% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT OF ±2% OF THE OPTIMUM. THE MINIMUM REQUIRED DENSITY USING THE STANDARD PROCTOR TEST METHOD SHALL BE AT LEAST 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT OF ±2% OF THE OPTIMUM.

3. FOR ALL STORMWATER MANAGEMENT FACILITIES, A GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE MUST BE PRESENT TO VERIFY COMPACTION IN ACCORDANCE WITH THE SELECTED TEST METHOD. THIS INFORMATION NEEDS TO BE PROVIDED IN A REPORT TO THE DESIGN ENGINEER, SO THAT CERTIFICATION OF THE CONSTRUCTION OF THE FACILITY, IN ACCORDANCE WITH MD-378 SPECIFICATIONS, CAN BE MADE.

4. A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS OF THE DAM EMBANKMENT. SEEDING, LIMING, FERTILIZING, MULCHING, ETC. SHALL BE IN ACCORDANCE WITH MARYLAND SOIL CONSERVATION SERVICE MD-342 OR THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PERMANENT SEEDING, SECTION IN CHAPTER 20. THE PURPOSE OF THE TOPSOIL IS TO ESTABLISH A GOOD GROWTH OF GRASS, WHICH IS NOT ALWAYS POSSIBLE WITH SOME OF THE MATERIALS THAT MAY BE PLACED FOR THE EMBANKMENT FILL.

5. GEOTEXTILE PLACED BENEATH RIP-RAP SHALL BE CLASS "C" GEOTEXTILE OR BETTER (SEE SECTION 24.0, MATERIAL SPECIFICATIONS, 1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (MDE, 1994). SOME ACCEPTABLE GEOTEXTILES THAT MEET THE CLASS "C" CRITERIA INCLUDE.

AMOCO 4552 — CARTHAGE FX-70S
GEOLON N70 — MIRAFI 180-N
WEBTEC N07

THIS IS ONLY A PARTIAL LISTING OF AVAILABLE GEOTEXTILES BASED ON INFORMATION PROVIDED BY THE MANUFACTURES OF THE 1997 SPECIFIER'S GUIDE DATED DECEMBER 1996. IT IS THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE ADEQUACY OF THE MATERIAL, AS THERE ARE CHANGES IN THE MANUFACTURING PROCESS AND THE TYPE OF FABRIC USED, WHICH MAY AFFECT THE CONTINUED ACCEPTANCE.

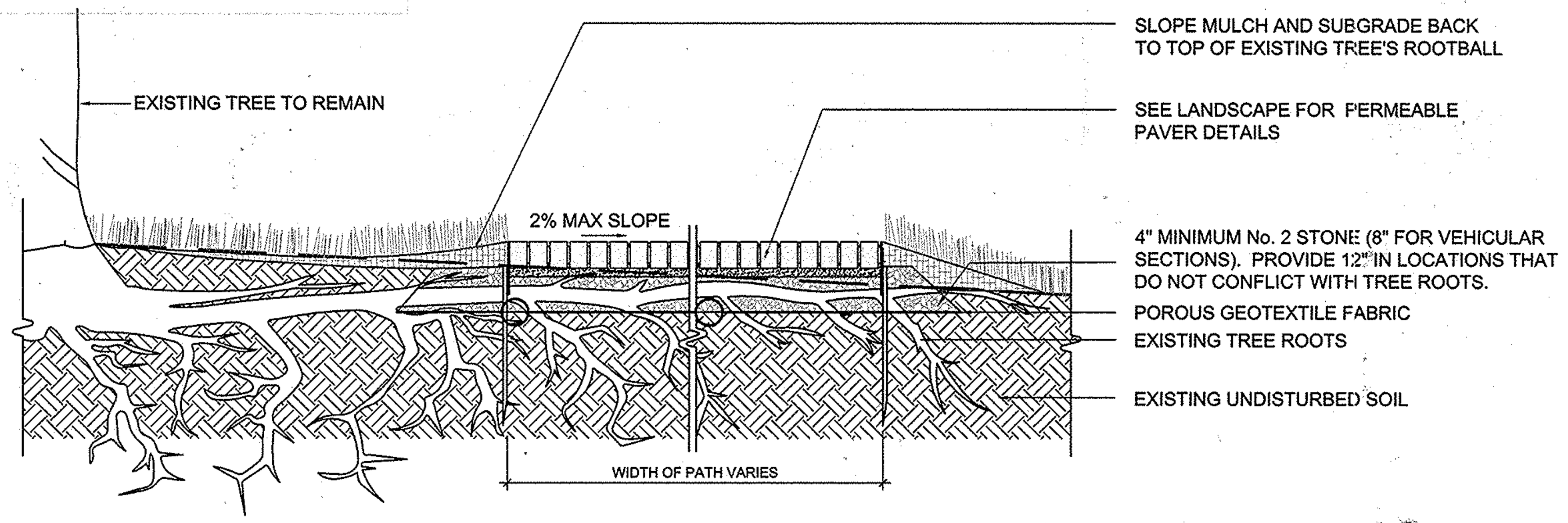
6. A RULE OF THUMB TO DETERMINE WHEN AN EXCAVATED POND MAY NEED TO BE CONSIDERED AN EMBANKMENT POND IS AS FOLLOWS:
PROVIDE CALCULATION OF 10H + 20 FEET = L, WHERE H HEIGHT FROM POND BOTTOM TO TOP OF DAM. IF THE PROJECTION OF L, DOWNSTREAM IS A HORIZONTAL LINE FROM THE UPSTREAM TOE OF SLOPE IS BELOW EXISTING GROUND, THE POND CAN BE CONSIDERED AN EXCAVATED POND. IN ADDITION, THE EXISTING GROUND SLOPE, DOWNSTREAM OF THE TOE, MUST BE LESS THAN 10%.

7. THE DESIGN ENGINEER AND GEOTECHINCAL ENGINEER SHOULD MAKE THE DETERMINATION THAT THE SETTLEMENT OF THE POND WILL NOT CAUSE EXCESSIVE JOINT EXTENSION. FOR FURTHER INFORMATION ON JOINT ANALYSIS, SEE NRCE PUBLICATION TR-18.

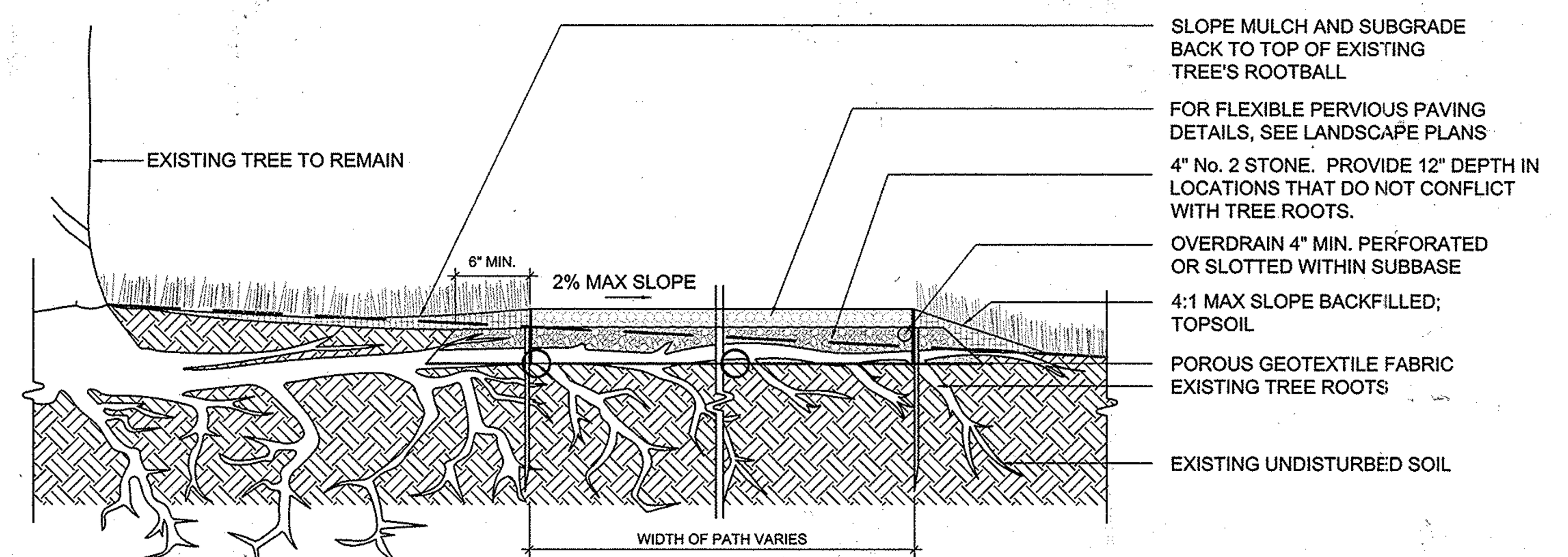
8. FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8-INCH. EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE EMBANKMENT.

9. THE EMBANKMENT FILL SHALL NOT BE PLACED HIGHER THAN THE CENTERLINE OF THE PRINCIPAL SPILLWAY UNTIL AFTER THE PRINCIPAL SPILLWAY HAS BEEN INSTALLED. IF THE EMBANKMENT NEEDS TO BE EXCAVATED TO INSTALL THE PRINCIPAL SPILLWAY, THE SIDE SLOPE SHALL BE NO LESS THAN 2:1

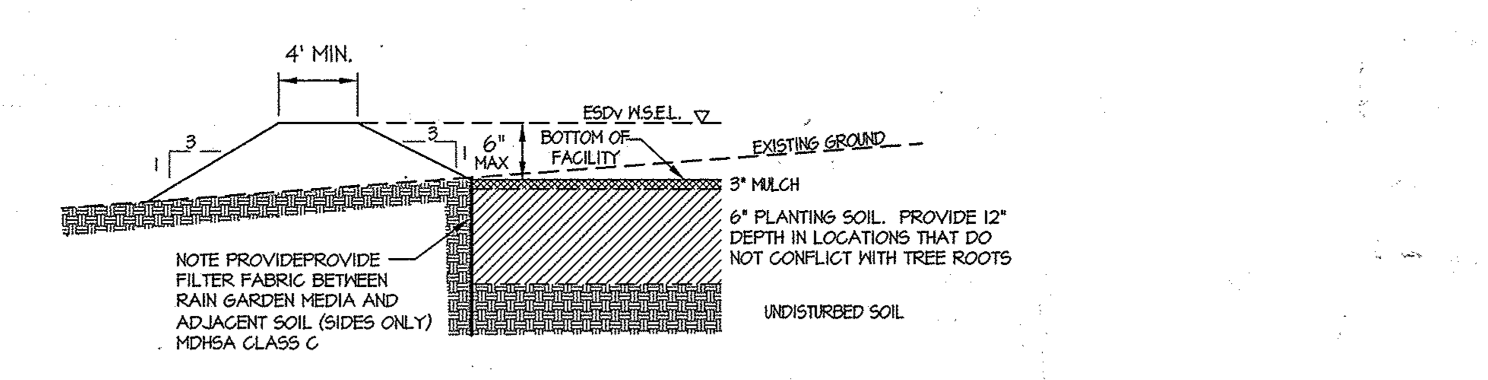
10. THE SIDE SLOPES OF A CUT TO REPAIR A DAM, INSTALL A PRINCIPAL SPILLWAY FOR AN EXCAVATED POND, OR OTHER REPAIR WORK, SHALL BE NO LESS THAN 2:1.



PERMEABLE PAVEMENT (A-2)-PAVER TYPICAL DETAIL
NTS



PERMEABLE PAVEMENT-FLEXIBLE PAVING TYPICAL DETAIL
NTS



RAIN GARDEN SECTION
N.T.S.

FOR PLAN VIEW AND ELEVATIONS OF RAIN GARDEN M-7-A SEE SHEET 5.
FOR PLAN VIEW AND ELEVATIONS FOR RAINGARDEN M-7-B SEE SHEETS 6 AND 33

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

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: ~~November 20, 2014~~ *
~~* See Sheet 2 for Phasing and additional approvals required for Phases 3-7~~

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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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. 14931, EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JAMES TRAPPEN — No. 14931 — REGISTERED PROFESSIONAL ENGINEER

ESD NOTES, MAINTENANCE SCHEDULES AND 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 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

PDOX SHEET 17 OF 59

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	34 OF 85

SDP 14-073

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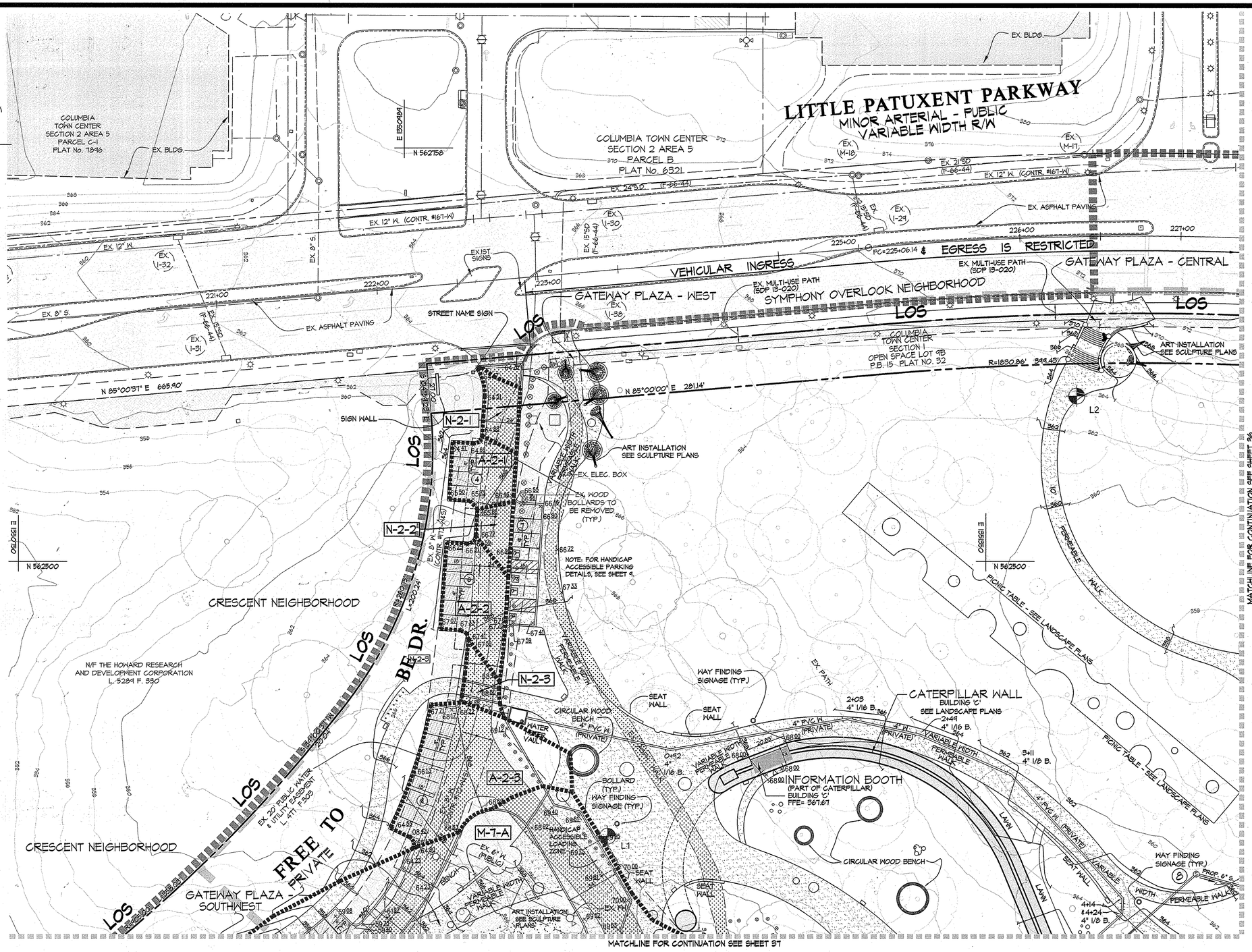
DRAINAGE AREA SUMMARY TABLE		
Practice No.	Area (Ac.)	% Impv.
N-2 1	0.016	100
N-2 2	0.021	100
N-2 3	0.016	100
A-2 1	0.019	100
A-2 2	0.033	100
A-2 3	0.076	100
M-1 A	0.130	100
M-1 C	1.189	22
M-7 A	1.643	23



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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 Sheet 2 for Phasing and additional approvals required for Phases 3-7

SCALE: 1" = 30
0' 15 30 60 120

ADDITIONAL REVIEW IS REQUIRED PRIOR TO THE APPROVAL OF THE STORMWATER FOR PHASE 7

PDOX SHEET 18 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
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BURTONSVILLE, MARYLAND 20866
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DES. MJT	DRN. WSJ	CHK. MJT

DATE	REVISION	BY	APP'R.

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

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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JAMES SCHUCK No. 14931 REGISTERED PROFESSIONAL ENGINEER

ESD DRAINAGE AREA MAP-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 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	35 OF 85

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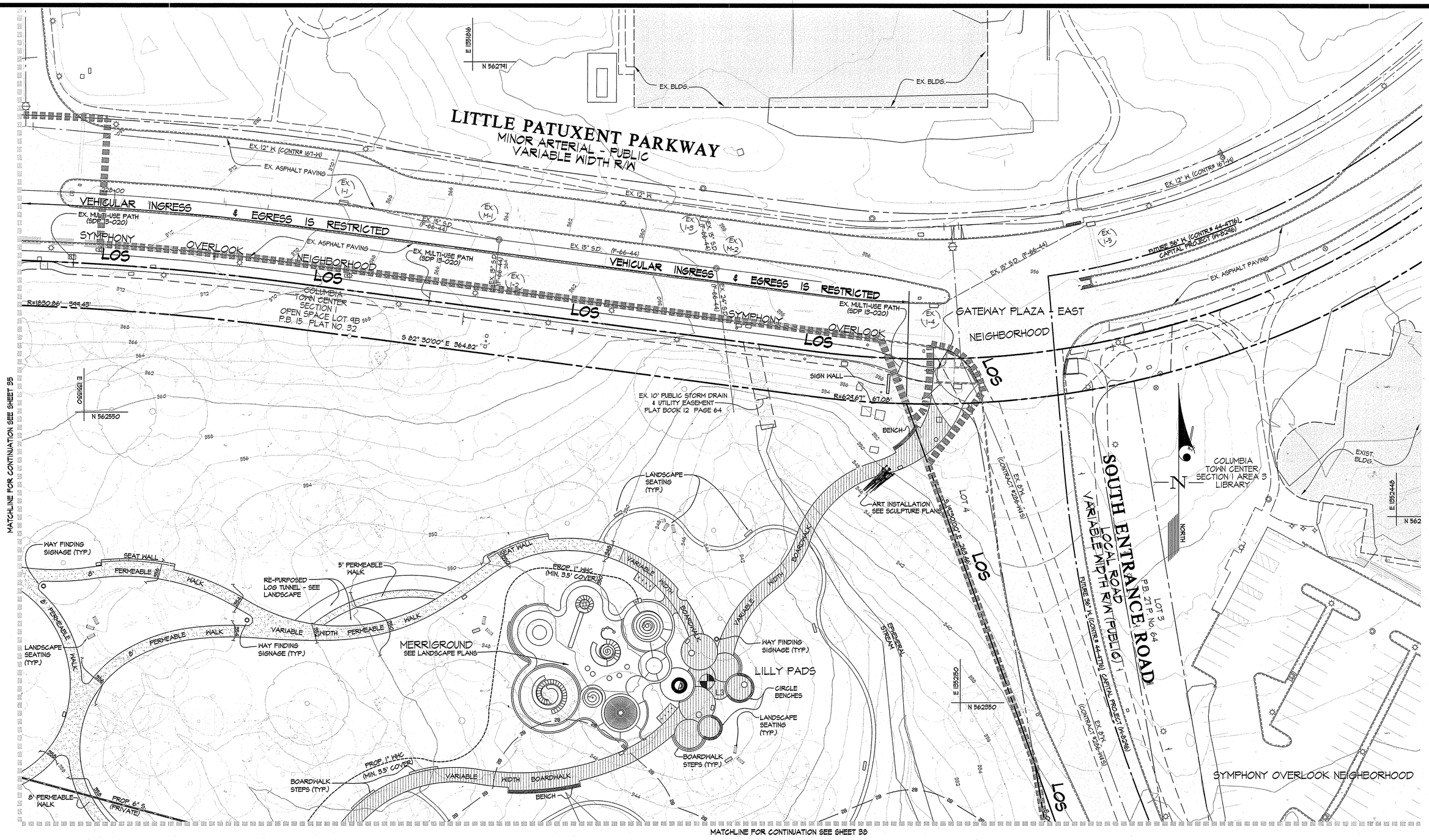

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*See Sheet 2 for Phasing and additional required approvals for Phases 3-7

SCALE: 1" = 30
0' 15 30 60 120

PDOX SHEET 19 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. MJT | DRN. WSJ | CHK. MJT

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
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JOHN TROPPEN No. 14931 REGISTERED PROFESSIONAL ENGINEER

ESD DRAINAGE AREA MAP-NORTHEAST
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
TOWN CENTER- SECTION I AREA 1
PART OF OPEN SPACE LOT 23-PLAT NO. 13535 &
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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	36 OF 85

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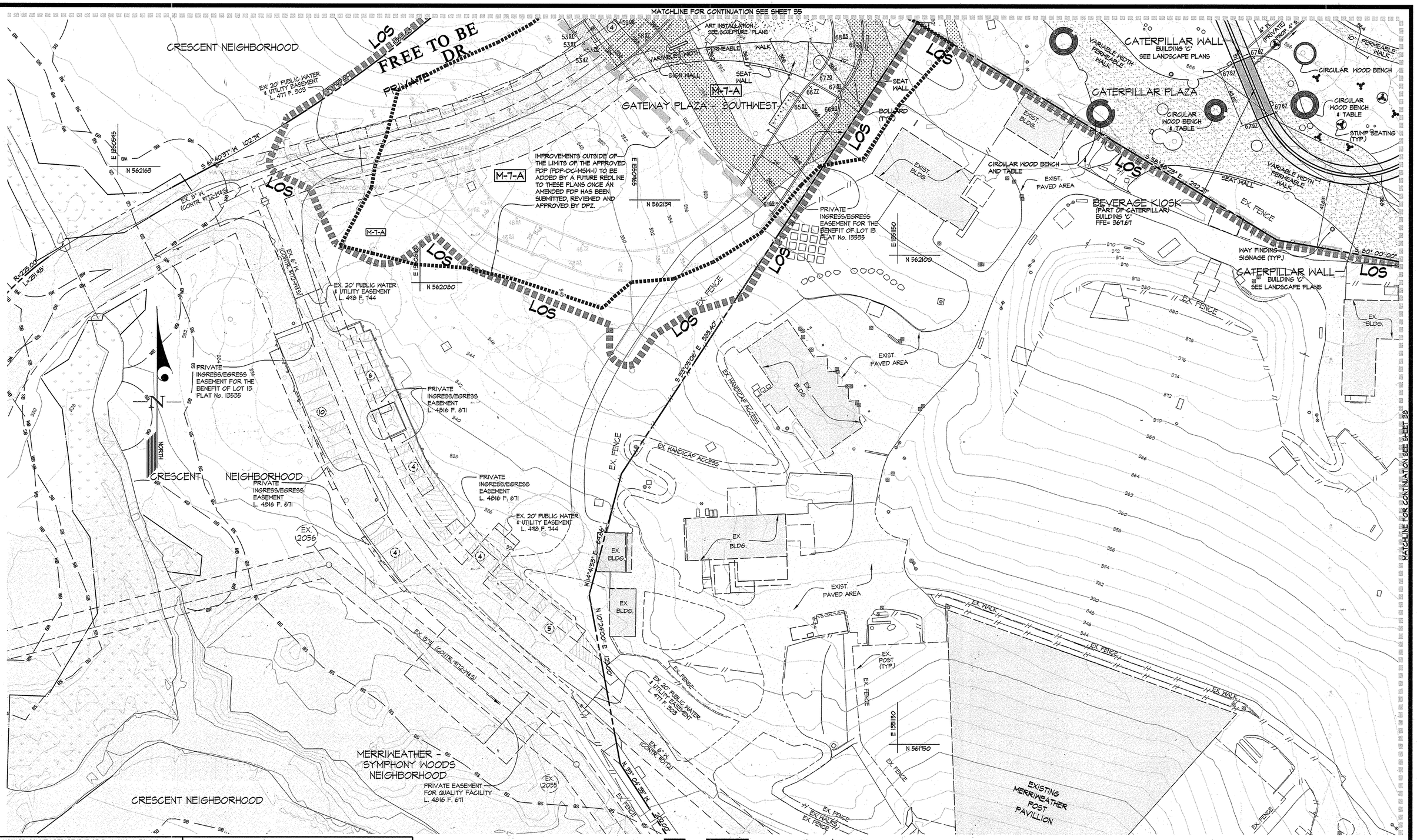

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
* See Sheet 2 for finding and additional approvals required for Phases 2-7

NOTE: FOR DRAINAGE AREA SUMMARY TABLE SEE SHEET 35

SCALE: 1" = 30
0' 15 30 60 120

ADDITIONAL REVIEW IS REQUIRED PRIOR TO THE APPROVAL OF THE STORMWATER FOR PHASE 7

PDOX SHEET 20 OF 59

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
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DES. MJT	DRN. WSJ	CHK. MJT

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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND MICHAEL JAMES SCHUCK No. 14931 REGISTERED PROFESSIONAL ENGINEER

DRAINAGE AREA MAP-MIDWEST
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	37 OF 85

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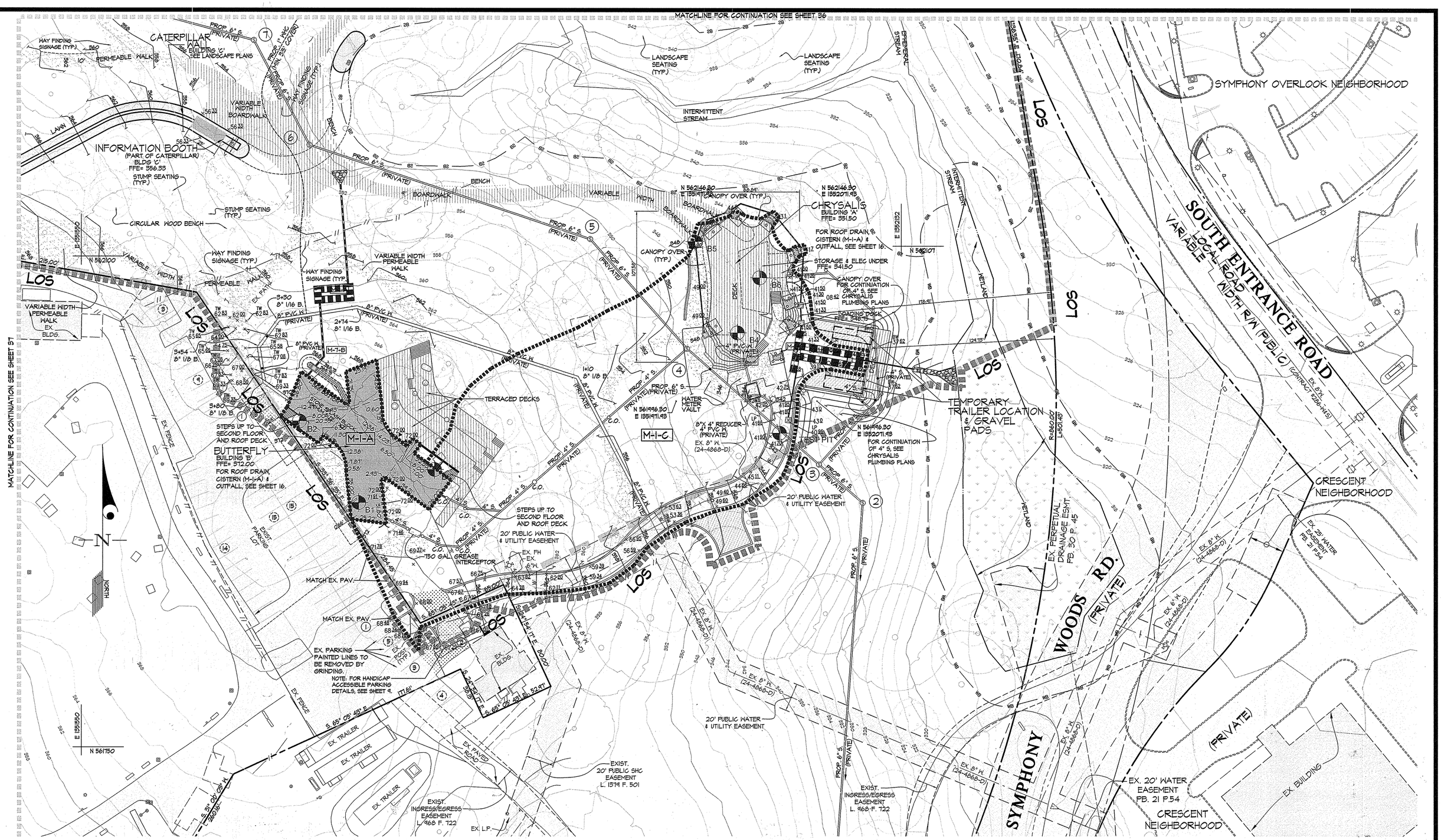

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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 Sheet 2 for Planning and add'l approvals required for Phases 3-7

NOTE: FOR DRAINAGE AREA SUMMARY TABLE SEE SHEET 35

SCALE: 1" = 30
0' 15 30 60 120

PDOX SHEET 21 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER — 14931

ESD DRAINAGE AREA MAP-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. 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	38 OF 85

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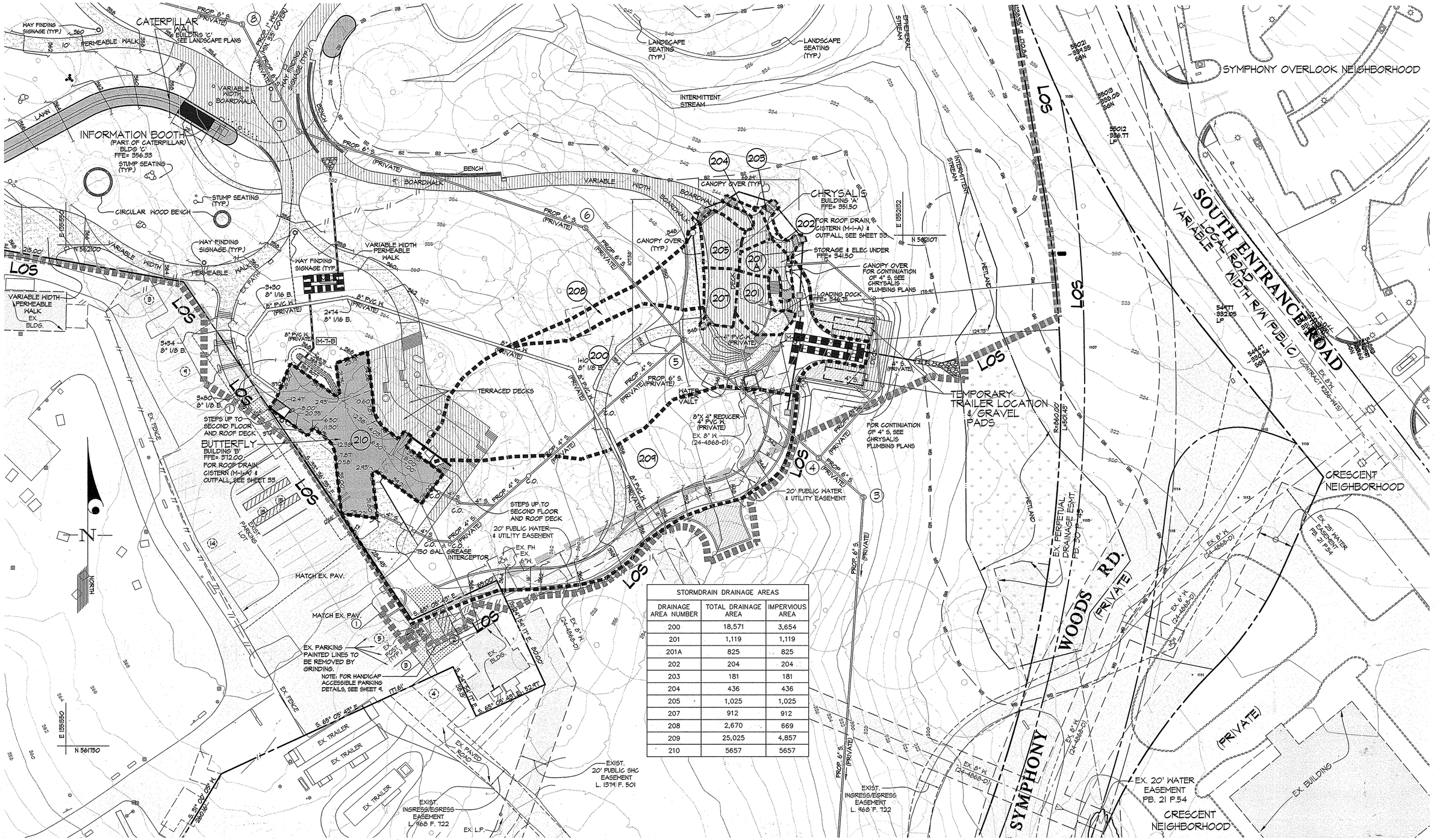

STORMDRAIN DRAINAGE AREAS		
DRAINAGE AREA NUMBER	TOTAL DRAINAGE AREA	IMPERVIOUS AREA
200	18,571	3,654
201	1,119	1,119
201A	825	825
202	204	204
203	181	181
204	436	436
205	1,025	1,025
207	912	912
208	2,670	669
209	25,025	4,857
210	5657	5657

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15

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 30, 2017*
* See Sh. 2 for Phasing and add'l required approvals for Phs 3-7

SCALE: 1" = 30

0' 15 30 60 120

PDOX SHEET21.1 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — STEVEN M. TRAPPEN — No. 14931 — REGISTERED PROFESSIONAL ENGINEER

STORMDRAIN DRAINAGE AREA MAP-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. 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
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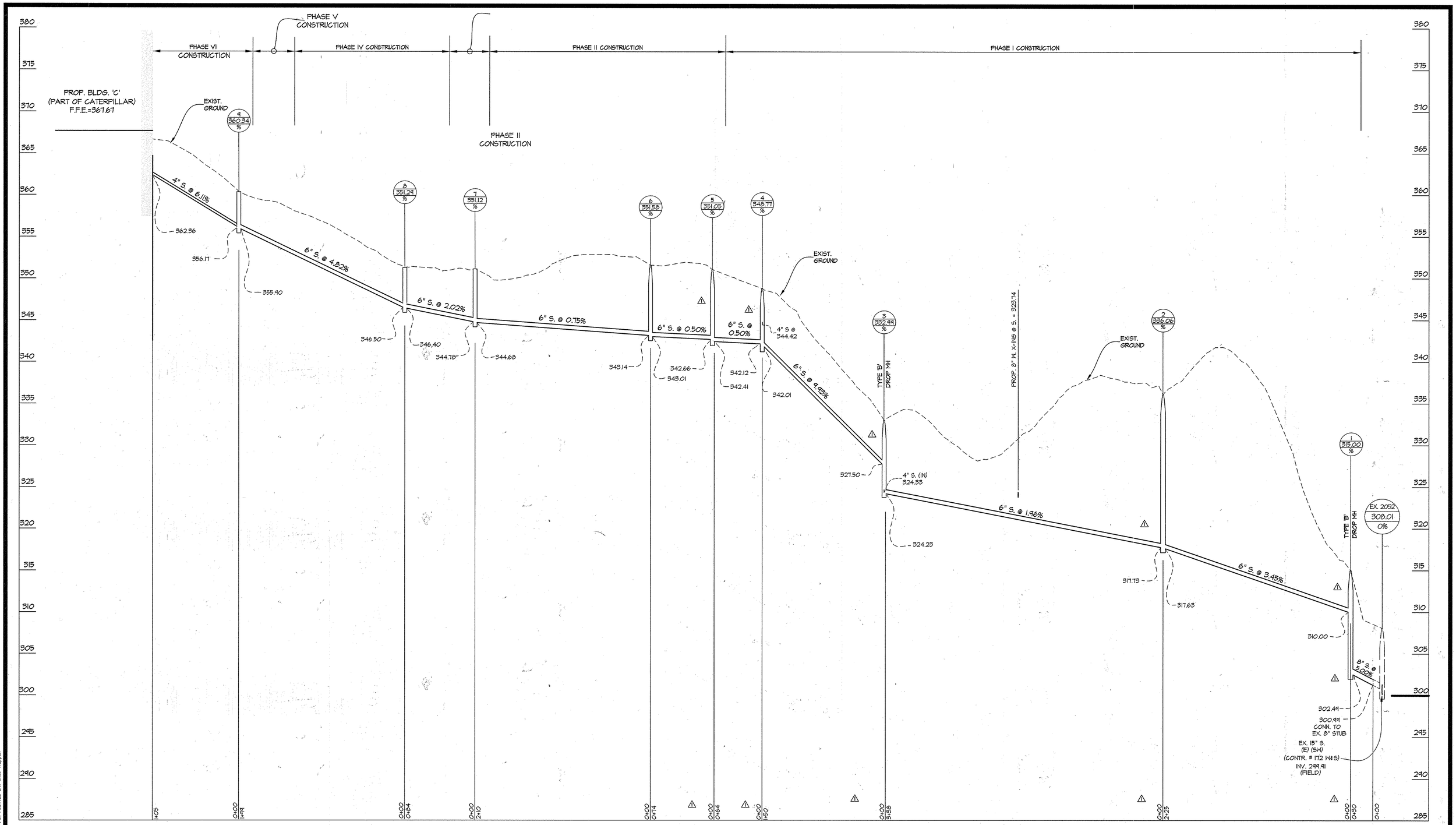

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2-11-16

Chief, Division of Land Development — Date 2-11-16

Chief, Development Engineering Division — Date 2.4.16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for phases and Appl Approvals for Phases 3-7

REVISED

PDOX SHEET 22 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
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BURTONSVILLE, MARYLAND 20866
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DATE	REVISION	BY	APP'R.
1/8/16	REVISED PROFILE FROM STRUCTURE 6 TO EX MH △1	mjt	

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DES. WsJ	DRN. WsJ	CHK. MJT

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CENTURY PLAZA, SUITE 315
COLUMBIA, MD 21044
ATTN: MICHAEL McCALL
410-740-0029

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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JAMES TRAPPEN — REGISTERED PROFESSIONAL ENGINEER — 14931

SITE UTILITY 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
JAN., 2016	36 – 01	40 OF 85

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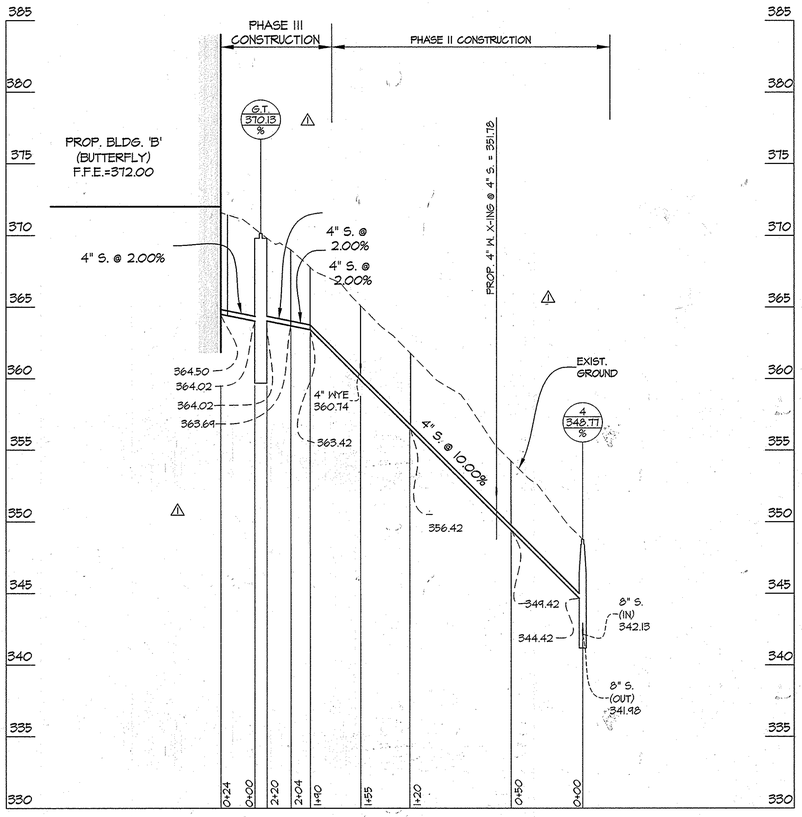
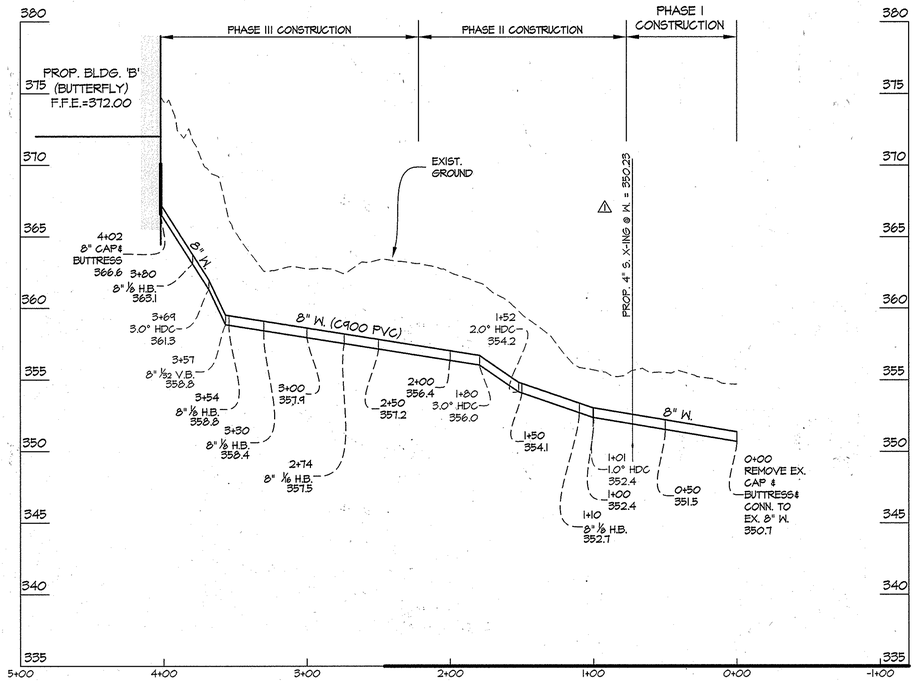
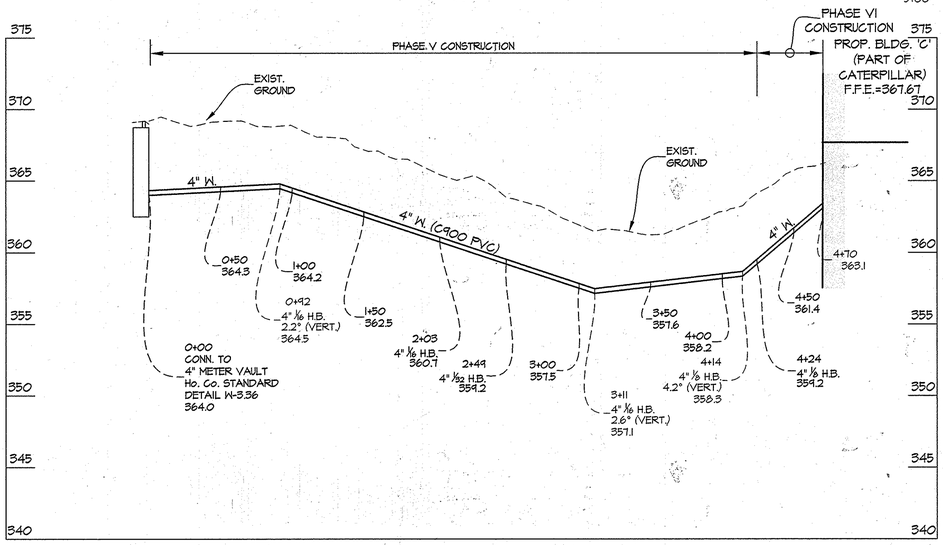
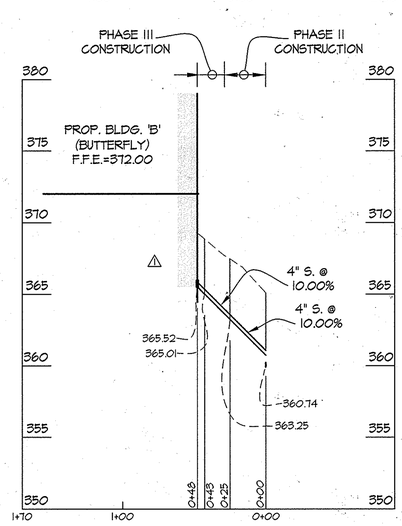
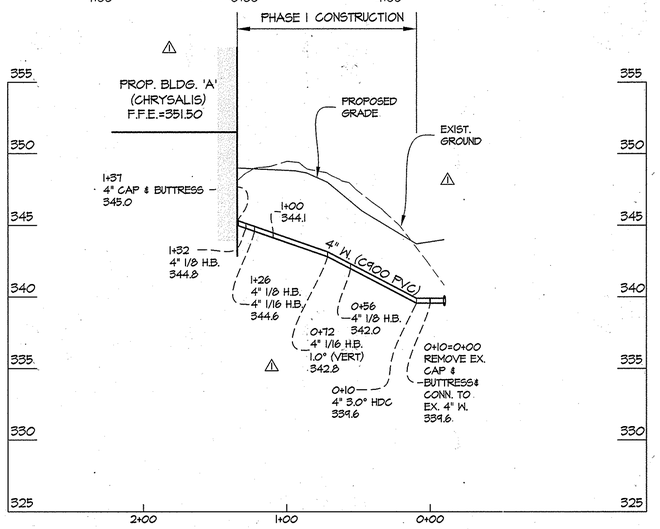










PROFILE SCALES:
HORZ.: 1" = 50
VERT.: 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2.4.16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for phases and add'l required approvals for Phases 3-7

REVISED

PDOX SHEET 23 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. WSJ | DRN. WSJ | CHK. MJT

DATE	REVISION	BY	APP'R.
1/8/16	UPDATE PROFILES FOR ADJUSTED WATER AND SEWER ⚠1	mjt	

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

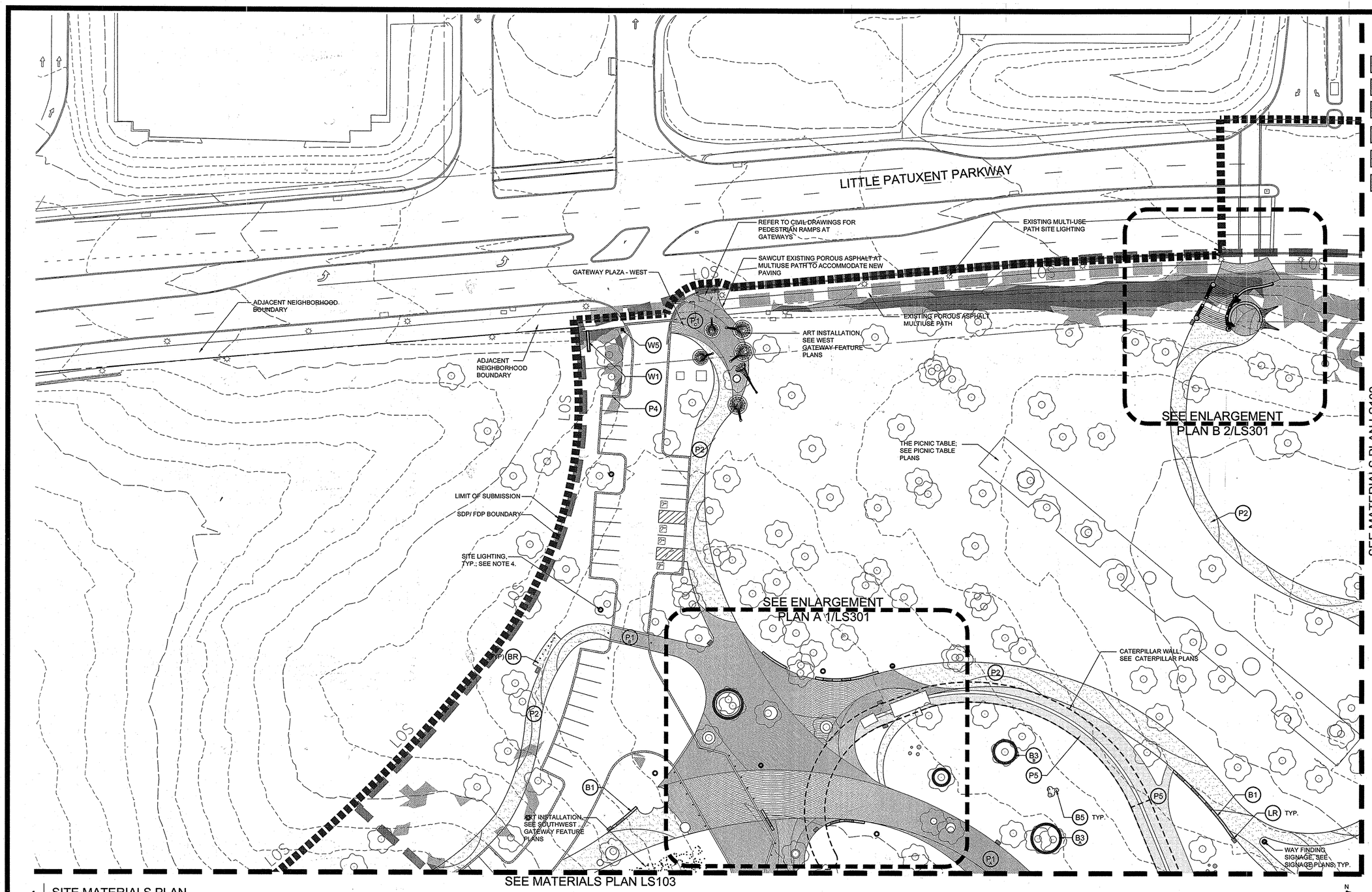
STATE OF MARYLAND MICHAEL JAMES WEBER REGISTERED PROFESSIONAL ENGINEER

SITE UTILITY PLAN
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE I 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
JAN., 2016	36 – 01	41 OF 85

SDP 14-073

L:\CADD\DRAWINGS\11072\13043\Plans by GLW\SDP\13043-SDP40-41-UTILITY PROF.dwg, PLOTTED: 1/13/2016 9:08 AM, LAST SAVED: 1/12/2016 5:52 PM, PLOTTED BY: Mike Troppen
© GLW 2014



1 SITE MATERIALS PLAN
1"=30'

HARDSCAPE KEY

PAVING

- P1A — 1/LS501 — DECORATIVE PERMEABLE PAVERS; PEDESTRIAN LIGHT DUTY SECTION
- P1B — 1/LS501 — DECORATIVE PERMEABLE PAVERS; VEHICULAR HEAVY DUTY SECTION
- P1C — 7/LS501 — DECORATIVE PEDESTRIAN PAVERS; LIGHT DUTY SECTION ON CONCRETE BASE AT GATEWAY ENTRANCES ONLY
- P2 — 2/LS501 — FLEXIBLE PERVIOUS PAVING; LIGHT DUTY SECTION
- P4 — 3/LS501 — COBBLE STONE EDGE
- P5 — 4/LS501 — STONE DUST

WALLS/STAIRS

- W1 — 1/LS401 — SIGN WALL
- W5 — 4/LS506 — ENTRANCE ROAD SIGN WALL

SITE AMENITIES

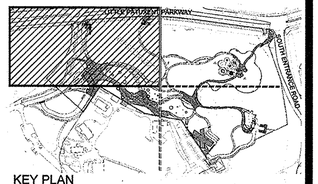
- BR — 4/LS505 — BICYCLE RACK
- B1 — 3/LS503 — BENCH 1 - CUSTOM SEAT WALL
- B3 — 1/LS504 — BENCH 3 - CIRCULAR WOOD BENCH
  A - 20' DIAMETER
  B - 16' DIAMETER
  C - 12' DIAMETER
- B5 — 4/LS504 — BENCH 5 - CUSTOM STUMP SEATING
- BO — 1/LS506 — BOLLARD
- LR — 2/LS506 — LITTER/RECYCLING RECEPTACLE

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. REFER TO SHEET LS105 FOR PAVING AREAS & MATERIALS.
2. REFER TO SHEET LS200 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
3. REFER TO SHEET LS202-LS205 FOR ALL OTHER PROPOSED PLANTING.
4. SITE LIGHTING SHOWN ON PLANS FOR COORDINATION ONLY. REFER TO LIGHTING PLANS FOR FINAL LOCATION, FIXTURE SELECTION, MEP REQUIREMENTS, ETC.
5. SEE LIGHTING PLANS FOR ALL LIGHTING INCLUDING: SIGHT LIGHTING, PATH LIGHTING, LIGHTING ASSOCIATED WITH CATERPILLAR, ART FEATURES, SITE SEATING AMENITIES, BUILDINGS, SIGNAGE, AND ALL OTHER STRUCTURES.
6. REFER TO CIVIL FOR ROADWAY AND PARKING SPACES.



KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15

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, 2014*
* See Sh. 2 for Phasing and Add'l Required Approvals for Phases 3-7

MAHAN **RYKIEL**
ASSOCIATES INC
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.

DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — No. 631 — REGISTERED LANDSCAPE ARCHITECT

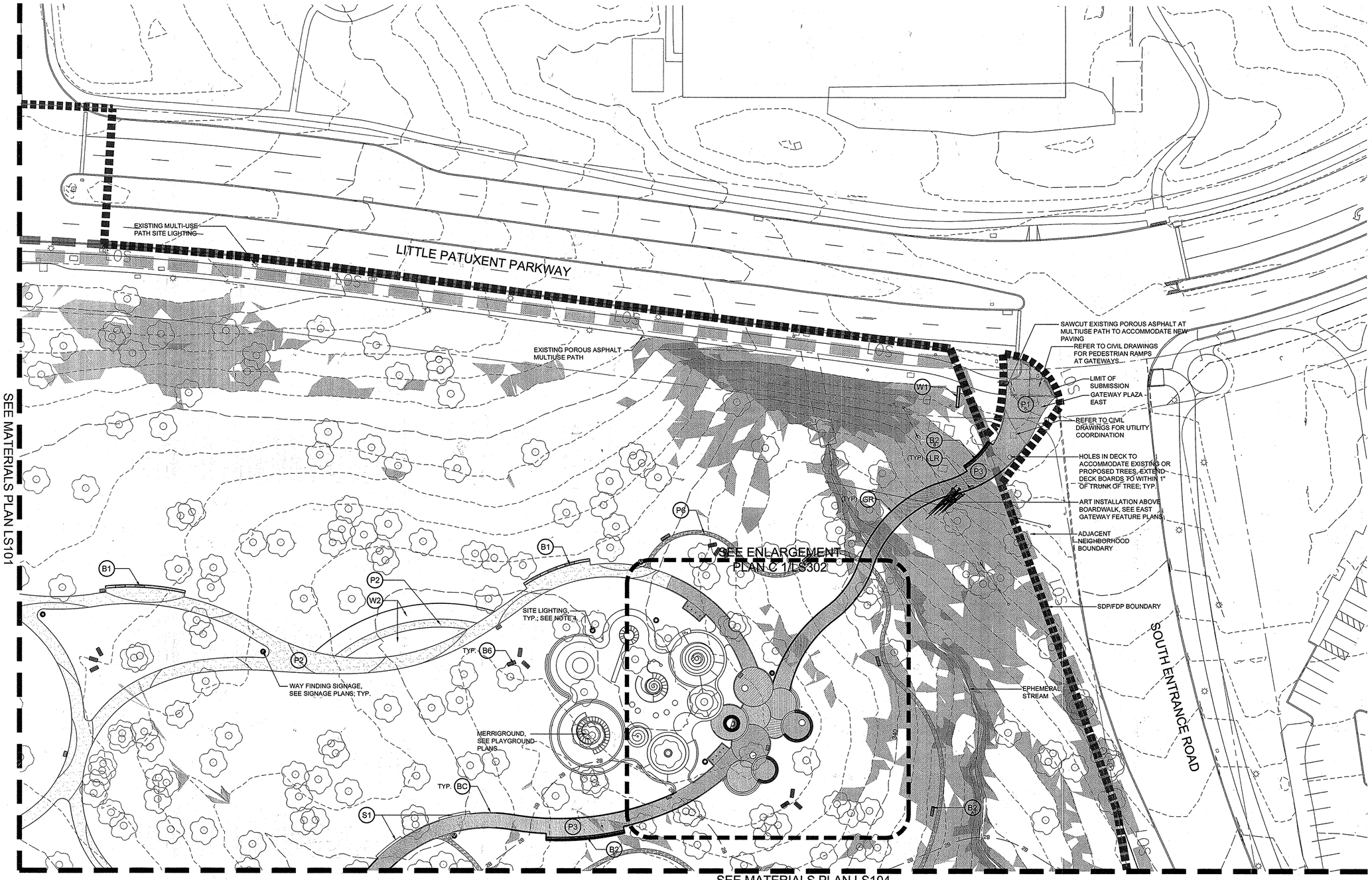
FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE MATERIALS 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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE MATERIALS PLAN		LS101
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP – GRID: 36 – 01	SHEET: 42 OF 85

SDP 14-073



1 SITE MATERIALS PLAN
1"=30'

HARDSCAPE KEY

PAVING

- P1 (1/L501) — DECORATIVE PERMEABLE PAVERS; PEDESTRIAN LIGHT DUTY SECTION
- P1 (7/L501) — DECORATIVE PEDESTRIAN PAVERS; LIGHT DUTY SECTION ON CONCRETE BASE AT GATEWAY ENTRANCES ONLY
- P2 (2/L501) — FLEXIBLE PERVIOUS PAVING; LIGHT DUTY SECTION
- P3 (5,6/L501) — BOARDWALK, RECLAIMED IPE WOOD DECKING
- P6 — MULCH FOOTPATH

WALLS/STAIRS

- W1 (1/L503) — SIGN WALL
- W2 (3/L502) — RE-PURPOSED LOG TUNNEL
- S1 (1/L503) — BOARDWALK STEP

SITE AMENITIES

- B1 (3/L502) — BENCH 1 - CUSTOM SEAT WALL
- B2 (1/L504) — BENCH 2A - 6' CUSTOM WOOD & METAL BENCH
- B2 (2/L504) — BENCH 2B - LONG CUSTOM WOOD & METAL BENCH (LENGTH VARIES)
- B6 (3/L505) — PRE-FRABRICATED LANDSCAPE SEATING
- BC (1/L502) — BOARDWALK CURB
- GR (1/L502) — GUARDRAIL AT BOARDWALK
- LR (2/L505) — LITTER/RECYCLING RECEPTACLE

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- STREAM
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- WETLAND
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. REFER TO SHEET LS105 FOR PAVING AREAS & MATERIALS.
2. REFER TO SHEET LS200 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
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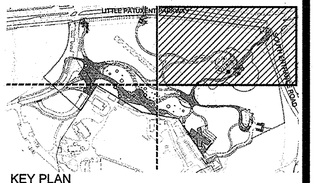


KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-16
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, 2014*
*See SN 2 for Phasing & Add'l Required Approvals for Phs 3-7

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.

DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — REGISTERED LANDSCAPE ARCHITECT — NO. 631

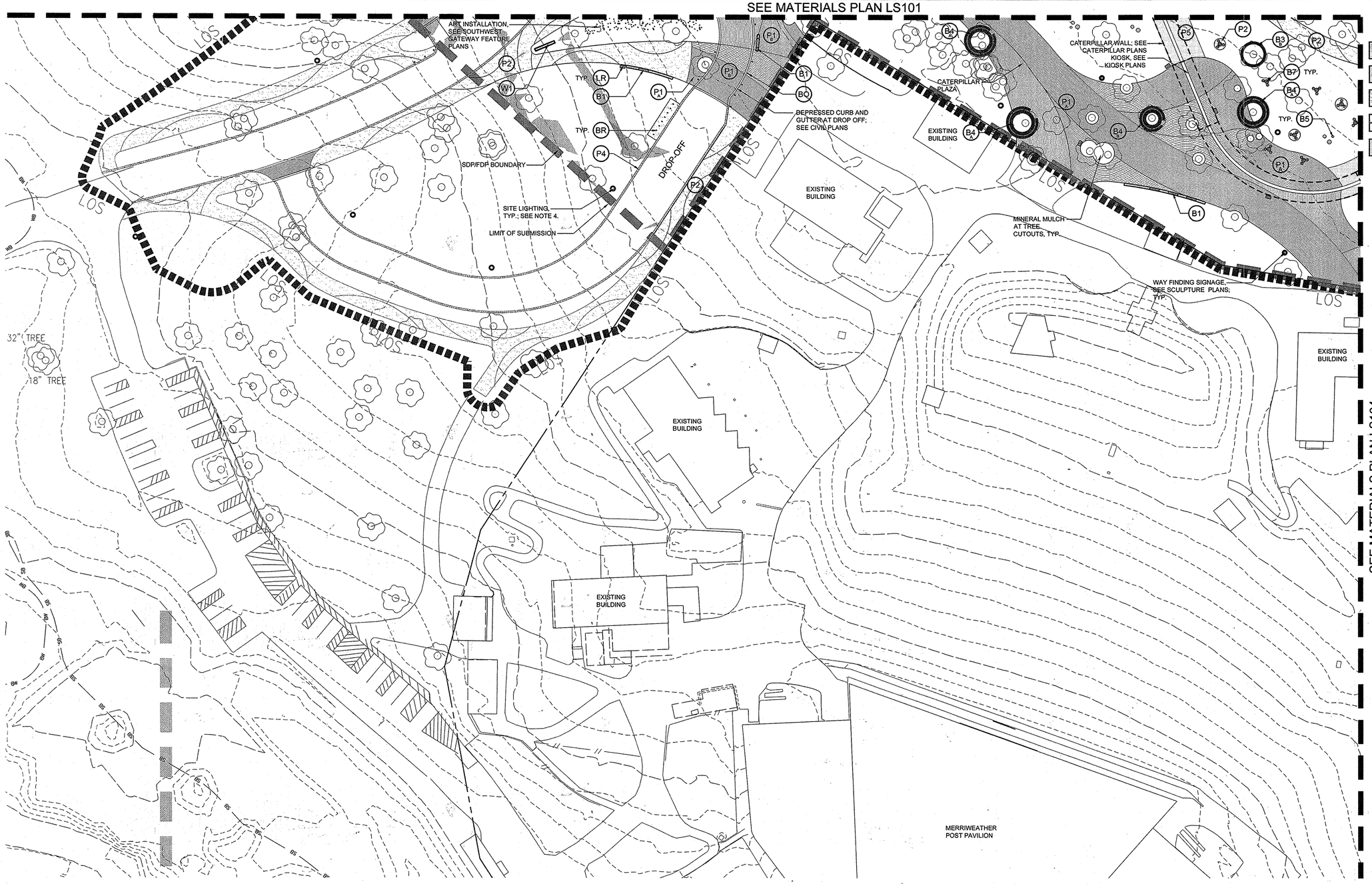
FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE MATERIALS 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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE MATERIALS PLAN		LS102
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 43 OF 85

SDP 14-073

SEE MATERIALS PLAN LS101



SEE MATERIALS PLAN LS104

HARDSCAPE KEY

PAVING

- P1A (1/L501) — DECORATIVE PERMEABLE PAVERS; PEDESTRIAN LIGHT DUTY SECTION
- P1B (1/L501) — DECORATIVE PERMEABLE PAVERS; VEHICULAR HEAVY DUTY SECTION
- P2 (2/L501) — FLEXIBLE PERVIOUS PAVING; LIGHT DUTY SECTION
- P4 (3/L501) — COBBLE STONE EDGE
- P5 (4/L501) — STONE DUST

WALLS/STAIRS

- W1 (1/L401) — SIGN WALL

SITE AMENITIES

- BR (4/L506) — BICYCLE RACK
- B1 (3/L503) — BENCH 1 - CUSTOM SEAT WALL
- B3 (3/L504) — BENCH 3 - CIRCULAR WOOD BENCH B - 16' DIAMETER
- B4 (1/L506) — BENCH 4 - CIRCULAR WOOD BENCH & TABLE A - 20' DIAMETER B - 16' DIAMETER
- B5 (4/L504) — BENCH 5 - CUSTOM STUMP SEATING
- B7 (3/L506) — BENCH 7 - BAR TABLE AND STOOLS
- BO (1/L506) — BOLLARD
- LR (2/L506) — LITTER/RECYCLING RECEPTACLE ASSUME 6 THIS SHEET

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. REFER TO SHEET LS105 FOR PAVING AREAS & MATERIALS.
2. REFER TO SHEET LS200 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
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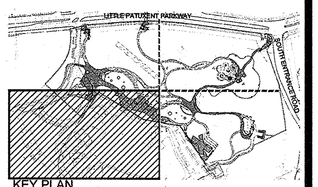
5. SEE LIGHTING PLANS FOR ALL LIGHTING INCLUDING: SIGHT LIGHTING, PATH LIGHTING, LIGHTING ASSOCIATED WITH CATERPILLAR, ART FEATURES, SITE SEATING AMENITIES, BUILDINGS, SIGNAGE, AND ALL OTHER STRUCTURES.

1 MATERIALS PLAN

1"=30'

0 15' 30' 60'



KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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 for Phasing & Add'l Required Approvals for Phs 3-7

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE MATERIALS PLAN MIDWEST

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

SITE MATERIALS PLAN		LS103
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP – GRID: 36 – 01	SHEET: 44 OF 85

SDP 14-073

SEE MATERIALS PLAN LS102

SEE MATERIALS PLAN LS103

SEE ENLARGEMENT PLAN D 1/L303

SEE ENLARGEMENT PLAN E 1/LS303

CATERPILLAR WALL SEE CATERPILLAR PLAN

SITE LIGHTING; TYP.; SEE NOTE 4.

EXISTING BUILDING

WAY FINDING SIGNAGE; SEE SIGNAGE PLANS; TYP.

THE BUTTERFLY BUILDING SEE BUTTERFLY PLANS

SEE NOTE 7

MEET EXISTING PAVING

PORTION OF BOARDWALK FLUSH WITH GRADE TO ALLOW ACCESS TO LAWN

SLOT DRAIN, SEE CIVIL PLANS

THE BUTTERFLY BUILDING DECKS, SEE BUTTERFLY PLANS.

EPHEMERAL STREAM

INTERMITTENT STREAM

BOARDWALK TRANSITION: BOARDWALK OR OTHER MATERIAL SEE CHRYSALIS PLANS

THE CHRYSALIS, SEE CHRYSALIS PLANS

SITE LIGHTING; TYP.; SEE NOTE 4.

LIMIT OF SUBMISSION

ACCESS ROAD, SEE CIVIL PLANS

EXISTING BUILDING

SOUTH ENTRANCE ROAD

SDP/FDP BOUNDARY

ADJACENT NEIGHBORHOOD BOUNDARY

LOS

WB

SB

BR

1 MATERIALS PLAN

1"=30'

0 15' 30' 60'

N

HARDSCAPE KEY

PAVING

P1 A	1 / L501	DECORATIVE PERMEABLE PAVERS; PEDESTRIAN LIGHT DUTY SECTION
P1 B	1 / L501	DECORATIVE PERMEABLE PAVERS; VEHICULAR HEAVY DUTY SECTION
P2	2 / L501	FLEXIBLE PERVIOUS PAVING; LIGHT DUTY SECTION
P3	5,6 / L501	BOARDWALK, IPE WOOD DECKING
P4	3 / L501	COBBLE STONE EDGE
P5	4 / L501	STONE DUST
P6		MULCH FOOTPATH
P8		BEACH PEBBLES, SEE NOTE 6.

WALLS/STAIRS

S2	5 / L401	GRANITE BLOCK STEPS (AT BUTTERFLY BLDG.) WITH STAINLESS STEEL HANDRAIL

SITE AMENITIES

BR	4 / L506	BICYCLE RACK; SEE NOTE 8.
B1	3 / L504	BENCH 1 - CUSTOM SEAT WALL
B2 A	1 / L504	BENCH 2A - 6' CUSTOM WOOD & METAL BENCH
B2 B	2 / L504	BENCH 2B - LONG CUSTOM WOOD & METAL BENCH (LENGTH VARIES)
B3	3 / L504	BENCH 3 - CIRCULAR WOOD BENCH
B4	1 / L506	BENCH 4 - CIRCULAR WOOD BENCH & TABLE A - 20' DIAMETER
B5	4 / L504	BENCH 5 - CUSTOM STUMP SEATING C - 12' DIAMETER
B7	3 / L506	BENCH 7 - BAR TABLE AND STOOLS
BC	1 / L502	BOARDWALK CURB
GR	1 / L502	GUARDRAIL AT BOARDWALK
HR	2 / L504	HANDRAIL AT STAIRS
LR	2 / L506	LITTER/RECYCLING RECEPTACLE

SITE LEGEND

EXISTING TREE TO REMAIN
EXISTING TOPOGRAPHY
LIMIT OF SUBMISSION
SDP/FDP BOUNDARY
ADJACENT NEIGHBORHOOD BOUNDARY
STREAM
SB — STREAM BUFFER
WB — WETLAND BUFFER
WETLAND
SLOPES > 15%
SLOPES > 25%

NOTES:

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6. DRAINAGE BASINS TO BE LOCATED AT EACH CHRYSALIS CANOPY FOOTING AND COVERED WITH 2-3" DEPTH BEACH PEBBLES AT 2-3" SIZE. SEE CHRYSALIS PLANS FOR LOCATION. SEE LS105 FOR BEACH PEBBLE TYPE.
7. SEE LS106 FOR PHASE ONE TEMPORARY BICYCLE RACK LOCATIONS AT PARKING LOT.

KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2.4.16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for Phasing and Stat'l Req Approvals for Ph 3-7

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'D
1/8/16	UPDATED CHRYSALIS BUILDING AND PAVER EXTENTS, ADDED NEW ADA PATH TO HC PARKING, REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS		

N:\13 Projects\13043 Inner Arbor - Symphony Woods\Cad\Mid\13 SDP Rev Bdy\13043 Site Materials Plan.dwg | DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — REGISTERED LANDSCAPE ARCHITECT — NO. 631

FOR INFORMATION ONLY: NOT FOR CONSTRUCTION

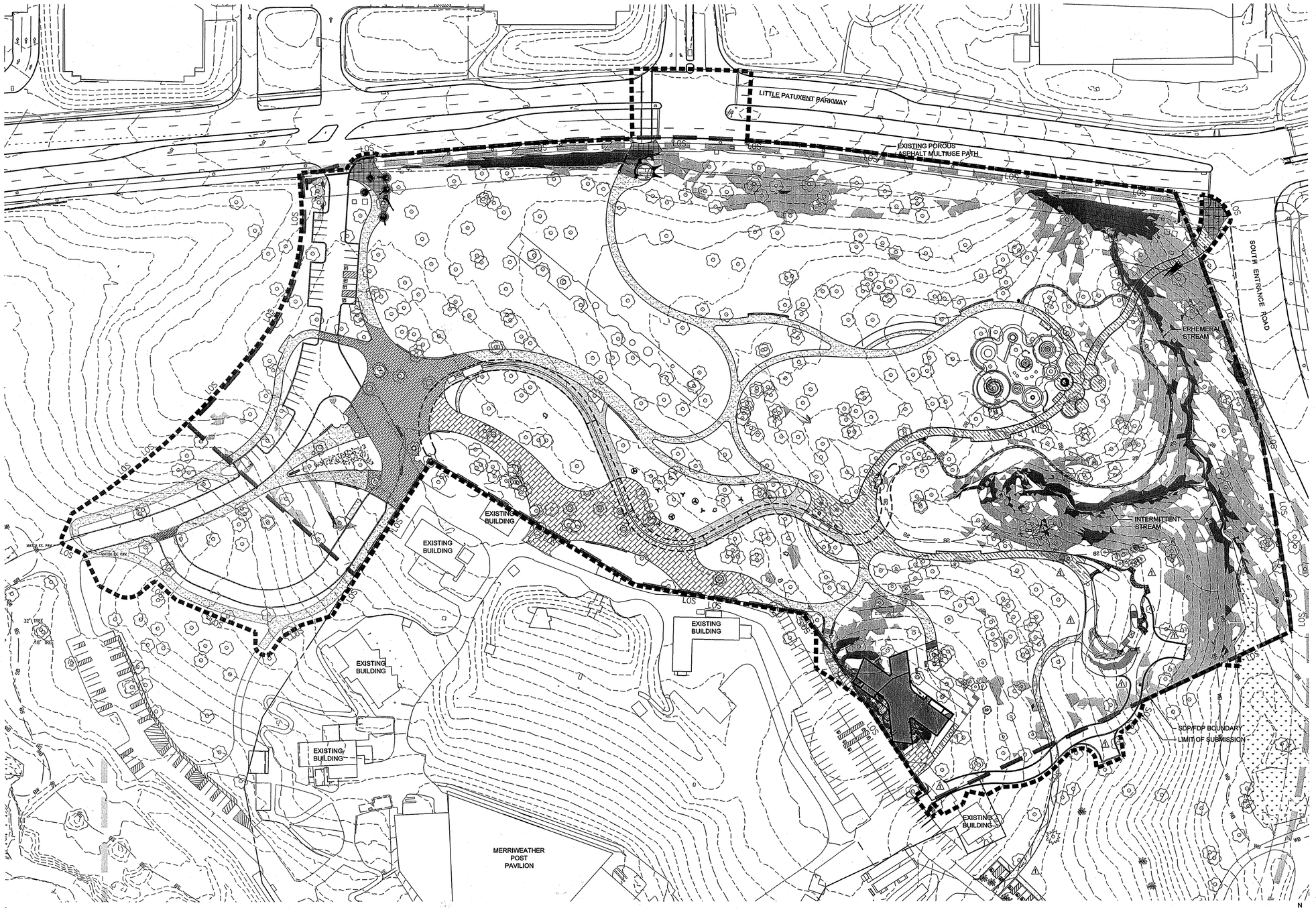
REVISED SITE MATERIALS PLAN MIDEAST

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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

REVISED SITE MATERIALS PLAN		LS104
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JAN., 2016	TAX MAP - GRID: 36 - 01	SHEET: 45 OF 85

SDP 14-073



1 SITE PAVING PLAN
1"=60'

PAVING LEGEND

P1A: DECORATIVE PERMEABLE PAVERS; PEDESTRIAN/LIGHT DUTY SECTION SEE 1/LS501

P1B: DECORATIVE PERMEABLE PAVERS; VEHICULAR/HEAVY DUTY SECTION SEE 1/LS501

P1C: DECORATIVE PEDESTRIAN PAVERS; NON PERMEABLE LIGHT DUTY SECTION ON CONCRETE BASE; AT GATEWAY ENTRANCES ONLY. SEE 7/LS501

WHITACRE GREER COMPANY
1400 S. MAHONING AVE. ALLIANCE, OH 44601
P: (330) 206-7689
W: WWW.WGPAVER.COM
MODEL: PERMEABLE CLAY PAVERS
COLORS: A-MAJESTIC
B-CIMMEREAN
C-CHOCOLATE
SIZE: 2 3/4" x9"x3"

P2: CAPITOL FLEXI-PAVE

CAPITAL FLEXI-PAVE, LLC
37 PIDGEON HILL DR,SUITE 278 STERLING, VA, 20165
P: 202.760.1099
F: 571.312.9208
W: HTTP://CAPITOLFLEXIPAVE.COM/
MODEL: FLEXI-PAVE
COLOR: A-CAYENNE
B-CHESTNUT
C-OLIVE FOG
THICKNESS: 2"

P3: BOARDWALK, RECLAIMED IPE WOOD DECKING SEE 5,6/LS501

P4: COBBLE STONE EDGE

CHARLES LUCK
12202 CLARKSVILLE PIKE, CLARKSVILLE, MD 21209
P: (443) 535-0543
HTTP://WWW.CHARLESLUCK.COM/
MODEL: INDIAN GRAY MINI COBBLESTONE
SIZE: 4X4X4

P5: STONE DUST

CHARLES LUCK
12202 CLARKSVILLE PIKE, CLARKSVILLE, MD 21209
P: (443) 535-0543
HTTP://WWW.CHARLESLUCK.COM/
MODEL: GRAY #8 STONE DUST

P6: MULCH PATH

P7: GRANITE PAVERS AT CENTRAL GATEWAY STAIRS

COLDSPRING GRANITE
17483 GRANITE WEST ROAD, COLDSPRING, MN 56320
P: 320.685.5040
HTTP://WWW.COLDSPRINGUSA.COM/
MODEL: IRIDIAN GRANITE, THERMAL FINISH

P8: BEACH PEBBLES AT CHRYSALIS DRAINS

MIAMI BEACH PEBBLES, INC.
3214 NE 2nd Avenue, Miami, FL 33137
P: 305.438.1775
HTTP://WWW.BEACHPEBBLES.COM/
MODEL: 2-3" TAN BEACH PEBBLES, NATURAL FINISH

SITE LEGEND

EXISTING TREE TO REMAIN
EXISTING TOPOGRAPHY
LIMIT OF SUBMISSION
SDP/FDP BOUNDARY
ADJACENT NEIGHBORHOOD BOUNDARY
STREAM
STREAM BUFFER
WETLAND BUFFER
WETLAND
SLOPES > 15%
SLOPES > 25%

NOTES:

1. PAVING HATCHES SHOWN REPRESENT EXTENTS AND AREA QUANTITIES ONLY, AND ARE NOT INDICATIVE OF PATTERNING TO BE INSTALLED.
2. REFER TO MATERIALS PLANS LS101-LS104 FOR COORDINATION BETWEEN ENTRANCE GATEWAYS AND EXISTING MULTIUSE PATH.
3. SEE CIVIL PLANS FOR PAVING MATERIAL AT ENTRANCE DRIVE AND CHRYSALIS ACCESS PATH.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2.4.16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
* See Sheet 2 for Phasing and add'l reg approvals for Ph 3-7

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.
1/8/16	UPDATED CHRYSALIS BUILDING AND PAVER EXTENTS, ADDED NEW ADA PATH TO HC PARKING, REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS		

DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND SCOTT JON RYKIEL REGISTERED LANDSCAPE ARCHITECT NO. 691

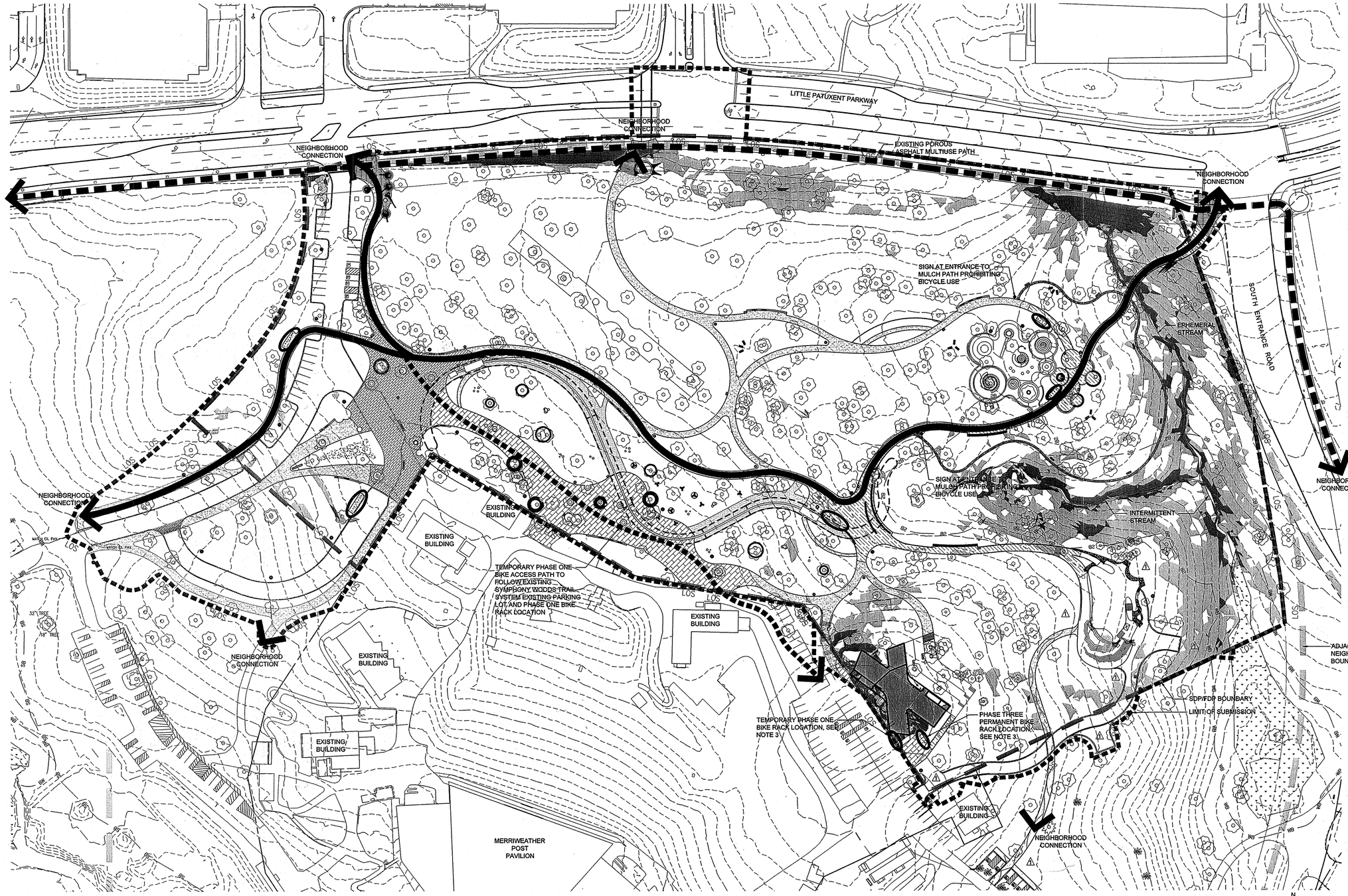
FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

REVISED SITE KEY 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

REVISED SITE PAVING PLAN		LS105
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JAN., 2016	TAX MAP - GRID: 36 - 01	SHEET: 46 OF 85

SDP 14-073



LEGEND

- BIKE ACCESS PATH THROUGH PARK
- EXISTING BIKE ROUTE
- TEMPORARY PHASE ONE BIKE ACCESS PATH
- BIKE RACKS
- NEIGHBORHOOD CONNECTIONS

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- STREAM
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- WETLAND
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. ALL BIKE ACCESS PATHS THROUGH THE PARK AREA MINIMUM OF 10' WIDE.
2. REFER TO MATERIALS PLANS LS101-LS104 FOR COORDINATION BETWEEN ENTRANCE GATEWAYS AND EXISTING MULTIUSE PATH.
3. TEMPORARY PHASE ONE BIKE RACK LOCATION TO BE MOVED IN PHASE THREE TO PERMANENT PHASE THREE BIKE RACK LOCATION.
4. INNER ARBOR TRUST WILL MONITOR BICYCLE PARKING AND PROVIDE ADDITIONAL BICYCLE PARKING AS NECESSARY.

1 BICYCLE ROUTE & NEIGHBORHOOD CONNECTIONS DIAGRAM

1"=60'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2-11-16

Chief, Division of Land Development — Date 2-11-16

Chief, Development Engineering Division — Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
* See Sheet 2 for Phasing and add'l req approvals for Phs 3-7.

MAHAN **RYKIEL**
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.
1/8/16	UPDATED CHRYSALIS BUILDING AND PAVER EXTENTS, ADDED NEW ADA PATH TO HC PARKING, REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS		

R:\LS Projects\12006 Inner Arbor - Symphony Woods\12006\LS101 SDP Bike Rack\12006 Bicycle Route Diagram.dwg DES. XXX DRN. XXX CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

REVISED BICYCLE ACCESS & NEIGHBORHOOD CONNECTIONS

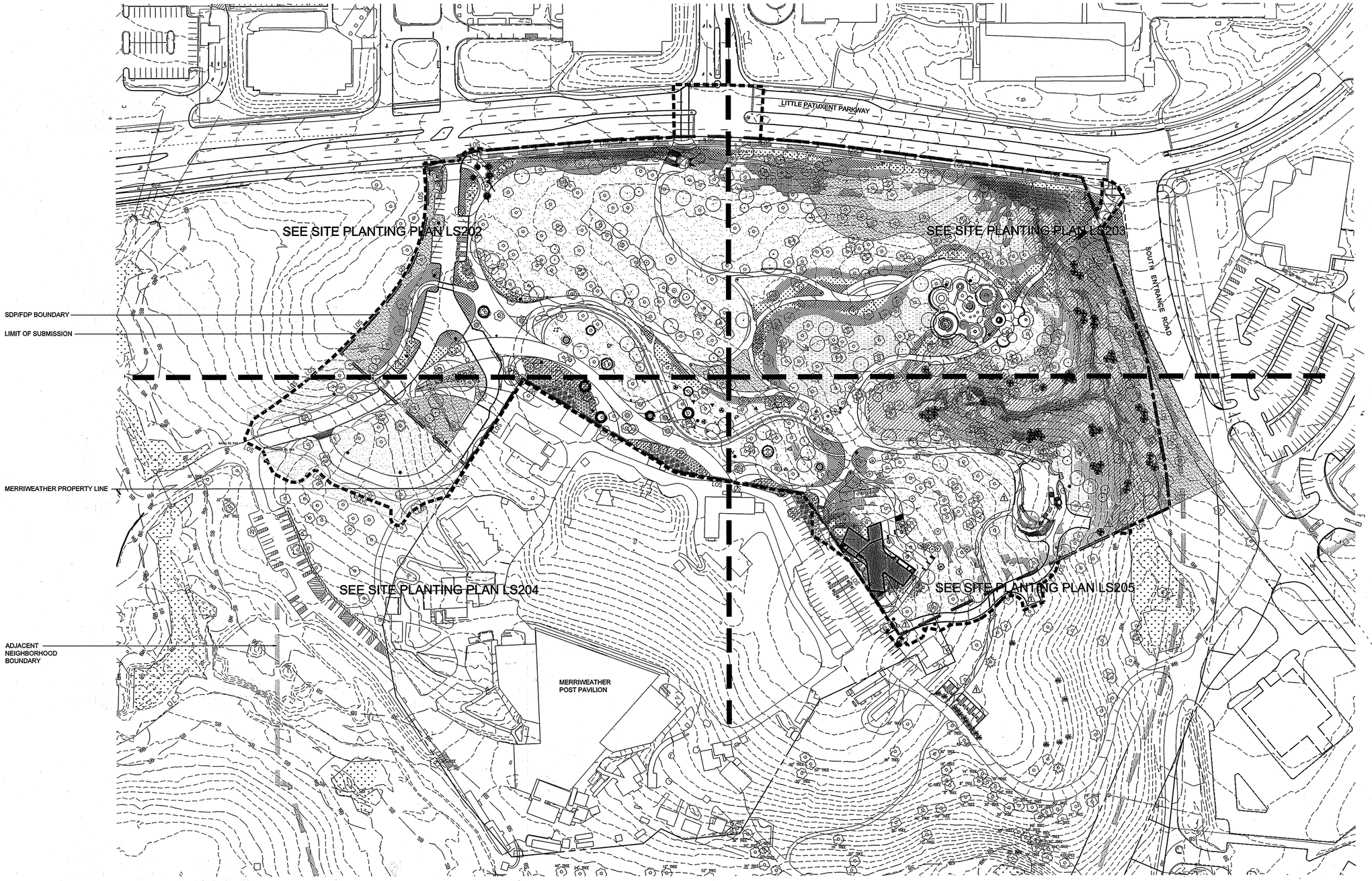
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
TOWN CENTER- SECTION 1 AREA 1
PART OF OPEN SPACE LOT 23-PLAT NO. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

REVISED BICYCLE ACCESS & NEIGHBORHOOD CONNECTIONS	LS106

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	13043
DATE	TAX MAP – GRID	SHEET
JAN., 2016	36 – 01	47 OF 85

SDP 14-073



1 SITE PLANTING KEY PLAN
1"=80'

0 40' 80' 160'

N

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 7th, 2014
*See Sh 2 for Phasing and add'l required approvals for Ph's 3-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 631

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME

DEVELOPER'S/OWNER'S NAME

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building, 600 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'D
1/8/16	UPDATED CHRYSALIS BUILDING AND PAVER EXTENTS, ADDED NEW ADA PATH TO HC PARKING, REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS ⚠1		

R:\13 Projects\13043 Inner Arbor - Symphony Woods\CAD\MASTER SDP Ver Mylar\13200 Site Planting Key Plan.dwg | DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND
SCOTT JON RYKIEL
NO. 631
REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

REVISED SITE PLANTING KEY 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

REVISED SITE PLANTING KEY PLAN		LS200
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JAN., 2016	TAX MAP - GRID: 36 - 01	SHEET: 48 OF 85

SDP 14-073

LANDSCAPE SURETY

PHASE 1
(1) ORNAMENTAL TREES x $150 = $150
TOTAL PHASE 1: $150

PHASE 2
(41) SHADE TREES x $300 = $12,300
(20) ORNAMENTAL TREES x $150 = $3,000
(44) EVERGREEN TREES x $150 = $6,600
TOTAL PHASE 2: $21,900

PHASE 3
(2) SHADE TREES x $300 = $600
TOTAL PHASE 3: $600

PHASE 4
(24) SHADE TREES x $300 = $7,200
(16) ORNAMENTAL TREES x $150 = $2,400
TOTAL PHASE 4: $9,600

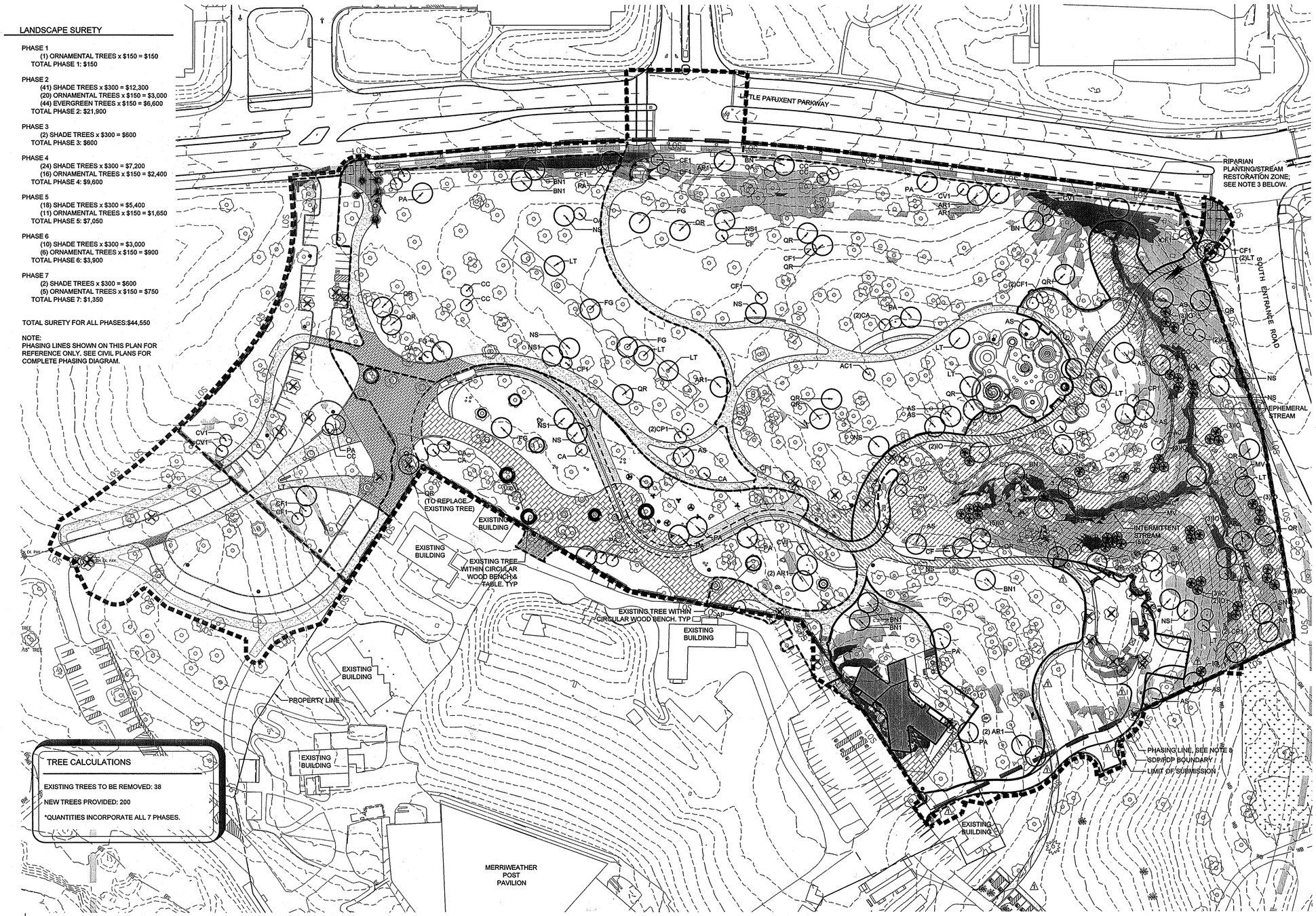
PHASE 5
(18) SHADE TREES x $300 = $5,400
(11) ORNAMENTAL TREES x $150 = $1,650
TOTAL PHASE 5: $7,050

PHASE 6
(10) SHADE TREES x $300 = $3,000
(6) ORNAMENTAL TREES x $150 = $900
TOTAL PHASE 6: $3,900

PHASE 7
(2) SHADE TREES x $300 = $600
(5) ORNAMENTAL TREES x $150 = $750
TOTAL PHASE 7: $1,350

TOTAL SURETY FOR ALL PHASES:$44,550

NOTE:
PHASING LINES SHOWN ON THIS PLAN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE PHASING DIAGRAM.



TREE CALCULATIONS

EXISTING TREES TO BE REMOVED: 38

NEW TREES PROVIDED: 200

*QUANTITIES INCORPORATE ALL 7 PHASES.

TREE SCHEDULE

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
5	AC	Amelanchier canadensis Serviceberry	2.5" Cal	Cont.	Single Stem, Matched
1	AC1	Amelanchier canadensis Serviceberry	12' Ht.	B&B	Multi-Stem, Matched 3 cane min., 5 cane max.
1	AP	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple	12' Ht.	B&B	Specimen
5	AR	Acer rubrum 'Red Sunset' Red Sunset Maple	2.5" Cal	Cont.	Single Stem, Matched
8	AR1	Acer rubrum 'Red Sunset' Red Sunset Maple	6" Cal	B&B	Central Leader Full Crown
11	AS	Acer saccharum Sugar Maple	6" Cal.	B&B	Central Leader Full Crown
3	BN	Betula nigra River Birch	10' Ht.	Cont.	Multi-Stem, Matched 3 cane min., 5 cane max.
5	BN1	Betula nigra River Birch	14' Ht.	B&B	Multi-Stem, Matched 3 cane min., 5 cane max.
6	CA	Cornus alternifolia Pagoda Dogwood	12' Ht.	B&B	Multi-Stem, Matched 3 cane min., 5 cane max.
9	CC	Cercis canadensis Eastern Redbud	12' Ht.	B&B	Multi-Stem, Matched 3 cane min., 5 cane max.
2	CF	Cornus florida Flowering Dogwood	2.5" Cal	Cont.	Single Stem, Matched
15	CF1	Cornus florida Flowering Dogwood	12' Ht.	B&B	Multi-Stem, Matched 3 cane min., 5 cane max.
3	CO	Celtis occidentalis Hackberry	2.5" Cal	Cont.	Single Stem, Matched
1	CP	Carpinus caroliniana Ironwood	2.5" Cal.	Cont.	Single Stem, Matched
6	CP1	Carpinus caroliniana Ironwood	5" Cal.	B&B	Central Leader Full Crown
2	CV	Chionanthus virginicus White Fringetree	6' Ht.	Cont.	Multi-Stem, Matched 3 cane min., 5 cane max.
5	CV1	Chionanthus virginicus White Fringetree	8' Ht.	B&B	Multi-Stem, Matched 3 cane min., 5 cane max.
5	FG	Fagus grandifolia American Beech	6" Cal.	B&B	Central Leader Matched Specimens
44	IO	Ilex opaca American Holly	8' Ht.	B&B	10% Male, Full to Ground
12	LT	Liriodendron tulipifera Tulip Poplar	6" Cal.	B&B	Central Leader Full Crown
2	MV	Magnolia virginiana Sweetbay Magnolia	12' Ht.	B&B	Multi-Stem, Matched 3 cane min., 5 cane max.
11	NS	Nyssa sylvatica Black Gum	4" Cal.	Cont.	Central Leader Full Crown
3	NS1	Nyssa sylvatica Black Gum	6" Cal.	Cont.	Central Leader Full Crown
4	OA	Oxydendrum arboreum Sourwood	8' Ht.	Cont.	Tree Form, Matched
12	PA	Platanus x acerifolia 'Bloodgood' London Planetree	6" Cal	B&B	Central Leader Full Crown
17	QR	Quercus rubra Northern Red Oak	6" Cal.	B&B	Central Leader Full Crown
2	SN	Salix nigra Black Willow	2.5" Cal	Cont.	Single Stem, Matched

PROPOSED PLANTING LEGEND

- PROPOSED EVERGREEN TREE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- RIPARIAN PLANTING/STREAM RESTORATION ZONE; SEE NOTE 3
- EXISTING TREE TO TO BE REMOVED (SEE NOTE 4)

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- STREAM
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- WETLAND
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. REFER TO SHEETS LS202-LS205 FOR ALL OTHER PROPOSED PLANTINGS.
2. FOR MASTER PLANT SCHEDULE, SEE SHEET LS206.
3. ADDITIONAL TREES MAY BE PROVIDED IN RIPARIAN PLANTING/STREAM RESTORATION ZONE AS A PART OF BIOHABITATS FUTURE STREAM RESTORATION REDLINE SUBMISSION.
4. SEE TREE CALCULATIONS ON BOTTOM LEFT SIDE OF SHEET FOR TOTAL TREE REMOVAL AND TREE PROVIDED QUANTITIES.
5. REFER TO CIVIL DRAWING FOR TREE DEMOLITION PLAN.
6. REFER TO MATERIALS PLANS (LS101-104) FOR ALL SITE FEATURE CALL OUTS.
7. REFER TO SHEET LS507 FOR ALL PLANTING DETAILS
8. PHASING LINES SHOWN ON THIS PLAN FOR REFERENCE ONLY. SEE CIVIL PLANS FOR COMPLETE PHASING DIAGRAM.

