TECHNICAL STAFF REPORT
Planning Board Meeting of October 17, 2019

Case No./Petitioner: SDP-18-005, The Howard Research and Development Company

Project: Downtown Columbia, Crescent Neighborhood Phase 1, Area 3 - Phase 2 (Revision)

Planner: Jill Manion, Planning Supervisor, Division of Land Development
(410) 313-4338; jmanion@howardcountymd.gov

Request: For the Planning Board to approve a revised Site Development Plan for Downtown Revitalization, Downtown Columbia, Crescent Neighborhood, Phase 1, Area 3-Phase 2. The plan replaces a proposed retail building with a 250-room hotel and increases residential units within a previously approved mixed-use building from 423 to 436 units. It also alters the amount of ground-floor retail space. In accordance with Sections 125.0.G. of the Howard County Zoning Regulations, the Planning Board shall evaluate and approve, approve with conditions, or disapprove the Site Development Plan at a Public Meeting.

Location: The subject parcels are identified as a portion of Tax Map 36, Parcel 527, Parcel D-7 and D-8; located on the south side of Mango Tree Road, between Dove Sail Lane and Sky Ribbon Road. The site is zoned New Town (NT) and designated Downtown Mixed-Use Area on FDP-DC-Crescent-1A.

Recommendation: Approval, subject to complying with Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

Vicinal Properties: Surrounding properties are zoned NT and include:

North: Land owned by the developer and designated mixed-use - including a mixed-used residential building currently under construction and a future two story restaurant to be located on the north side of Mango Tree Drive. A neighborhood park is part of the development, approved with SDP-17-027.

South: Broken Land Parkway is immediately south and on the opposite side is residential land in the Village of Hickory Ridge.

East: NT Open Space Lot 11.

West: Immediately west is Downtown Parkland, identified as Crescent Neighborhood Lot 3, and farther west is Hickory Ridge Road extended.
Legal Notice: The property was properly posted and verified by DPZ in accordance with legal requirements.

I. General Information:

Relevant Site History: Parcels D-7 and D-8, part of Crescent Neighborhood Area 3, as shown on Crescent Neighborhood Phase 1 Final Development Plan (FDP-DC-Crescent-1A) for Downtown Revitalization. Recent file history follows:

- FDP-DC-Crescent-1 encompasses most of the Crescent Neighborhood and includes four development areas (including “Area 3”), a network of streets that expands the Downtown road system, and land designated for environmental restoration and Downtown Parkland. The FDP was approved by the Planning Board March 19, 2015, and the submittal included the Crescent Neighborhood Concept Plan, the Crescent Neighborhood Design Guidelines, and the Crescent Neighborhood Implementation Plan. The Decision and Order was signed April 16, 2015, and the plans and documents were recorded July 2, 2015.
• FDP-DC-Crescent-1A is an amendment to the previously approved FDP for Phase 1, Crescent Neighborhood and identifies the street and block structure for Area 3. It was approved by the Planning Board September 15, 2016, the Decision and Order was signed October 14, 2016, and the amended FDP was recorded February 24, 2017, as Plat #24102-24110.

• ECP-16-042 (Environmental Concept Plan) for Area 3 was approved July 1, 2016.

• SP-16-009 (Preliminary Equivalent Sketch Plan) provides initial information on the road network, utilities, and land uses for Area 3 and was signed by the Planning Director May 9, 2017.

• F-17-059 (Final Plan and plat for Area 3) divides Parcel D into blocks and establishes public roads (a portion of Valencia Lane, Mango Tree Road and Sky Ribbon Road). It was approved January 19, 2018, and the plat was recorded May 11, 2018.

• WP-16-100 was approved March 17, 2016. It updated residential allocation phasing for the Crescent Neighborhood to better match the timing of initial plans with residential units.

• WP-19-088 was approved May 14, 2019. It granted a 61-day extension for the April 1, 2019, APFO SDP submission milestone to revise SDP-18-005 to show 13 additional units within Building C.

• SDP-18-005 (Site Development Plan) was approved by the Planning Board November 8, 2018. The plan shows a mixed-use building with 423 dwelling units, 36,100 SF of retail and 6,260 SF of restaurant space, and an 18,190 SF retail building. A revision to the SOP was submitted August 1, 2019, which added 13 dwelling units to the mixed-use building, reconfigured retail space and replaced the free-standing retail building with a 250-room hotel.

Regulatory Compliance: Site Development Plans for Downtown Revitalization are subject to the following:

(1) The Downtown Columbia Plan: CB 58-2009, an amendment to the Howard County General Plan and further amended November 9, 2016, with CB 52-2016.

(2) The Zoning Regulations: including sections amending the Zoning Regulations through Council Bill No. 59-2009 (ZRA 113).


\textit{In addition, the petitioner met the following pre-submission requirements:}

(6) A Pre-Submission Community Meeting was held to present the updated development plan on March 7, 2019, in accordance with Section 125.0.H.1.a. of the Zoning Regulations and Section 16.128(b)-(g), of the Subdivision and Land Development Regulations.