1 SITE TREE PLANTING PLAN

1"=60'

0 30' 60' 120'

N

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2.4.16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for phasing and add'l required approvals for PhS. 3-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 631

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME

DEVELOPER'S/OWNER'S NAME

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.
1/8/16	UPDATED CHRYSALIS BUILDING AND PAVER EXTENTS, ADDED NEW ADA PATH TO HC PARKING, REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS		

DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

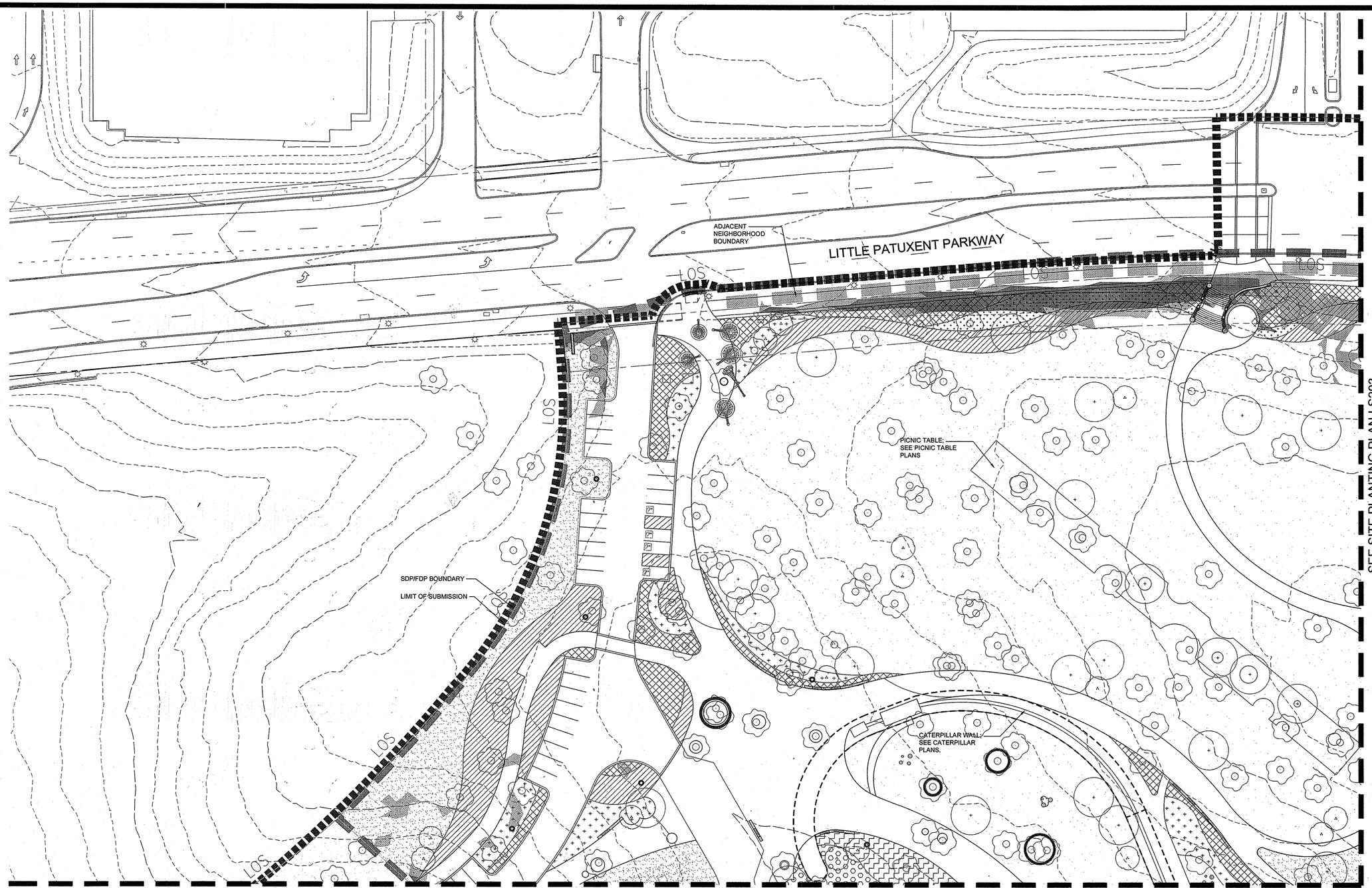
REVISED SITE TREE PRESERVATION, DEMOLITION AND PLANTING PLAN

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

REVISED SITE TREE PLANTING PLAN		LS201
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JAN., 2016	TAX MAP - GRID: 36 - 01	SHEET 49 OF 85

SDP 14-073



PLANTING KEY

GENERAL PLANTING

- SOD LAWN
- 8 LS206 — NATIVE MEADOW

FEATURED PLANTING

- 1 LS206 — FP ZONE 1
- 2 LS206 — FP ZONE 2
- 3 LS206 — FP ZONE 3
- 4 LS206 — FP ZONE 4
- 6 LS206 — FP ZONE 6

PROPOSED PLANTING LEGEND

- PROPOSED SHADE TREE SEE LS201 FOR SPECIES
- PROPOSED ORNAMENTAL TREE SEE LS201 FOR SPECIES

SITE LEGEND

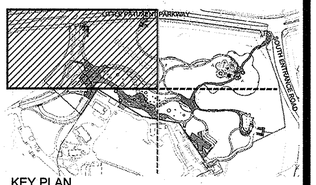
- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. REFER TO MATERIALS PLANS (LS101-LS104) FOR PATHWAYS AND SITE FEATURE CALLOUTS.
2. REFER TO SHEET LS201 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
3. FOR MASTER PLANT SCHEDULE, SEE SHEET LS206.
4. REFER TO SHEET LS507 FOR ALL PLANTING DETAILS.

1 SITE PLANTING PLAN
1"=30'

0 15' 30' 60' N



KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
Chief, Division of Land Development	Date 9-2-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: 11-20-14*
*See Sn 2 for Phasing and add'l approvals required for Phs 3-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 651

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME — DATE 8/4/15 ~~DEVELOPER'S/OWNER'S NAME~~

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT ION RYKIEL — No. 651 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

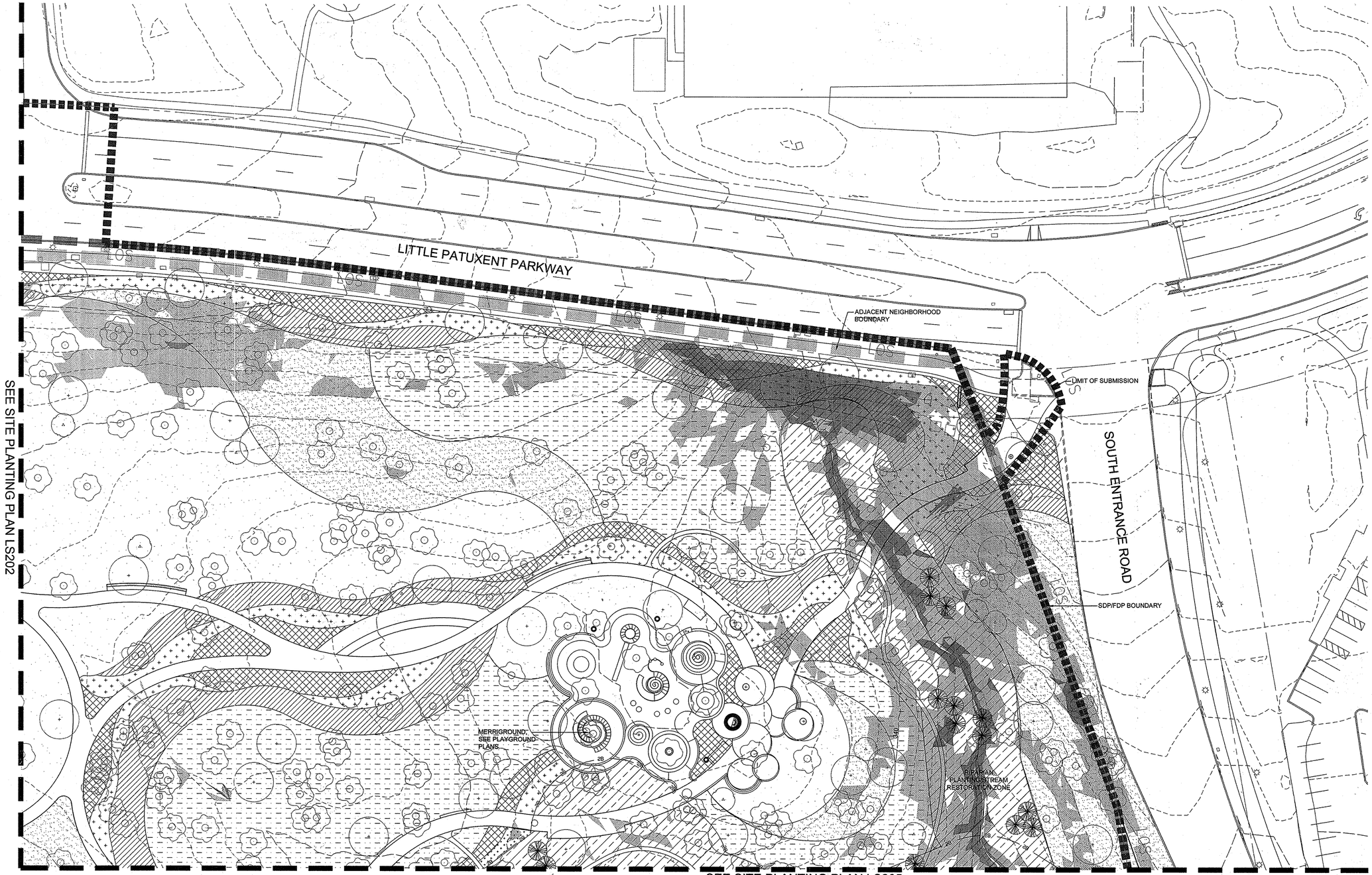
SITE UNDERSTORY PLANTING PLAN NORTHWEST

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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE PLANTING PLAN		LS202
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 50 OF 85

SDP 14-073



PLANTING KEY

GENERAL PLANTING

- SOD LAWN
- 8 LS206 — NATIVE MEADOW
- 7 LS206 — ENHANCED WOODLAND

FEATURED PLANTING

- 1 LS206 — FP ZONE 1
- 2 LS206 — FP ZONE 2
- 3 LS206 — FP ZONE 3

PROPOSED PLANTING LEGEND

- PROPOSED EVERGREEN TREE SEE LS201 FOR SPECIES
- PROPOSED SHADE TREE SEE LS201 FOR SPECIES
- PROPOSED ORNAMENTAL TREE SEE LS201 FOR SPECIES
- RIPARIAN PLANTING/STREAM RESTORATION ZONE; SEE NOTE 8

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- STREAM
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- WETLAND
- SLOPES > 15%
- SLOPES > 25%

NOTES:

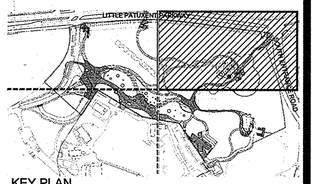
1. REFER TO MATERIALS PLANS (LS101-LS104) FOR PATHWAYS AND SITE FEATURE CALLOUTS.
2. REFER TO SHEET LS201 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
3. FOR MASTER PLANT SCHEDULE, SEE SHEET LS206.
4. REFER TO SHEET LS507 FOR ALL PLANTING DETAILS.
5. PROVIDE PERMEABLE WEED BARRIER UNDER BOARDWALK IN AREAS WHERE AIR GAP BETWEEN BOARDWALK AND GROUND IS LESS THAN 8".
7. EXTEND PLANTING UNDERNEATH BOARDWALK IN ALL AREAS WHERE AIR GAP BENEATH BOARDWALK IS GREATER THAN 3'.
8. STREAM RESTORATION/RIPARIAN PLANTING TO BE PROVIDED BY BIOHABITATS IN FUTURE REDLINE SUBMISSION, WITH THE EXCEPTION OF TREES SHOWN ON LS201.

1 SITE PLANTING PLAN

1"=30'

0 15' 30' 60'

N



KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-2-15
Chief, Division of Land Development	Date 9-2-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: 11-20-14 *
*See Sh 2 for Phasing & Add'l Req. Approvals for Phase 3-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 631

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME — DATE 9/4/15 — ~~DEVELOPER'S/OWNER'S NAME~~

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — REGISTERED LANDSCAPE ARCHITECT — NO. 631

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

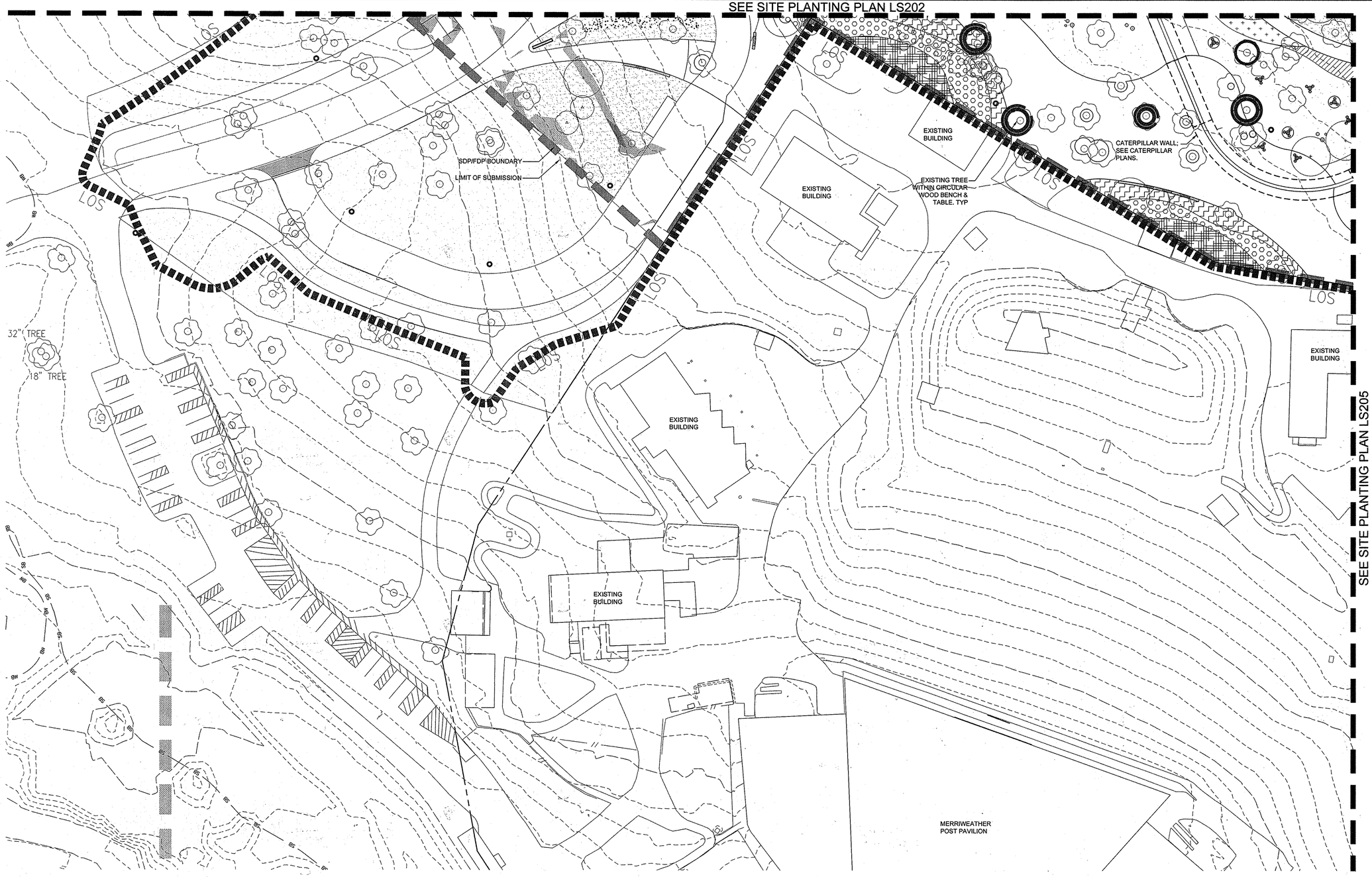
SITE UNDERSTORY PLANTING PLAN NORTHEAST

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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE PLANTING PLAN		LS203
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 51 OF 85

SDP 14-073



PLANTING KEY

GENERAL PLANTING

- SOD LAWN
- 8 LS206 — NATIVE MEADOW

FEATURED PLANTING

- 3 LS206 — FP ZONE 3
- 4 LS206 — FP ZONE 4
- 5 LS206 — FP ZONE 5
- 6 LS206 — FP ZONE 6

PROPOSED PLANTING LEGEND

- PROPOSED SHADE TREE SEE LS201 FOR SPECIES
- PROPOSED ORNAMENTAL TREE SEE LS201 FOR SPECIES

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. REFER TO MATERIALS PLANS (LS101-LS104) FOR PATHWAYS AND SITE FEATURE CALLOUTS.
2. REFER TO SHEET LS201 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
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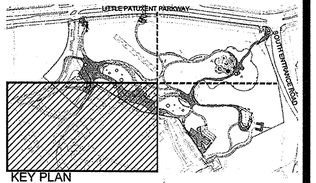
4. REFER TO SHEET LS507 FOR ALL PLANTING DETAILS.

1 SITE PLANTING PLAN

1"=30'

0 15' 30' 60' N



KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
Chief, Division of Land Development	Date 9-2-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: 11-20-14 *
*See Sh 2 for Phasing and Add'l Required Approvals for Ph-3-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 631

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME — DATE 9/4/15 — ~~DEVELOPER'S/OWNER'S NAME~~

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE UNDERSTORY PLANTING PLAN MIDWEST

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

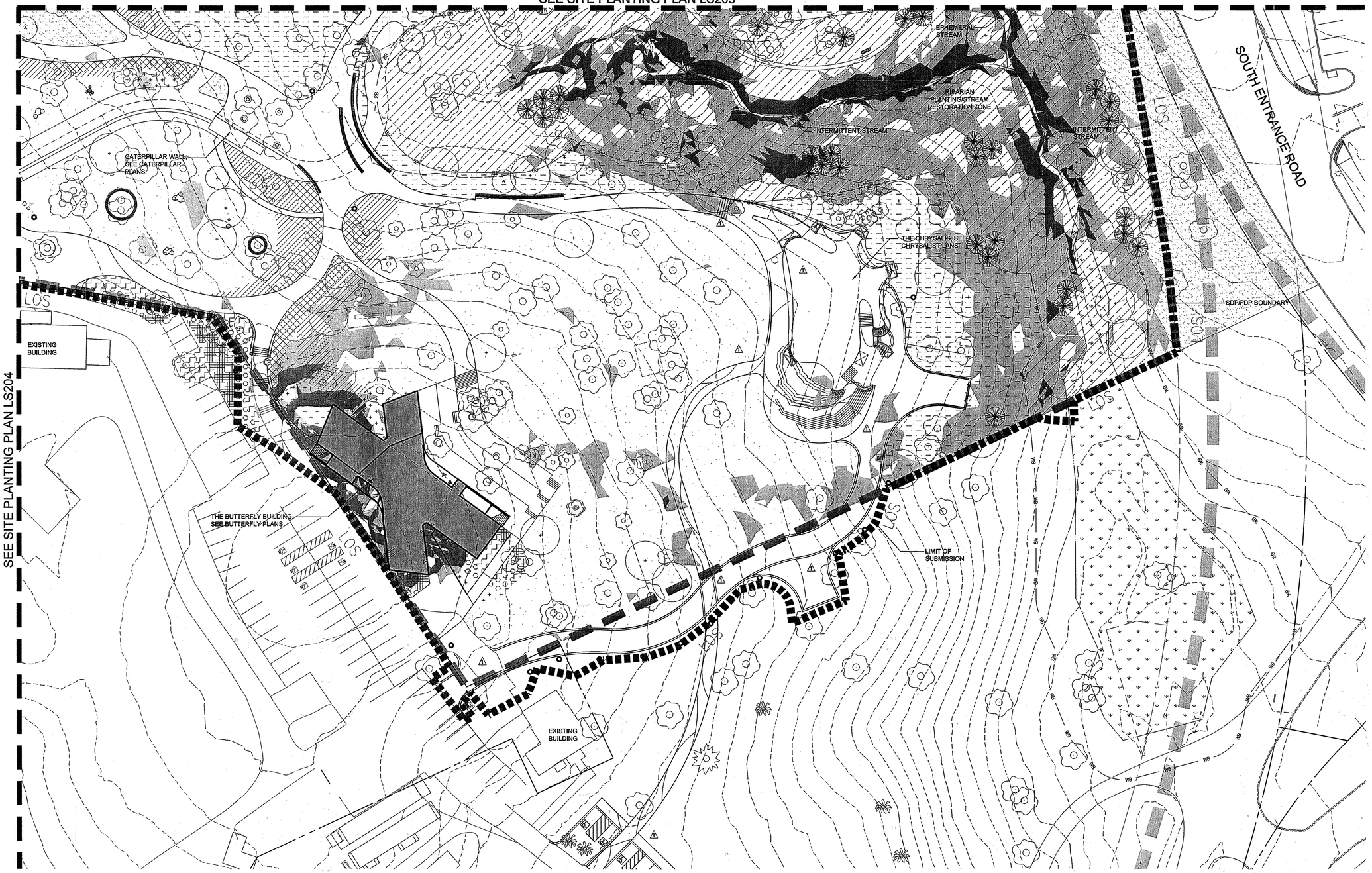
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE PLANTING PLAN		LS204
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JUNE, 2015	TAX MAP -- GRID: 36 – 01	SHEET 52 OF 85

SDP 14-073

SEE SITE PLANTING PLAN LS203

SEE SITE PLANTING PLAN LS204



PLANTING KEY

GENERAL PLANTING

- SOD LAWN
- 8 LS206 — NATIVE MEADOW
- 7 LS206 — ENHANCED WOODLAND

FEATURED PLANTING

- 1 LS206 — FP ZONE 1
- 6 LS206 — FP ZONE 2
- 3 LS206 — FP ZONE 3
- 4 LS206 — FP ZONE 4
- 5 LS206 — FP ZONE 5
- 6 LS206 — FP ZONE 6

PROPOSED PLANTING LEGEND

- PROPOSED EVERGREEN TREE SEE SHEET LS201 FOR SPECIES
- PROPOSED SHADE TREE SEE SHEET LS201 FOR SPECIES
- PROPOSED ORNAMENTAL TREE SEE SHEET LS201 FOR SPECIES
- RIPARIAN PLANTING/STREAM RESTORATION ZONE; SEE NOTE 8

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- STREAM
- SB — STREAM BUFFER
- WB — WETLAND BUFFER
- WETLAND
- SLOPES > 15%
- SLOPES > 25%

NOTES:

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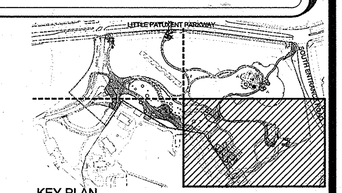


KEY PLAN

1 SITE PLANTING PLAN

1"=30'

0 15' 30' 60'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-11-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 30, 2011
*See Sheet 2 for phasing and add'l required approvals for Ph 3-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 631

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME

DEVELOPER'S/OWNER'S NAME

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.
1/8/16	UPDATED CHRYSALIS BUILDING AND PAVER EXTENTS, ADDED NEW ADA PATH TO HC PARKING, REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS		

R:\LDI Projects\12006 Inner Arbor - Symphony Woods\Civil\Mid\09 SDP Site Dev Plans\LS205 Site Planting Plan.dwg | DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

REVISED SITE UNDERSTORY PLANTING 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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

REVISED SITE PLANTING PLAN	LS205
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JAN., 2016	TAX MAP – GRID: 36 – 01	SHEET: 53 OF 85

SDP 14-073

1. Feature Planting - Zone 1 (31,965 SF / .73 AC.)

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	SHRUBS (40%)			
233	Azalea 'Glacier' Glacier Azalea	#3	Cont.	21" Spd., Matched White Flower
233	Prunus laurocerasus 'Otto Luyken' Cherry Laurel	#3	Cont.	21" Spd., Matched Full
233	Rhododendron 'Purpureum Elegans' Purpureum Elegans Rhododendron	42" Spd.	B&B	Full, Matched Purple Flower
233	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowood Viburnum	#5	Cont.	30" Spd., Matched
	PERENNIALS / GROUNDCOVERS / GRASSES (60%)			
12%	Actaea racemosa Snakeroot	#1	Cont.	18" O.C.
12%	Iris versicolor Blue Flag Iris	#1	Cont.	18" O.C.
12%	Matteuccia struthiopteris Ostrich Fern	#1	Cont.	18" O.C.
12%	Pachysandra procumbens Allegheny Spurge	#1	Cont.	18" O.C.
12%	Polystichum acrostichoides Christmas Fern	#1	Cont.	18" O.C.

2. Feature Planting - Zone 2 (22,380 SF / .51 AC.)

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	SHRUBS (40%)			
229	Azalea 'Tradition' Tradition Azalea	#3	Cont.	21" Spd., Matched Light Pink Flower
229	Fothergilla gardenii Dwarf Fothergilla	#3	Cont.	24" Ht., Matched White Flower
229	Itea virginica 'Sprich' Little Henry Sweetspire	#3	Cont.	36" O.C. White Flower
229	Leucothoe fontanesiana Drooping Leucothoe	#5	Cont.	24" Spd., 36" O.C.
229	Rhus aromatica 'Gro Low' Dwarf Fragrant Sumac	#3	Cont.	18" Spd., Matched 36" O.C.
	PERENNIALS / GROUNDCOVERS / GRASSES (60%)			
7%	Astilbe 'Deutschland' False Spirea	#1	Cont.	18" O.C.
8%	Athyrium felix-femina Lady Fern	#1	Cont.	18" O.C.
7%	Brunnera macrophylla Bugloss	#1	Cont.	18" O.C.
8%	Epimedium versicolor Barrenwort	#1	Cont.	12" O.C.
7%	Euphorbia amygdloides Wood Spurge	#1	Cont.	18" O.C.
8%	Geranium 'Brookside' Cranes Bill	#1	Cont.	18" O.C.
7%	Galium odoratum Sweet Woodruff	#1	Cont.	12" O.C.
8%	Tiarella cordifolia Foamflower	#1	Cont.	18" O.C.

3. Feature Planing - Zone 3 (21,863 SF / .5 AC.)

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	PERENNIALS / GROUNDCOVERS / GRASSES (100%)			
9%	Allium 'Purple Sensation' Purple Sensation Allium	DN1	Bulb	6" O.C. Purple Flower
9%	Brunnera macrophylla Bugloss	#1	Cont.	18" O.C.
9%	Epimedium versicolor Barrenwort	#1	Cont.	12" O.C.
9%	Geranium 'Brookside' Cranes Bill	#1	Cont.	18" O.C.
9%	Galium odoratum Sweet Woodruff	#1	Cont.	12" O.C.
9%	Heuchera x 'Silver Scrolls' Coral Bells	#1	Cont.	18" O.C.
9%	Narcissus 'Carlton' Carlton Daffodil	DN1	Bulb	6" O.C. Yellow Flower
9%	Narcissus 'Geranium' Geranium Daffodil	DN1	Bulb	6" O.C., White Flower Orange Center
9%	Osmunda cinnamomeum Cinnamon Fern	#1	Cont.	18" O.C.
9%	Pachysandra procumbens Allegheny Spurge	#1	Cont.	12" O.C.
9%	Tiarella cordifolia Foamflower	#1	Cont.	18" O.C.

7. Enhanced Woodland (71,259 SF / 1.63 AC.)

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	SHRUBS (60%)			
346	Azalea 'Ruth May' Ruth May Azalea	#3	Cont.	18" Spd., Matched Pink Flower
346	Ceonanthus americanus New Jersey Tea	#3	Cont.	18" Spd., Matched
346	Clethra alnifolia 'Sixteen Candles' Summersweet	18" Ht.	#3	24" Spd., Matched
346	Hamamelis virginiana Witchazel	5' Ht.	B&B	Matched
346	Itea virginica 'Sprich' Little Henry Sweetspire	#3	Cont.	36" O.C. White Flower
346	Ilex verticillata 'Red Sprite' Dwarf Winterberry	18" Ht.	#3	18" Spd., Matched 10% Male
346	Rhododendron 'Catawbiense Album' White Rhododendron	42" Spd.	B&B	Full, White Flower
346	Rhus aromatica 'Gro Low' Dwarf Fragrant Sumac	#3	Cont.	18" Spd., Matched 36" O.C.
346	Viburnum acerifolium Mapleleaf Viburnum	#5	30" Spd.	
	PERENNIALS / GROUNDCOVERS / GRASSES (40%)			
2%	Asarum canadense Wild Ginger	#SP4	Cont.	12" O.C.
2%	Aster cordifolium Blue Wood Aster	#SP4	Cont.	18" O.C.
5%	Athyrium felix-femina Lady Fern	#1	Cont.	18" O.C.
3%	Matteuccia struthiopteris Ostrich Fern	#1	Cont.	18" O.C.
3%	Mertensia virginica Virginia Bluebells	#SP4	Cont.	18" O.C.
4%	Osmunda cinnamomeum Cinnamon Fern	#1	Cont.	18" O.C.
2%	Phlox stolonifera Creeping Phlox	#1	Cont.	18" O.C.
7%	Pachysandra procumbens Allegheny Spurge	#1	Cont.	18" O.C.
4%	Podophyllum peltatum May Apple	#SP4	Cont.	18" O.C.
5%	Polystichum acrostichoides Christmas Fern	#1	Cont.	18" O.C.
3%	Tiarella cordifolia Foamflower	#1	Cont.	18" O.C.

4. Feature Planting - Zone 4 (4,891 SF / .11 AC.)

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	SHRUBS (40%)			
44	Prunus laurocerasus 'Otto Luyken' Cherry Laurel	#5	Cont.	24" Spd., Matched 36" O.C.
44	Rhododendron 'PJM Elite' PJM Elite Rhododendron	#7	Cont.	30" Ht., Matched Lavender Flower, 54" O.C.
25	Aesculus parviflora Bottlebrush Buckeye	42" Spd.	B&B	72" O.C., Matched
	PERENNIALS / GROUNDCOVERS / GRASSES (60%)			
10%	Matteuccia struthiopteris Ostrich Fern	#1	Cont.	18" O.C.
20%	Osmunda cinnamomeum Cinnamon Fern	#1	Cont.	18" O.C.
30%	Pachysandra procumbens Allegheny Spurge	#1	Cont.	12" O.C.

5. Feature Planting - Zone 5 (2,416 SF / .05 AC.)

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	SHRUBS (40%)			
29	Fothergilla gardenii Dwarf Fothergilla	#3	Cont.	24" Ht., Matched White Flower
29	Hydrangea quercifolia 'Sike's Dwarf' Dwarf Oakleaf Hydrangea	#3	Cont.	18" Spd., Matched 36" O.C.
29	Itea virginica 'Sprich' Little Henry Sweetspire	#3	Cont.	36" O.C. White Flower
29	Leucothoe fontansiana Drooping Leucothoe	#5	Cont.	24" Spd., 36" O.C.
29	Rhus aromatica 'Gro Low' Dwarf Fragrant Sumac	#3	Cont.	18" Spd., Matched 36" O.C.
29	Skimmia japonica Japanese Skimmia	#5	Cont.	24" Spd., Matched 36" O.C.
	PERENNIALS / GROUNDCOVERS / GRASSES (60%)			
9%	Anemone x hybrida Hybrid Anemone	#1	Cont.	18" O.C.
8%	Astilbe False Spirea	#1	Cont.	18" O.C.
9%	Epimedium versicolor Barrenwort	#1	Cont.	12" O.C.
8%	Euphorbia amygdaloides Wood Spurge	#1	Cont.	18" O.C.
9%	Geranium 'Brookside' Cranes Bill	#1	Cont.	18" O.C.
8%	Iris versicolor Blue Flag Iris	#1	Cont.	18" O.C.
9%	Polystichum acrostichoides Christmas Fern	#1	Cont.	18" O.C.

6. Feature Planting - Zone 6 (4,720 SF / .1 AC.)

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
	PERENNIALS / GROUNDCOVERS / GRASSES (100%)			
12%	Brunnera macrophylla Bugloss	#1	Cont.	18" O.C.
13%	Athyrium felix-femina Lady Fern	#1	Cont.	18" O.C.
12%	Carex oshimensis Japanese Sedge	#1	Cont.	18" O.C.
13%	Galanthus nivalis Snowdrops	DN1	BULB	6" O.C.
12%	Helleborus 'Brandywine' Brandywine Hellebore	#1	Cont.	18" O.C.
13%	Heuchera x 'Silver Scrolls' Coral Bells	#1	Cont.	18" O.C.
12%	Pachysandra procumbens Allegheny Spurge	#1	Cont.	18" O.C.
13%	Pulmonaria longifolia Lungwort	#1	Cont.	18" O.C.

8. Native Meadow (56,451 SF / 1.29 AC.)

% OF MIX	BOTANICAL/COMMON NAME	ROOT	CULTIVAR/ ECOTYPE
	PERENNIALS / GROUNDCOVERS / GRASSES		
30.0	Agrostis perennans Autumn Bentgrass	SEED	APB
20.0	Chasmanthium laxum Slender Woodoats	SEED	MD or NC
15.0	Elymus virginicus Virginia Wildrye	SEED	PA preferred
30.0	Panicum anceps Beaked Panicgrass	SEED	MD or VA
1.0	Aster cordifolius Blue Wood Aster.	SEED	PA
1.0	Aster divaricatus White Wood Aster	SEED	PA
1.0	Liatris graminifolia Grass Leaved Blazing Star	SEED	NC
1.0	Liatris squarrosa Scaly Blazing Star	SEED	VA
0.3	Pycnanthemum incanum Hoary Mountain Mint	SEED	MD
0.7	Solidago odora Licorice Scented Goldenrod	SEED	PA

Apply at 20 lbs. / acre with a cover crop of grain rye at 30 lbs. / acre.

LANDSCAPE NOTES:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.125 OF HOWARD COUNTY CODE, THE ALTERNATIVE COMPLIANCE PROVISIONS OF THE LANDSCAPE MANUAL, AND THE LANDSCAPE GUIDELINES FOUND WITHIN THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES.
2. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE FINAL RELEASE OF THE LANDSCAPE PLAN UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS
3. THE OWNER, TENANTS, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

GENERAL NOTES:

1. REFER TO SHEET LS201 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
2. REFER TO SHEET LS507 FOR ALL PLANTING DETAILS.
3. STREAM RESTORATION/RIPARIAN PLANTING TO BE PROVIDED BY BIOHABITATS IN FUTURE REDLINE SUBMISSION, WITH THE EXCEPTION OF TREES SHOWN ON LS201.
4. PLANT QUANTITIES ARE ESTIMATES ONLY. FINAL PLANT QUANTITIES MAY SHIFT BASED ON FINAL PLANTING DESIGN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
Chief, Division of Land Development	Date 9-2-15
Chief, Development Engineering Division	Date 8.25.15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: 11-20-14 *
* See Sh 2 for Phasing & Add'l Required Approval for Ph 3-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 631

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME — DATE 9/4/15 ~~DEVELOPER'S/OWNER'S NAME~~

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — REGISTERED LANDSCAPE ARCHITECT — NO. 631

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

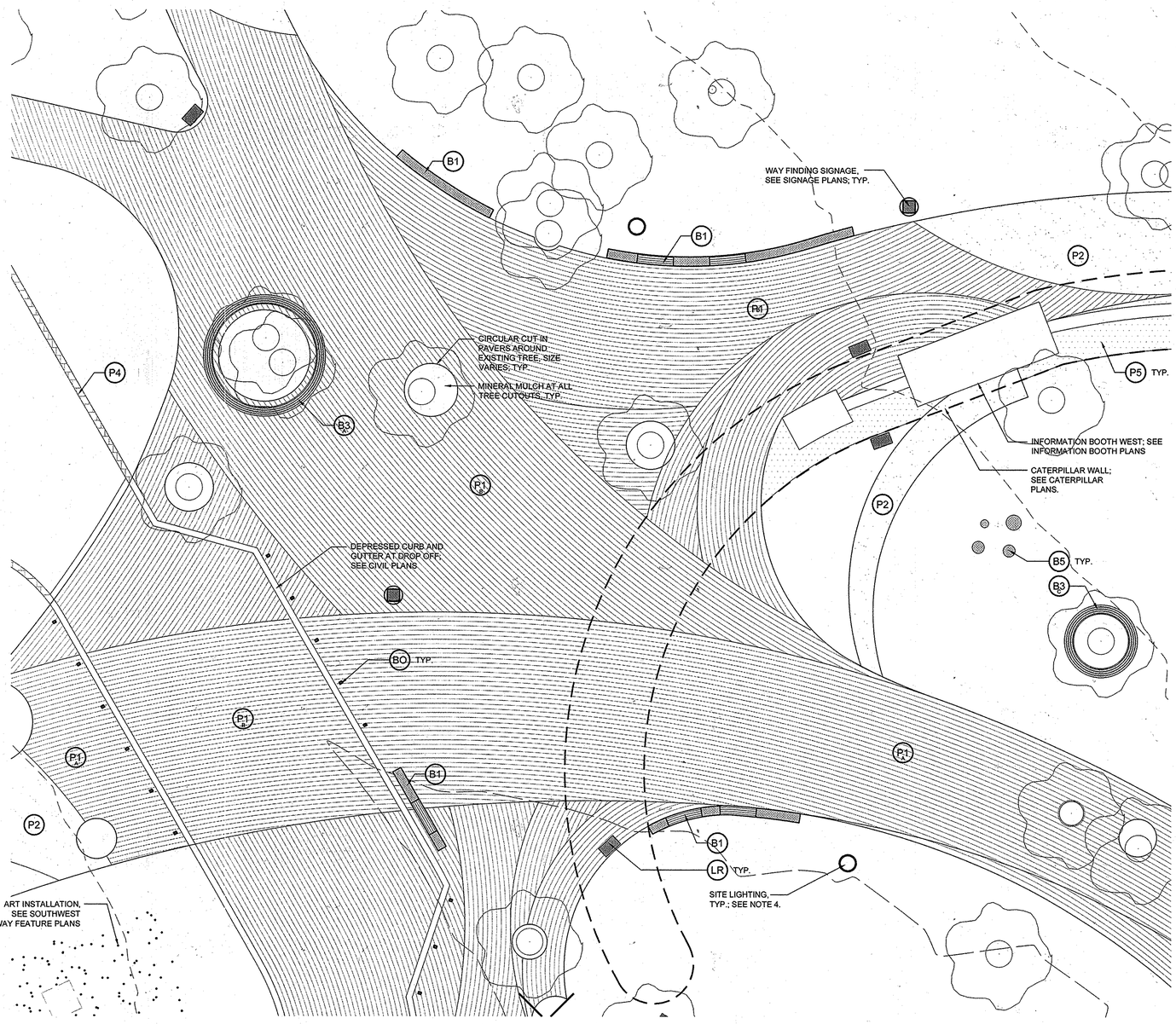
SITE UNDERSTORY PLANT SCHEDULE

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

SITE PLANT SCHEDULE		LS206
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET 54 OF 85

SDP 14-073



1 ENLARGEMENT PLAN A

1"=10'

0 5' 10' 20'

N

NOTES:

1. REFER TO SHEET LS105 FOR PAVING AREAS AND MATERIALS.
2. REFER TO SHEET LS200 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS
3. REFER TO SHEET LS202-LS205 FOR ALL OTHER PROPOSED PLANTING.
4. SITE LIGHTING SHOWN ON PLANS FOR COORDINATION ONLY. REFER TO LIGHTING PLANS FOR FINAL LOCATION, FIXTURE SELECTION, MEP REQUIREMENTS, ETC. SEE LIGHTING PLANS FOR ALL LIGHTING INCLUDING:
5. SIGHT LIGHTING, PATH LIGHTING, LIGHTING ASSOCIATED WITH CATERPILLAR, ART FEATURES, SITE SEATING AMENITIES, BUILDINGS, SIGNAGE, AND ALL OTHER STRUCTURES.

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- ADJACENT NEIGHBORHOOD BOUNDARY
- SLOPES > 15%
- SLOPES > 25%

HARDSCAPE KEY

PAVING

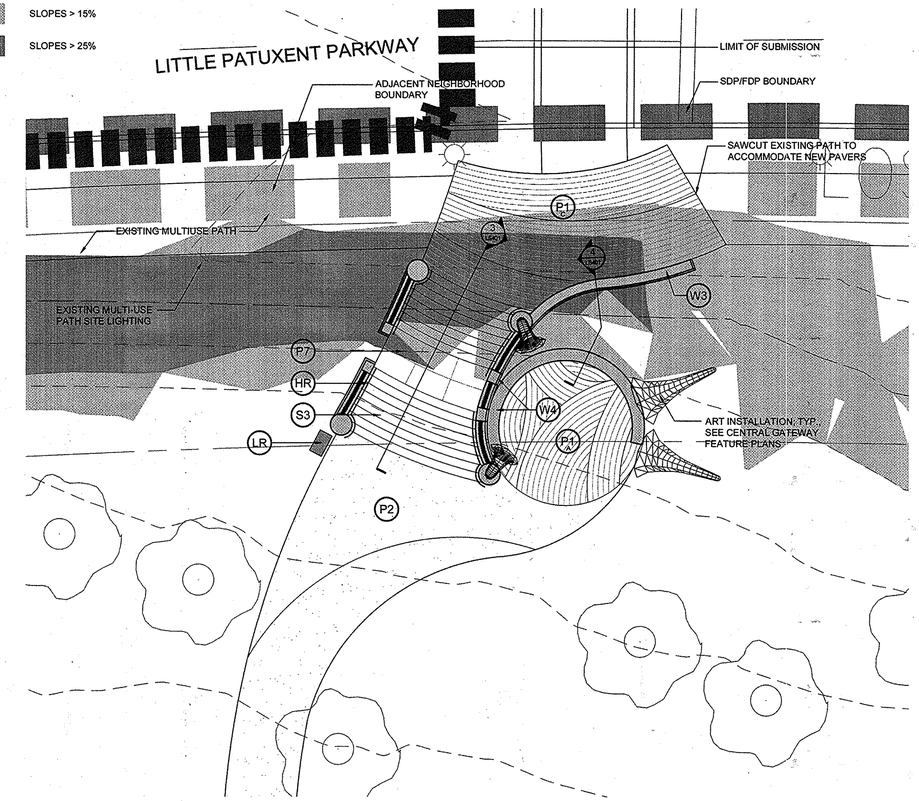
- P1 A (1/L501) — DECORATIVE PERMEABLE PAVERS; PEDESTRIAN LIGHT DUTY SECTION
- P1 B (1/L501) — DECORATIVE PERMEABLE PAVERS; VEHICULAR HEAVY DUTY SECTION
- P1 C (7/L501) — DECORATIVE PEDESTRIAN PAVERS; LIGHT DUTY SECTION ON CONCRETE BASE AT GATEWAY ENTRANCES ONLY
- P2 (2/L501) — FLEXIBLE PERVIOUS PAVING; LIGHT DUTY SECTION
- P4 (3/L501) — COBBLE STONE EDGE
- P5 (4/L501) — STONE DUST
- P7 (3/L401) — GRANITE PAVERS

WALLS/STAIRS

- W3 (4/L401) — STONE VENEER RETAINING WALL (AT CENTRAL GATEWAY)
- W4 (2/L502) — STONE VENEER RETAINING AND SEAT WALL W/ STONE CAP AT CENTRAL GATEWAY LANDING
- S3 (3/L401) — GRANITE BLOCK STEPS (AT CENTRAL GATEWAY)

SITE AMENITIES

- B1 (3/L503) — BENCH 1 - CUSTOM SEAT WALL
- B3 (3/L504) — BENCH 3 - CIRCULAR WOOD BENCH A - 20' DIAMETER C - 12' DIAMETER
- B5 (4/L504) — BENCH 5 - CUSTOM STUMP SEATING
- BO (1/L506) — BOLLARD
- HR (3/L401) — HANDRAIL AT STAIRS
- LR (2/L506) — LITTER/RECYCLING RECEPTACLE

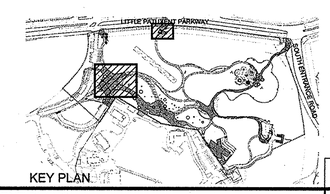


2 ENLARGEMENT PLAN B

1"=10'

0 5' 10' 20'

N



KEY PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014 *

* See Sheet 2 for Phasing and Add'l Required Approvals for Phases 3-7.

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — REGISTERED LANDSCAPE ARCHITECT — NO. 681

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

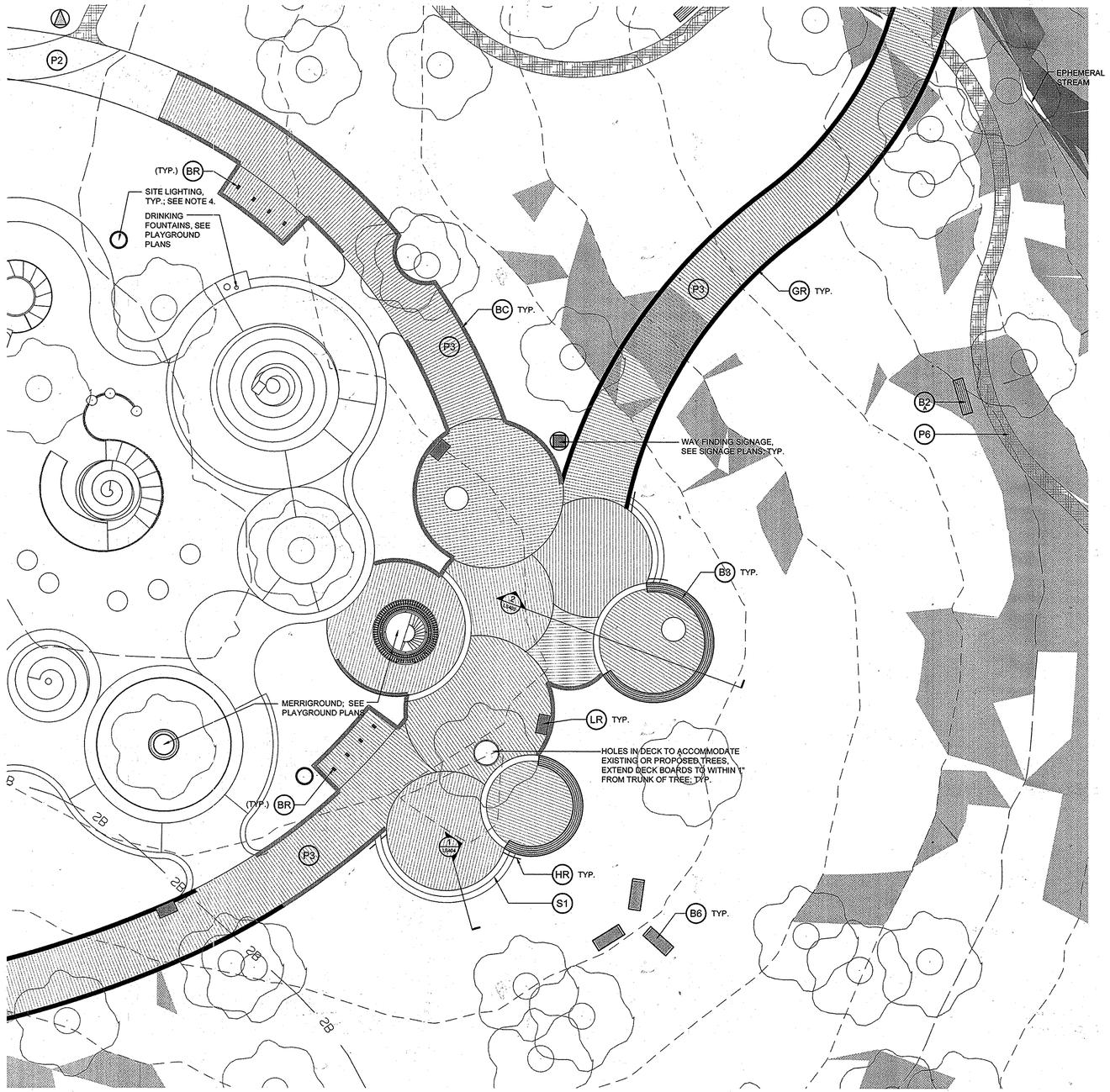
SITE ENLARGEMENT PLANS

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

SITE ENLARGEMENT PLANS		LS301
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 55 OF 85

SDP 14-073



1 ENLARGEMENT PLAN C
1"=10'

0 5' 10' 20'

N

NOTES:

1. REFER TO SHEET LS105 FOR PAVING AREAS AND MATERIALS.
2. REFER TO SHEET LS200 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
3. REFER TO SHEET LS202-LS205 FOR ALL OTHER PROPOSED PLANTING.
4. SITE LIGHTING SHOWN ON PLANS FOR COORDINATION ONLY. REFER TO LIGHTING PLANS FOR FINAL LOCATION, FIXTURE SELECTION, MEP REQUIREMENTS, ETC. SEE LIGHTING PLANS FOR ALL LIGHTING INCLUDING:
5. SIGHT LIGHTING, PATH LIGHTING, LIGHTING ASSOCIATED WITH CATERPILLAR, ART FEATURES, SITE SEATING AMENITIES, BUILDINGS, SIGNAGE, AND ALL OTHER STRUCTURES.

SITE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TOPOGRAPHY
- STREAM
- SB — STREAM BUFFER
- SLOPES > 15%
- SLOPES > 25%

HARDSCAPE KEY

PAVING

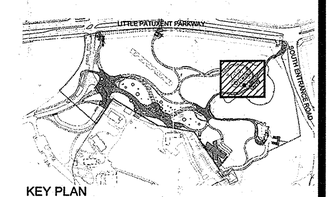
- P2 (2/LS501) — FLEXIBLE PERVIOUS PAVING; LIGHT DUTY SECTION
- P3 (5,6/LS501) — BOARDWALK, RECLAIMED IPE WOOD DECKING
- P6 — MULCH FOOTPATH

WALLS/STAIRS

- S1 (1/LS404) — BOARDWALK STEP

SITE AMENITIES

- BR (4/LS506) — BICYCLE RACK
- B2 (2/LS504) — BENCH 2B - 6' CUSTOM WOOD & METAL BENCH
- B3 (3/LS504) — CIRCLE BENCH AT LILY PADS; TYP. OF 2
- B6 (3/LS505) — PRE-FRABRICATED ARTFUL LANDSCAPE SEATING
- BC (1/LS502) — BOARDWALK CURB
- GR (1/LS502) — GUARDRAIL AT BOARDWALK
- HR (2/LS505) — HANDRAIL AT STAIR
- LR (2/LS506) — LITTER/RECYCLING RECEPTACLE



KEY PLAN

APPROVED: HOWARD COUNTY, DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15

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, 2014th

* See Sheet 2 for Phasing & Additional Required Approvals for Phases 3-7

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.

DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE ENLARGEMENT 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

SITE ENLARGEMENT PLANS		LS302
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 56 OF 85

SDP 14-073

SITE LEGEND

- EXISTING TREE TO REMAIN
- LIMIT OF SUBMISSION
- SDP/FDP BOUNDARY
- EXISTING TOPOGRAPHY
- SB — STREAM BUFFER
- SLOPES > 15%
- SLOPES > 25%

NOTES:

1. REFER TO SHEET LS105 FOR PAVING AREAS AND MATERIALS.
2. REFER TO SHEET LS200 (SITE TREE PLANTING PLAN) FOR PROPOSED TREE PLANTING SPECIES AND LOCATIONS.
3. REFER TO SHEET LS202-LS205 FOR ALL OTHER PROPOSED PLANTING.
4. SITE LIGHTING SHOWN ON PLANS COORDINATION ONLY. REFER TO LIGHTING PLANS FOR FINAL LOCATION, FIXTURE SELECTION, MEP REQUIREMENTS, ETC.
5. SEE LIGHTING PLANS FOR ALL LIGHTING INCLUDING: SIGHT LIGHTING, PATH LIGHTING, LIGHTING ASSOCIATED WITH CATERPILLAR, ART FEATURES, SITE SEATING AMENITIES, BUILDINGS, SIGNAGE, AND ALL OTHER STRUCTURES.

HARDSCAPE KEY

PAVING

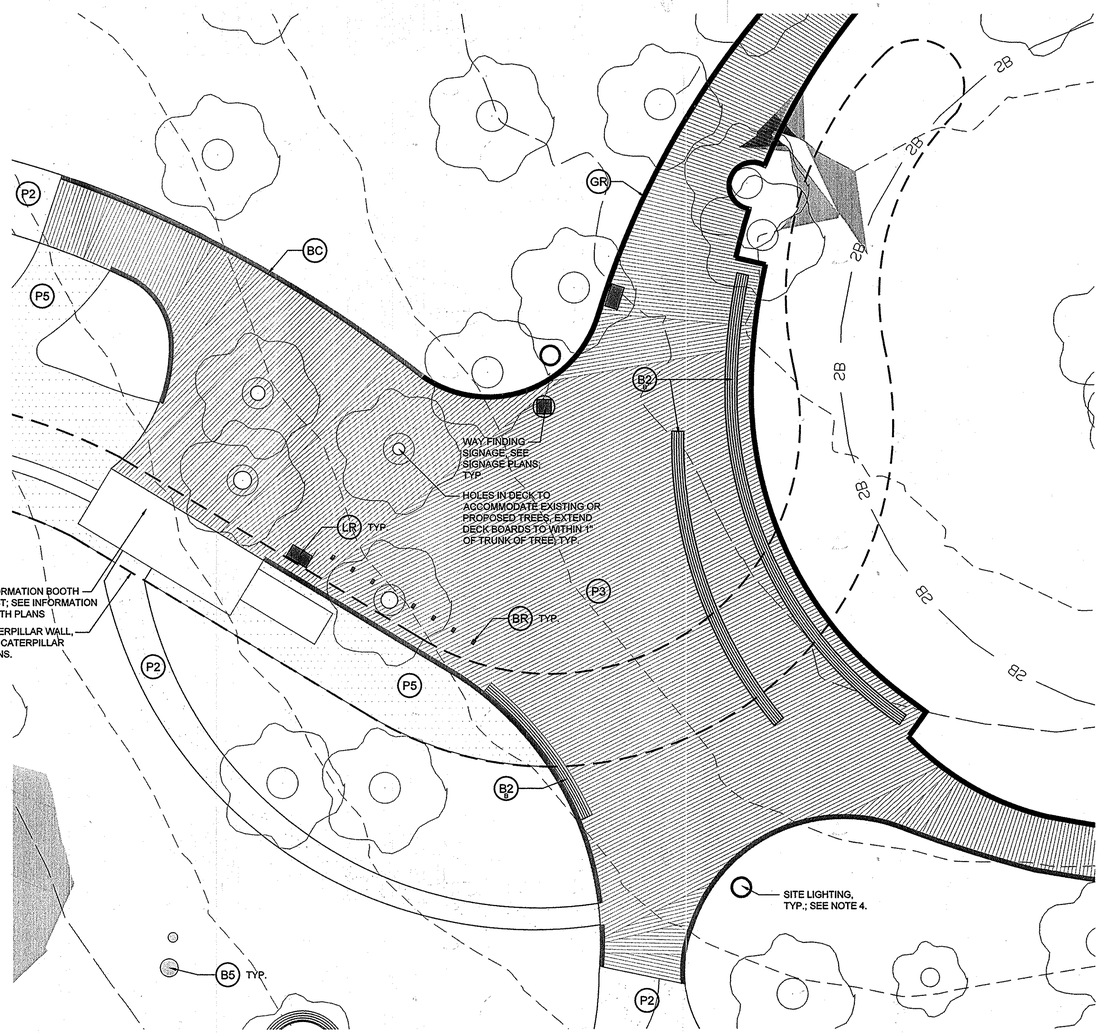
- P1A (1/LS501) — DECORATIVE PERMEABLE PAVERS; PEDESTRIAN LIGHT DUTY SECTION
- P1B (1/LS501) — DECORATIVE PERMEABLE PAVERS; VEHICULAR HEAVY DUTY SECTION
- P2 (2/LS501) — PERVIOUS FLEXIBLE PAVING; LIGHT DUTY SECTION
- P3 (5,6/LS501) — BOARDWALK, IPE WOOD DECKING
- P4 (3/LS501) — COBBLE STONE EDGE
- P5 (4/LS501) — STONE DUST

WALLS/STAIRS

- S3 (1/LS502) — CONCRETE STEPS (AT CHRYSALIS) WITH STAINLESS STEEL HANDRAIL

SITE AMENITIES

- B1 (3/LS502) — BENCH 1 - CUSTOM SEAT WALL
- B2A (2/LS504) — BENCH 2A - LONG CUSTOM WOOD & METAL BENCH (LENGTH VARIES)
- B5 (4/LS505) — BENCH 5 - CUSTOM STUMP SEATING
- BOB (1/LS506) — BOLLARD B @ CHRYSALIS
- BC (1/LS502) — BOARDWALK CURB
- GR (2/LS502) — GUARDRAIL AT BOARDWALK
- HR (2/LS503) — HANDRAIL AT STAIRS
- LR (2/LS506) — LITTER/RECYCLING RECEPTACLE

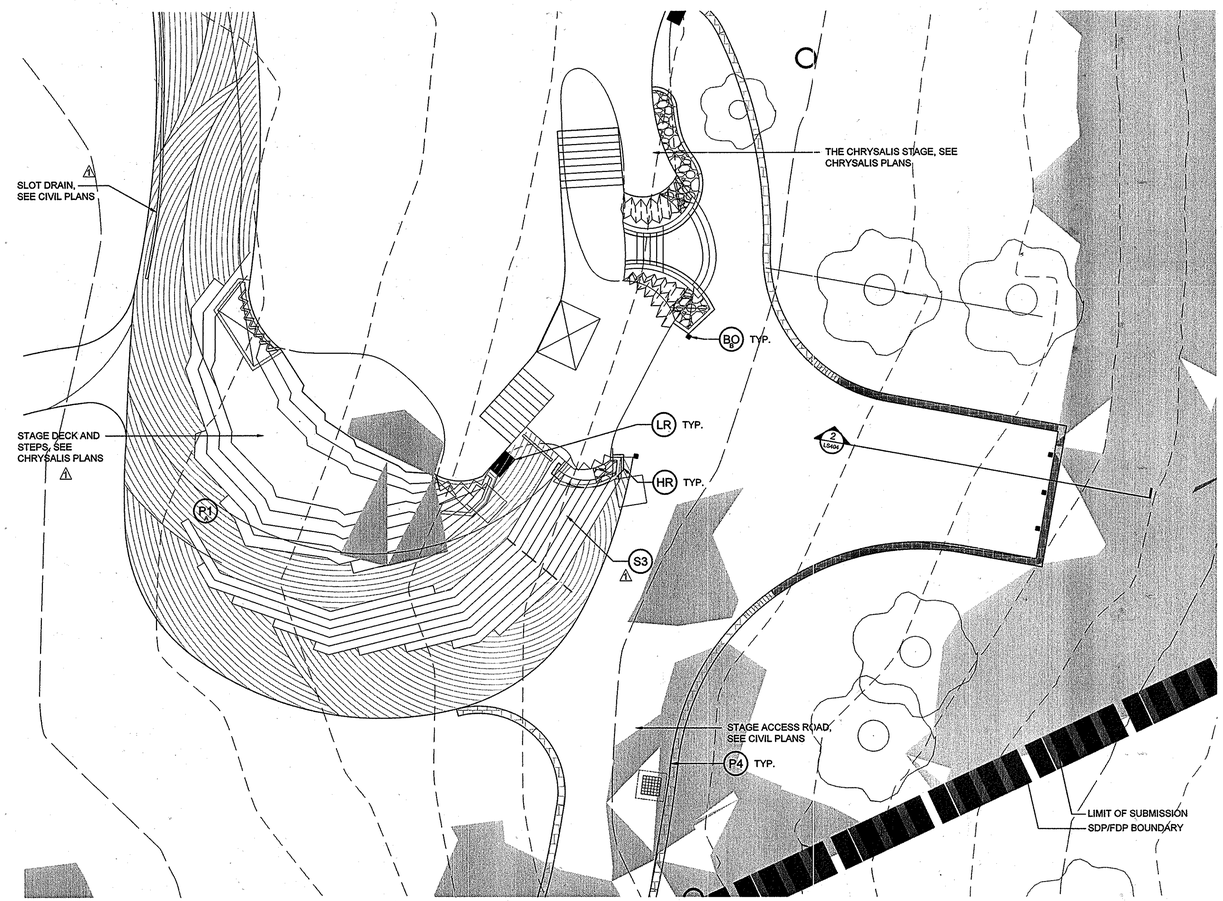


1 ENLARGEMENT PLAN D

1"=10'

0 5' 10' 20'

N



2 ENLARGEMENT PLAN E

1"=10'

0 5' 10' 20'

N

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for phasing and add'l required approvals for Phs 3-7

MAHAN **RYKIEL**
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

DATE	REVISION	BY	APP'D
1/8/16	UPDATED CHRYSALIS BUILDING AND PAVER EXTENTS, ADDED NEW ADA PATH TO HC PARKING, REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS		

PREPARED FOR & DEVELOPER:

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 931 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

KEY PLAN

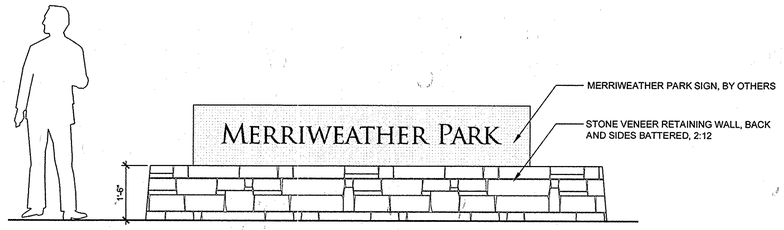
REVISED SITE ENLARGEMENT PLANS

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

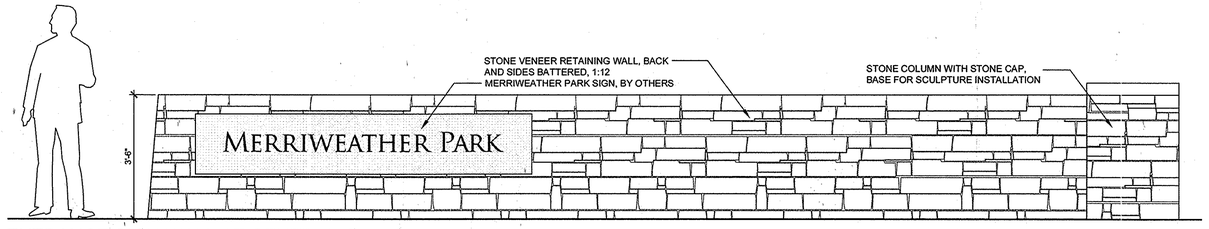
REVISED SITE ENLARGEMENT PLANS		LS303
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JAN., 2016	TAX MAP - GRID: 36 - 01	SHEET: 57 OF 85

SDP 14-073



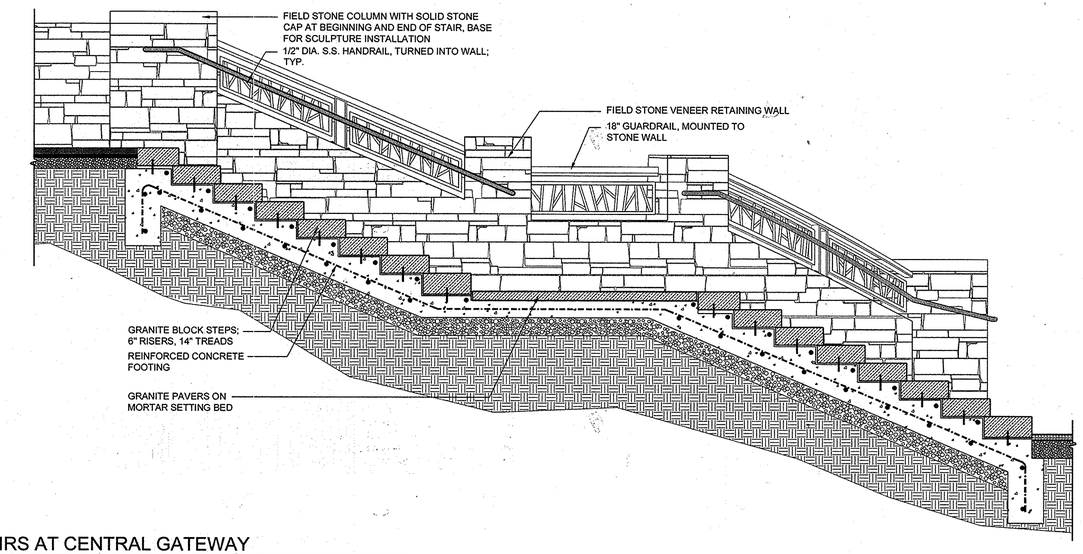
1 TYPICAL ENTRANCE SIGN WALL

Scale: 1/2"=1'-0"



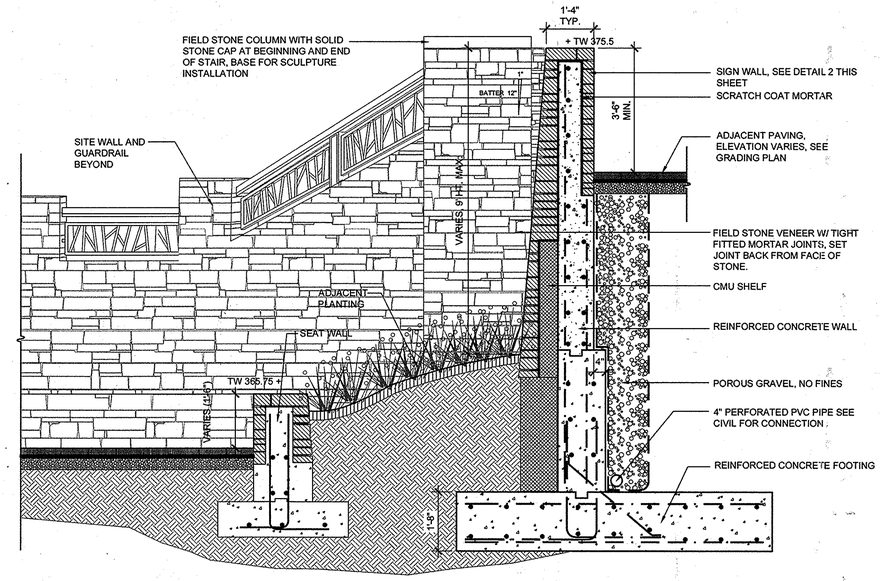
2 ENTRANCE SIGN WALL AT CENTRAL GATEWAY

Scale: 1/2"=1'-0"



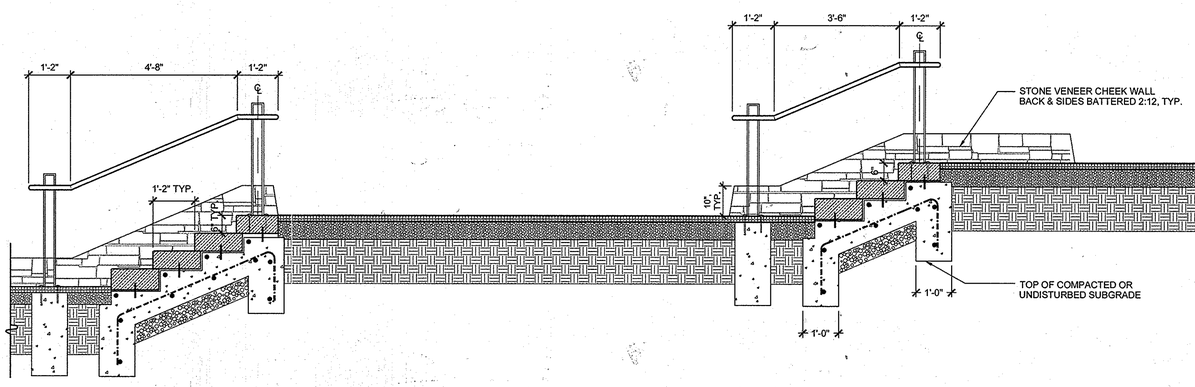
3 STAIRS AT CENTRAL GATEWAY

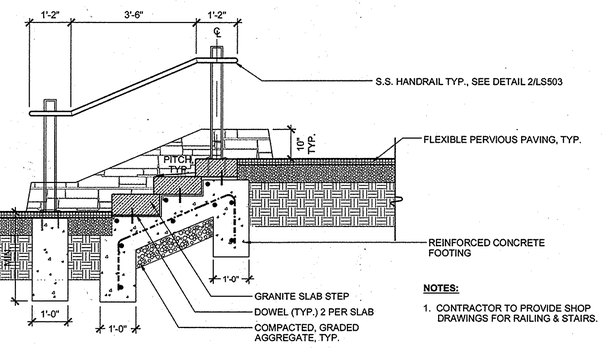
Scale: 1/2"=1'-0"



4 SITE WALLS AT CENTRAL GATEWAY

Scale: 1/2"=1'-0"





NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR RAILING & STAIRS.

5 STAIRS AT BUTTERFLY BUILDING

Scale: 1/2"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*See Sh 2 for Phasing and Add'l Required Approvals for Phases 3-7

MAHAN **RYKIEL**
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.

DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — REGISTERED LANDSCAPE ARCHITECT — No. 631

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

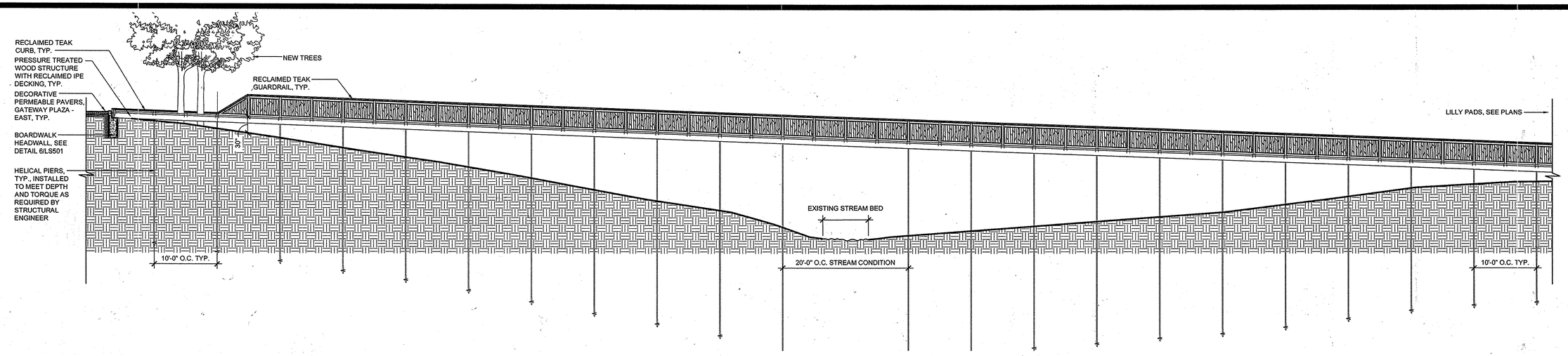
SITE SECTION-ELEVATIONS

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

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

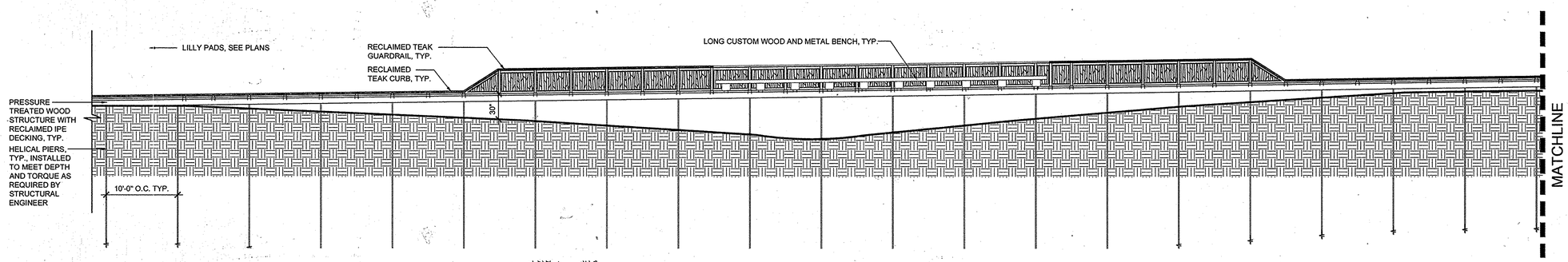
SITE SECTION-ELEVATIONS		LS401
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 58 OF 85

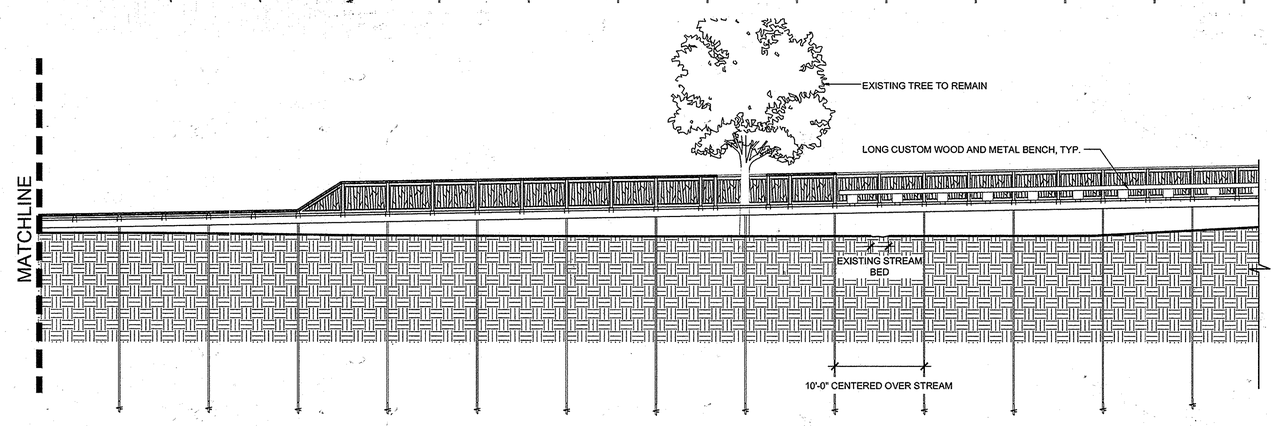
SDP 14-073



1 BOARDWALK SECTION/ELEVATION - GATEWAY TO LILY PADS

SCALE: 1/8"=1'-0"





2 BOARDWALK SECTION/ELEVATION - LILY PADS TO TICKET BOOTH

SCALE: 1/8"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 8-25-15

Chief, Division of Land Development — Date 8-25-15

Chief, Development Engineering Division — Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 6th, 2014*
*See Sh 2 for Phasing & Add'l Required Approvals for Phs 3-7

MAHAN **RYKIEL**
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'R.

DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — No. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

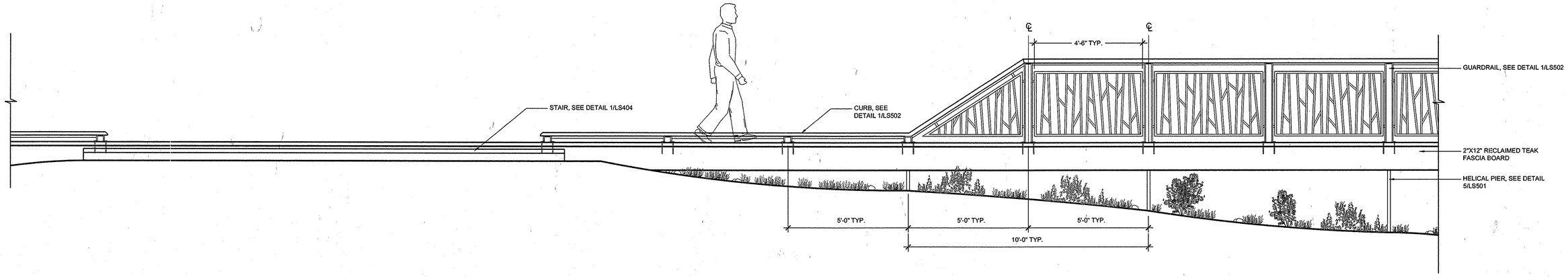
SITE SECTION-ELEVATIONS

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

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

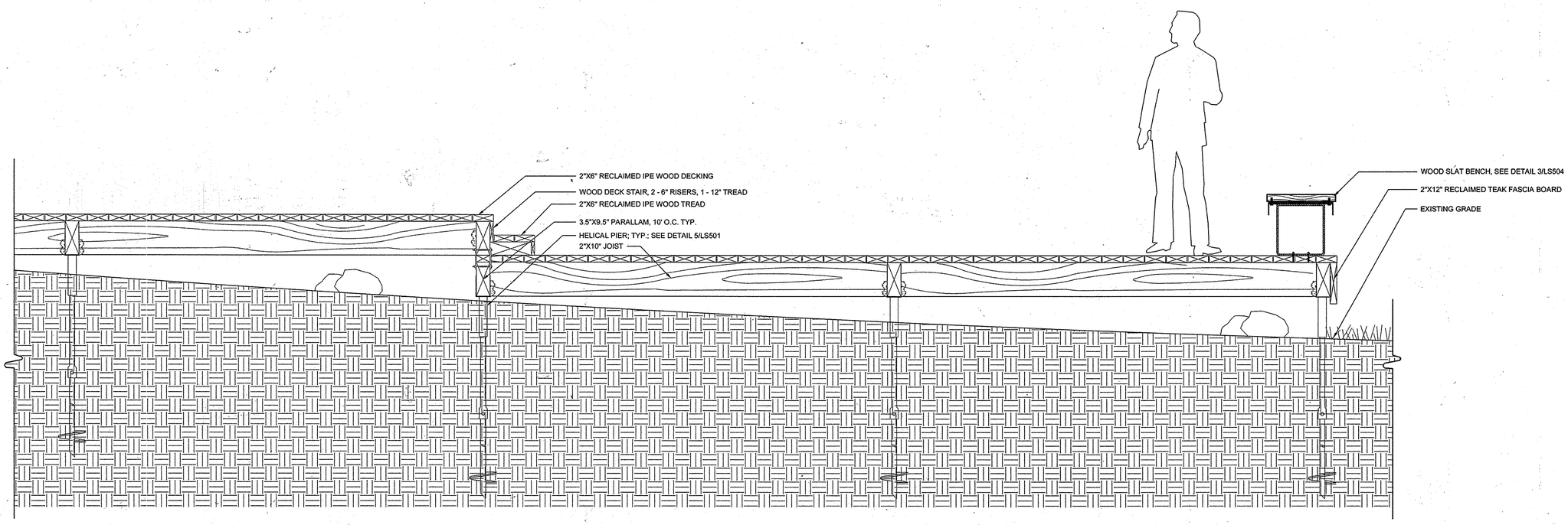
SITE SECTION-ELEVATIONS		LS402
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET 59 OF 85

SDP 14-073



1 TYPICAL BOARDWALK ELEVATION

SCALE: 1/2"=1'-0"



2 LILYPAD SECTION A

SCALE: 3/4"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*

* See Sht. 2 for Phasing & Add'l Required Approvals for Phases 2-7

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 831 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

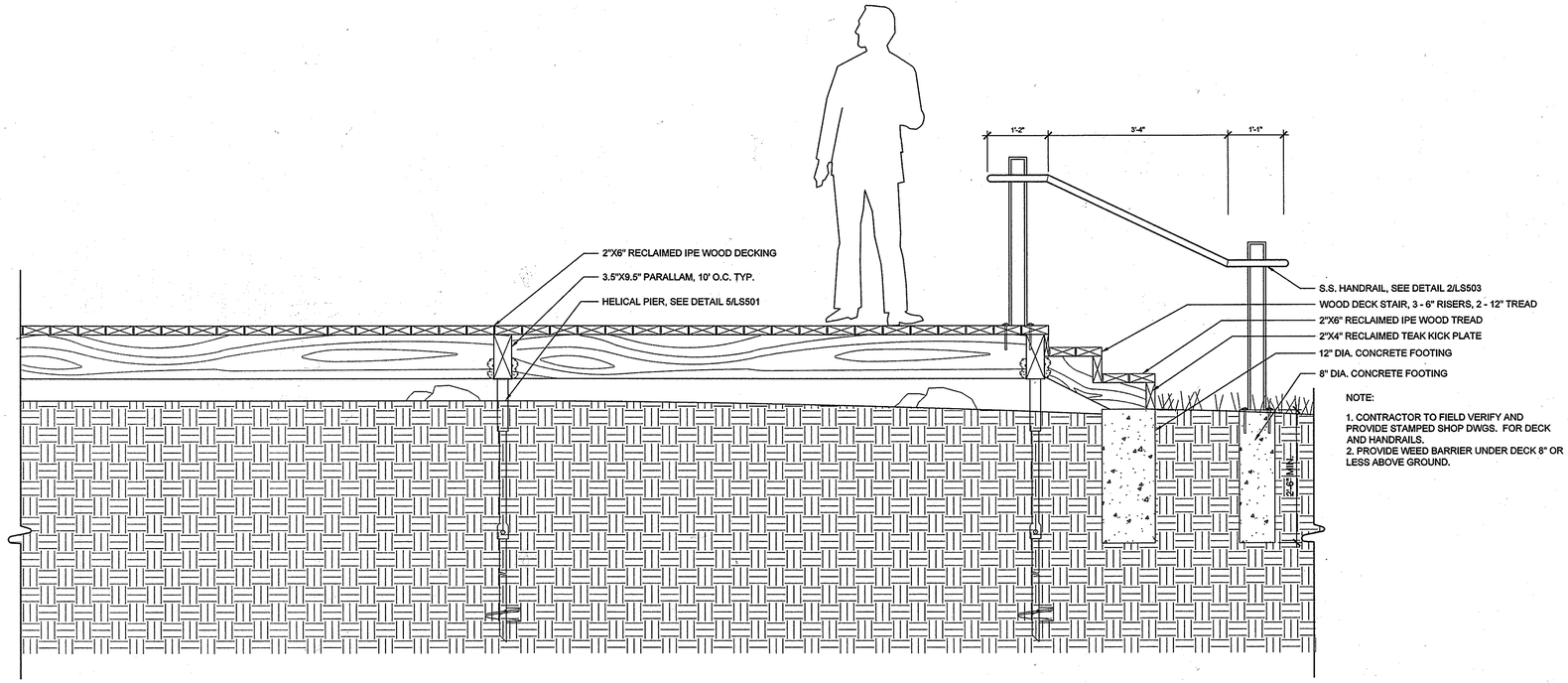
SITE SECTION-ELEVATIONS

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

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE SECTION-ELEVATIONS		LS403
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 60 OF 85

SDP 14-073



NOTE:

1. CONTRACTOR TO FIELD VERIFY AND PROVIDE STAMPED SHOP DWGS. FOR DECK AND HANDRAILS.
2. PROVIDE WEED BARRIER UNDER DECK 8" OR LESS ABOVE GROUND.

1 LILY PAD SECTION B

SCALE: 3/4"=1'-0"

DELETED

2 DECK AT CHRYSALIS LOADING DOCK △1

SCALE: 1/2"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 2-11-16

Chief, Division of Land Development — Date 2-11-16

Chief, Development Engineering Division — Date 2-4-16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 26, 2014
*See Sheet 2 for Phasing and add'l required approvals for Phs 3-7

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

DATE	REVISION	BY	APP'D
1/8/16	DELETED DECK △1		

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

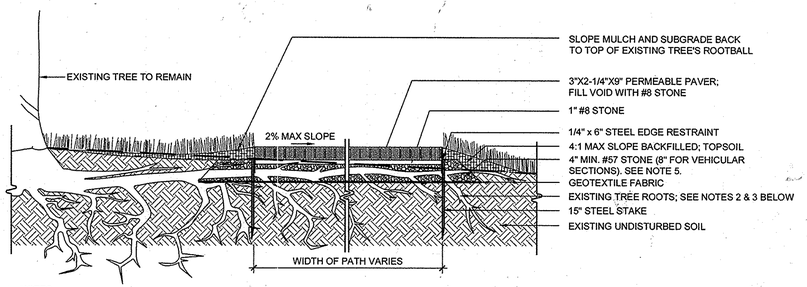
REVISED SITE SECTION-ELEVATIONS

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

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

REVISED SITE SECTION-ELEVATIONS		LS404
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JAN., 2016	TAX MAP - GRID: 36 - 01	SHEET: 61 OF 85

SDP 14-073

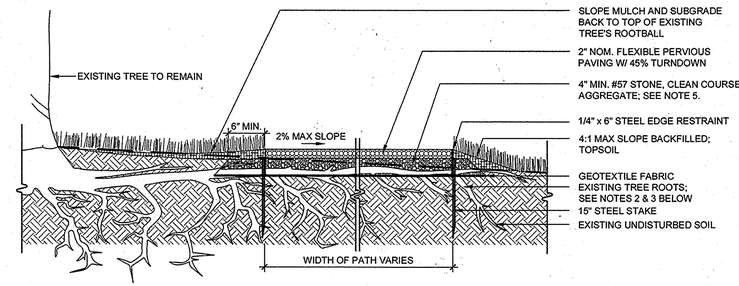


NOTES:

1. INSTALL EDGE RESTRAINT PER MANUFACTURER'S GUIDELINES.
2. USE AIR SPADE TO REMOVE SOIL BETWEEN TREE ROOTS.
3. FIELD VERIFY STAKE LOCATIONS TO AVOID MAJOR ROOTS.
4. REFER TO SHEET LS105 FOR PAVER SELECTION.
5. GRAVEL SUBBASE TO BE INCREASED TO 12" WHERE TREE ROOTS ARE NOT LOCATED.
6. THE PERMEABLE PAVING USED AT SYMPHONY WOODS IS PLACED MAINLY ABOVE THE EXISTING TREE ROOTS ON A MINIMUM 4" (UP TO 12") AGGREGATE BASE. THE PAVING SURFACE, JOINT TREATMENT, AND AGGREGATE BASE ARE DESIGNED TO FILTER RAIN WATER THROUGH THEM INTO THE EXISTING SOIL LIMITING OR ELIMINATING ROOT INTRUSION INTO THE PAVING SURFACE. ALL PAVING SURFACES ARE ERGONOMIC AND EXCEED ADA GUIDELINES.
7. AN IMPERMEABLE LINING WILL BE INCORPORATED INTO THE PAVING SECTION OF ANY IMPERMEABLE PAVEMENT WITHIN 10' OF THE BUILDING FOUNDATION. THIS LINING WILL BE INSTALLED BETWEEN THE GRAVEL SUBBASE AND THE EXISTING SUBGRADE AND WILL WRAP UP ALONG THE BUILDING EDGE.

1 PERMEABLE PAVERS

SCALE: 3/4"=1'-0"

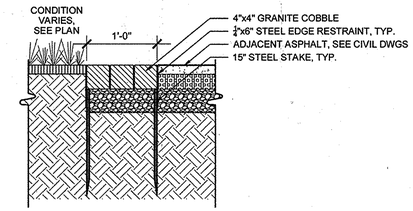


NOTES:

1. INSTALL EDGE RESTRAINT PER MANUFACTURER'S GUIDELINES.
2. USE AIR SPADE TO REMOVE SOIL BETWEEN TREE ROOTS.
3. FIELD VERIFY STAKE LOCATIONS TO AVOID MAJOR ROOTS.
4. REFER TO SHEET LS105 FOR PAVING MATERIAL SELECTION.
5. GRAVEL SUBBASE TO BE INCREASED TO 12" WHERE TREE ROOTS ARE NOT LOCATED.
6. SINCE FLEXI-PROCESS PRODUCTS ARE NON-CRACKING, TRIP AND FALL LIABILITIES THAT ARE NORMALLY CAUSED BY SHEERING OR ROOT INTRUSION ARE VASTLY REDUCED, IF NOT COMPLETELY ELIMINATED. FLEXI-PAVE SURFACES ARE ERGONOMIC AND EXCEED ADA GUIDELINES.
7. AN IMPERMEABLE LINING WILL BE INCORPORATED INTO THE PAVING SECTION OF ANY IMPERMEABLE PAVEMENT WITHIN 10' OF THE BUILDING FOUNDATION. THIS LINING WILL BE INSTALLED BETWEEN THE GRAVEL SUBBASE AND THE EXISTING SUBGRADE AND WILL WRAP UP ALONG THE BUILDING EDGE.

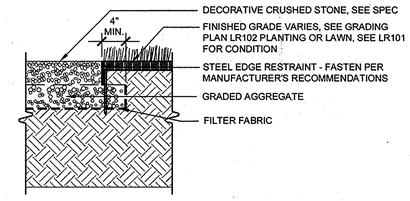
2 FLEXIBLE PERVIOUS PAVEMENT

SCALE: 3/4"=1'-0"



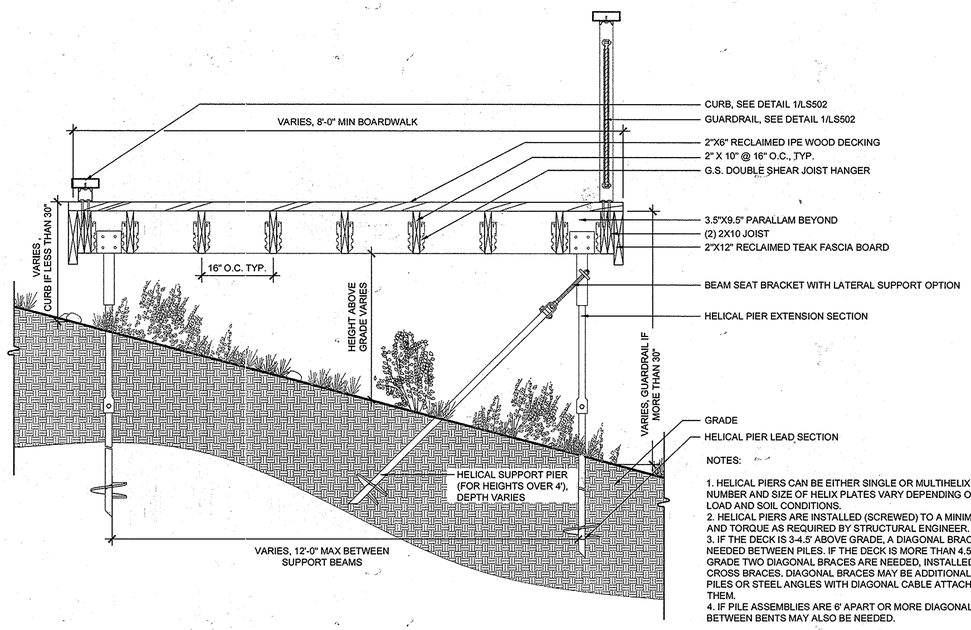
3 COBBLE BAND @ ASPHALT

SCALE: 1"=1'-0"



4 STONE DUST

SCALE: 1"=1'-0"

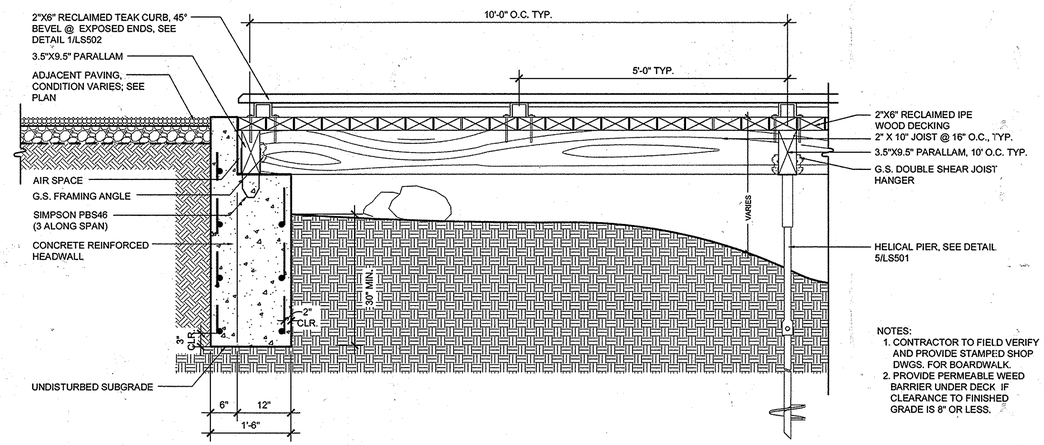


NOTES:

1. HELICAL PIERS CAN BE EITHER SINGLE OR MULTIHELIX, THE NUMBER AND SIZE OF HELIX PLATES VARY DEPENDING ON PIER LOAD AND SOIL CONDITIONS.
2. HELICAL PIERS ARE INSTALLED (SCREWED) TO A MINIMUM DEPTH AND TORQUE AS REQUIRED BY STRUCTURAL ENGINEER.
3. IF THE DECK IS 3-4.5' ABOVE GRADE, A DIAGONAL BRACE IS NEEDED BETWEEN PILES. IF THE DECK IS MORE THAN 4.5' ABOVE GRADE TWO DIAGONAL BRACES ARE NEEDED, INSTALLED AS CROSS BRACES. DIAGONAL BRACES MAY BE ADDITIONAL HELICAL PILES OR STEEL ANGLES WITH DIAGONAL CABLE ATTACHED TO THEM.
4. IF PILE ASSEMBLIES ARE 6' APART OR MORE DIAGONAL BRACING BETWEEN BENTS MAY ALSO BE NEEDED.

5 TYPICAL BOARDWALK SECTION WITH TYPICAL HELICAL PIER

SCALE: 3/4"=1'-0"

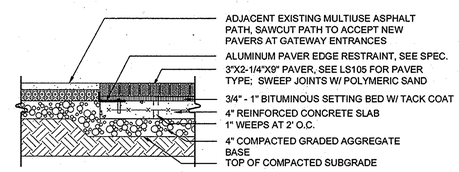


NOTES:

1. CONTRACTOR TO FIELD VERIFY AND PROVIDE STAMPED SHOP DWGS. FOR BOARDWALK.
2. PROVIDE PERMEABLE WEED BARRIER UNDER DECK IF CLEARANCE TO FINISHED GRADE IS 8" OR LESS.

6 BOARDWALK AT PAVING

SCALE: 3/4"=1'-0"



NOTE:
1. REFER TO SHEET LS105 FOR PAVER MATERIAL SELECTION.

7 UNIT PAVERS ON CONCRETE PAD - AT GATEWAY ENTRANCES

SCALE: 3/4"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*See Sheet 2 for Phasing and Add'l Required Approvals for Phs 3-7

MAHAN RYKIEL ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — No. 831 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

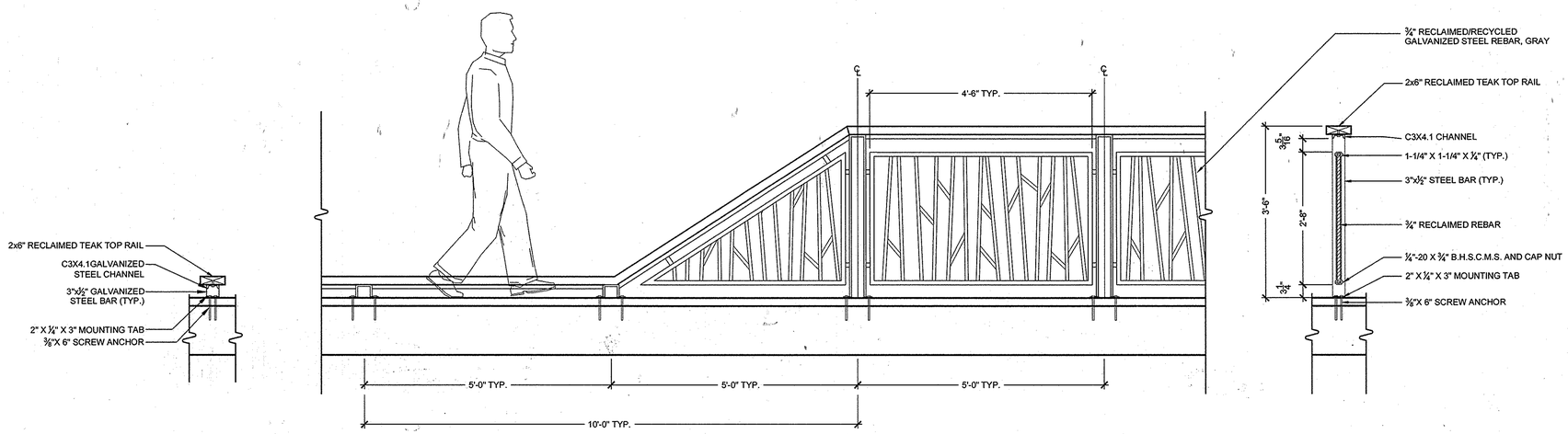
SITE HARDSCAPE DETAILS

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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE HARDSCAPE DETAILS		LS501
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP – GRID: 36 – 01	SHEET: 62 OF 85

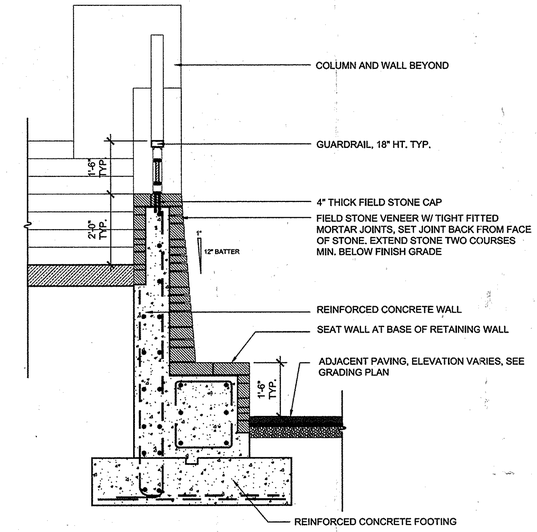
SDP 14-073



GENERAL NOTE: ALL METAL FRAMING TO BE GALVANIZED STEEL.
ALL HARDWARE & TOP RAIL TO BE STAINLESS STEEL.

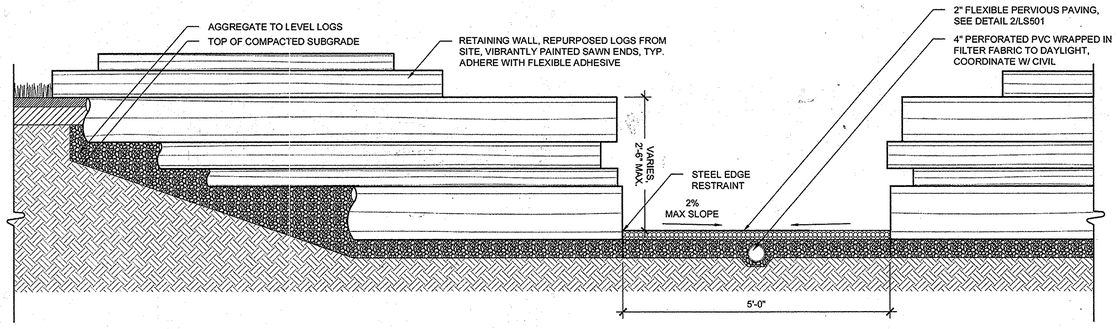
1 BOARDWALK GUARDRAIL AND CURB

SCALE: 3/4"=1'-0"



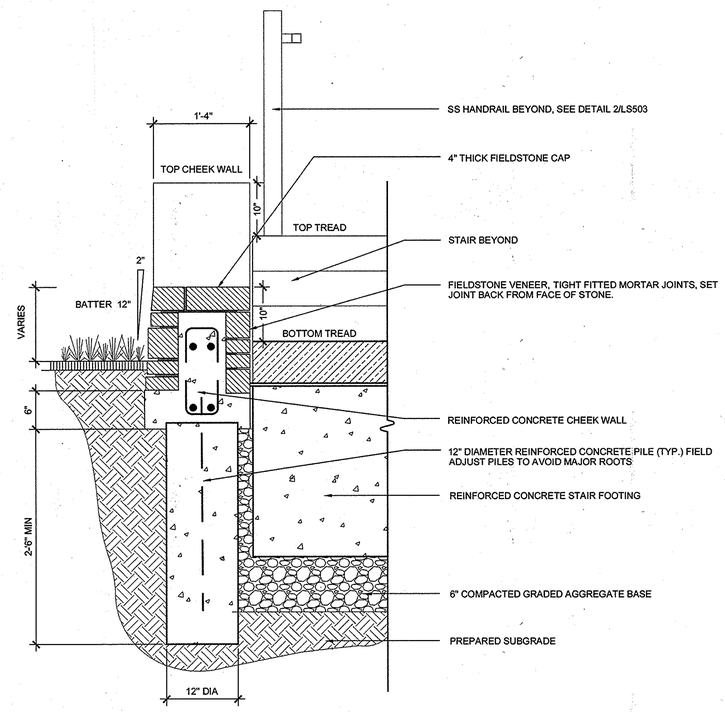
2 SITE WALL AT CENTRAL GATEWAY

SCALE: 1/2"=1'-0"



3 RE-PURPOSED LOG TUNNEL

SCALE: 3/4"=1'-0"



4 CHEEK WALL AT STAIR

SCALE: 1"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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 6th, 2014*

*See Sheet 2 for Planning and Add'l Required Approvals for Pros 8-7

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — No. 931 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

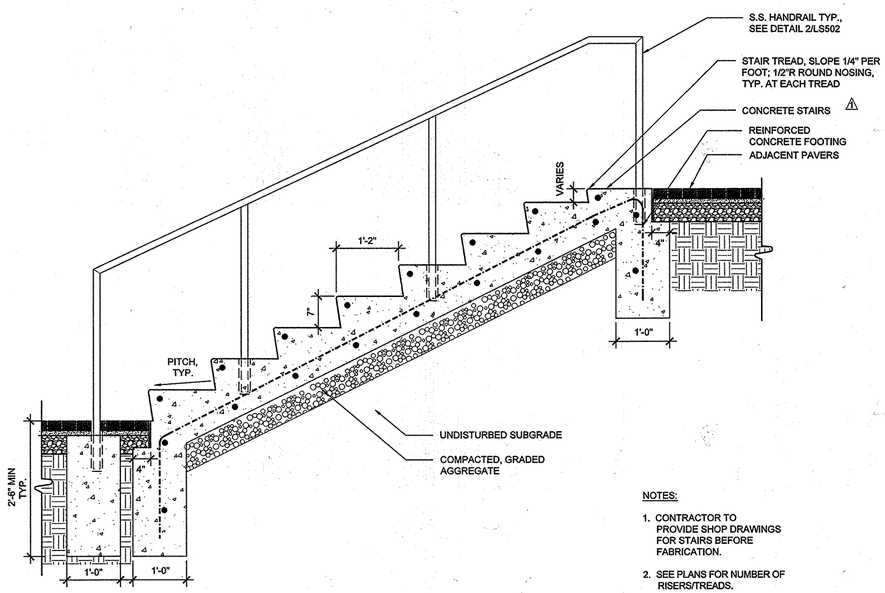
SITE HARDSCAPE DETAILS

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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE HARDSCAPE DETAILS		LS502
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 63 OF 85

SDP 14-073

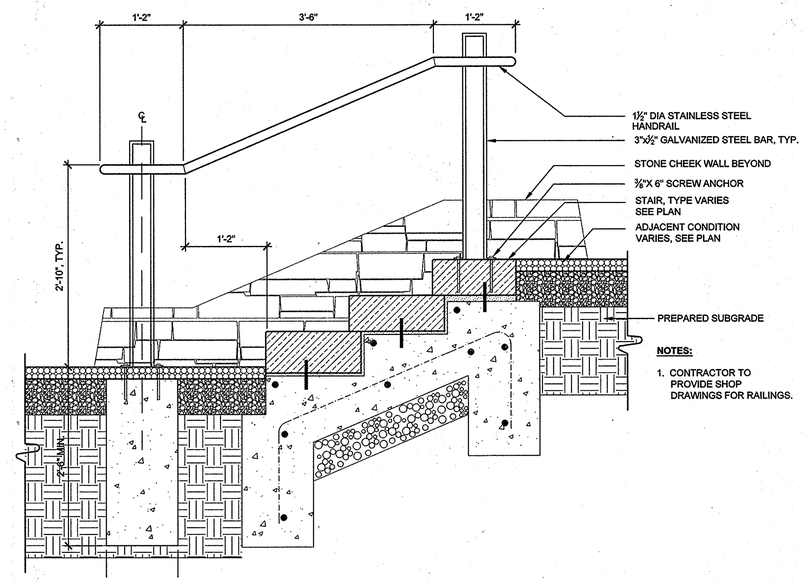


NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STAIRS BEFORE FABRICATION.
2. SEE PLANS FOR NUMBER OF RISERS/TREADS.

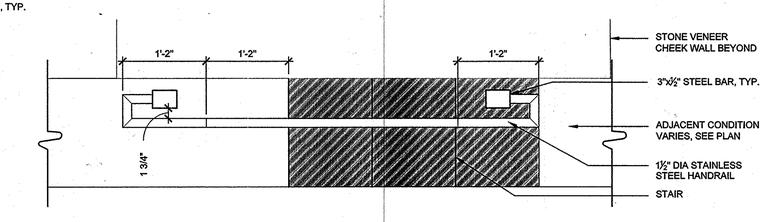
1 STAIR AT CHRYSALIS

SCALE: 3/4"=1'-0"



NOTES:

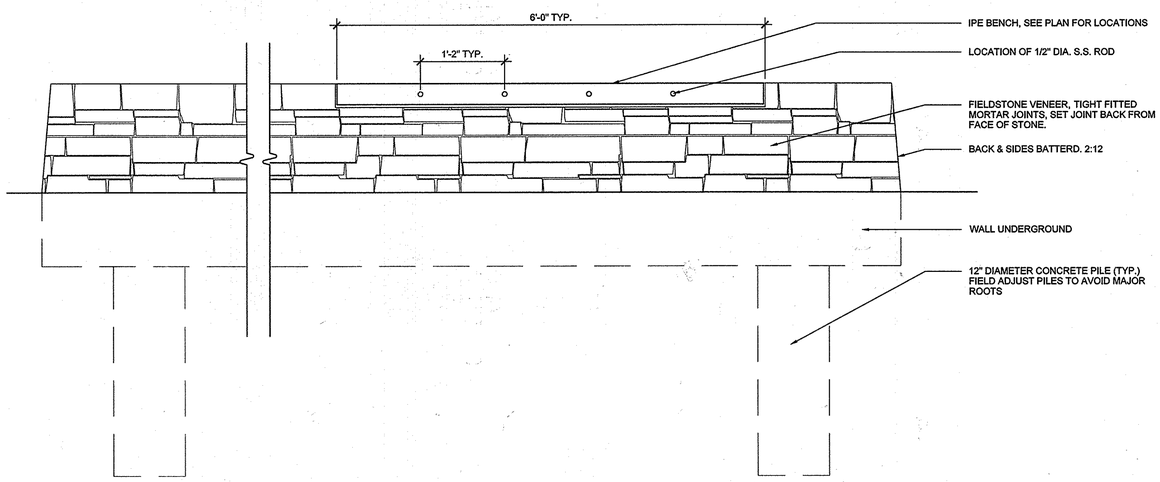
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR RAILINGS.

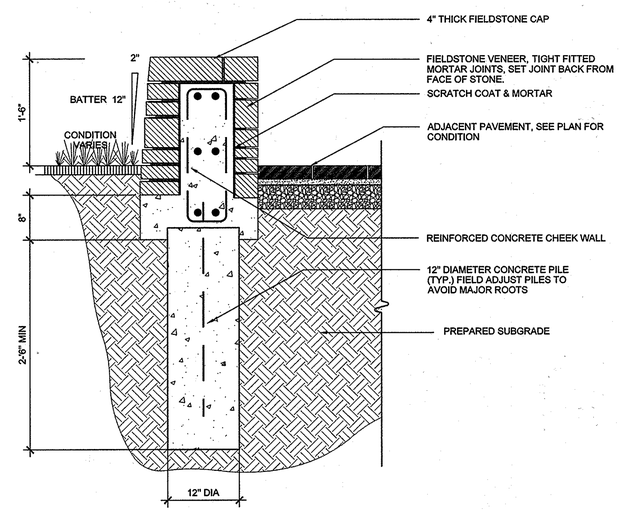


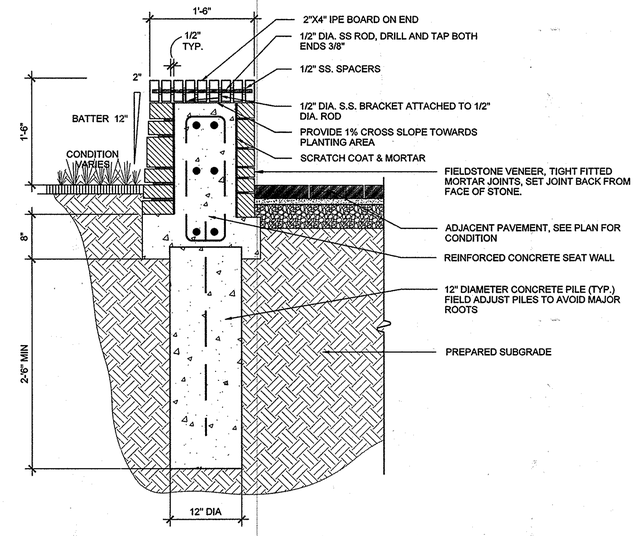
PLAN

2 TYPICAL HANDRAIL

SCALE: 1"=1'-0"







3 BENCH 1 - FIELD STONE SEAT WALL

SCALE: 1"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 2-11-16
Chief, Division of Land Development	Date 2-11-16
Chief, Development Engineering Division	Date 2.4.16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*for Phs 1 & 2. See Sheet 2 for Phasing and Add'l Req. APPROVALS for Ph 3-7

MAHAN **RYKIEL**
A S S O C I A T E S I N C
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DATE	REVISION	BY	APP'D
1/8/16	REPLACED GRANITE BLOCK STEPS WITH CONCRETE STEPS		

D:\13 Projects\13006 Inner Arbor - Symphony Woods\13006-SD SP Inn Arbor\13006 Site Hardscape Details.dwg | DES. XXX | DRN. XXX | CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 691 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

REVISED SITE HARDSCAPE DETAILS

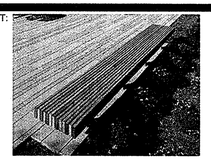
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
TOWN CENTER- SECTION 1 AREA 1
PART OF OPEN SPACE LOT 23-PLAT NO. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

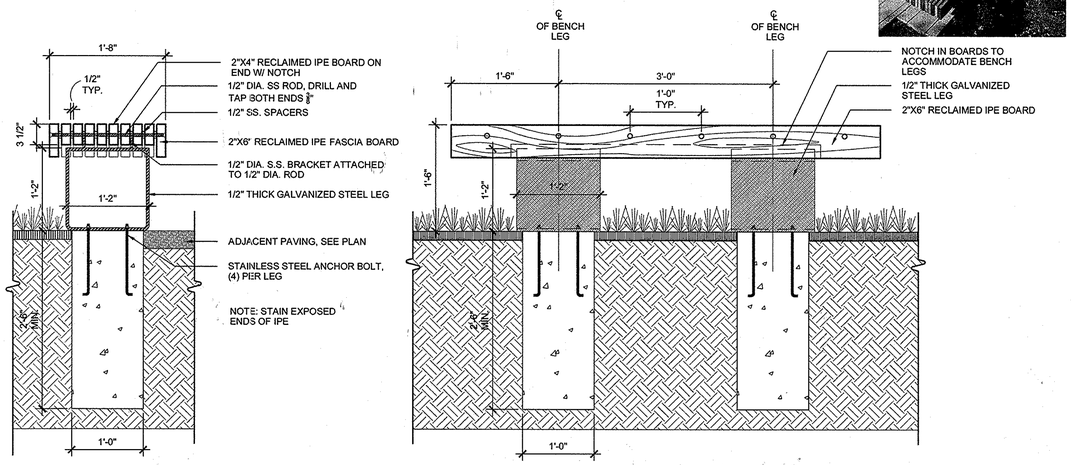
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

REVISED SITE HARDSCAPE DETAILS		LS503
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JAN., 2016	TAX MAP - GRID: 36 - 01	SHEET: 64 OF 85

SDP 14-073

BENCH PRECEDENT:

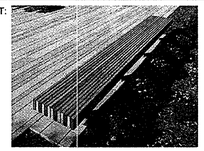


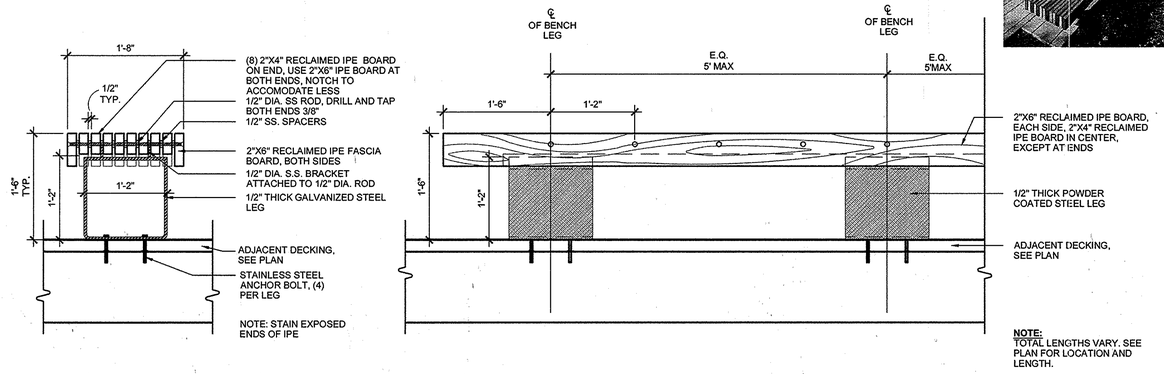


1 BENCH 2A - 6' CUSTOM WOOD AND METAL BENCHES

1"=1'-0"

BENCH PRECEDENT:

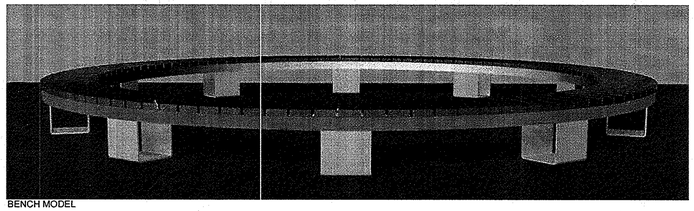




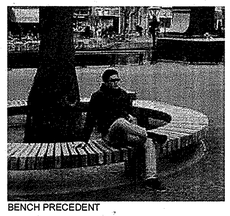
NOTE:
TOTAL LENGTHS VARY. SEE PLAN FOR LOCATION AND LENGTH.

2 BENCH 2B - LONG CUSTOM WOOD AND METAL BENCHES

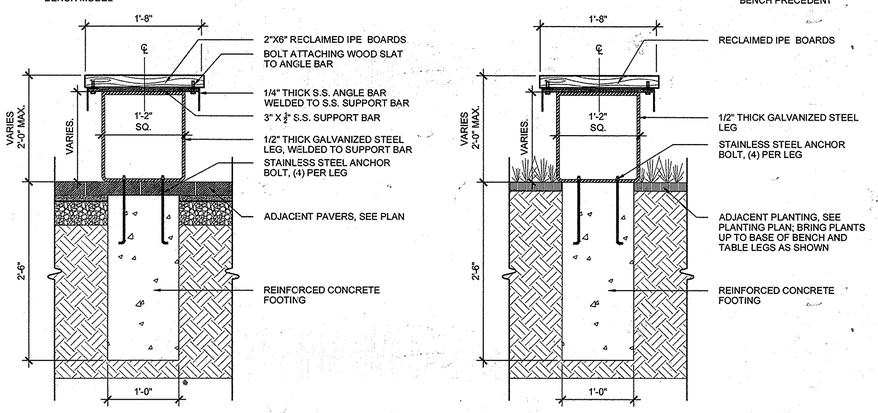
1"=1'-0"



BENCH MODEL

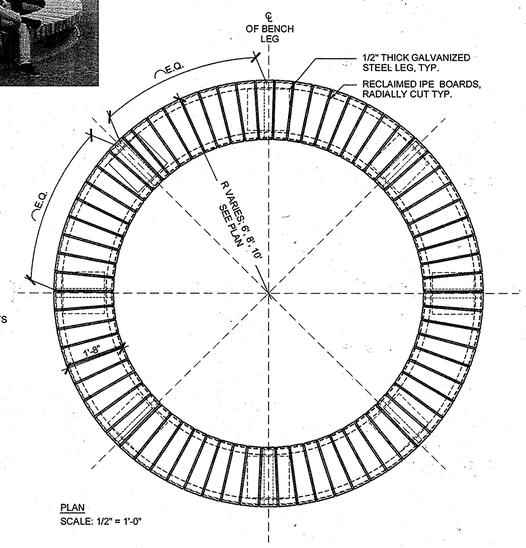


BENCH PRECEDENT



CIRCULAR WOOD BENCH
IN PAVING
SCALE: 1" = 1'-0"

CIRCULAR WOOD BENCH
IN PLANTING
SCALE: 1" = 1'-0"

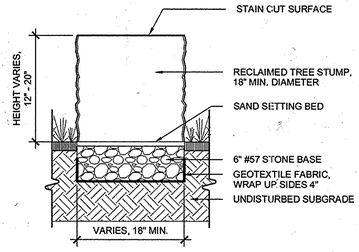


PLAN
SCALE: 1/2" = 1'-0"

3 BENCH 3 - CIRCULAR WOOD BENCH

AS SHOWN

BENCH PRECEDENT



4 BENCH 5 - STUMP SEATING

1"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-2-15
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, 2014*
*See Sn. 2 for Phasing and Add'l Required Approvals for Phases 2-7

GENERAL NOTE:
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MAHAN **RYKIEL**
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE HARDSCAPE DETAILS

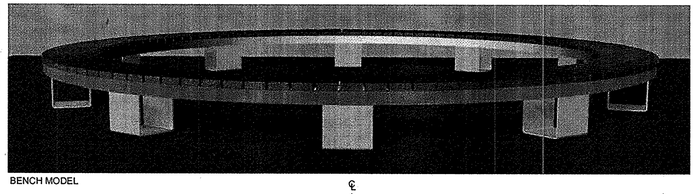
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
TOWN CENTER- SECTION 1 AREA 1
PART OF OPEN SPACE LOT 23-PLAT NO. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

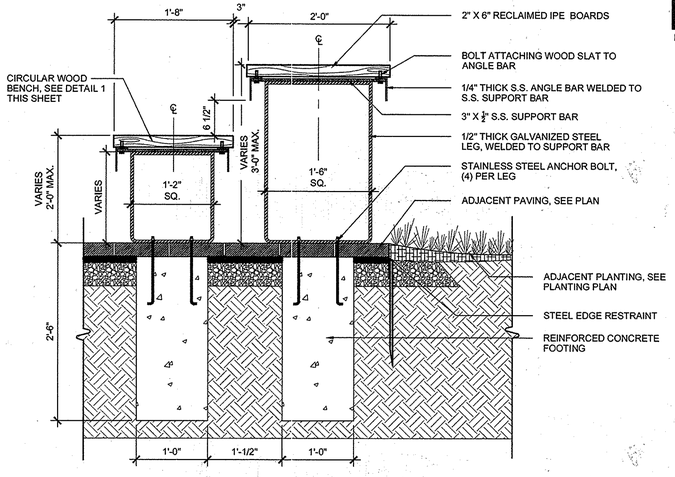
SITE HARDSCAPE DETAILS		LS504
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET 65 OF 85

SDP 14-073

BENCH PRECEDENT

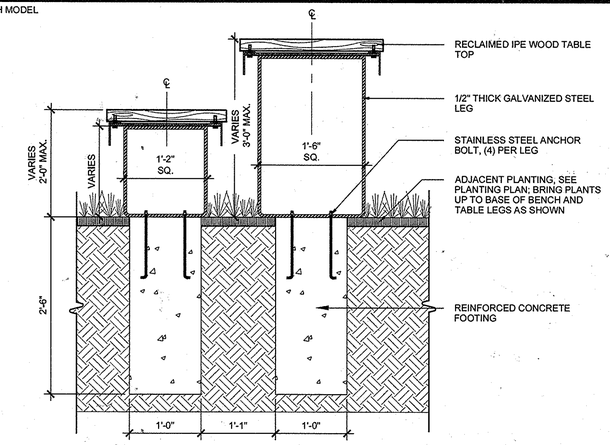


BENCH MODEL

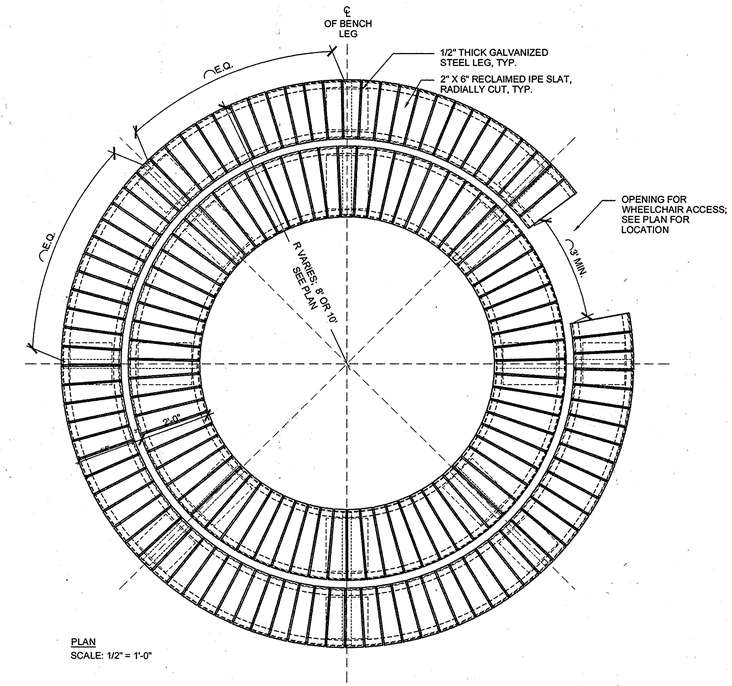


CIRCULAR WOOD BENCH AND TABLE IN PAVING

SCALE: 1" = 1'-0"



CIRCULAR WOOD BENCH AND TABLE IN PLANTING

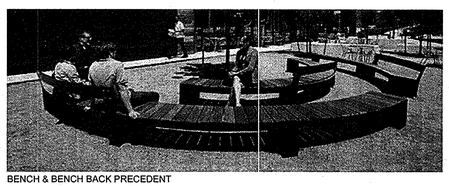


PLAN

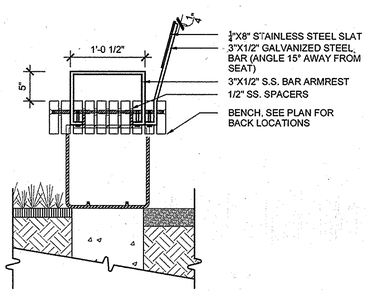
SCALE: 1/2" = 1'-0"

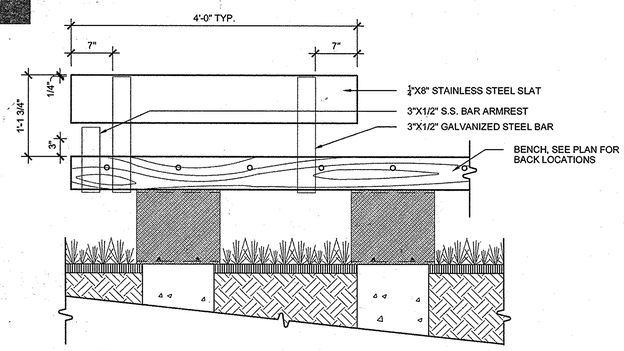
1 BENCH 4 - CIRCULAR WOOD BENCH AND TABLE

AS SHOWN



BENCH & BENCH BACK PRECEDENT

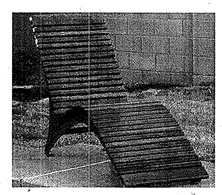




NOTES:
1. REFER TO PLANS FOR BACK AND ARM REST LOCATIONS.

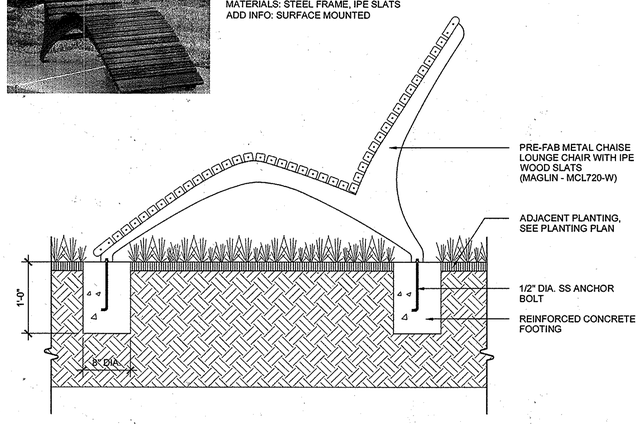
2 BENCH BACKS AND ARM REST, TYP.

1"=1'-0"



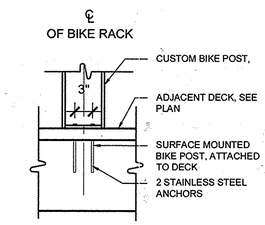
MAGLIN SITE FURNITURE
27 BYSHAM PARK DRIVE
WOODSTOCK, ON
P: 800 716 5506
W: WWW.MAGLIN.COM

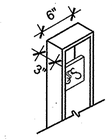
MODEL: MCL720 - W'
MATERIALS: STEEL FRAME, IPE SLATS
ADD INFO: SURFACE MOUNTED



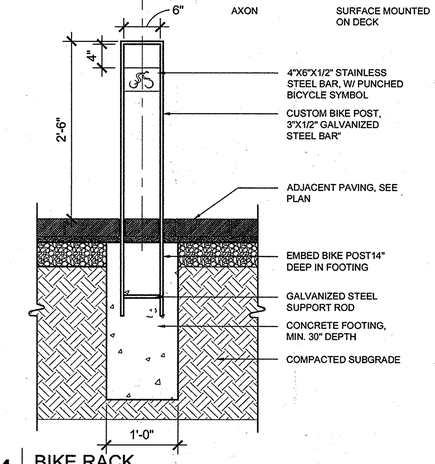
3 BENCH 6 - PRE-FRABRICATED LANDSCAPE SEATING

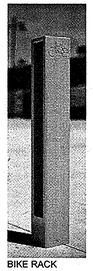
1"=1'-0"





AXON





BIKE RACK PRECEDENT

4 BIKE RACK

1"=1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
*See Sheet 2 for Phasing & Add'l Required Approvals for Phases 6-7

GENERAL NOTE:
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MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 621 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

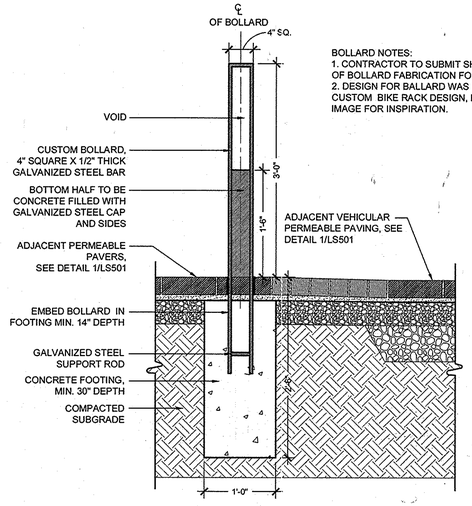
SITE HARDSCAPE DETAILS

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. 22123 &
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

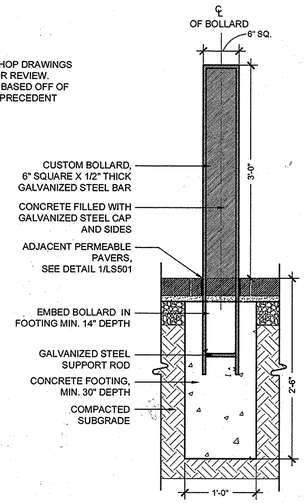
SITE HARDSCAPE DETAILS		LS505
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No.: 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET: 66 OF 85

SDP 14-073

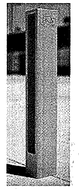


BOLLARD @ DROP OFF

BOLLARD NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF BOLLARD FABRICATION FOR REVIEW.
2. DESIGN FOR BALLARD WAS BASED OFF OF CUSTOM BIKE RACK DESIGN, PRECEDENT IMAGE FOR INSPIRATION.



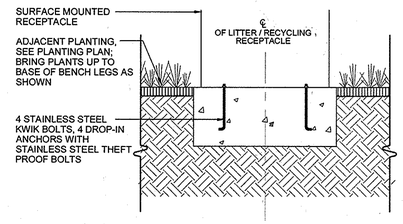
BOLLARD B @ CHRYSALIS SITE



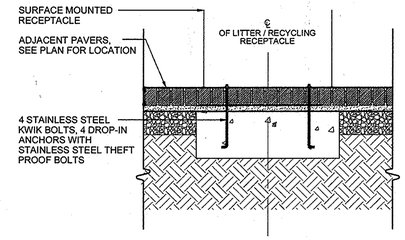
BOLLARD PRECEDENT

1 BOLLARD

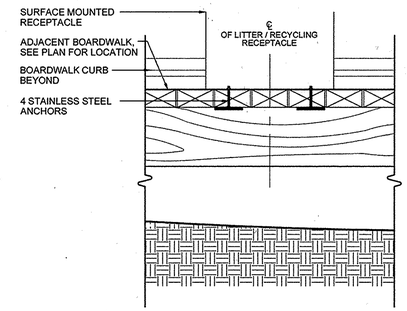
1"=1'-0"



LITTER / RECYCLING RECEPTACLE
IN PLANTING



LITTER / RECYCLING RECEPTACLE
ON PAVERS

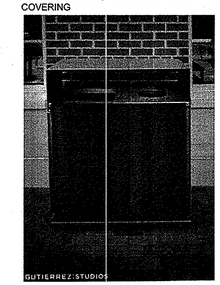


LITTER / RECYCLING RECEPTACLE
ON BOARDWALK

GUTIERREZ STUDIOS

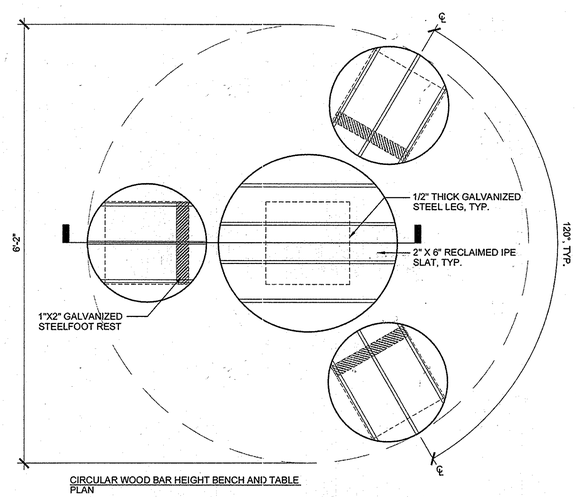
CUSTOM 30 GALLON LITTER & RECYCLING RECEPTACLE

$\frac{1}{4}$" GALVANIZED STEEL FRAME WITH WITH STAINLESS STEEL INSERT & ABSTRACT RECYCLING SYMBOL CUTOUT, RECLAIMED IPE SLAT COVERING

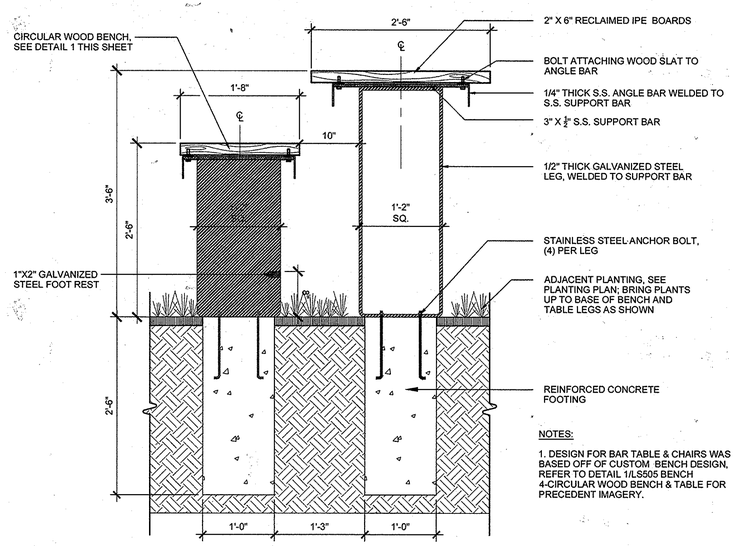


2 LITTER/RECYCLING RECEPTACLES

1"=1'-0"



CIRCULAR WOOD BAR HEIGHT BENCH AND TABLE
PLAN



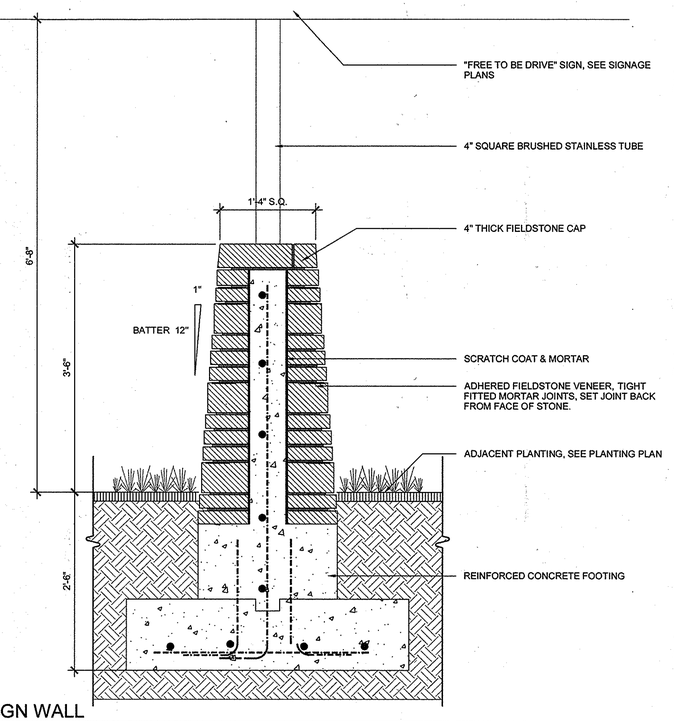
CIRCULAR WOOD BAR HEIGHT BENCH AND TABLE IN PLANTING
SECTION

NOTES:

1. DESIGN FOR BAR TABLE & CHAIRS WAS BASED OFF OF CUSTOM BENCH DESIGN, REFER TO DETAIL 1/LS505 BENCH 4-CIRCULAR WOOD BENCH & TABLE FOR PRECEDENT IMAGERY.

3 BENCH 7 - BAR TABLE AND STOOLS

1"=1'-0"



4 FREE TO BE SIGN WALL

1"=1'-0"

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014
*See Sin 2 for Phasing & Add'l Required Approvals for Ph 3-7

MAHAN **RYKIEL**
ASSOCIATES INC
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

I:\Mahan Rykiel\Proj\13 Projects\13006 Inner Arbor - Symphony Woods\DWG\MR\SP Submission\13006 Site Landscape Details.dwg	DES. XXX	DRN. XXX	CHK. XXX

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
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STATE OF MARYLAND — SCOTT JON RYKIEL — REGISTERED LANDSCAPE ARCHITECT — NO. 631

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE HARDSCAPE DETAILS

DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
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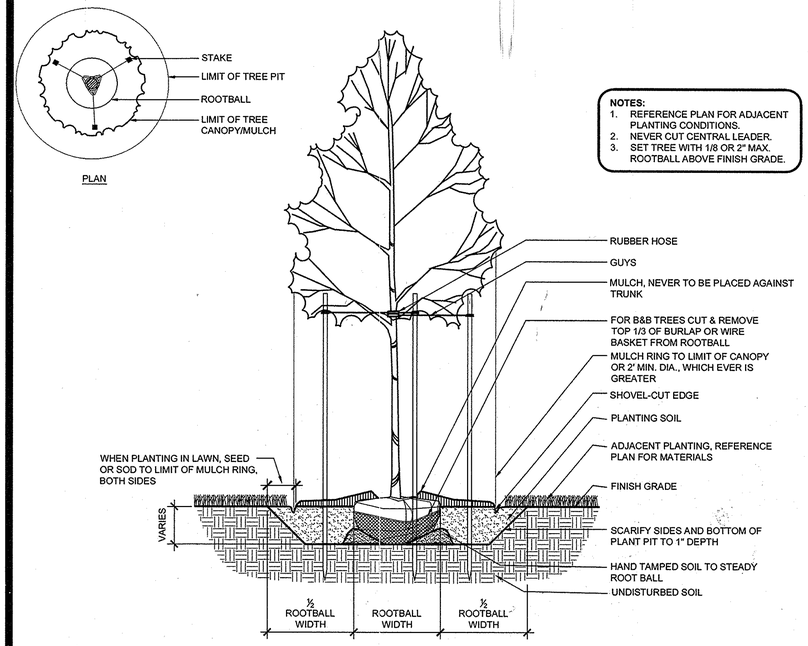
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

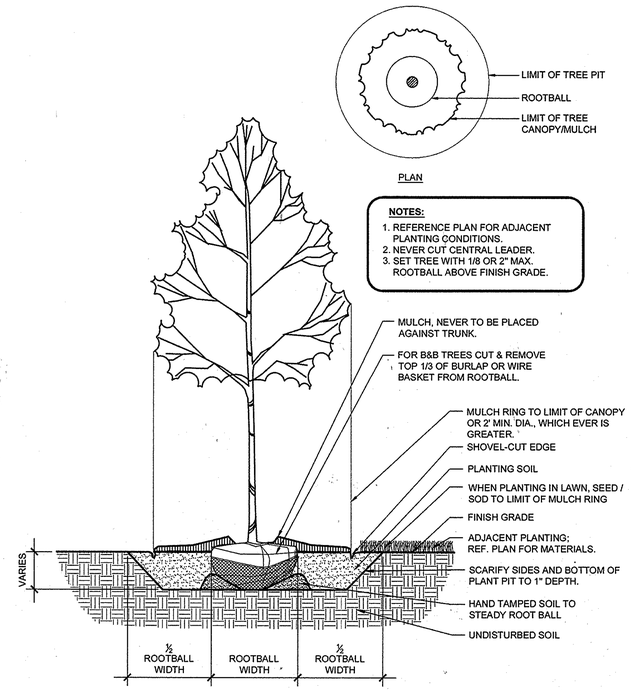
SITE HARDSCAPE DETAILS		LS506
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET 67 OF 85

SDP 14-073



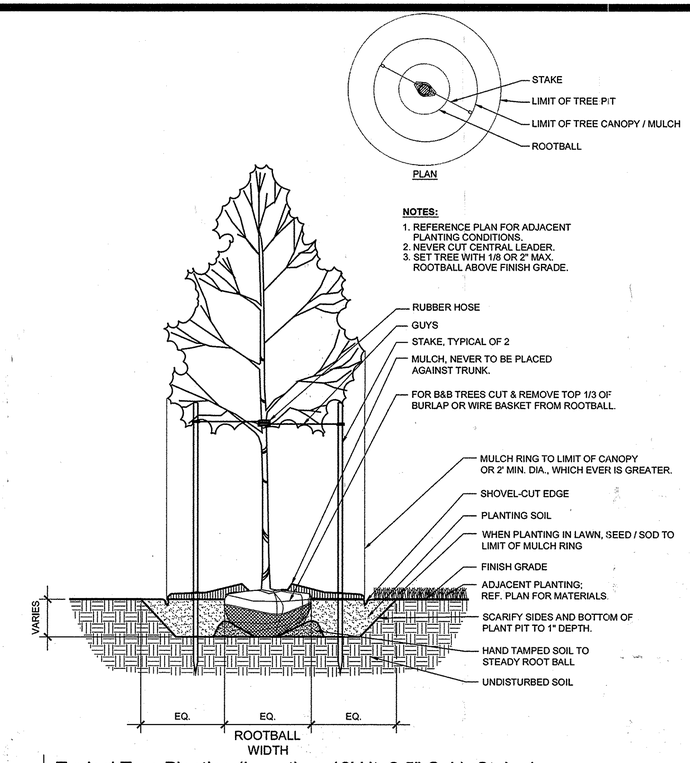
1 Typical Tree Planting (2.5" Cal. - 4" Cal.) (Less Than 14' Ht.), Staked

1/2" = 1'-0"



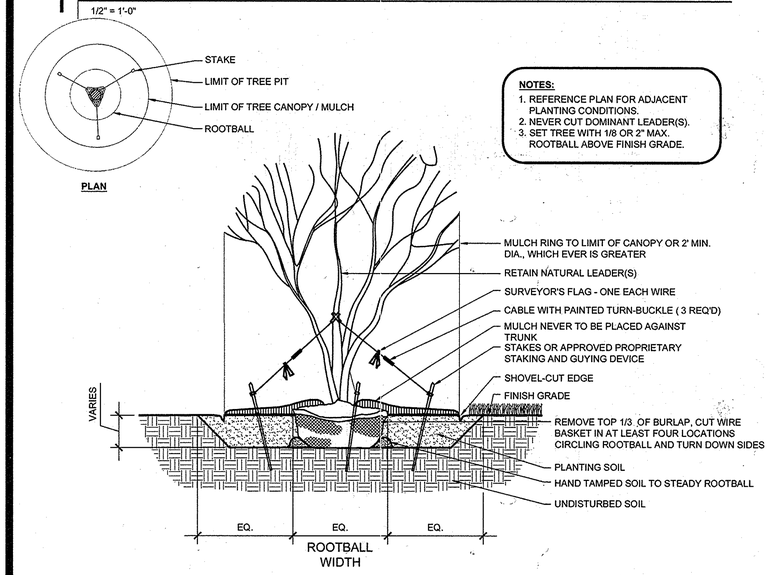
2 Typical Tree Planting (Less than 2" Cal.), Not Staked

1/2" = 1'-0"



3 Typical Tree Planting (Less than 12' Ht, 2.5" Cal.), Staked

1/2" = 1'-0"

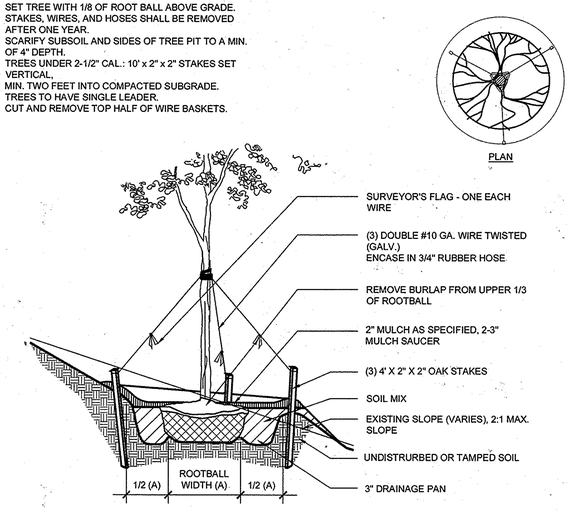


4 Typical Tree Planting (Over 3" Cal - 14' Ht.), Staked

1/2" = 1'-0"

NOTES:

1. NEVER CUT CENTRAL LEADER.
2. NEVER MULCH AGAINST TRUNK.
3. SET TREE WITH 1/8 OF ROOT BALL ABOVE GRADE.
4. STAKES, WIRES, AND HOSES SHALL BE REMOVED AFTER ONE YEAR.
5. SCARIFY SUBSOIL AND SIDES OF TREE PIT TO A MIN. OF 4" DEPTH.
6. TREES UNDER 2-1/2" CAL.: 10' x 2" x 2" STAKES SET VERTICAL. MIN. TWO FEET INTO COMPACTED SUBGRADE.
7. TREES TO HAVE SINGLE LEADER.
8. CUT AND REMOVE TOP HALF OF WIRE BASKETS.

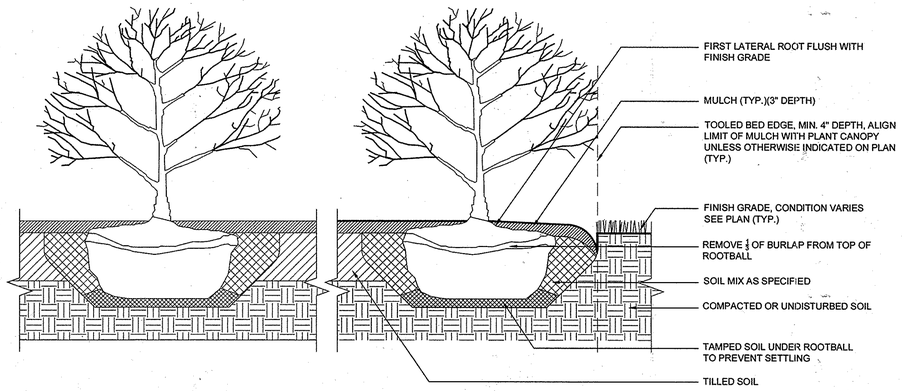


5 Typical Tree Planting on Slope

1/2"= 1'-0"

SEQUENCE OF CONSTRUCTION (GENERAL) REFER TO SPECIFICATIONS

1. STAKE OUT PLANT/BED LOCATIONS.
2. CUT EDGE OF PLANT BED
3. TILL SOIL AND APPLY AMENDMENTS TO ENTIRE PLANTING AREA.
4. APPLY PRE-EMERGENT HERBICIDE (TWO WEEKS PRIOR TO PLANTING).
5. INSTALL PLANTS.
6. INSTALL FERTILIZER TABLETS IN EACH PLANT PIT.
7. PLACE BACKFILL.
8. WATER EACH INDIVIDUAL PLANT THOROUGHLY.
9. PLACE MULCH OVER ENTIRE PLANT BED.
10. WATER ENTIRE PLANT BED THOROUGHLY.



6 Typical Shrub Planting

1" =1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-8-15
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, 2014*
* See Sn 2 for Phasing & Addl Required Approvals for Pns 2-7

CERTIFICATION NOTE:
THE LANDSCAPE PLAN PROVIDED WITHIN IS CERTIFIED TO MEET ALL REQUIREMENTS AND THE DESIGN INTENT OF THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14407 FOLIO 233.

SCOTT RYKIEL, RLA 631

CERTIFICATION NOTE:
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR ALTERNATIVE COMPLIANCE AND THE MERRIWEATHER-SYMPHONY WOODS DESIGN GUIDELINES. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME — DATE 9/4/15 — ~~DEVELOPER'S/OWNER'S NAME~~

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building, 800 Wyman Park Drive., Suite 100, Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

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

STATE OF MARYLAND — SCOTT JON RYKIEL — NO. 631 — REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE PLANTING 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. 22123 &
PART OF OPEN SPACE LOT 98-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE PLANTING DETAILS		LS507
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET 68 OF 85

SDP 14-073

TREE PRESERVATION APPROACH

MERRIWEATHER PARK

TREE PRESERVATION DURING CONSTRUCTION REQUIRES AN INTEGRATED APPROACH THAT RECOGNIZES BOTH THE INHERENT BIOLOGICAL LIMITATIONS OF MATURE TREES AND THE PHYSICAL DEMANDS THAT HUMAN INFRASTRUCTURE PLACES UPON THE LANDSCAPE. THE FOLLOWING DESCRIBES THE COMPREHENSIVE TREE PRESERVATION METHODOLOGY THAT WILL BE UNDERTAKEN TO ENSURE THE HIGHEST POTENTIAL FOR MAINTAINING TREE HEALTH.

THE CRITICAL ROOT ZONE (CRZ) IS THE AREA AROUND THE BASE OF THE PLANT THAT CONTAINS THE VAST MAJORITY OF SMALL, ABSORBING ROOTS. AS OPPOSED TO THE LARGE, STRUCTURAL SUPPORT ROOTS, THE ABSORBING ROOTS ARE PRIMARILY RESPONSIBLE FOR THE UPTAKE OF BOTH WATER AND ESSENTIAL ELEMENTS. THEY REQUIRE ADEQUATE OXYGEN IN ORDER TO SURVIVE. AS SUCH, THEY ARE LOCATED CLOSE TO THE SURFACE (IN THE TOP 12 TO 18" OF SOIL). THEY ARE ALSO HIGHLY VULNERABLE TO SOIL COMPACTION AND THE ACCOMPANYING REDUCTION IN OXYGEN- CONTAINING PORE SPACES BETWEEN SOIL PARTICLES. THE PRIMARY STRATEGY TO BE EMPLOYED IN PRESERVING THE VALUABLE TREES IN MERRIWEATHER PARK WILL BE TO AVOID AND MITIGATE SOIL COMPACTION WITHIN THE CRZ. CRZ WILL BE ESTIMATED BASED ON TREE DIAMETER, AN APPROPRIATE INDICATOR OF POTENTIAL ROOTING AREA. FIELD STUDIES HAVE SHOWN THAT, FOR EVERY INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH), A CORRESPONDING RADIUS OF 1.5 FEET (STARTING FROM THE TREE STEM) WILL CAPTURE MOST OF THE CRZ. FOR INSTANCE, A PLANT WITH A DBH OF 10 INCHES WILL HAVE A CRITICAL ROOT ZONE EDGE 15 FEET FROM THE STEM.

THE PLAN WILL INVOLVE TWO COMPLEMENTARY TECHNIQUES TO AVOID UNINTENDED TREE LOSS DURING THE CONSTRUCTION PROCESS:

A) AVOID THE CRITICAL ROOT ZONE OF TREES SELECTED FOR PRESERVATION

B) MODIFY CONSTRUCTION ACTIVITIES WHEN IT IS NECESSARY TO OPERATE WITHIN THE CRITICAL ROOT ZONE

AVOIDING THE CRITICAL ROOT ZONE

IN ORDER TO MAXIMIZE THE LEVEL OF TREE CANOPY AND FOREST INTEGRITY THAT IS PROTECTED AT THE PARK, IT IS IMPORTANT TO FIRST FIELD DETERMINE WHICH TREES ARE COMPATIBLE WITH THE PLANNED INFRASTRUCTURE EXPANSION, AND TO THEN DELINEATE THE CRITICAL ROOT ZONES FOR THESE PLANTS.

1 - IDENTIFY TREES FOR RETENTION

A TREE INVENTORY WAS PERFORMED IN 2010. DOMINANT, CANOPY-LEVEL TREES WITHIN THE TARGETED CONSTRUCTION ZONE WILL BE RE-EVALUATED WITHIN THE CONTEXT OF PLANNED ACTIVITIES AND CHARACTERIZED AS TO SPECIES, DBH, AND CONDITION. CHARACTERIZATION OF SPECIES AND CONDITION WILL ALLOW FOR INFORMED DETERMINATION OF WHICH PLANTS ARE COMPATIBLE WITH CONSTRUCTION. TREES IN POOR CONDITION, OR THAT ARE OF SPECIES LIKELY TO BE INTOLERANT OF DISTURBANCE AND PRONE TO HAZARD GENERATION, SHOULD BE REMOVED FROM CONSIDERATION FOR RETENTION.

2 - CRZ LOCATIONS

BASED ON EVALUATION, CRZ LOCATIONS WILL BE REFINED FROM PREVIOUS TREE INVENTORY.

3 - INTEGRATE TREE DATA INTO DESIGN PROCESS

TO DATE, THE DESIGN HAS GONE TO GREAT LENGTHS TO AVOID CRZ OF EXISTING TREES. BASED ON REFINED INFORMATION COLLECTED ABOVE, MINOR MODIFICATIONS MAY BE TAKEN TO RETAIN TREES AND TO MAXIMIZE THE OPPORTUNITY FOR PRESERVING THE TREE CANOPY AND FOREST INTEGRITY. ALL DESIGN SUBMISSIONS WILL INCLUDE A REVIEW AND COMMENTARY BY A QUALIFIED ARBORICULTURAL PROFESSIONAL EXPERIENCED IN TREE PRESERVATION TECHNIQUES.

MODIFY CONSTRUCTION ACTIVITIES WITHIN THE CRZ

TREE PRESERVATION TECHNIQUES WILL BE IMPLEMENTED TO REDUCE SOIL COMPACTION AND THE SUBSEQUENT LOSS OF TREE COVER. THE FOLLOWING MEASURES WILL BE CONSIDERED TO AVOID IMPACTS TO TREES DESIGNATED FOR RETENTION.

4 - FIELD DELINEATE INDIVIDUAL CRZ LOCATIONS

PRIOR TO CONSTRUCTION ACTIVITIES, INDIVIDUAL TREE CRZ ZONES WITHIN DISTURBANCE ZONES WILL BE MARKED WITH FLAGGING AND/OR GROUND PAINT BY AN ARBORICULTURAL PROFESSIONAL, LICENSED BY THE STATE OF MARYLAND AND QUALIFIED IN THE FIELD OF TREE PRESERVATION.

5 - DEVELOP INDIVIDUAL TREE PROTECTION PLANS

INDIVIDUAL TREE PROTECTION PLANS WILL BE CREATED THAT ADDRESS ARBORICULTURAL INTERVENTIONS AND CONSTRUCTION PRACTICES REQUIRED FOR THE TARGETED PLANTS. THESE MAY INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- TREE PROTECTION FENCING
- TREE PROTECTION SIGNAGE
- MULCH SPECIFICATIONS
- CONSTRUCTION MAT SPECIFICATIONS
- SOIL MOISTURE MONITORING STANDARDS
- SUPPLEMENTAL IRRIGATION STANDARDS
- SOIL MODIFICATION (FERTILIZATION, AIR SPADING) RECOMMENDATIONS
- TRENCHING, DIRECTIONAL DRILLING RECOMMENDATIONS
- ROOT PRUNING RECOMMENDATIONS
- ACCESS PIT LOCATIONS
- TREE REMOVAL AND STUMP REMOVAL SPECIFICATIONS
- TREE HAZARD REDUCTION RECOMMENDATIONS

6 - CONSTRUCTION MONITORING

A TRAINED AND QUALIFIED ARBORICULTURAL PROFESSIONAL DURING CRITICAL CONSTRUCTION PHASES WILL BE PRESENT ON SITE TO ENSURE TREE PRESERVATION PLAN IS ABIDED.

PRODUCTS

2.1 TREE PROTECTION FENCING

MINIMUM SPECIFICATIONS - BLAZE ORANGE, HEAVY DUTY, PLASTIC MESH FENCE, A MINIMUM OF 4 FOOT (1.2M) HIGH, SECURELY ATTACHED TO 2 INCH (50MM) METAL POSTS 6 FEET (1.8M) HIGH, DRIVEN A MINIMUM OF 2 FEET (0.6M) INTO THE GROUND. POSTS SHALL BE SET A MAXIMUM OF 8 FEET (2.4M) ON CENTER.

2.2 TREE PROTECTION SIGNAGE

HEAVY-DUTY CARDBOARD OR METAL SIGNS 12 INCHES (304MM) BY 12 INCHES ATTACHED TO ¾ INCH (19MM) THICK EXTERIOR GRADE MDO PLYWOOD (OR OTHER SUBSTRATE AS RECOMMENDED BY THE SIGN SUPPLIER). SIGN SHALL HAVE A BLAZE ORANGE BACKGROUND WITH BLACK BLOCK LETTERS, I INCH (25MM) HIGH, WITH THE INSCRIPTION "NO CONSTRUCTION ACTIVITY - TREE PROTECTION ZONE".

SIGNAGE SHALL BE ATTACHED TO THE TREE PROTECTION FENCE AT INTERVALS NOT TO EXCEED 25 FEET (7.6M) ON CENTER.

2.3 MULCH

MULCH SHALL CONSIST OF HARDWOOD CHIPS, AGED A MINIMUM OF SIX MONTHS AND SHALL BE FREE OF LEAVES. CHIPS STOCKPILED FROM THE TREE REMOVAL OPERATION MAYBE USED.

IF MULCH CONSISTS OF HARDWOOD AGED LESS THAN 6 MONTHS, SPREAD NITROGEN FERTILIZER AT THE RATE OF 10 LBS. PER 1000 SQ. FT.

2.4 CONSTRUCTION MAT

CONSTRUCTION MATTING WILL CONSIST OF ¾ INCH PLYWOOD OR HEAVY GAUGE STEEL PLATES WITH AN UNDERLAYMENT OF A MINIMUM OF SIX INCHES OF WOOD CHIP MULCH. THE PLYWOOD OR STEEL TOP LAYER SHOULD ONLY BE APPLIED WHERE VEHICLE MOVEMENT IS ANTICIPATED AND SHOULD NOT BE KEPT IN PLACE FOR EXTENDED PERIODS OF TIME.

2.5 SOIL TENSIOMETER

TENSIOMETER SHALL BE DESIGNED TO ACCURATELY MEASURE SOIL MOISTURE TENSION THROUGH THE USE OF A POROUS MOISTURE HOLDING CUP AND A VACUUM PRESSURE GAUGE. TENSIOMETER SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF THE TARGET TREE AND MONITORED ON A NO LESS THAN WEEKLY BASIS DURING THE PERIOD OF CONSTRUCTION. MOISTURE CUP SHALL BE REGULARLY FILLED WITH WATER AND THE POROUS CUP ROUTINELY INSPECTED FOR CLOGGING AND/OR CRACKING.

2.6 AIR SPADE

AIR SPADE OR EQUIVALENT EXCAVATION TOOL DELIVERING A FOCUSED, HIGH EFFICIENCY, SUPERSONIC AIR JET DESIGNED TO REMOVE SOIL PARTICLES WITHOUT DAMAGING TREE ROOT STRUCTURES. NOZZLE SHALL BE FLOW RATED AT 150 SCFM AND PRESSURE RATED AT 90 PSIG. OPERATOR SHALL BE TRAINED AND EXPERIENCED IN PROPER USE OF EQUIPMENT

GENERAL TREE PROTECTION FENCING NOTE:

1. TREE PROTECTION FENCING, IN ACCORDANCE WITH THE TREE PROTECTION FENCE DETAIL ON SHEET 15, WILL BE PROVIDED FOR ALL TREES TO REMAIN WITHIN THE LIMITS OF DISTURBANCE BEFORE CONSTRUCTION OF EACH PHASE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-2-15
Chief, Division of Land Development	Date 8-25-15
Chief, Development Engineering Division	Date

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
* See Sh 2 for Phasing & Add'l Required Approvals for Phs 3-7

MAHAN RYKIEL
ASSOCIATES INC
The Stieff Silver Building. 800 Wyman Park Drive., Suite 100. Baltimore, MD 21211 410.235.6001

DES. XXX	DRN. XXX	CHK. XXX

DATE	REVISION	BY	APP'R.

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

STATE OF MARYLAND SCOTT JON RYKIEL No. 631 REGISTERED LANDSCAPE ARCHITECT

FOR INFORMATION ONLY; NOT FOR CONSTRUCTION

SITE TREE PROTECTION & PRESERVATION

DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
TOWN CENTER- SECTION 1 AREA 1
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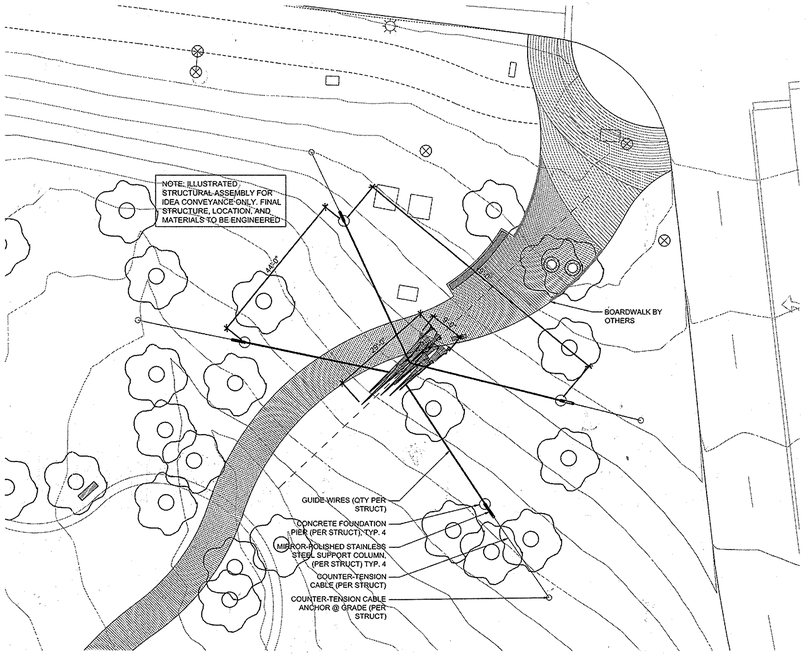
PART OF OPEN SPACE LOT 9B-PLAT BOOK 15, PAGE 32
GREEN COMMERCIAL BUILDING

ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

SITE TREE PROTECTION & PRESERVATION		LS508
SCALE: AS SHOWN	ZONING: NT	G. L. W. FILE No. 13043
DATE: JUNE, 2015	TAX MAP - GRID: 36 - 01	SHEET 69 OF 85

SDP 14-073



1 SITE PLAN
1"=16'

0 8' 16' 32'

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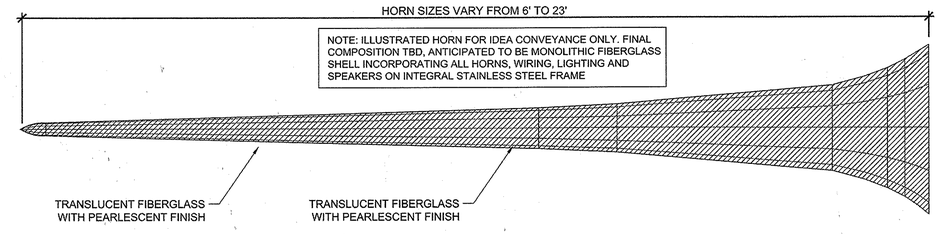
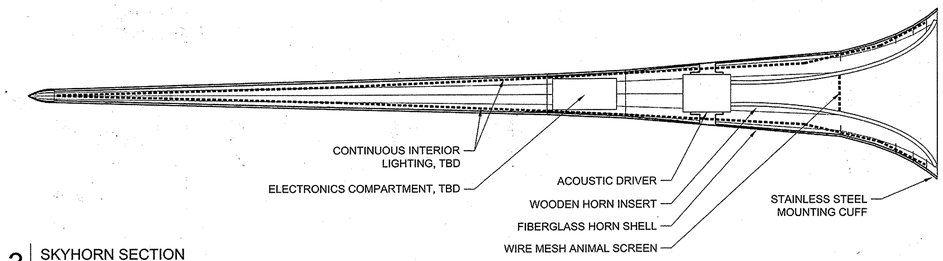


2 SKYHORN ELEVATION
3/4"=1'-0"



3 SKYHORN SECTION
3/4"=1'-0"

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:

Cochran Studio
Catalytic Public Art for American Downtowns
7192 Meadowbrooke Drive | Frederick, MD 21702 | 301-696-2839 | williamcocchran.com

DES. XXX DRN. XXX CHK. XXX

DATE	REVISION	BY	APP'R.

PREPARED FOR & DEVELOPER:
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CENTURY PLAZA, SUITE 315
COLUMBIA, MD 21044
ATTN: MICHAEL McCALL
410-740-0029

EAST GATEWAY FEATURE
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

EAST GATEWAY FEATURE LF401

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	70 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director Date 9-8-15

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, 2014*
*See Sh 2 for Phasing and Add'l Required Approvals for Phs 3-7

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PDOX SHEET 50.1 OF 59

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

DES. DRN. CHK.

DATE	REVISION	BY	APP'R.

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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

STATE OF MARYLAND · MICHAEL JOHN WEBER · No. 14931 · REGISTERED PROFESSIONAL ENGINEER

EAST GATEWAY FEATURE
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	70 OF 85

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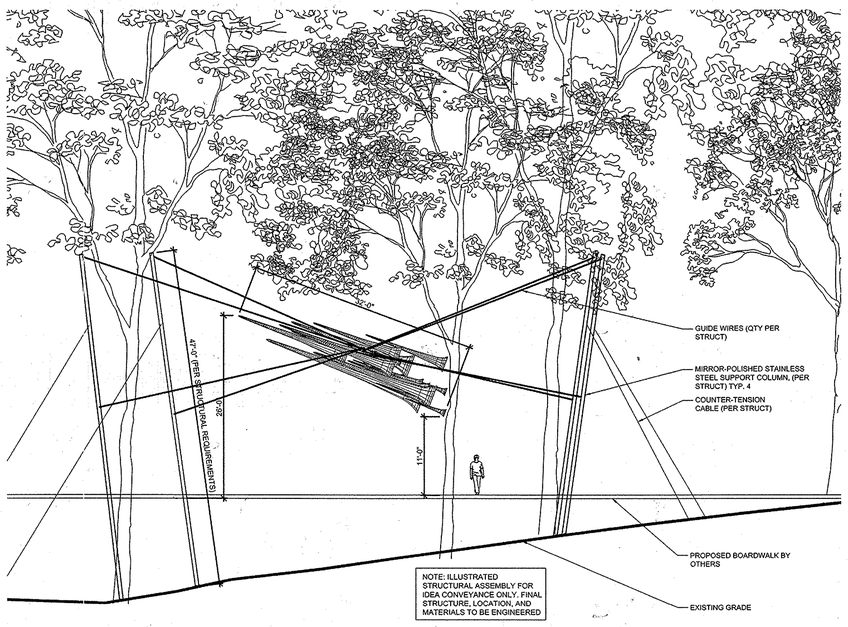
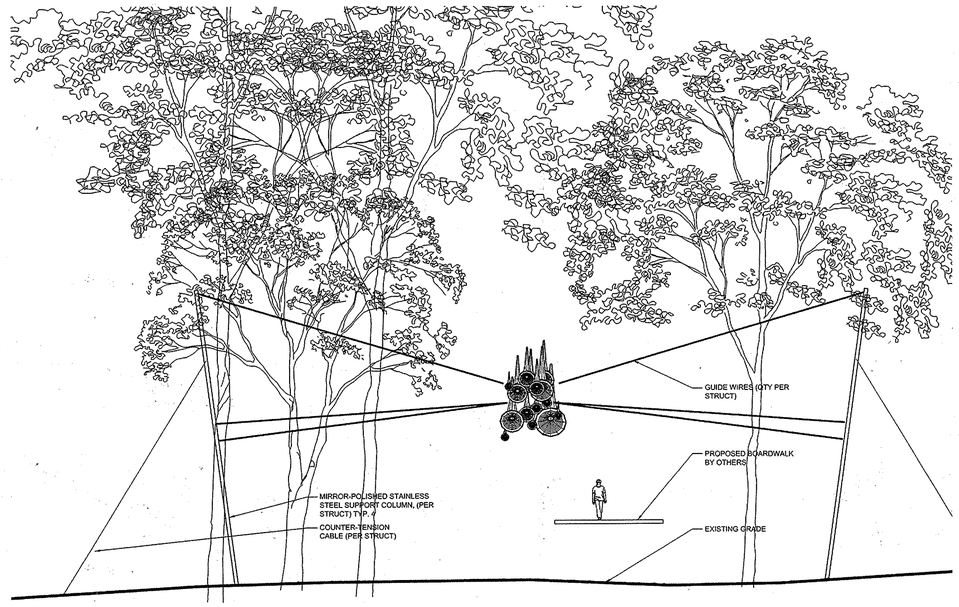
SDP 14-073



1 SITE ELEVATION
3/4"=1'-0"



2 SITE ELEVATION - FROM STREET APPROACH
3/4"=1'-0"

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: _____

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DATE	REVISION	BY	APP'R.

DES. XXX | DRN. XXX | CHK: XXX

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GREEN COMMERCIAL BUILDING
ELECTION DISTRICT No. 5 — HOWARD COUNTY, MARYLAND

EAST GATEWAY FEATURE: LF402

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	71 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 9-8-15

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 Sheet 2 for Planning and Ad's! Reg Approvals for Sheet 3-7

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEEDED BY CONSTRUCTION DOCUMENTS PREPARED BY COCHRAN STUDIO 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.

PDOX SHEET 50.2 OF 59

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3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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L:\2420\DRAWINGS\11072\3043\Submission Info by Others\SDP 69\3043-SDP-71-DOCRAW.dwg | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR & DEVELOPER:
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10630 LITTLE PATUXENT PARKWAY
CENTURY PLAZA, SUITE 315
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL DAVID BISTERS — No. 14931 — PROFESSIONAL ENGINEER

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AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	71 OF 85

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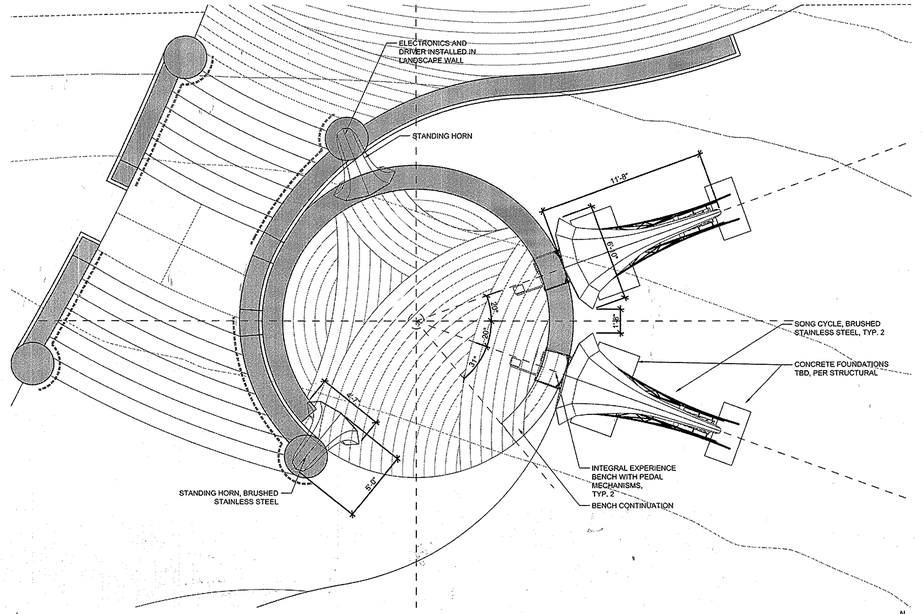
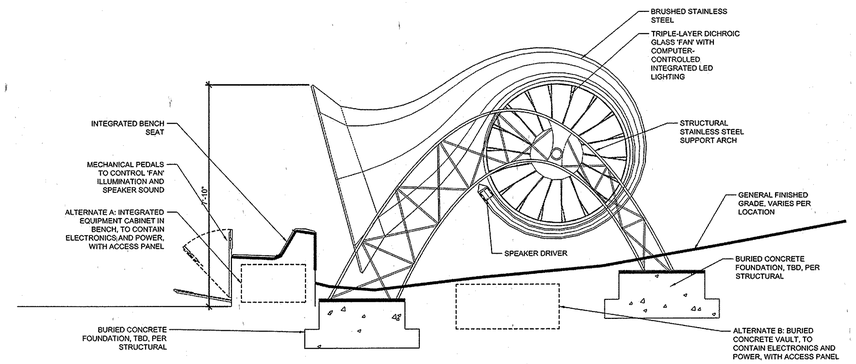
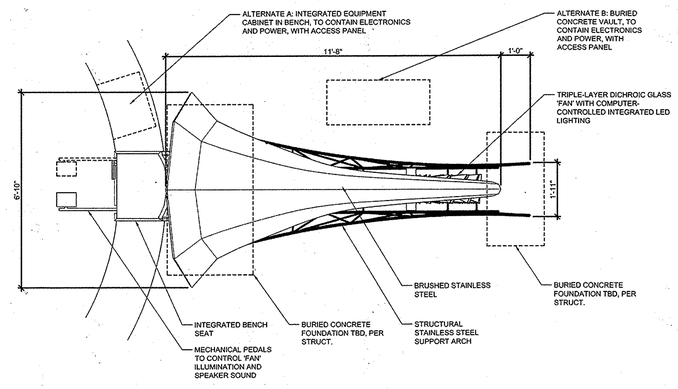


1 SITE PLAN
1"=16'



2 SONG CYCLE ELEVATION
1/2"=1'-0"



3 SONG CYCLE PLAN
1/2"=1'-0"

~~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:~~

CENTRAL GATEWAY FEATURE | LF403

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DES. XXX	DRN. XXX	CHK. XXX	DATE	REVISION	BY	APP'R.

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CENTRAL GATEWAY FEATURE
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DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	72 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director Date 9-8-15
Chief, Division of Land Development Date 9-22-15
Chief, Development Engineering Division Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
*See Sh 2 for Phasing & Add'l Req. Approvals for Phases 3-7

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PDOX SHEET 50.3 OF 59

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L:\CADD\DRAWINGS\10072\10043\Submission Info by Others\SDP 01-03\10043-SDP-72-CGDEFAULT.dwg | DES. | DRN. | CHK.

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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

STATE OF MARYLAND — MICHAEL JAMES McCALL — No. 14931 — PROFESSIONAL ENGINEER

CENTRAL GATEWAY FEATURE
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	72 OF 85

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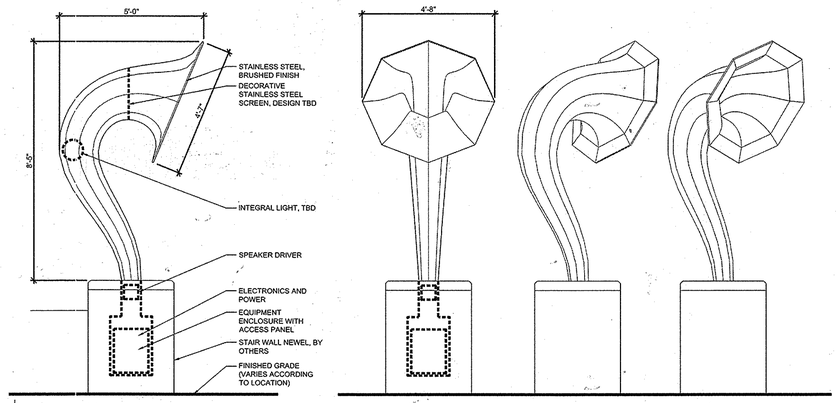
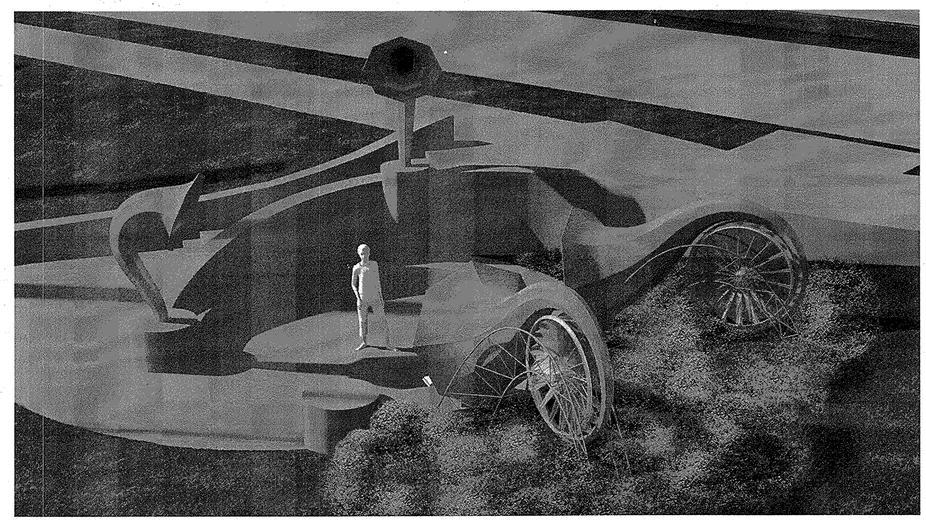
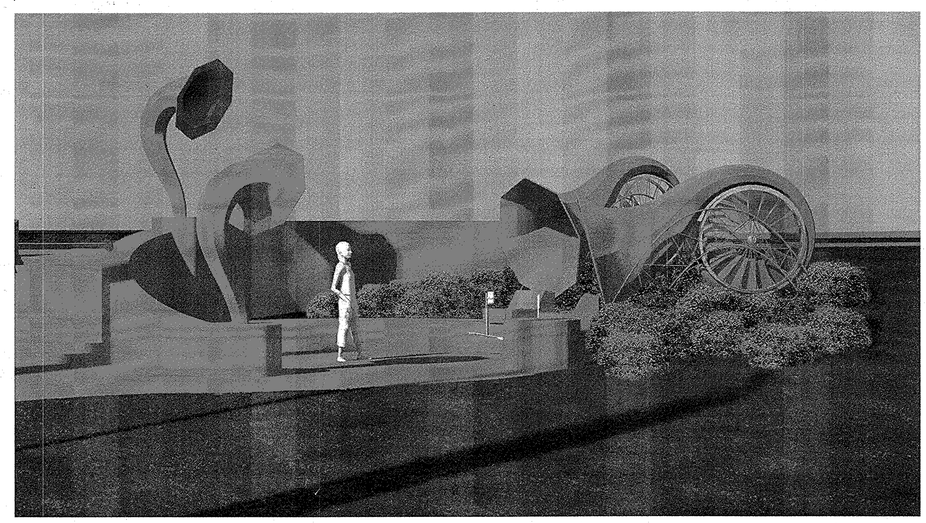
SDP 14-073



1 STANDING HORN ELEVATIONS
1/2"=1'-0"



2 INSTALLATION VIEW



3 INSTALLATION VIEW

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:

Cochran Studio
Catalytic Public Art for American Downtowns
7192 Meadowbrooke Drive | Frederick, MD 21702 | 301-696-2839 | williamcochran.com

DES. XXX	DRN. XXX	CHK. XXX	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

CENTRAL GATEWAY FEATURE
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

CENTRAL GATEWAY FEATURE LF404

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	73 OF 85

SDP 14-073

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

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2015
*See Bd 2 for Planning & Add'l Required Approvals for Phs 2-7

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND NOT FOR CONSTRUCTION. THIS PLAN WILL BE SUPERCEEDED BY CONSTRUCTION DOCUMENTS PREPARED BY COCHRAN STUDIO 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.

PDOX SHEET 50.4 OF 59

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

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
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JAMES McCALL — No. 14931 — PROFESSIONAL ENGINEER

CENTRAL GATEWAY FEATURE
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
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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	73 OF 85

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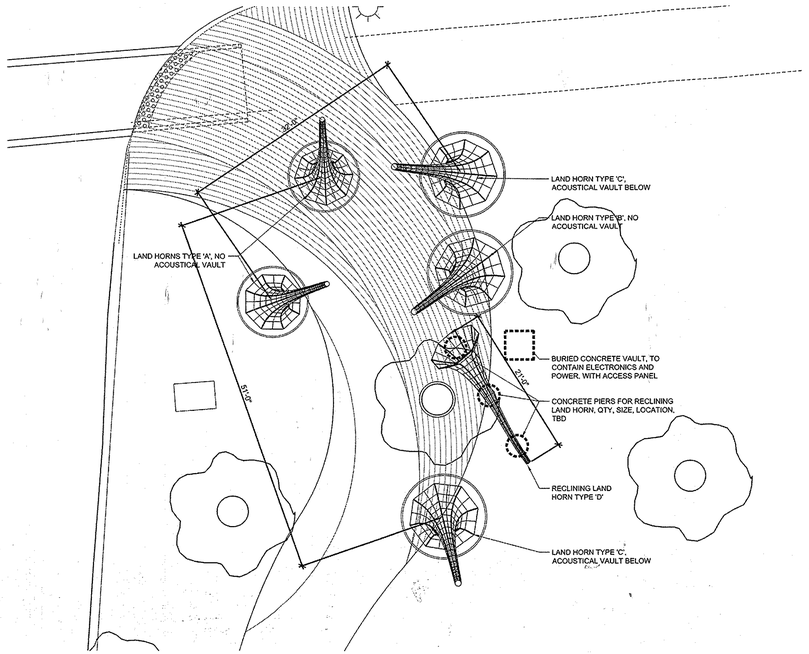
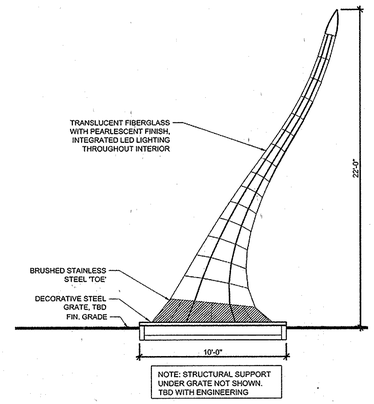
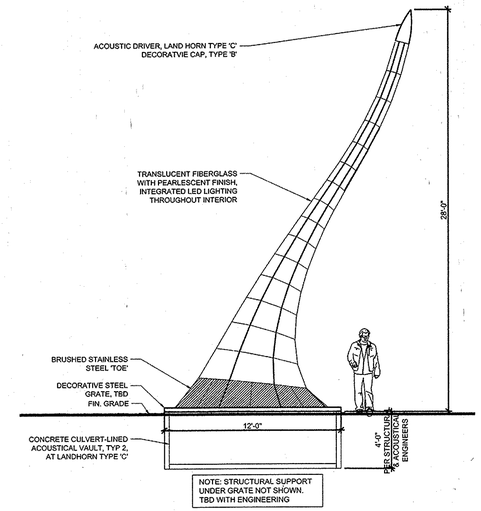
SDP 14-073



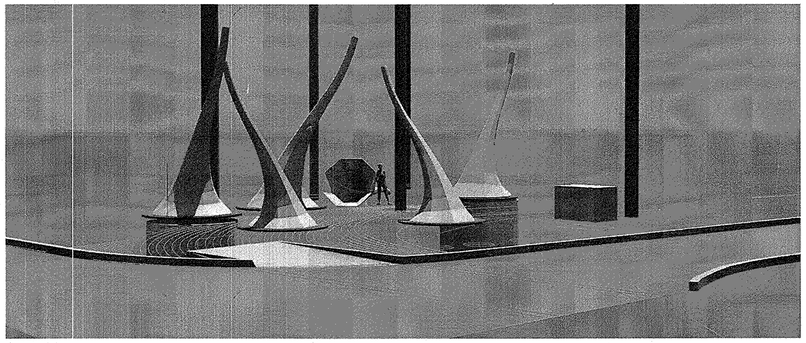
1 SITE PLAN
1"=8'



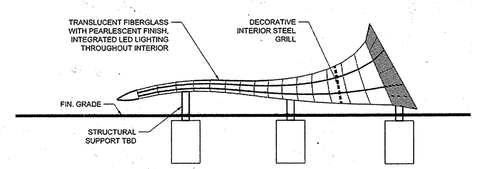
2 SKYHORN ELEVATION, TYPE 'A'
1/4"=1'-0"



3 SKYHORN ELEVATION, TYPES 'B' & 'C'
1/4"=1'-0"



5 INSTALLATION VIEW



4 SKYHORN ELEVATION, TYPE 'D'
1/4"=1'-0"

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:

WEST GATEWAY FEATURE — LF405

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DES. XXX	DRN. XXX	CHK. XXX	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

WEST GATEWAY FEATURE
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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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	74 OF 85

SDP 14-073

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

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

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PDOX SHEET 50.5 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2400\2400WRES\10172\3043\Submission Info by Others\SDP 05\3043-SDP-14-073DRAW.dwg | 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

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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL E. BOLLINGER — No. 14931 — PROFESSIONAL ENGINEER

WEST GATEWAY FEATURE
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
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AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	74 OF 85

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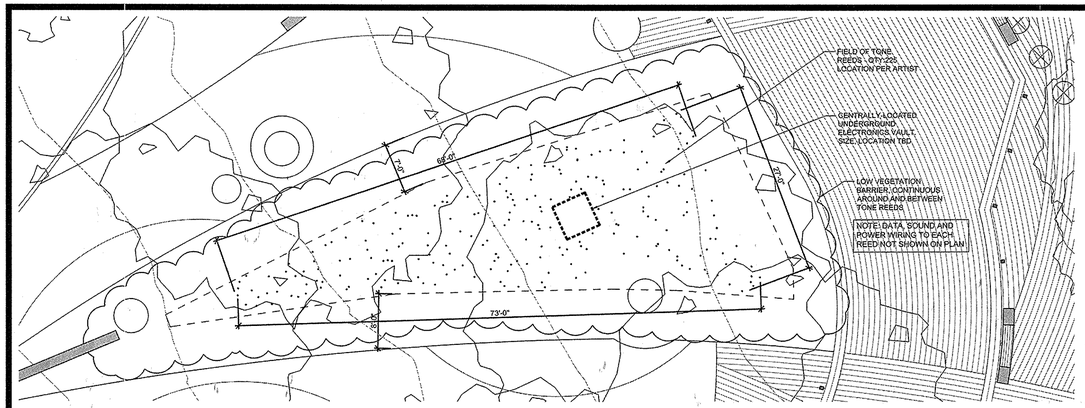
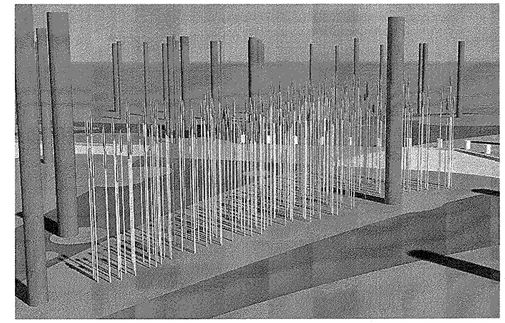
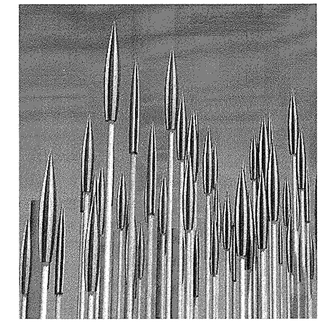
SDP 14-073



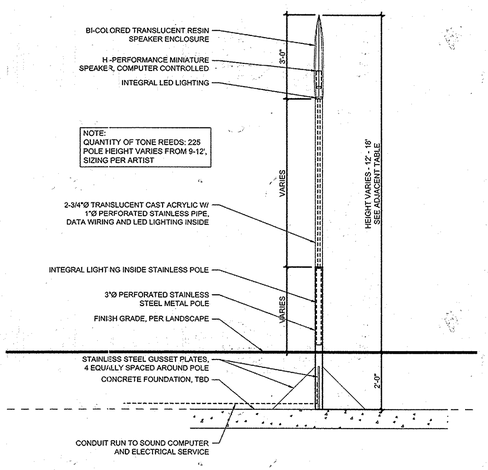
1 SITE PLAN
1"=8'



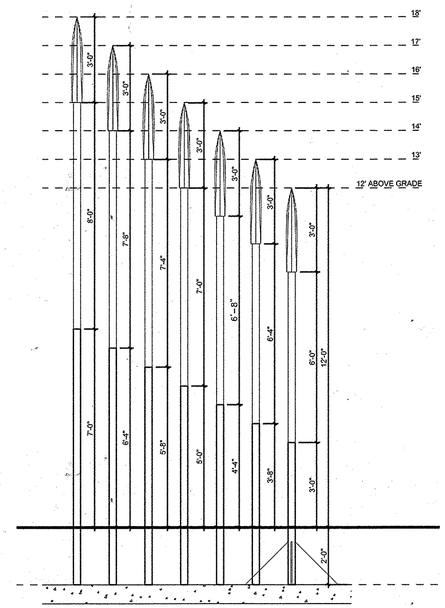
5 INSTALLATION VIEW



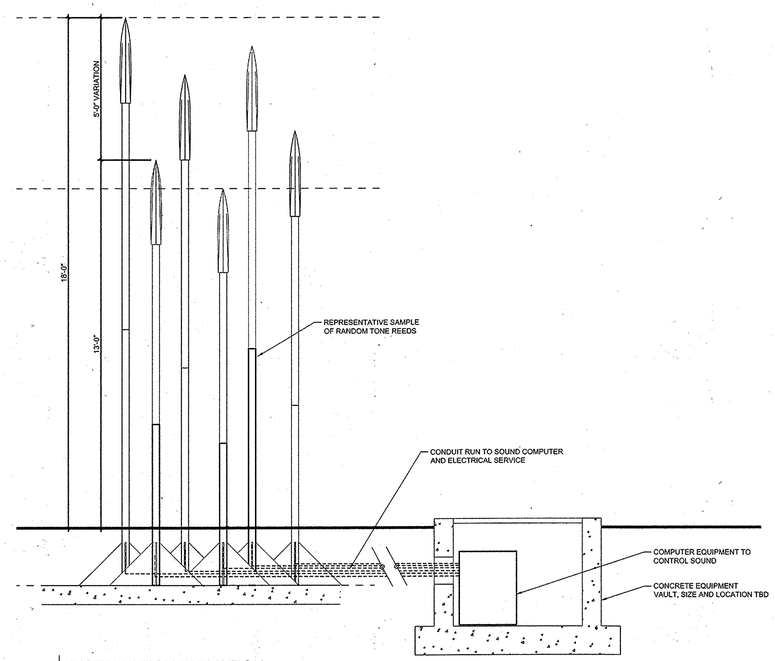
6 PEDESTRIAN VIEW



2 TONE REED ELEVATION
1/2"=1'-0"



3 HEIGHT TABLE
1/2"=1'-0"



4 INSTALLATION ELEVATION
1/2"=1'-0"

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:

SOUTH WEST GATEWAY FEATURE — LF406

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DES. XXX	DRN. XXX	CHK. XXX	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

SOUTH WEST GATEWAY FEATURE
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.
AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	75 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-2-15
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, 2014*
* See Sheet 2 for Phasing and Addt'l Required Approvals for Ph B-7

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PDOX SHEET 50.6 OF 59

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CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\10072\10043\Submission Info by Other\SDP 09-01\10043-SDP-75-CDCROFAN.dwg | 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
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL WAYNE STEVENS — REG. NO. 14931 — PROFESSIONAL ENGINEER

SOUTHWEST GATEWAY FEATURE
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
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JUNE, 2015	36 - 01	75 OF 85

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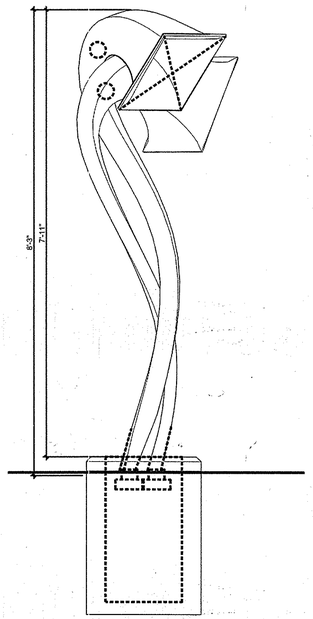
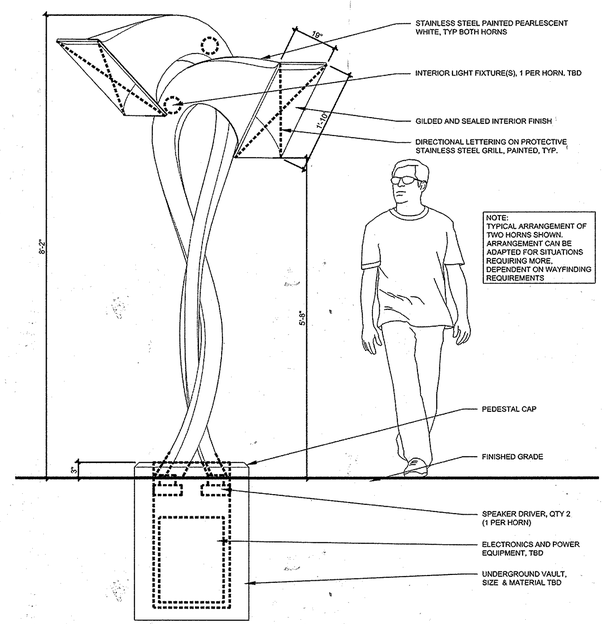
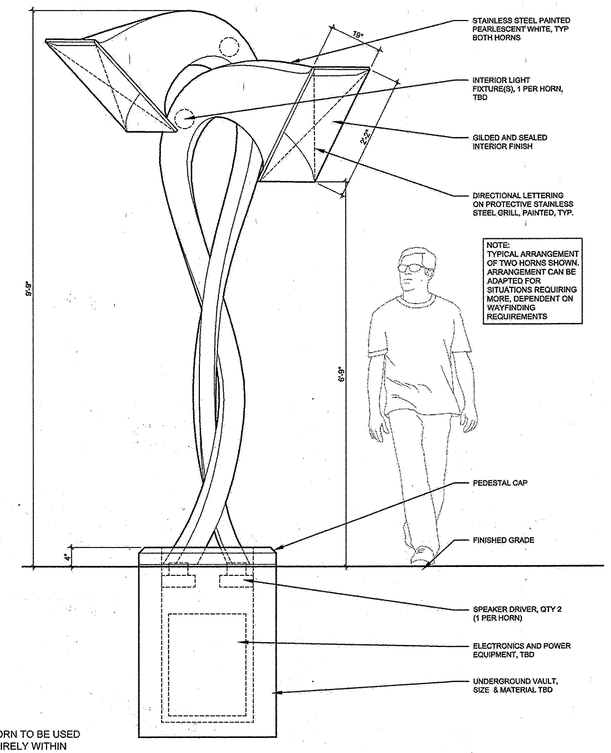
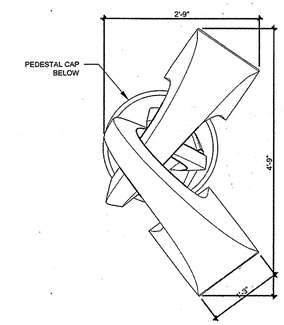






NOTE:
TALLER PATHFINDER HORN TO BE USED WHEN HORN FALLS ENTIRELY WITHIN HARDSCAPE TO ACCOMMODATE ADA HEIGHT REQUIREMENTS.

1 PATHFINDERS ELEVATIONS
1"=1'-0"



2 PATHFINDERS PLAN
1"=1'-0"

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:

Cochran Studio
Catalytic Public Art for American Downtowns
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DES. XXX	DRN. XXX	CHK. XXX	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

WAYFINDING FEATURES
DOWNTOWN COLUMBIA
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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	76 OF 85

WAYFINDING FEATURES LF407

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
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, 2014*
*See Sh 2 for Phasing & Add'l Reg Approvals for Phs 3-7

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PDOX SHEET 50.7 OF 59

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

L:\2013\13043\13-043\Submission Info by Others\SDP 14-073\13043-SDP-14-073DRAW.dwg | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR & DEVELOPER:
INNER ARBOR TRUST
10630 LITTLE PATUXENT PARKWAY
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COLUMBIA, MD 21044
ATTN: MICHAEL McCALL
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EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL JOHN WEBER — No. 14931 — REGISTERED PROFESSIONAL ENGINEER

WAYFINDING FEATURES
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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AS SHOWN	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - .01	76 OF 85

SDP 14-073

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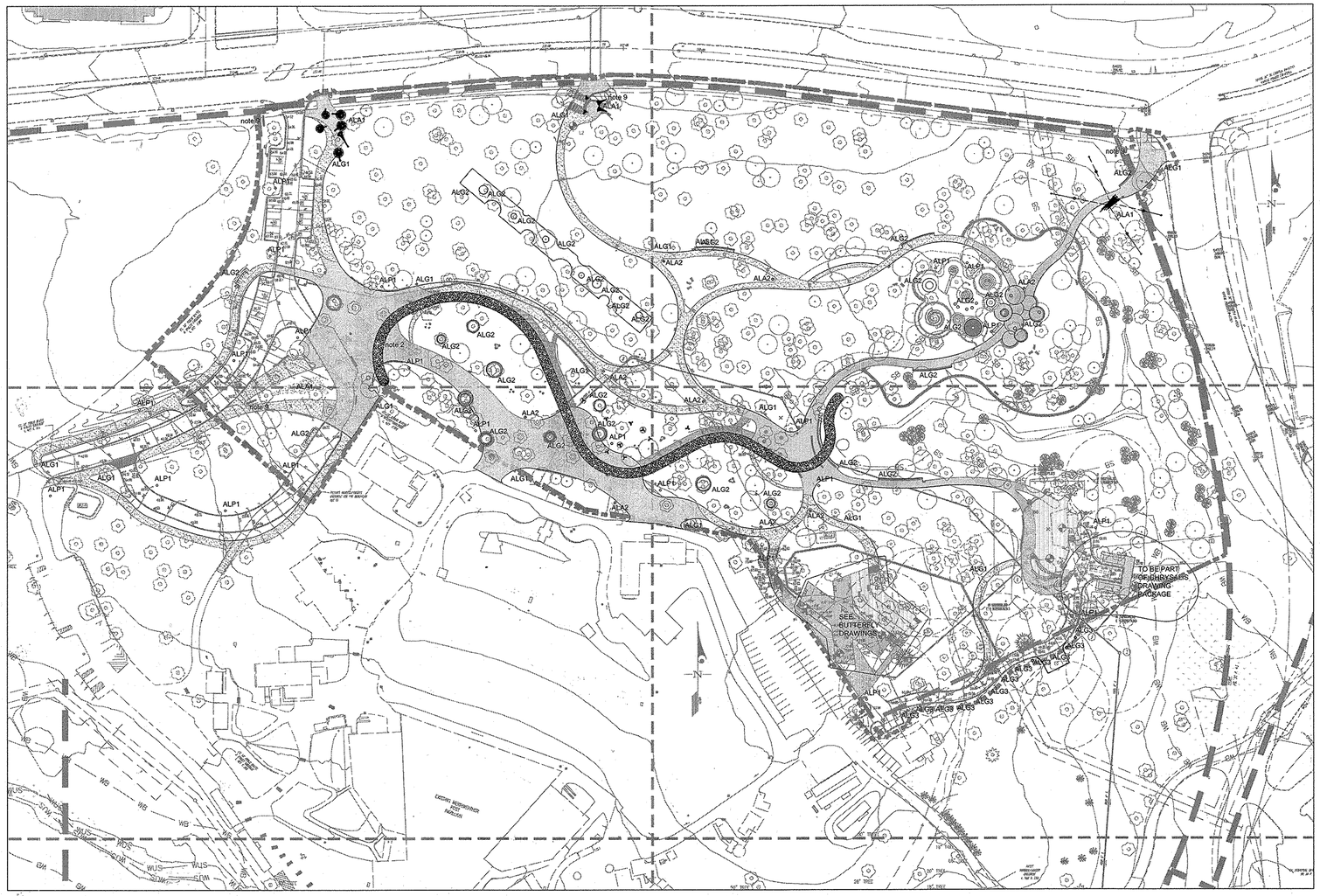
NOTES:
1. ALG1 TYPE IS SPACED EVERY 5 FEET ALONG PATHS AS INDICATED IN PLAN. REMOTE DRIVER REQUIRED, TO BE CONTAINED WITHIN A BURIAL IP68 ENCLOSURE.
2. CATERPILLAR LIGHTING: TYPES ALG2, ALG4, AND ALG5 LOCATED IN EACH OF THE CIRCLES AS SHOWN IN THE LANDSCAPE DRAWINGS. REMOTE DRIVERS AND CONTROLS TO RUN WITHIN THE
CENTER OF THE CATERPILLAR BODY.
3. TYPE ALG2 IS LOCATED WITHIN A CONCEALED RECESS IN AREAS DESIGNATED IN PLAN. REMOTE DRIVER REQUIRED, PROVIDE CONTAINED WITHIN A BURIAL IP68 ENCLOSURE.
4. ALA1, ALA2 TYPES - ART LIGHTING TYPES TO BE INCORPORATED INTO HORN FORMS. POWER SUPPLY AND CONTROLS REQUIRED.
6. BUTTERFLY AND CHRYSALIS LIGHTING TO BE SHOWN ON ARCHITECTURAL AND ELECTRICAL DRAWING SETS.
7. ALP1 TYPES TO HOST 6-12 FIXTURES. POLES TO BE 30-55 FEET AS REQUIRED PER LOCATION.
8. ALT1 TYPE TO BE MOUNTED THROUGHOUT THE PARK, WITHIN TREES, CLUSTERED AROUND AREAS OF HIGHER ACTIVITY AND GATHERING. QUANTITY AS REQUIRED.
9. PROVIDE ALLOWANCE FOR LIGHTING TO BE INTEGRATED WITH SIGNAGE FEATURES.



OVERALL LIGHTING LAYOUT (ALL FIXTURES)

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

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

~~APPROVED~~
~~PLANNING BOARD OF HOWARD COUNTY~~
~~Date:~~

ARUP
77 Water Street
New York, New York 10005
TEL: 212-896-3000 www.arup.com

DES. XXX | DRN. XXX | CHK. XXX

DATE	REVISION	BY	APP'R.

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

SITE LIGHTING LAYOUT
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"=XX'	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	77 OF 85

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SDP 14-073

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

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: 11-20-2014

THIS PLAN WILL BE SUPERCEEDED BY CONSTRUCTION DOCUMENTS PREPARED BY ARUP FOR REVIEW AND APPROVAL BY DPZ. ONCE APPROVED, ARUP WILL SIGN AND SEAL THE ORIGINAL CONSTRUCTION DOCUMENTS TO REPLACE THIS SHEET IN THE SET OF SITE DEVELOPMENT PLANS. THE SEAL AND SIGNATURE BELOW IS FOR THE PURPOSES OF INCLUDING THIS PLAN IN THE SET OF SITE DEVELOPMENT PLANS.

PDOX SHEET 51 OF 59

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\2000\2000XXX\10372\2007\Submission Info by Others\SDP 07-01\XXX-SDP-77-ARUP.dwg | 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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — MICHAEL WHITEHEAD — No. 14931 — PROFESSIONAL ENGINEER

SITE LIGHTING LAYOUT
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	77 OF 85

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SDP 14-073

SITE LIGHTING

ILLUMINATION THROUGHOUT THE PARK WILL VARY BY PROGRAM, IN ACCORDANCE WITH THE RECOMMENDED LIGHT LEVELS SET FOR THE BY THE ILLUMINATION ENGINEERING SOCIETY OF NORTH AMERICA.

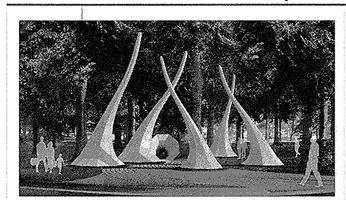
HIGH EFFICIENCY SOURCES WILL BE USED IN COMPLIANCE WITH THE ENERGY REQUIREMENTS.

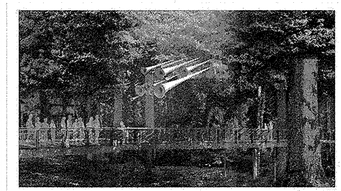
ILLUMINATION CRITERIA (IES RECOMMENDED LEVELS)

MERRIWEATHER PARK	HORIZONTAL ILLUMINANCE (LUX)	VERTICAL ILLUMINANCE (LUX)
SOFTSCAPE		
PARK AREAS	0-5	0-2
PATHS	1-10	0-3
STEPS OR RAMPS	10	3
HIGHLIGHTED GARDENS	20	10
TREES OR SHRUBBERY, EMPHASIZED	50	10
SIGNAGE ALONG PATHWAYS	50	10
PLAYGROUNDS	50	10
SCULPTURAL ELEMENTS, EMPHASIZED	50	10
DROP OFF/DRIVING AREAS		
ROADWAYS, GENERAL	10	3
ROADWAYS, INTERSECTIONS	20	6
BIKEWAYS	10	5
BUILDINGS		
ENTRANCES (ACTIVE)	50	20
ENTRANCES (INACTIVE)	5	1
TERRACES, ROOF AREAS	10-50	1-5
FACADES	VARIABLE	VARIABLE

Merriweather Park — Luminaire Specifications, Page 1 of 26

Manufacturer: TBD **Lamp:** TBD
Catalog Number: TBD **Ballast/Driver:**
Accessories: **Fixture Rating:** UL - Wet Location

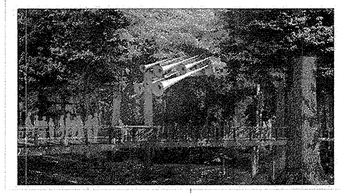


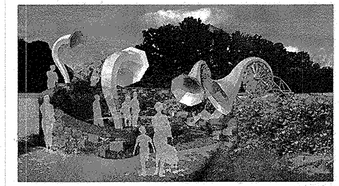


Notes:
1. Provide adequate allowance for illumination and accent lighting of all art work pieces in the park.

Type: ALA1
1 of 2

Merriweather Park — Luminaire Specifications, Page 2 of 26





Type: ALA1
2 of 2

Merriweather Park — Luminaire Specifications, Page 3 of 26

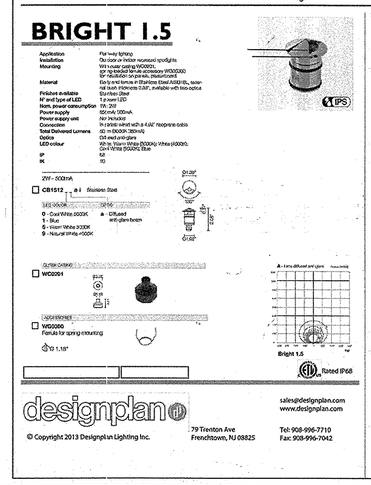
Manufacturer: TBD **Lamp:** TBD
Catalog Number: TBD **Ballast/Driver:**
Accessories: **Fixture Rating:** UL - Wet Location

Notes:
1. Provide adequate allowance for illumination and accent lighting of all art way-finding pieces in the park.

Type: ALA2
1 of 1

Merriweather Park — Luminaire Specifications, Page 4 of 26

Manufacturer: Design Plan **Lamp:** (1) Max.2W LED(3000K,80+ CRI)
Catalog Number: CB1512-S-a-a-l **Ballast/Driver:**
Accessories: **Fixture Rating:** IP68

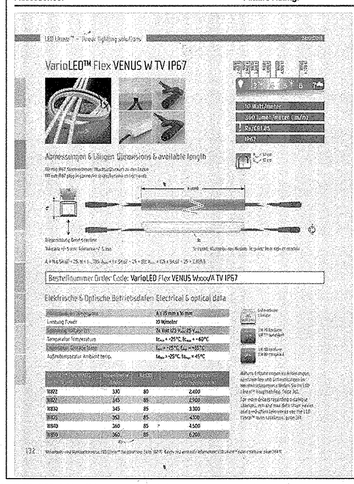


Notes:

Type: ALG1
1 of 1

Merriweather Park — Luminaire Specifications, Page 5 of 26

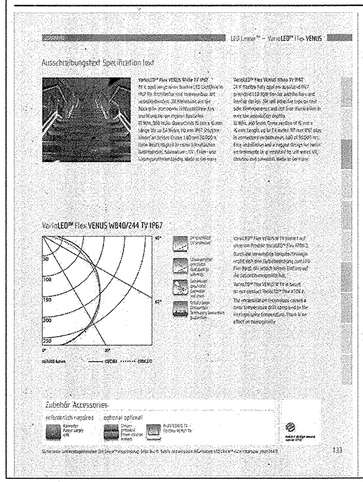
Manufacturer: LED Linear **Lamp:** Max. 3.1W/ft LED (3000K,80+CRI)
Catalog Number: VarioLED Flex Venus W830/A TV IP67 **Ballast/Driver:** 277V Digitally Addressable Dimmable
Accessories: **Fixture Rating:** UL



Notes:

Type: ALG2
1 of 2

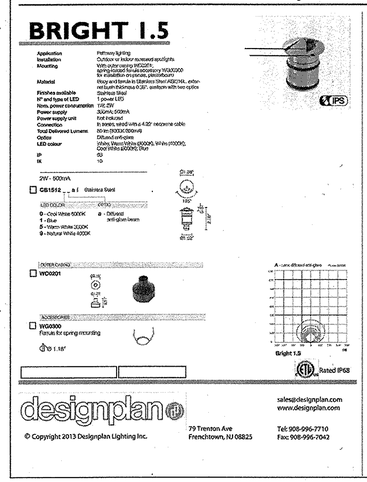
Merriweather Park — Luminaire Specifications, Page 6 of 26



Type: ALG2
2 of 2

Merriweather Park — Luminaire Specifications, Page 7 of 26

Manufacturer: Design Plan **Lamp:** (1) Max.2W LED(3000K,80+ CRI)
Catalog Number: CB1512-S-a-a-l **Ballast/Driver:**
Accessories: **Fixture Rating:** IP68



Notes:

Type: ALG3
1 of 1

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:

ARUP
77 Water Street
New York, New York 10005
TEL: 212-896-3000 www.arup.com

DES. ARUP	DRN. RM	CHK. SD	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

SITE LIGHTING SPECIFICATIONS
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.
NTS	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	78 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
Chief, Division of Land Development — Date 9.02.15
Chief, Development Engineering Division — Date 8.25.15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014
*See Sh 2 for Phasing & Add'l Approvals Required for Phs 3-7

THIS PLAN WILL BE SUPERCEEDED BY CONSTRUCTION DOCUMENTS PREPARED BY ARUP FOR REVIEW AND APPROVAL BY DPZ. ONCE APPROVED, ARUP WILL SIGN AND SEAL THE ORIGINAL CONSTRUCTION DOCUMENTS TO REPLACE THIS SHEET IN THE SET OF SITE DEVELOPMENT PLANS. THE SEAL AND SIGNATURE BELOW IS FOR THE PURPOSES OF INCLUDING THIS PLAN IN THE SET OF SITE DEVELOPMENT PLANS.

PDOX SHEET 52 OF 59

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

L:\2400\2014\2400-2014-0013\2400-2014-0013 Submission Info by Others\SDP-14-073\2400-SDP-78-ARUP.dwg | 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. 14931
EXPIRATION DATE: MAY 21, 2016

STATE OF MARYLAND — JAMES A. KIDNEY — No. 14931 — PROFESSIONAL ENGINEER

SITE LIGHTING SPECIFICATIONS
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	78 OF 85

SDP 14-073

© GLW 2015

Manufacturer: Traxon
Catalog Number: DOT XL-9 RGB
Accessories: Diffuser Dome
Lamp: Max 3.5W LED (RGB)
Ballast/Driver: DMX
Fixture Rating: UL

traxon
Dot XL-8 RGB
Dot XL-9 RGB

The Traxon Dot XL RGB luminaire has the same dimensions as the Dot XL/XL-P product family. The Dot XL series is a cost-effective, durable, and versatile solution for general purpose lighting. Its extended lifetime, low maintenance, and ease of installation make it a cost-effective alternative to other LED products. The Dot XL series is available in a variety of finishes and lens options, including a diffuser dome, which provides a soft, even light. The Dot XL series is also available in a variety of colors, including red, green, and blue, which can be used for decorative lighting applications.

PRODUCT SPECIFICATIONS

- Models: Dot XL-8 RGB: 350mm pole
  Dot XL-8 RGB: 500mm pole
  Dot XL-9 RGB diffuser dome: 500 (L) x 300mm (H)*
  Dot XL-9 RGB diffuser dome: 500 (L) x 300mm (H)*
- Light Source: 8 pcs (3 pcs standby) 5-pin Dot LEDs per Dot
- Color Range: 16.7 Million RGB or RGW colors
- Color Resolution: 24 bits (16M8 colors within)
- Beam Angle: 120° (laser dome: 110° (diffused dome)
- Luminous Flux*: Clear: 8.2 lm / 65.6 lm
  RGB Diffuser Dome: 28.1 lm / 487.1 lm
- Efficacy*: Clear: 17.1 lm/W / 13.8 lm/W
  RGB Diffuser Dome: 11.3 lm/W / 12.5 lm/W
- Cover Lens: Clear or Diffuser Dome (PC)
- LED Pixel: Individual or under Cable Length: 150mm (6 in) apart
- Housing: Die cast aluminum with PC cover
- Adjustment Options: 7 vertical steps
- Size: 350mm x 115mm (13.8" x 4.5") (Dot) | 500mm x 300 x 115" (Dot with diffuser dome)
- Weight: 3kg (6lb) 400g (Pole) (Dot only)
- Regulatory Listing & Safety Approval: CE, UL, RoHS
- Operating Temperature: -20°C to +50°C (-4°F to +122°F)
- Storage Temperature: -30°C to +70°C (-22°F to +158°F)
- Environment: Outdoor (IP66, IP67 rated, if on Outdoor IP66 rated PSU, IP67 rated)

ELECTRICAL SPECIFICATIONS

- Operating Voltage: 18V DC
- Power Consumption*: Dot XL-8: 2.5W
  Dot XL-9: 2.5W

SYSTEM SPECIFICATIONS

- Power/Data Interface: 2x CONNECT
- Control: DMX or pre 3V signals
- Power Supply: LED Engine 100W 12V D Mean Well (see Ordering page for details)
- Addressing Options: Auto-Address

‡ 3 Year Warranty and 4-year extend Pulse warranty (warranty on Traxon ships to end-user customer)
* Measured power

For product, CAD files or further assistance, contact us at: info@traxon.com, +44 (0) 1908 641 100
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WWW.TRAXONTECHNOLOGIES.COM

Notes:

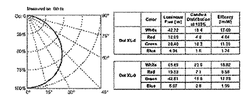
Type:
ALG4
1 of 4

traxon
Dot XL-8
Dot XL-9
Photometrics

SOURCE SPECIFICATIONS

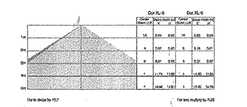
Source: 8 LEDs packaged in RGB (One Dot XL-8) / 8 LEDs per bulged in RGB (One Dot XL-9)
Optics: 120° (a-axis when)
Cover Lens: Clear (Lens PC)
DCR: -

CANDELA DISTRIBUTION — LIGHT OUTPUT



	Color	Luminous Flux (lm)	Candlepower (cd/klm) at 100%	Efficacy (lm/W)
Dot XL-8	White	42.72	18.4	17.08
	Red	12.65	4.6	4.64
	Green	28.40	12.3	11.35
	Blue	4.34	1.8	1.74
Dot XL-9	White	69.69	27.5	18.82
	Red	19.53	7.1	5.58
	Green	42.81	19.6	12.23
	Blue	6.87	2.8	1.96

ILLUMINANCE AT A DISTANCE



Measurements for other optics, CRI and LED flux are over ±5 or for doses cited from the Traxon website
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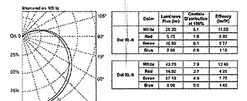
Type:
ALG4
2 of 4

traxon
Dot XL-8
Dot XL-9
Photometrics

SOURCE SPECIFICATIONS

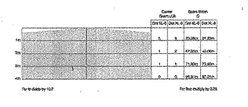
Source: 8 LEDs packaged in RGB (One Dot XL-8) / 8 LEDs packaged in RGB (One Dot XL-9)
Optics: 110°
Cover Lens: Diffuser Dome (PC)*
DCR: -

CANDELA DISTRIBUTION — LIGHT OUTPUT



	Color	Luminous Flux (lm)	Candlepower (cd/klm) at 100%	Efficacy (lm/W)
Dot XL-8	White	20.20	8.5	11.22
	Red	5.72	1.8	2.55
	Green	12.50	6.1	5.57
	Blue	2.06	0.6	1.15
Dot XL-9	White	43.70	7.9	12.65
	Red	14.52	2.7	4.21
	Green	27.13	4.6	7.75
	Blue	3.95	0.5	1.42

ILLUMINANCE AT A DISTANCE



*Diffuser Dome is used in some models. If other diffuser packaging is used, please refer to factory sales or data

Measurements for other optics, CRI and LED flux are over ±5 or for doses cited from the Traxon website
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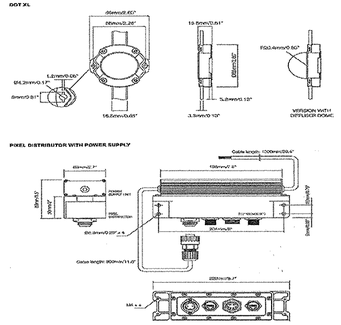
Type:
ALG4
3 of 4

traxon
Dot XL-8
Dot XL-9
Dimensions

TECHNICAL DRAWING

DOT XL



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Type:
ALG4
4 of 4

Manufacturer: Lumen Pulse
Catalog Number: LBS-*-RGB-FL-*-CC-SK-CRC
Accessories:
Lamp: Max 14W LED (RGB)
Ballast/Driver: DMX
Fixture Rating: IP66

SPECIFICATION SHEET — lumenbeam™ BRAND COLOR CHANGING

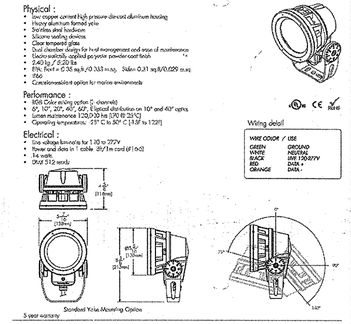
Client: _____
Project name: _____
Order #: _____
Type: _____ Qty: _____

FEATURES AND BENEFITS

Physical :
- Low copper content high pressure directed aluminum housing
- Heavy aluminum formed pole
- Stainless steel hardware
- Silicone sealing devices
- Clear tempered glass
- Dual chamber design for heat management and ease of maintenance
- Electrostatically applied polyester powder coat finish
- 2.40 kg / 5.29 lbs
- Ø76, Front = 0.36 sq.ft/0.033 m.sq. Side= 0.21 sq.ft/0.029 m.sq
- IP66
- Corrosion resistant option for marine environments

Performance :
- RGB Color mixing option (3 channels)
- 6°, 10°, 22°, 40°, 60°, 5 spread distribution on 10° and 40° optics.
- Lumen maintenance 120,000 hrs (70 @ 25°C)
- Operating temperature: -5° C to 50° C (+23° to +122°)

Electrical :
- Line voltage tolerance for 120 to 277V
- Power and data in 1 cable (5/7m cord Ø1.5x2)
- 14 watts
- DMX 512 ready



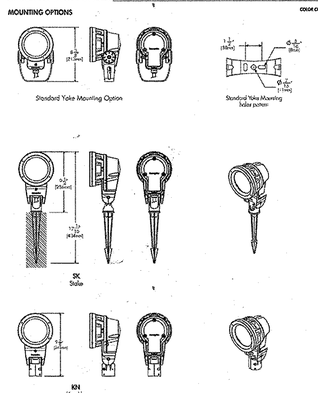
5 year warranty

Notes:

Type:
ALG5
1 of 8

SPECIFICATION SHEET — lumenbeam™ BRAND COLOR CHANGING

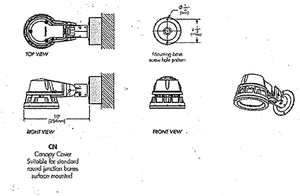
MOUNTING OPTIONS



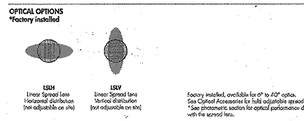
Type:
ALG5
2 of 8

SPECIFICATION SHEET — lumenbeam™ BRAND COLOR CHANGING

MOUNTING OPTIONS - continued from page 2



OPTICAL OPTIONS
*Factory installed



Factory installed, available for 6° to 40° optics.
See Optical Accessories for field adjustable spread lens.
* See photometric section for optical performance data with the spread lens.

Type:
ALG5
3 of 8

SPECIFICATION SHEET — lumenbeam™ BRAND COLOR CHANGING

ACCESSORIES
Order separately

Optical Accessories:

LBS-SN-___-BK Sand accessory. Please specify desired exterior finish :
*Interior surface painted black
S - Silver Sandflex
BKM - Matte black
WH - White
CC - Custom, please specify RAL color

LBS-VS-___-BK Visor accessory. Please specify desired exterior finish :
*Interior surface painted black
S - Silver Sandflex
BKM - Matte black
WH - White
CC - Custom, please specify RAL color

LBS-WG-___ Wire Guard accessory. Please specify desired exterior finish :
S - Silver Sandflex
BKM - Matte black
WH - White
CC - Custom, please specify RAL color

LBS-LSLA-___ Linear Spread lens Adjustable accessory. Please specify desired exterior finish :
S - Silver Sandflex
BKM - Matte black
WH - White
CC - Custom, please specify RAL color

Accessory combinations:

#	Sand	Visor	Wire Guard
Sand	NO	NO	YES
Visor	NO	NO	YES
Linear Spread lens Adjustable	YES	YES	NO

Accessory combinations must be ordered together on a single line.
Ex: A Sand + Wire Guard combination order code is LBS-SN-WG-BK-BK.

Type:
ALG5
4 of 8

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: _____

ARUP
77 Water Street
New York, New York 10005
TEL: 212-896-3000 www.arup.com

DATE	REVISION	BY	APP'R.

DES. ARUP | DRN. RM | CHK. SD

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

SITE LIGHTING SPECIFICATIONS
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.
NTS	NT	13043
DATE	TAX MAP - GRID	SHEET
JUNE, 2015	36 - 01	79 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
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, 2014 *
* See Sheet 2 for Phasing for Add'l Required Approvals for Phases 3-7

THIS PLAN WILL BE SUPERCEEDED BY CONSTRUCTION DOCUMENTS PREPARED BY ARUP FOR REVIEW AND APPROVAL BY DPZ. ONCE APPROVED, ARUP WILL SIGN AND SEAL THE ORIGINAL CONSTRUCTION DOCUMENTS TO REPLACE THIS SHEET IN THE SET OF SITE DEVELOPMENT PLANS. THE SEAL AND SIGNATURE BELOW IS FOR THE PURPOSES OF INCLUDING THIS PLAN IN THE SET OF SITE DEVELOPMENT PLANS.

PDOX SHEET 53 OF 59

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BURTONSVILLE, MARYLAND 20866
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DATE	REVISION	BY	APP'R.

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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

STATE OF MARYLAND — MICHAEL S. SCHUMAN — PROFESSIONAL ENGINEER

SITE LIGHTING SPECIFICATIONS
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK at SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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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	79 OF 85

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Merriweather Park — Luminaire Specifications Page 16 of 26

SPECIFICATION SHEET — lumenbeam™ SMALL COLOR CHANGING

ACCESSORIES - continued from page 4
Order separately

Control Systems:

- **LTO** lumentouch is a wall mount DMX 512 controller keypad
- **LCU** lumencue is a USB / mini SD DMX 512 controller
- **LID** lumenID is a diagnostic and addressing DMX 512 controller. It must be specified on all DMX applications. Refer to LID specification sheet for details.
- **LTN** lumentone is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

CBOX :

- **iCBOX-__V-__-__** Interior DMX 512 data box. Data input and output, M20 provision holes with plugs. Voltage input and output, M20 provision holes with plugs. Up to six outputs to fixtures, M20 provision holes with plugs. Please specify desired input voltage and finish. Refer to iCBOX specification sheet for details.
- **CBOX-__V-__-__** DMX 512 data box. Data input and output, M20 provision holes with plugs. Voltage input and output, M20 provision holes with plugs. Up to six outputs to fixtures, M20 provision holes with plugs. Please specify desired input voltage and finish. Refer to CBOX specification sheet for details.

5/7 — 2013.11.05 — lumenpulse — Sustainable architectural LED lighting systems

Type: **ALG5** 5 of 6

Merriweather Park — Luminaire Specifications Page 17 of 26

SPECIFICATION SHEET — lumenbeam™ SMALL COLOR CHANGING

HOW TO ORDER

LBS	Select:	RGB	Select:	Select:	Select:	Select:	Select:
Housing	Voltage	Colors and color temperatures	Optic	Optical Option	Finish	Mounting Option	Option
1	2	3	4	5	6	7	8

1 **Housing:** LBS - lumenbeam™ Small

2 **Voltage:** 120 - 120 volts; 208 - 208 volts; 220/240 - 220 to 240 volts; 277 - 277 volts

3 **Colors and Color temperatures:** RGB - Additive red, green and blue

4 **Optic:** VN - Very Narrow 6°; NS - Narrow Spot 10°; NF - Narrow Flood 20°; FL - Flood 40°; WFL - Wide Flood 60°

5 **Optical Option:** LSLH - Linear Spread Lens Horizontal distribution; LSLV - Linear Spread Lens Vertical distribution. *Factory installed, available for 6° to 40° optics. See Optical Accessories for field adjustable spread lens.

6 **Finish:** SI - Silver SandText; BK - Black SandText; WH - White; CC - Custom (please specify RAL color)

7 **Mounting Option:** SK - Stake Mounting; KN - Knuckle Mounting; CN - Canopy Cover Mounting

8 **Option:** CRC - Corrosion-resistant Coating

7/7 — 2013.11.05 — lumenpulse — Sustainable architectural LED lighting systems

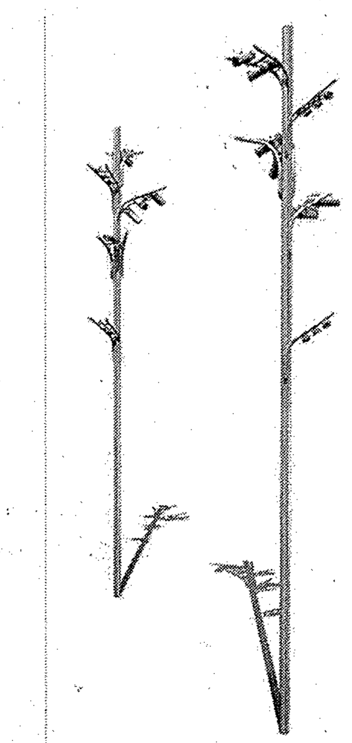
Type: **ALG5** 6 of 6

Merriweather Park — Luminaire Specifications Page 18 of 26

Manufacturer:	Lumen Pulse	**Lamp:**	Max.14W LED (RGB)
Catalog Number:	LBS-*-RGB-FL-*-CC-SK-CRC	**Ballast/Driver:**	DMX
Accessories:		**Fixture Rating:**	IP66

Technilum® mobilier urbain d'éclairage — Domaine de Lézigno 34500 Béziers - France - www.technilum.com

Multi Projector Support Bouquets Model



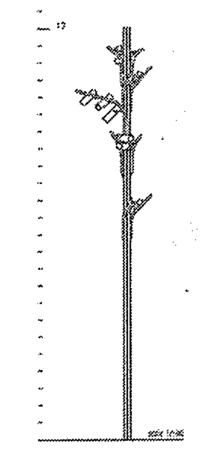
Notes:

Type: **ALP1** 1 of 6

Merriweather Park — Luminaire Specifications Page 19 of 26

Technilum® mobilier urbain d'éclairage — Domaine de Lézigno 34500 Béziers - France - www.technilum.com

DATA SHEET — Multi Projector Support Bouquets



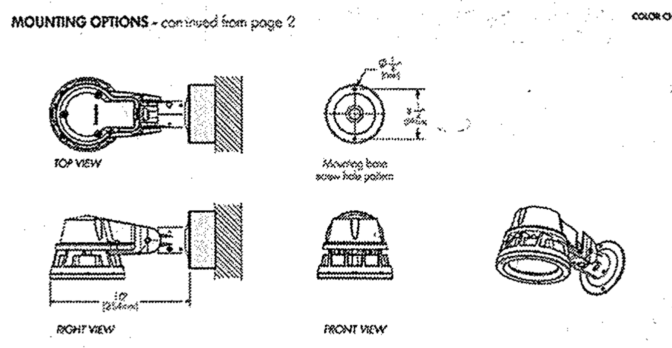
City Module® exclusive patented concept
Fully weld-free aluminium construction
Heights 8 through 14 m

Type: **ALP1** 2 of 6

Merriweather Park — Luminaire Specifications Page 20 of 26

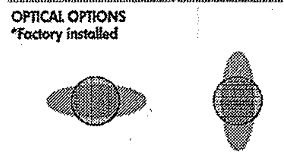
SPECIFICATION SHEET — lumenbeam™ SMALL COLOR CHANGING

MOUNTING OPTIONS - continued from page 2



CN Canopy Cover — Suitable for standard round junction boxes surface mounted

OPTICAL OPTIONS *Factory installed



LSLH Linear Spread Lens Horizontal distribution (not adjustable on site)
LSLV Linear Spread Lens Vertical distribution (not adjustable on site)

Factory installed, available for 6° to 40° optics. See Optical Accessories for field adjustable spread lens. *See photometric section for optical performance data with the spread lens.

3/7 — 2013.11.05 — lumenpulse — Sustainable architectural LED lighting systems

Type: **ALP1** 3 of 6

Merriweather Park — Luminaire Specifications Page 21 of 26

SPECIFICATION SHEET — lumenbeam™ XLARGE WHITE & STATIC COLORS

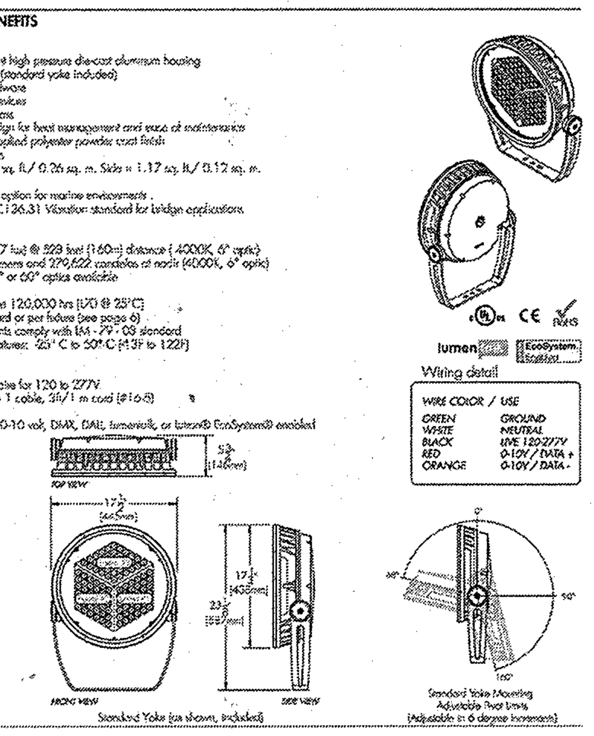
Client:
Project name:
Order #:
Type: Qty:

FEATURES AND BENEFITS

Physical :
- Low copper content high pressure die-cast aluminum housing
- Steel formed yoke (standard yoke included)
- Stainless steel hardware
- Silicone sealing devices
- Clear tempered glass
- Dual chamber design for heat management and ease of maintenance
- Electrostatically applied polyester powder coat finish
- 16.33 kg / 36 lbs
- EPA: Front = 2.75 sq. ft./ 0.26 sq. m. Side = 1.17 sq. ft./ 0.12 sq. m.
- IP66
- Corrosion-resistant option for marine environments
- Meets 3G ANSI C136.31 Vibration standard for bridge applications

Performance :
- Minimum 1fc (10.7 lux) @ 529 feet (160m) distance (4000K, 6° optic)
- 7,982 delivered lumens and 279,622 candelas at nadir (4000K, 6° optic)
- 6°, 10°, 20°, 40° or 60° optics available
- CRI value: 78+
- Lumen maintenance 120,000 hrs (L70 @ 25°C)
- Resolution per board or per fixture (see page 6)
- Lumen measurements comply with LM - 79 - 08 standard
- Operating temperatures: -25° C to 50° C (-13F to 122F)

Electrical :
- Line voltage luminaire for 120 to 277V
- Power and data in 1 cable, 3ft/1 m cord (#16-5)
- 140 watts
- Dimming options: 0-10 volt, DMX, DALI, lumentalk, or lumen® EcoSystem® enabled



5 year warranty — Standard Yoke (as shown, included)

1/10 — 2013.11.28 — lumenpulse — Sustainable architectural LED lighting systems

Type: **ALP1** 4 of 6

Merriweather Park — Luminaire Specifications Page 22 of 26

SPECIFICATION SHEET — lumenbeam™ XLARGE WHITE & STATIC COLORS

ACCESSORIES
Order separately

Optical Accessories:

- **LBX-SN-__-BK** Snoot accessory. Please specify desired exterior finish: *Interior surface painted black. SI - Silver SandText; BKM - Matte black; WH - White; CC - Custom, please specify RAL color
- **LBX-SNW-__-BK** Snoot Wide accessory. Please specify desired exterior finish: *Interior surface painted black. SI - Silver SandText; BKM - Matte black; WH - White; CC - Custom, please specify RAL color
- **LBX-VS-__-BK** Visor accessory. Please specify desired exterior finish: *Interior surface painted black. SI - Silver SandText; BKM - Matte black; WH - White; CC - Custom, please specify RAL color
- **LBX-WG-__** Wire Guard accessory. Please specify desired exterior finish: SI - Silver SandText; BKM - Matte black; WH - White; CC - Custom, please specify RAL color
- **LBX-LSLA-__** Linear Spread lens Adjustable accessory. Please specify desired exterior finish: SI - Silver SandText; BKM - Matte black; WH - White; CC - Custom, please specify RAL color

Accessory combinations:

+	Snoot	Snoot Wide	Visor	Wire Guard
Snoot	NO	NO	NO	YES
Visor	NO	NO	NO	YES
Linear Spread Lens Adjustable	YES	YES	YES	NO

Accessory combinations must be ordered together on a single line.
Ex: A Snoot + Wire Guard combination order code is LBX-SN-WG-BK-BK.

4/10 — 2013.11.28 — lumenpulse — Sustainable architectural LED lighting systems

Type: **ALP1** 5 of 6

Merriweather Park — Luminaire Specifications Page 23 of 26

SPECIFICATION SHEET — lumenbeam™ XLARGE WHITE & STATIC COLORS

HOW TO ORDER

LBX	Select:	Select:	Select:	Select:	Select:	Select:	
Housing	Voltage	Colors and color temperatures	Optic (Board 1/ Board 2/ Board 3)	Optical Option	Finish	Dimming	Option
1	2	3	4	5	6	7	8

1 **Housing:** LBX - lumenbeam™ Xlarge

2 **Voltage:** 120 - 120 volts; 208 - 208 volts; 220/240 - 220 to 240 volts; 277 - 277 volts

3 **Colors and Color temperatures:** 27K - 2700K; 30K - 3000K; 35K - 3500K; 40K - 4000K; 57K - 5700K; RD - Red; GR - Green; BL - Blue

4 **Optic (Please specify for each board):** VN - Very Narrow 6°; NS - Narrow Spot 10°; NF - Narrow Flood 20°; FL - Flood 40°; WFL - Wide Flood 60° (cannot be combined with other optics)

5 **Optical Option:** LSLH - Linear Spread lens Horizontal distribution; LSLV - Linear Spread lens Vertical distribution. *Factory installed, available for 6° to 40° optics. See Optical Accessories for field adjustable spread lens.

6 **Finish:** SI - Silver SandText; BK - Black SandText; WH - White; CC - Custom (please specify RAL color)

7 **Dimming:** NO - No Dimming; LT - lumentalk (1% minimum dimming value); DIM - 0-10V Dimming option (10% minimum dimming value); DMX 1BD - DMX Dimming option, resolution per board (9 addresses per fixture) (1% minimum dimming value); DMX 1FX - DMX Dimming option, resolution per fixture (3 addresses per fixture) (1% minimum dimming value); DALI - DALI Dimming option (1% minimum dimming value); ES - Lutron® EcoSystem® Enabled Dimming (1% minimum dimming value)

8 **Option:** SY - Short Yoke; SY-3GV - Reinforced Short Yoke to meet 3G ANSI C136.31 Vibration Rating standard; CRC - Corrosion-resistant Coating

10/10 — 2013.11.28 — lumenpulse — Sustainable architectural LED lighting systems

Type: **ALP1** 6 of 6

~~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:

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77 Water Street
New York, New York 10005
TEL: 212-896-3000 www.arup.com

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

SITE LIGHTING SPECIFICATIONS
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
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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.
NTS	NT	13043
DATE	**TAX MAP - GRID**	**SHEET**
JUNE, 2015	36 - 01	80 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
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, 2014*
*See Sh 2 for Phasing & Add'l Required Approvals for Phs 3-7

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PDOX SHEET 54 OF 59

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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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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

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DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
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AS SHOWN	NT	13043
DATE	**TAX MAP - GRID**	**SHEET**
JUNE, 2015	36 - 01	80 OF 85

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Merriweather Park

Luminaire Specifications
Page 24 of 26

Manufacturer:	BK Lighting	**Lamp:**	8.4W LED (3000K,80+CRI)
Catalog Number:	_-RM-LED-e22-WFL-A9-RAL-12-11-E	**Ballast/Driver:**	
Accessories:	Soft Focus Lens + Honeycomb baffle	**Fixture Rating:**	IP66

RING MOUNT DELTA STAR™

PROJECT:
TYPE:
CATALOG NUMBER:
SOURCE:
NOTES:

CATALOG NUMBER LOGIC

Example - RM - LED - e23 - WFL - A5 - VER - 12 - 11 - E

Material
Series
Source
LED Type
Optics
Adjust-e-Lume® Output Intensity
Finish
Lens Type
Shielding
Cap Style

DRIVER DATA 12VAC/DC 50/60 Hz · <1A (non-dimmed) · Magnetic Low Voltage Dimmer · -10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	80
e22	3100K	8.4	90
e23	4100K	8.4	75
e27	Amber (590nm)	7.9	--

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L₇₀)
50,000
50,000
50,000
50,000

***OPTICAL DATA**

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING · Submittal Date 3-5-14 · Drawing Number SUB000940

Notes:

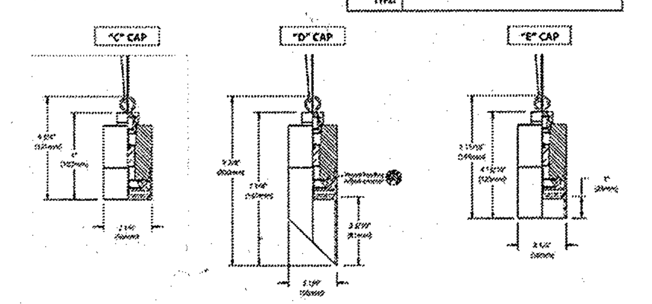
Type:
ALT1
1 of 2

Merriweather Park

Luminaire Specifications
Page 25 of 26

RING MOUNT DELTA STAR™

PROJECT:
TYPE:



Mounting Options

Accessories

SPECIFICATIONS

Materials
Body
Mounting Ring
Cap
Lens
BKSSL®
Adjust-e-Lume®
Optics
Remote Transformer
Wiring
Hardware
Finish
Warranty
Certification and Listing

B-K LIGHTING · Submittal Date 3-5-14 · Drawing Number SUB000940

Type:
ALT1
2 of 2

Merriweather Park

Luminaire Specifications
Page 26 of 26

END OF SECTION

~~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:~~

ARUP
77 Water Street
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TEL: 212-896-3000 www.arup.com

DES. ARUP | DRN. RM | CHK. SD | DATE | REVISION | BY | APP'R.

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JUNE, 2015	36 – 01	81 OF 85

SDP 14-073

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-16
Chief, Division of Land Development — Date 9-02-15
Chief, Development Engineering Division — Date 8-25-15

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

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PDOX SHEET 55 OF 59

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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

STATE OF MARYLAND · MICHAEL JAMES TRAPPEN · No. 14931 · REGISTERED · PROFESSIONAL ENGINEER

SITE LIGHTING SPECIFICATIONS
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	81 OF 85

© GLW 2015

SDP 14-073

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY SPECIFICATIONS AND DETAILS FOR CONSTRUCTION PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. THE SUBJECT PROPERTY IS ZONED NT PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS, WETLAND OR STREAM BUFFERS, 100-YEAR FLOODPLAIN, OR FOREST CONSERVATION EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
6. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(B)(1)(IV) AS IT IS WITHIN A PLANNED UNIT DEVELOPMENT WITH PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND WAS SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM (NAD83/91). THE ELEVATIONS SHOWN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

   HOWARD COUNTY MONUMENTS USED FOR THIS PROJECT:
   36AA: N 562,804.8537, E 1,349,906.1701, ELEV. 359.151
   36DA: N 560,849.3491, E 1,350,037.4422, ELEV. 363.643
8. TOPOGRAPHICAL FIELD SURVEYS OF THE SITE WERE PERFORMED BY NJR & ASSOCIATES (240-508-3200) IN JANUARY 2012. ADDITIONAL UTILITY INFORMATION WAS PROVIDED BY HOWARD COUNTY RECORDS AND MAY NOT REFLECT CURRENT CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CURRENT TOPOGRAPHIC AND UTILITY INFORMATION.
9. APPROXIMATE LOCATION AND INVERTS OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN AN UNINTERRUPTED SERVICE. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES BY TEST PIT OR OTHER MEANS OF INVESTIGATION APPROVED BY THE OWNER WELL IN ADVANCE OF CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
10. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF MSHA'S MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC SIGNS SHALL CONFORM TO THE LATEST VERSION OF MSHA'S STANDARD SIGN BOOK.
11. LETTERS SHALL BE OBTAINED PRIOR TO GRADING PERMIT APPROVAL FROM ADJACENT PROPERTY OWNERS AUTHORIZING OFF-SITE ACTIVITIES.
12. ALL COORDINATES AND ELEVATIONS ALONG THE CURB ARE AT THE BASE OF THE CURB, ALONG THE FLOW LINE.
13. ALL CURB RAMPS SHALL BE FLUSH ALONG THE FLOW LINE OF THE CURB AND HAVE NO LIP.
14. ALL TRENCHES CREATED FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH. TRENCH SHALL NOT BE OPENED IF IT CANNOT BE STABLIZED THE SAME DAY. IF AN AREA MUST BE LEFT UNSTABILIZED OVERNIGHT, SILT FENCE WILL BE PLACED IMMEDIATELY DOWNSTREAM OF ALL DISTURBED AREAS AND STOCKPILED, AND APPROPRIATE SAFETY MEASURES WILL BE INSTALLED AS REQUIRED.
15. STABLIZE ALL DISTURBED AREAS WITH PERMANENT SEED MIX AND MULCH.
16. WHERE NEW CURB IS TO BE BUILT OVER EXISTING PAVEMENT, SAWCUT EXISTING PAVEMENT 2 FEET BEYOND PROPOSED WORK AND REMOVE. PLACE NEW HOT MIX ASPHALT PAVEMENT TO MATCH EXISTING SECTION.
17. LIMIT OF DISTURBANCE IS APPROXIMATELY 3,500 SF.

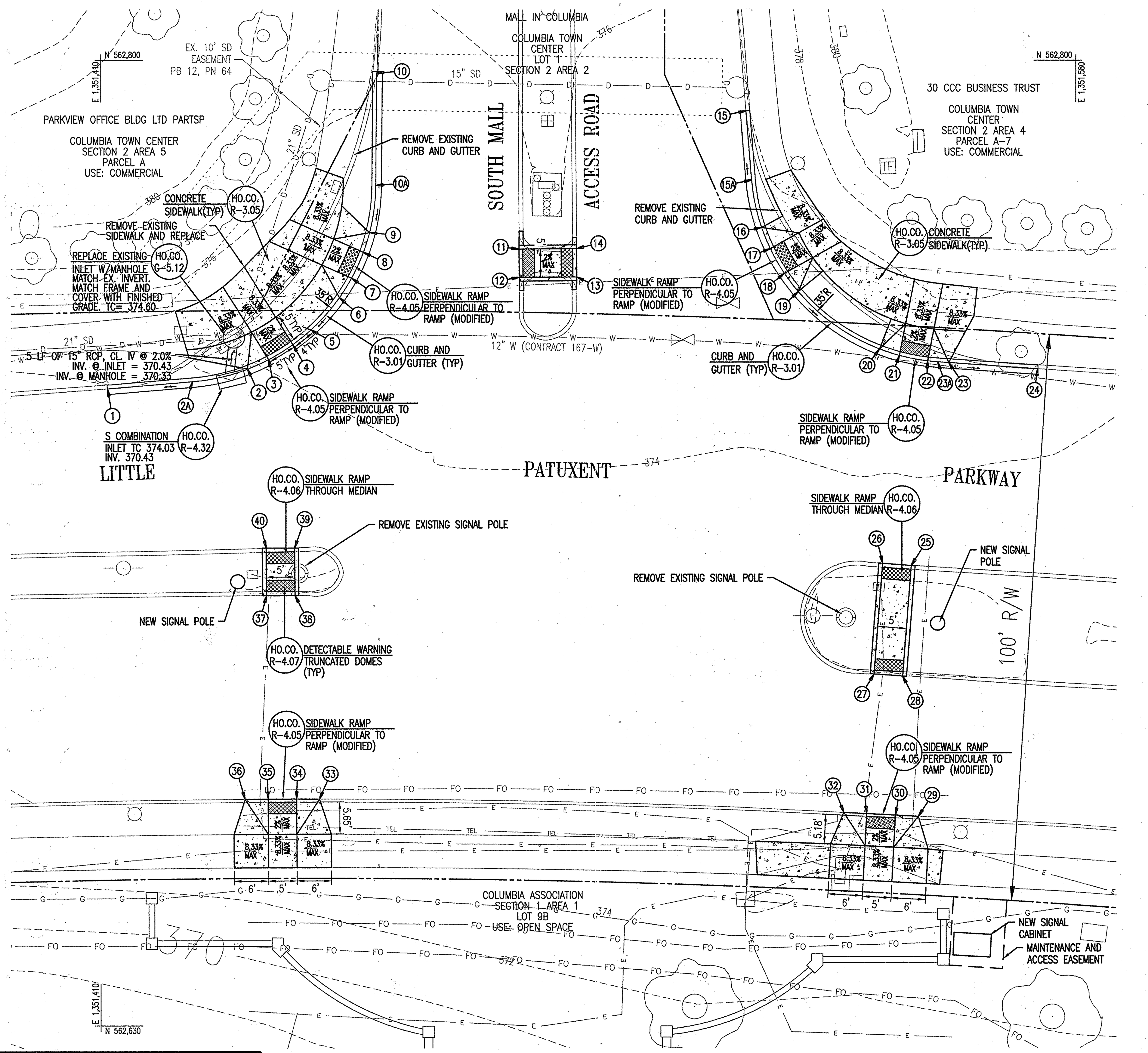
LEGEND

- PROPERTY LINE
- FIRE HYDRANT
- LIGHT POLE
- TELE./CABLE PEDESTAL
- ROAD SIGN
- ELECTRIC TRANSFORMER
- ELECTRIC SIGNAL CONTROL BOX
- CONTROL BOX/ELEC. JUNCT. BOX
- WATER LINE
- ELECTRIC LINE
- D — STORM DRAIN
- G — GAS
- FO — FIBER OPTIC
- EXISTING CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- CONCRETE PAVEMENT

BENCHMARK DATA

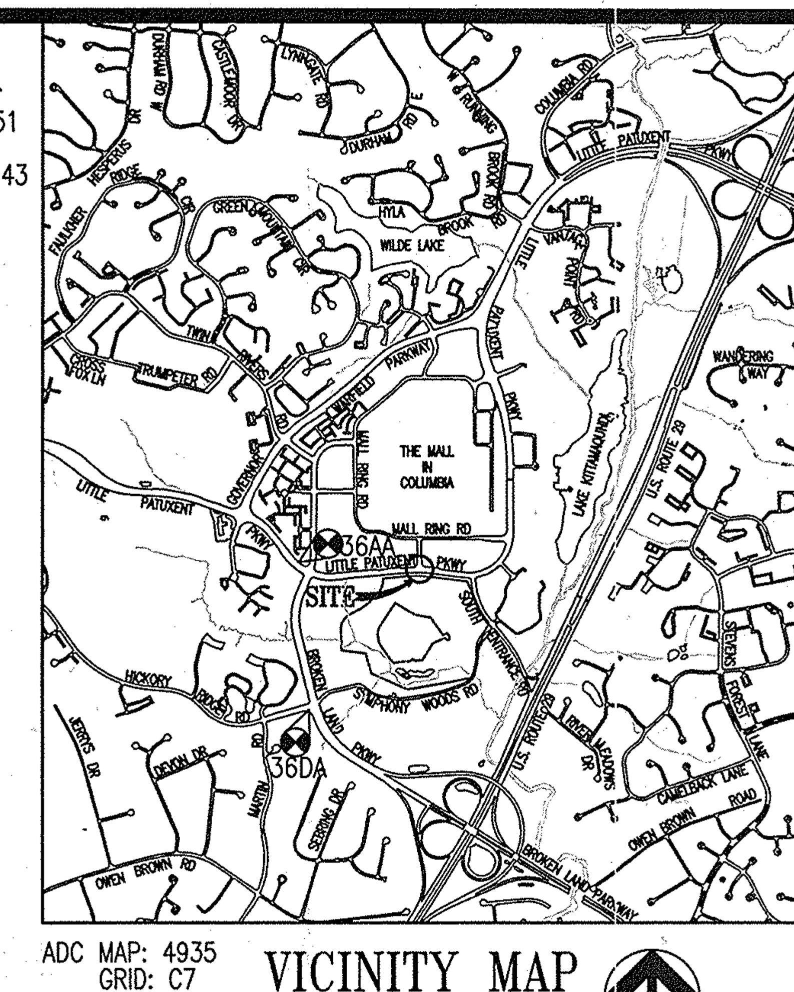
36AA: N 562,804.8537, E 1,349,906.1701 ELEV. 359.151

36DA: N 560,849.3491, E 1,350,037.4422, ELEV. 363.643



SITE PLAN
1" = 10'

*A Redline is Required for Phase 4 at which time all remaining comments from SRC Agencies must be addressed.



ADC MAP: 4935
GRID: C7

VICINITY MAP
SCALE: 1" = 2,000'

CURB/RAMP LOCATIONS

POINT	NORTHING	EASTING	TC ELEV.	FLOWLINE ELEV.	DESCRIPTION
1	562742.12	1351411.15	374.34	373.74	MATCH EX. CURB
2A	562743.39	1351425.98	374.56	373.96	PC
2	562745.67	1351435.58	374.72	374.12	RAMP
3	562747.32	1351439.26	374.23	374.22	FLUSH CURB
4	562749.92	1351443.53	374.36	374.35	FLUSH CURB
5	562752.50	1351446.68	375.05	374.45	RAMP
6	562758.18	1351451.66	375.28	374.68	RAMP
7	562761.61	1351453.78	374.75	374.74	FLUSH CURB
8	562766.17	1351455.84	374.86	374.85	FLUSH CURB
9	562769.66	1351456.92	375.56	374.96	RAMP
10A	562778.02	1351457.99	375.77	375.17	PT
10	562797.77	1351458.13	376.27	375.67	MATCH EX. CURB
11	562766.72	1351482.99	375.61	375.01	MATCH EX. CURB
12	562761.72	1351483.00	375.54	374.94	MATCH EX. CURB
13	562761.79	1351493.02	375.58	374.98	MATCH EX. CURB
14	562766.79	1351492.96	375.65	375.05	MATCH EX. CURB
15	562791.06	1351522.53	375.02	374.42	MATCH EX. CURB
15A	562778.90	1351523.51	375.85	375.25	PC
16	562770.49	1351525.25	375.72	375.12	RAMP
17	562766.75	1351526.76	375.10	375.09	FLUSH CURB
18	562762.42	1351529.25	375.03	375.02	FLUSH CURB
19	562759.17	1351531.64	375.57	374.97	RAMP
20	562749.07	1351545.80	375.34	374.74	RAMP
21	562747.94	1351549.28	374.70	374.69	FLUSH CURB
22	562746.98	1351554.19	374.63	374.62	FLUSH CURB
23A	562746.81	1351555.95	375.20	374.60	PT
23	562746.68	1351557.85	375.18	374.58	RAMP
24	562745.59	1351573.39	374.97	374.37	MATCH EX. CURB
25	562710.88	1351551.33	374.14	373.54	FLUSH CURB
26	562711.27	1351546.35	374.14	373.54	FLUSH CURB
27	562691.72	1351544.83	374.40	373.80	FLUSH CURB
28	562691.34	1351549.82	374.36	373.76	FLUSH CURB
29	562666.71	1351552.53	373.62	373.02	RAMP/MATCH EX. CURB
30	562666.92	1351548.53	373.06	373.05	FLUSH CURB
31	562667.18	1351543.54	373.10	373.09	FLUSH CURB
32	562667.40	1351539.55	373.72	373.12	RAMP/MATCH EX. CURB
33	562669.88	1351448.16	373.43	372.83	RAMP/MATCH EX. CURB
34	562669.90	1351444.16	372.81	372.80	FLUSH CURB
35	562669.86	1351439.16	372.72	372.71	FLUSH CURB
36	562669.84	1351435.16	373.24	372.64	RAMP/MATCH EX. CURB
37	562705.66	1351438.91	374.20	373.60	FLUSH CURB
38	562705.74	1351443.91	374.25	373.65	FLUSH CURB
39	562714.07	1351443.85	374.01	373.41	FLUSH CURB
40	562714.04	1351438.85	373.96	373.36	FLUSH CURB

LIST OF DRAWINGS

1. SITE PLAN
2. TRAFFIC SIGNAL PLAN
2. TRAFFIC SIGNAL PLAN
3. GENERAL SIGNAL INFORMATION SHEET

SCALE: 1" = 10' (0, 5', 10', 20')

SCALE: 1" = 2000' (0, 2000', 4000')

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
Chief, Division of Land Development — Date 9-02-15
Chief, Development Engineering Division — Date 8.25.15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
*See Sh 2 for Phasing & Add'l Required Approvals for Phs. 3-7

PREPARED BY:
WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, MD 21231
WR&A

N:\42059-000\CADD\F-42059000C0-01.dwg | DES. XXX | DRN. XXX | CHK. XXX

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. 19376
EXPIRATION DATE: 9/22/2015

STATE OF MARYLAND ANTHONY USABURO OLSEN No. 19376 PROFESSIONAL ENGINEER

RAMP DETAILS SITE 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
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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	82 OF 85

SDP 14-073

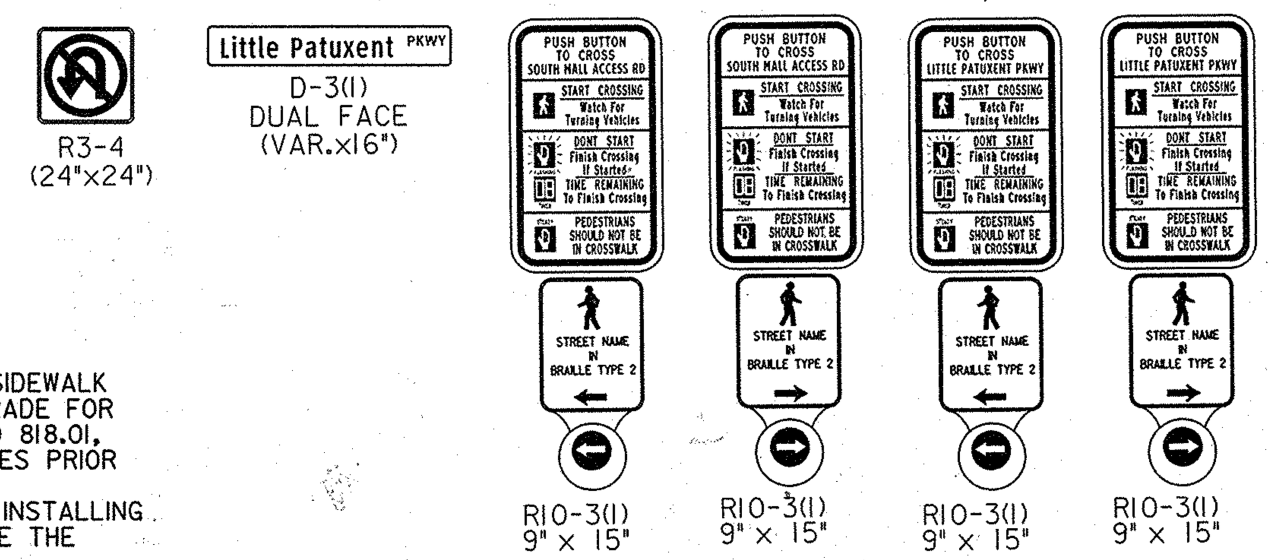
FILENAME: N:\42059-000\CADD\F-42059000C0-01.DWG

LITTLE PATUXENT PKWY IS ASSUMED TO RUN IN AN EAST-WEST DIRECTION

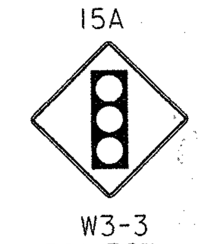
GENERAL NOTES

1. ALL TRAFFIC SIGNAL FOUNDATIONS SHALL BE INSTALLED AT THE FINAL SIDEWALK OR CURB GRADE FOR CLOSED SECTIONS, HIGHEST ROADWAY PROFILE GRADE FOR OPEN SECTIONS, TO MEET CLEARANCES AS SPECIFIED IN MD 816.03, MD 818.01, MD 818.02, MD 818.04 THE CONTRACTOR SHALL VERIFY ULTIMATE GRADES PRIOR TO THE INSTALLATION OF ALL SIGNAL EQUIPMENT.
2. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING PROPOSED SIGNAL EQUIPMENT. IF ANY UTILITY CONFLICTS SHOULD ARISE THE CONTRACTOR SHALL CONTACT THE ENGINEER.
3. VIDEO CAMERA LOCATION / ALIGNING SHALL BE COORDINATED WITH THE ENGINEER.
4. ALL EXISTING TRAFFIC SIGNAL EQUIPMENT REMOVED SHALL BECOME THE PROPERTY OF THE SIGNAL CONTRACTOR UPON COMPLETION OF THE NEW SIGNAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TERMINATING ALL SIGNAL CABLES TO THE APPROPRIATE TERMINALS AND PROPERLY LABEL EACH CABLE.
6. REMOVE AND DISPOSE OF ALL UNUSED SIGNAL CABLE.
7. PUSHBUTTONS ARE TO BE LOCATED SO THAT THEY CAN BE ACTIVATED BY A PERSON IN A WHEELCHAIR REACHING LESS THAN 18" FROM A 60" x 60" LEVEL LANDING AREA WITH A CROSS SLOPE OF LESS THAN OR EQUAL TO 2%.
8. THE 10' SEPARATION BETWEEN PUSHBUTTONS IS TO BE MEASURED FROM FACE OF PUSHBUTTON TO FACE OF PUSHBUTTON, NOT CENTER TO CENTER OF POLE.
9. PUSHBUTTON ARROWS ARE TO BE PARALLEL TO THE CROSSING FOR WHICH THEY ARE INTENDED.
10. LOCATION OF ACCESSIBLE PEDESTRIAN SIGNAL PUSHBUTTONS MUST MEET LOCATION REQUIREMENTS OF MUTCD SEC. 4E.09 AND FIG. 4E-2 AND THE NCHRP PUBLICATION, ACCESSIBLE PEDESTRIAN SIGNALS: GUIDE TO BEST PRACTICE". IF NOT MET, THE CONTRACTOR IS TO STOP WORK ON PUSHBUTTON LOCATIONS AND CONTACT ENGINEER.
11. VERIFY PROPOSED GEOMETRICS PRIOR TO INSTALLING SIGNAL EQUIPMENT.
12. ALL HANDHOLES SHALL BE INSTALLED AT FINAL GRADE.
13. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING SIDEWALKS CAUSED BY THE INSTALLATION OF SIGNAL EQUIPMENT.
14. THE SIGNAL CONTRACTOR SHALL DETERMINE IF ANY WORK BY OTHER CONTRACTORS CAN NOT BE COMPLETED UNTIL INSTALLATION OF SIGNAL EQUIPMENT IS COMPLETE. THE SIGNAL CONTRACTOR SHALL NOTIFY OTHER CONTRACTORS OF THIS WORK.

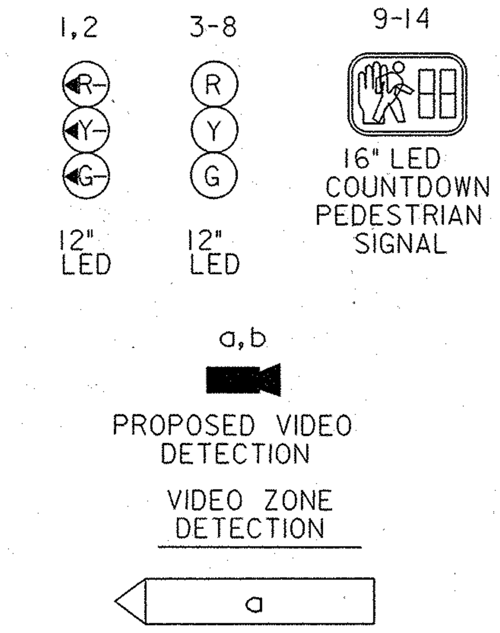
PROPOSED SIGNS



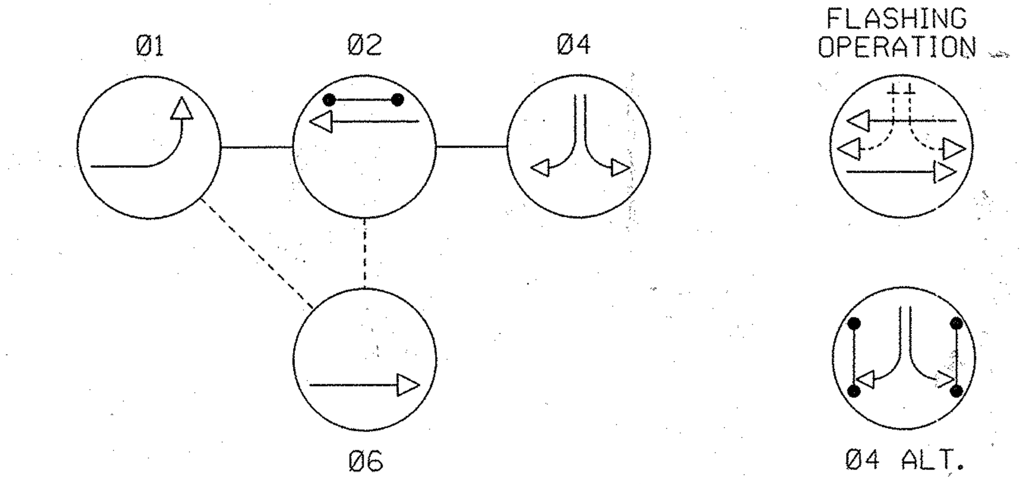
EXISTING SIGN TO BE REMOVED



PROPOSED SIGNALS



NEMA PHASING



NOTE:
PHASES ASSOCIATED BY A DASHED LINE WILL OPERATE CONCURRENTLY.
PHASES ASSOCIATED BY A SOLID LINE WILL NOT OPERATE CONCURRENTLY.

SPECIAL NOTES:

1. THE CONTRACTOR SHALL NOT BLOCK VIEW OF EXISTING SIGNAL INDICATIONS DURING INSTALLATION OF PROPOSED EQUIPMENT. IF PROPOSED EQUIPMENT CANNOT BE INSTALLED DUE TO CONFLICT WITH EXISTING SIGNAL INDICATIONS OR SPAN WIRES, A SIGNAL OUTAGE SHALL OCCUR DURING NON-PEAK HOURS AS DIRECTED BY THE ENGINEER.
2. CONTRACTOR SHALL USE CAUTION WHEN INSTALLING SIGNAL EQUIPMENT TO AVOID DISTURBANCE OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL TEST PIT TO DETERMINE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES PRIOR TO INSTALLING SIGNAL EQUIPMENT.
3. INSTALL HANDHOLE WITH LONG DIMENSION PERPENDICULAR TO TRAVEL WAY FOR INSTALLATION OF NON-INVASIVE PROBES. EXTEND CONDUIT A MINIMUM OF 2 IN. AND MAXIMUM OF 3 IN. INTO HANDHOLE.
4. THE CONTRACTOR SHALL COORDINATE WITH HOWARD COUNTY DPW/BUREAU OF HIGHWAYS TO CONTACT LOCAL POWER COMPANY TO SET-UP WORK WITH TO DISCONNECT THE EXISTING ELECTRICAL SERVICE AND HAVE THE NEW SERVICE ENERGIZED.

GEOMETRIC LEGEND	
(double line)	EXISTING
(heavy line)	PROPOSED

UTILITY LEGEND	
—D—D—	STORM DRAIN
—G—G—	GAS MAIN
—W—W—	WATER MAIN
—S—S—	SEWER MAIN
—E—E—	ELECTRIC CABLES
—A—A—	AERIAL CABLES
—T—T—	TELEPHONE CABLES
—FO—FO—	FIBER-OPTIC

CONSTRUCTION DETAILS

A. INSTALL CONCRETE FOUNDATION WITH A 27 FT. STEEL POLE WITH A 30 FT. MAST ARM, TRAFFIC SIGNAL HEADS, AND VIDEO DETECTION CAMERA MOUNTED ON MAST ARM. (INSTALL 1-2 IN. AND 1-4 IN. SCHEDULE 80, 90 DEGREE PVC ELECTRICAL CONDUIT BENDS IN POLE BASE) (POLE AND MAST ARMS TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS).
B. INSTALL CONCRETE FOUNDATION WITH A 27 FT. STEEL POLE WITH TWIN 50 FT./30 FT. MAST ARMS, TRAFFIC SIGNAL HEADS, SIGNS AND VIDEO DETECTION CAMERA MOUNTED ON MAST ARM. (INSTALL 1-2 IN. AND 1-4 IN. SCHEDULE 80, 90 DEGREE PVC ELECTRICAL CONDUIT BENDS IN POLE BASE) (POLE AND MAST ARMS TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS).
C. INSTALL CONCRETE FOUNDATION WITH 8 FT. STEEL PEDESTAL POLE WITH MODIFIED BREAKAWAY BASE STANDARD NO. MD 801.01-01, COUNTDOWN PEDESTRIAN SIGNAL HEAD, AUDIBLE/TACTILE PEDESTRIAN PUSHBUTTON INSTALLED WITH VIBRATING ARROW POINTING LEFT AND R10-3(I) SIGN. (SIGN TO READ "PUSH BUTTON TO CROSS LITTLE PATUXENT PKWY") (INSTALL 1-3 IN. SCHEDULE 80, 90 DEGREE PVC ELECTRICAL CONDUIT BEND IN PEDESTAL BASE) (POLE AND MAST ARMS TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS).
D. INSTALL CONCRETE FOUNDATION WITH 8 FT. STEEL PEDESTAL POLE WITH MODIFIED BREAKAWAY BASE STANDARD NO. MD 801.01-01, COUNTDOWN PEDESTRIAN SIGNAL HEAD, AUDIBLE/TACTILE PEDESTRIAN PUSHBUTTON INSTALLED WITH VIBRATING ARROW POINTING RIGHT AND R10-3(I) SIGN. (SIGN TO READ "PUSH BUTTON TO CROSS SOUTH MALL ACCESS ROAD"). (INSTALL 1-3 IN. SCHEDULE 80, 90 DEGREE PVC ELECTRICAL CONDUIT BEND IN PEDESTAL BASE) (POLE AND MAST ARMS TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS).
E. INSTALL CONCRETE FOUNDATION WITH 8 FT. STEEL PEDESTAL POLE WITH MODIFIED BREAKAWAY BASE STANDARD NO. MD 801.01-01, COUNTDOWN PEDESTRIAN SIGNAL HEAD, AUDIBLE/TACTILE PEDESTRIAN PUSHBUTTON INSTALLED WITH VIBRATING ARROW POINTING LEFT AND R10-3(I) SIGN. (SIGN TO READ "PUSH BUTTON TO CROSS SOUTH MALL ACCESS ROAD"). (INSTALL 1-3 IN. SCHEDULE 80, 90 DEGREE PVC ELECTRICAL CONDUIT BEND IN PEDESTAL BASE) (POLE AND MAST ARMS TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS).
F. INSTALL CONCRETE FOUNDATION WITH 8 FT. STEEL PEDESTAL POLE WITH MODIFIED BREAKAWAY BASE STANDARD NO. MD 801.01-01, COUNTDOWN PEDESTRIAN SIGNAL HEAD, AUDIBLE/TACTILE PEDESTRIAN PUSHBUTTON INSTALLED WITH VIBRATING ARROW POINTING RIGHT AND R10-3(I) SIGN. (SIGN TO READ "PUSH BUTTON TO CROSS LITTLE PATUXENT PKWY"). (INSTALL 1-3 IN. SCHEDULE 80, 90 DEGREE PVC ELECTRICAL CONDUIT BEND IN PEDESTAL BASE) (POLE AND MAST ARMS TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS).
G. INSTALL BASE MOUNTED CABINET AND CONTROLLER WITH CONCRETE PAD, GROUND RODS AND ALL NECESSARY EQUIPMENT FOR AN ELECTRICAL SERVICE. (INSTALL 2-2 IN. AND 2-4 IN. SCHEDULE 80, 90 DEGREE PVC ELECTRICAL CONDUIT BENDS IN CABINET BASE.)
H. INSTALL HANDHOLE ON TOP OF EXISTING CONDUIT HEADING EAST. CUT AND REMOVE APPROXIMATELY 3 FT. LENGTH OF EXISTING CONDUIT AND INSTALL HANDHOLE. INSTALL AND COUPLE 1 FT. +/- SECTION OF 2 IN. SCHEDULE 80, PVC ELECTRICAL CONDUIT TO EXISTING CONDUIT LEADING EAST, LEAVING 6 IN. PROTRUDING INSIDE HANDHOLE. (SEE DETAIL "LL")
J. INSTALL HANDHOLE.
K. INSTALL NON-INVASIVE MICROLOOP PROBE SET WITH 1,000 FT. LEAD-IN IN PROPOSED 3 IN. CONDUIT.
L. INSTALL 2 IN. PVC SCHEDULE 80 ELECTRICAL CONDUIT-TRENCHED.
M. INSTALL 3 IN. PVC SCHEDULE 80 ELECTRICAL CONDUIT-BORED.
N. INSTALL 4 IN. PVC SCHEDULE 80 ELECTRICAL CONDUIT-TRENCHED.
P. INSTALL 4 IN. PVC SCHEDULE 80 ELECTRICAL CONDUIT-BORED.
Q. INSTALL 12 IN. HEAT APPLIED, WHITE PERMANENT PREFORMED THERMOPLASTIC PAVEMENT MARKING FOR CROSSWALKS (HOWARD COUNTY DM, DETAIL T-7.03).
R. INSTALL 24 IN. HEAT APPLIED, WHITE PERMANENT PREFORMED THERMOPLASTIC PAVEMENT MARKING FOR STOP LINE.
S. REMOVE EXISTING STOP LINE.
T. USE EXISTING HANDHOLE.
U. USE EXISTING CONDUIT.
V. REMOVE EXISTING SIGNAL POLE, MAST ARMS, SIGN, AND SIGNAL HEADS. REMOVE FOUNDATION 12 IN. BELOW GRADE AND BACKFILL.
W. REMOVE EXISTING SIGNAL POLE, MAST ARM, AND SIGNAL HEADS. REMOVE FOUNDATION 12 IN. BELOW GRADE AND BACKFILL.
X. REMOVE EXISTING HANDHOLE.
Y. CAP AND ABANDON EXISTING CONDUIT.
Z. ABANDON EXISTING LOOP DETECTOR. DISCONNECT AND REMOVE LOOP DETECTOR CABLES FROM CONDUITS, HANDHOLES, SIGNAL STRUCTURES AND CONTROLLER.
AA. REMOVE EXISTING BASE MOUNTED CABINET AND CONTROLLER. REMOVE FOUNDATION 12 IN. BELOW GRADE AND BACKFILL. HOWARD COUNTY SIGNAL SHOP SHALL BE NOTIFIED TO REMOVE THE CONTROLLER AND ALL AUXILIARY EQUIPMENT FROM THE CABINET. (SEE DETAIL "LL")
BB. INSTALL 24 IN. HEAT APPLIED, WHITE PERMANENT PREFORMED THERMOPLASTIC PAVEMENT MARKING FOR CROSSWALK.
CC. REMOVE EXISTING PAVEMENT MARKING LINE EXTENDED PAST PROPOSED STOP LINE.
DD. REMOVE EXISTING PAVEMENT MARKING LINE EXTENDED PAST PROPOSED CROSSWALK (HOWARD COUNTY DM, DETAIL T-7.03).
EE. REMOVE EXISTING TURN ARROW.
FF. INSTALL HEAT APPLIED WHITE THERMOPLASTIC ARROWS.
GG. PROPOSED EASEMENT FOR PROPOSED SIGNAL CABINET.
HH. CONTRACTOR TO COORDINATE WITH HOWARD COUNTY DPW/BUREAU OF HIGHWAYS AND BGE TO INSTALL CONDUIT FOR PROPOSED ELECTRICAL SERVICE.
JJ. INSTALL NON-INVASIVE MICROLOOP PROBE SET WITH 500 FT. LEAD-IN IN PROPOSED 3 IN. CONDUIT.
KK. CONTRACTOR TO COORDINATE WITH HOWARD COUNTY DPW/BUREAU OF HIGHWAYS AND VERIZON TO INSTALL PROPOSED PHONE DROP.
LL. USE EXISTING HANDHOLE. CONTRACTOR TO COORDINATE WITH HOWARD COUNTY DPW/BUREAU OF HIGHWAYS TO DISCONNECT INTERCONNECT FROM EXISTING CABINET AND PULL BACK TO EXISTING HANDHOLE. AFTER PROPOSED HANDHOLES HAVE BEEN INSTALLED, RE-FEED INTERCONNECT AND CONNECT IN PROPOSED CABINET.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director — Date 9-8-15
Chief, Division of Land Development — Date 9-02-15
Chief, Development Engineering Division — Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
*See Sh. 2 for Phasing & Add'l Required Approvals for Phs 3-7

*A redline is required for Phase 4, at which time all SRC comments for the Pedestrian Crossing will be addressed.

WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, MD 21231

DES. XXX | DRN. XXX | CHK. XXX

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. 27048, EXPIRATION DATE: 01-28-2016

STATE OF MARYLAND — JEREMY MICHAEL MOCK — No. 27048 — PROFESSIONAL ENGINEER

TRAFFIC SIGNAL 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.
1" = 20'	NT	13043
DATE	TAX MAP -- GRID	SHEET
JUNE, 2015	36 - 01	83 OF 85

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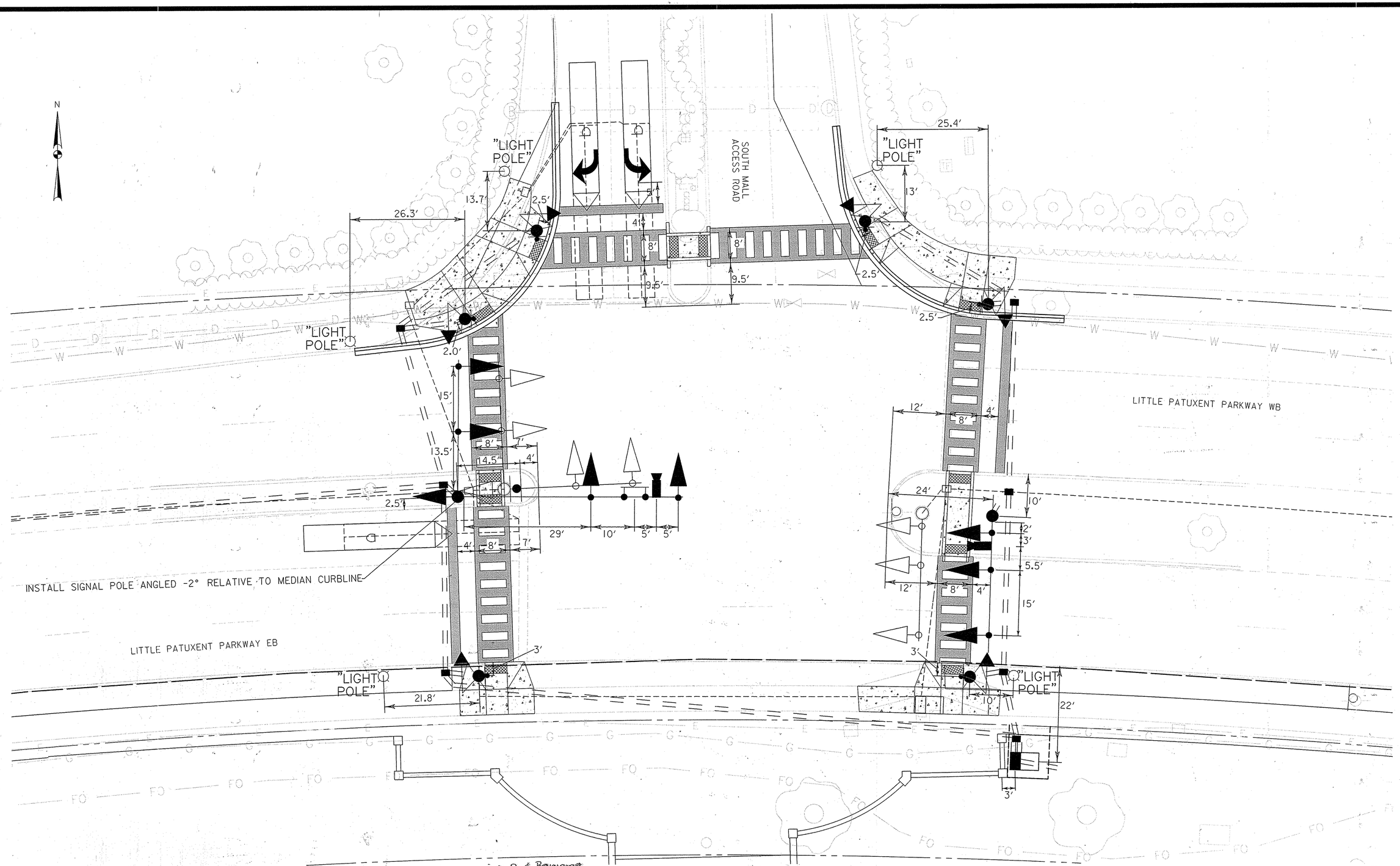
SDP 14-073



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-9-15
Chief, Division of Land Development	Date 9-02-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: ~~November 20, 2014~~ ~~*See SC & SP 87 Phasing Cal Add'l. Prog. Approvals for Phs 3-7~~

*A redline is required for Ph. 4. Removing SRC Comments will be addressed at that time for the Pedestrian Crossing.

WHITMAN, REQUARDT & ASSOCIATES, LLP
801 South Caroline Street, Baltimore, MD 21231

WR&A

DES. XXX	DRN. XXX	CHK. XXX

DATE	REVISION	BY	APP'R.

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CENTURY PLAZA, SUITE 315
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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. 27049
EXPIRATION DATE: 01-28-2016

STATE OF MARYLAND · JEREMY MICHAEL BROOKS · No. 27049 · PROFESSIONAL ENGINEER

TRAFFIC SIGNAL PLAN
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
MERRIWEATHER PARK AT SYMPHONY WOODS PHASE 1 AND FUTURE PHASES 2-7
TOWN CENTER- SECTION 1 AREA I
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	ZONING	G. L. W. FILE No.
1" = 10'	NT	13043
DATE	**TAX MAP -- GRID**	**SHEET**
JUNE, 2015	36 – 01	84 OF 85

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SDP 14-073

PROJECT DESCRIPTION

GENERAL

THIS PROJECT INVOLVES THE RECONSTRUCTION OF THE EXISTING TRAFFIC CONTROL SIGNAL AT THE INTERSECTION OF LITTLE PATUXENT PARKWAY AT MALL ACCESS ROAD IN HOWARD COUNTY, MARYLAND. LITTLE PATUXENT PARKWAY IS ASSUMED TO RUN IN AN EAST-WEST DIRECTION.

INTERSECTION OPERATION

THE INTERSECTION OPERATION WILL REMAIN THE SAME.

TYPICAL MESSAGES FOR ACCESSIBLE PED SIGNALS

LITTLE PATUXENT PARKWAY AND SOUTH MALL ACCESS ROAD - NORTH LEG

STREETS AT 90 DEGREES

WAIT: "WAIT TO CROSS SOUTH MALL ACCESS ROAD AT LITTLE PATUXENT ROAD, WAIT." *

WALK: RAPID TICK

LITTLE PATUXENT PARKWAY AND SOUTH MALL ACCESS ROAD - EAST LEG

STREETS AT 90 DEGREES

WAIT: "WAIT TO CROSS LITTLE PATUXENT PARKWAY AT MALL ACCESS ROAD, WAIT." *

WALK: RAPID TICK

LITTLE PATUXENT PARKWAY AND SOUTH MALL ACCESS ROAD - WEST LEG

STREETS AT 90 DEGREES

WAIT: "WAIT TO CROSS LITTLE PATUXENT PARKWAY AT MALL ACCESS ROAD, WAIT." *

WALK: RAPID TICK

* MESSAGE USED IF DISTANCE FROM NEAREST PUSHBUTTON FOR PERPENDICULAR CROSSING IS < 10'
** MESSAGE USED IF CROSSWALK DIVERGES FROM OR CONVERGES WITH PARALLEL TRAFFIC
NOTE: MESSAGES FOR INTERSECTION CONFIGURATIONS, VARYING FROM THE ABOVE ARE TO BE APPROVED BY THE DIRECTOR, OFFICE OF TRAFFIC AND SAFETY.

CONTROLLER REQUIREMENTS

AN EIGHT PHASE, FULL-TRAFFIC ACTUATED, SOLID STATE DIGITAL CONTROLLER WITH INTERSECTION MONITOR AND HARNESS, BATTERY BACK-UP, AND VIDEO DETECTION EQUIPMENT HOUSED IN A BASE MOUNTED CABINET ARE TO BE INSTALLED AT THIS LOCATION.

NOTES:

1. GROUND MOUNT SIGN SUPPORTS SHALL BE:
   2 INCH GALVANIZED STEEL (PERFORATED) SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 3 FOOT LONG - 2.5 INCH GALVANIZED STEEL (PERFORATED) SQUARE TUBE SLEEVE (12 GAUGE) WITH A GALVANIZED STEEL POLE CAP MOUNTED ON TOP OF THE POST.
2. POLE PAINT COLOR SHALL CONFORM TO THE FOLLOWING FEDERAL STANDARD "595A-20040-BROWN.
   A) PRIMER: SHALL BE EPOXY POLYAMIDE MEETING THE REQUIREMENTS OF SECTION 912.03.02.
   B) FINISH COAT: SHALL BE AN ALIPHATIC POLYURETHANE MEETING REQUIREMENTS OF SECTION 912.04.02.

EQUIPMENT LIST "A"

A. EQUIPMENT TO BE FURNISHED BY THE COUNTY

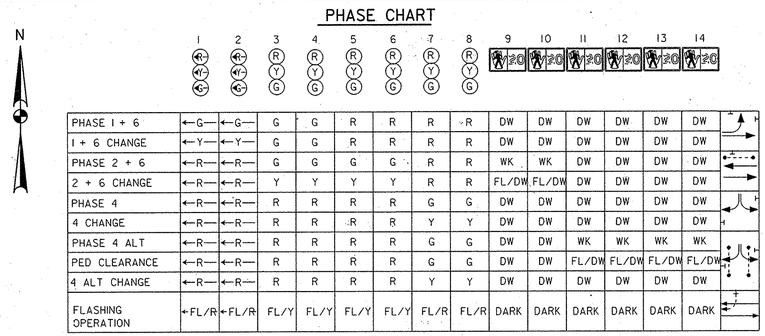
QUANTITY	DESCRIPTION
1 EACH	TRAFFIC SIGNAL CONTROLLER, BASE MOUNTED CABINET, AND VIDEO DETECTION INTERFACE
6 EACH	12 IN., ONE-WAY, THREE SECTION L.E.D. (R,Y,G) ADJUSTABLE YELLOW FACED TRAFFIC SIGNAL HEAD WITH MAST ARM MOUNTING HARDWARE AND TUNNEL VISORS
2 EACH	12 IN., ONE-WAY, THREE SECTION L.E.D. (RA,YA,GA) ADJUSTABLE YELLOW FACED TRAFFIC SIGNAL HEAD WITH MAST ARM MOUNTING HARDWARE AND TUNNEL VISORS
6 EACH	16 IN. ONE-WAY, ONE SECTION L.E.D. (COUNTDOWN INDICATIONS) ADJUSTABLE PEDESTRIAN SIGNAL HEAD WITH POST TOP MOUNTING HARDWARE AND CUT-AWAY VISORS
2 EACH	VIDEO DETECTION CAMERA AND CABLE (1-100 LF, 1-300 LF)
6 EACH	AUDIBLE/TACTILE PEDESTRIAN PUSHBUTTON STATION AND SIGNS

EQUIPMENT LIST "C"

C. EQUIPMENT TO BE INSTALLED BY THE COUNTY SIGNAL SHOP WHEN REIMBURSED BY THE DEVELOPER OR CONTRACTOR

QUANTITY	DESCRIPTION
1 EACH	BATTERY BACK-UP SYSTEM

PHASE CHART



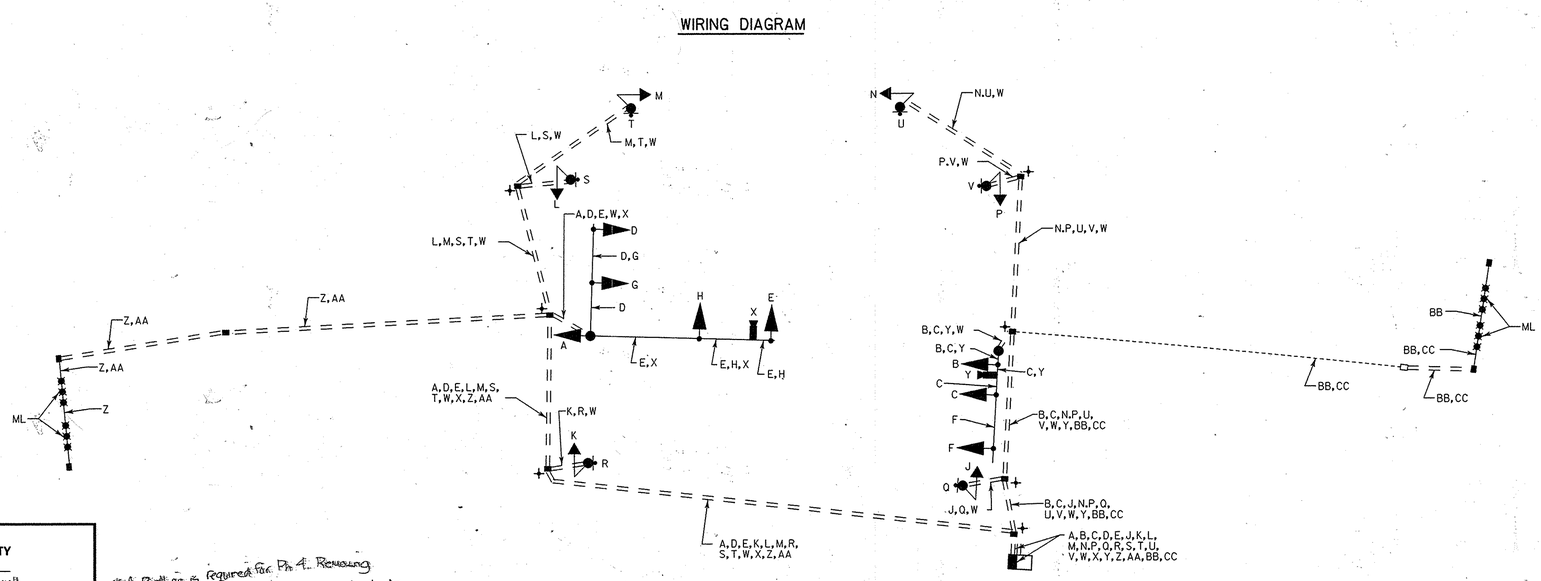
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
PHASE 1 + 6	←G—	←G—	G	G	R	R	R	R	DW	DW	DW	DW	DW	DW
1 + 6 CHANGE	←Y—	←Y—	G	G	R	R	R	R	DW	DW	DW	DW	DW	DW
PHASE 2 + 6	←R—	←R—	G	G	G	G	R	R	WK	WK	DW	DW	DW	DW
2 + 6 CHANGE	←R—	←R—	Y	Y	Y	Y	R	R	FL/DW	FL/DW	DW	DW	DW	DW
PHASE 4	←R—	←R—	R	R	R	R	G	G	DW	DW	DW	DW	DW	DW
4 CHANGE	←R—	←R—	R	R	R	R	Y	Y	DW	DW	DW	DW	DW	DW
PHASE 4 ALT	←R—	←R—	R	R	R	R	G	G	DW	DW	WK	WK	WK	WK
PED CLEARANCE	←R—	←R—	R	R	R	R	G	G	DW	DW	FL/DW	FL/DW	FL/DW	FL/DW
4 ALT CHANGE	←R—	←R—	R	R	R	R	Y	Y	DW	DW	DW	DW	DW	DW
FLASHING OPERATION	←FL/R	←FL/R	FL/Y	FL/Y	FL/Y	FL/Y	FL/R	FL/R	DARK	DARK	DARK	DARK	DARK	DARK

EQUIPMENT LIST "B"

B. EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR

QUANTITY	DESCRIPTION
LUMP SUM	MAINTENANCE OF TRAFFIC
8 CY	TEST PIT EXCAVATION
1 EACH	27 FT. STEEL TWIN MAST ARM POLE WITH 50 FT. AND 30 FT. MAST ARMS (POLE AND MAST ARMS TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS)
1 EACH	27 FT. STEEL MAST ARM POLE WITH A 30 FT. MAST ARM (POLE AND MAST ARM TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS)
6 EACH	8 FT. STEEL PEDESTAL POLE WITH BREAKAWAY TRANSFORMER BASE (POLE TO BE PAINTED BROWN IN ACCORDANCE WITH TNEMAC STANDARDS AND SPECIFICATIONS)
1 EACH	VAR. X 16 IN. D-3(1) SIGN WITH MAST ARM MOUNT HARDWARE
1 EACH	24 IN. X 24 IN. R3-4 SIGN FOR GROUND MOUNTING
12 EACH	HANDBOX
1180 L.F.	2-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)
1235 L.F.	5-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)
1120 L.F.	7-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)
530 L.F.	1-CONDUCTOR STRANDED THWN GREEN GROUND WIRE (NO. 6 A.W.G.)
430 L.F.	2 IN. POLYVINYL CHLORIDE (SCHEDULE 80) ELECTRICAL CONDUIT - TRENCHED
65 L.F.	3 IN. POLYVINYL CHLORIDE (SCHEDULE 80) ELECTRICAL CONDUIT - BORED
165 L.F.	4 IN. POLYVINYL CHLORIDE (SCHEDULE 80) ELECTRICAL CONDUIT - TRENCHED
165 L.F.	4 IN. POLYVINYL CHLORIDE (SCHEDULE 80) ELECTRICAL CONDUIT - BORED
11 C.Y.	CONCRETE FOUNDATION FOR TRAFFIC SIGNAL EQUIPMENT
7 EACH	GROUND ROD 3/4 IN. DIAMETER X 10 FT. LENGTH
22 L.F.	GROUND MOUNT SIGN SUPPORTS (SEE NOTE 1 THIS PAGE)
4 EACH	NON-INVASIVE DETECTOR (ANY LENGTH) LEAD IN CABLE UP TO 1000'
8 EACH	INSTALL SIGNAL HEAD
6 EACH	INSTALL PEDESTRIAN SIGNAL HEAD
6 EACH	INSTALL PEDESTRIAN STATION AND SIGN
2 EACH	INSTALL VIDEO CAMERA DETECTOR WITH COUNTY SUPPLIED CLAMP
1 EACH	INSTALL CONTROL CABINET - BASE MOUNTED
240 L.F.	REMOVAL OF EXISTING PERMANENT PAVEMENT MARKING LINES
400 L.F.	12 INCH WHITE PREFORMED THERMOPLASTIC PAVEMENT MARKING LINES
410 L.F.	24 INCH WHITE PREFORMED THERMOPLASTIC PAVEMENT MARKING LINES
31 S.F.	PAVEMENT MARKING PAINT LEGENDS AND SYMBOLS
1 EACH	REMOVE AND DISPOSE OF EQUIPMENT

WIRING DIAGRAM



WIRING KEY

A B C D E — 7-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)	X Y — VIDEO CAMERA DETECTION LEAD-IN CABLE
F G H J K L M N P — 5-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)	Z AA BB CC — MICROLOOP PROBE LEAD-IN
Q R S T U V — 2-CONDUCTOR ELECTRICAL CABLE (NO. 14 A.W.G.)	ML - MICROLOOP PROBE SET
W — STRANDED BARE COPPER GROUND WIRE (NO. 6 A.W.G.)	+ - 3/4 IN. X 10 FT. GROUND ROD

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 9-2-15
Chief, Division of Land Development	Date 9-02-15
Chief, Development Engineering Division	Date 8-25-15

APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: November 20, 2014*
*See Sh. 2 for Planning Board Required Approvals for This SDP

* A Redline is required for Pts 4. Removing SRC comments will be addressed at that time for the Pedestrian Crossing.

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EXPIRATION DATE: 01-28-2016

STATE OF MARYLAND — JEREMY MICHAEL MCCOY — No. 21043 — PROFESSIONAL ENGINEER

GENERAL SIGNAL INFORMATION SHEET
DOWNTOWN COLUMBIA
MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD
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