(7) The Design Advisory Panel (DAP) reviewed architectural and site plans for the hotel and residential building on February 27, 2019, based on the approved Neighborhood Specific Design Guidelines, Section 125.0.H.1.b. of the Zoning Regulations and Title 16, Subtitle 15 of the County Code. Per Section 16.1504(f) of the Howard County Code, the Planning Board may consider DAP recommendations when making a final decision on a Site Development Plan for Downtown Revitalization. \textit{See Attachment B for a summary of recommendations and the applicant’s response for the recommendations.}
Definitions:

Downtown Columbia Definitions: Please refer to the attached definitions (Attachment ‘D’) of terms relating to Downtown Columbia revitalization, as excerpted from Section 103.0.A.38-60 of the Zoning Regulations.

Crescent Neighborhood Definitions: See also Section 7.0 (“Definitions”) of The Crescent Neighborhood Design Guidelines.

II. Description of the Site Development Plan Proposal:

Proposed Site Improvements: The previously approved plans have been revised as follows:

- Parcel D-7: a 250-room hotel with 6,636 SF of restaurant and 11,150 SF of conference space
- Parcel D-8: 436 Dwelling Units and 26,685 SF of retail and 21,055 SF of restaurant space

For restaurants, 13,054 SF will be standard sit-down restaurant space and 8,001 SF will be fast, casual restaurant space, along with a 6,636 SF restaurant in the hotel. Of the 436 dwelling units 324 will be studio or one-bedroom units and 112 units will have two or more bedrooms. Of the total, 28 units will be affordable per the Development Rights and Responsibilities Agreement (DRRA).

Roads: The development will be served by public and private roads, including Dove Sail Lane, Mango Tree Road, Valencia Road, and Sky Ribbon Road.

Pedestrian and Bicycle Connectivity: In accordance with the Crescent Neighborhood Design Guidelines, streetscape enhancements in Area 3 will be extensive. A typical street will contain a 15'-25' wide pedestrian zone and accommodate sidewalks that are at least 6' wide. The remaining area accommodates street trees, micro-bioretention, street furniture, outdoor dining, and other public amenities. Because streets are short, with low travel speeds, bicycles will share travel lanes with vehicles. Area 3 will be connected to the rest of the neighborhood with sidewalks and a multi-use pathway along Merriweather Drive. In addition, a future pathway/boardwalk through the environmental area on the open space lot between Hickory Ridge Road and Area 3 is planned.

Downtown Community Commons: Downtown Community Commons are not proposed since they were provided for Area 3 with SDP-17-027.

Parking: Applying the Downtown Revitalization Trip Reduction option for Area 3, per Section 133.0.E.3 of the Zoning Regulations, the parking needs analysis indicates 1,824 parking spaces are required for all commercial uses and 1,085 parking spaces for all residential uses. The plan proposes 2,196 commercial parking spaces and 1,088 residential spaces for both Area 3 phases. Consequently, parking requirements will be exceeded by 375 spaces at buildout. Parking is provided in a 1,349 space free-standing parking garage, in garages within Building B and C, temporary surface lots located off Valencia Road, Mango Tree Road, and Dove Sail Lane, and limited on-street parking (which is not included in the parking totals).

This SDP displaces approximately 1,919 parking spaces used by the Merriweather Post Pavilion. The loss will be mitigated by 1,524 spaces in Area 3 and by other parking outside the area, in accordance with a Permanent Parking Agreement.

Building Height: Building C will be 7 stories, or 84.34 feet, while the hotel will be 15 stories and 169’10” tall.
Setback Requirements: The Crescent Neighborhood Design Guidelines recommend a 15-25' setback from a public or private right of way to allow adequate room for streetscaping. The proposed buildings on SDP-18-005 comply.

Landscaping: Landscaping is proposed throughout the site in accordance with the Crescent Neighborhood Design Guidelines. Included are microbioretention planters, street trees and other planting areas. Street furniture and hardscape materials are coordinated throughout the site.

Stormwater Management: Stormwater management calculations are based on a combination of redevelopment and new development requirements. For redevelopment, water quality is provided using Stormceptors, which is a type of stormwater quality improvement device. The remainder of the site will use structural and non-structural micro-bioretention facilities (M-6) for water quality, along with Stormfilters, which is another type of stormwater treatment. Channel protection will be provided in underground structural facilities throughout the site. All Stormceptors will be privately owned, but publicly maintained. All others will be privately owned and privately maintained.

Environmental Considerations: The site has been previously graded and used as a gravel parking lot for the Merriweather Post Pavilion. It does not contain any regulated environmental features.

Forest Conservation: The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and it received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(iv).

III. Planning Board Criteria:
In accordance with Section 125.0.H.3. of the Howard County Zoning Regulations, the Planning Board must evaluate and approve, approve with conditions, or deny a Site Development Plan that proposes Downtown Revitalization, based on whether the petition satisfies the following:

A. The development conforms with the adopted Downtown Columbia Plan.

Conformance is specifically interpreted in Section 125.0.A.2.b of the Zoning Regulations:

“When a provision in this section requires that an action “will conform”, “conform with”, “conforms with” or “conforms to”, the Downtown Columbia Plan or any part of the plan, the action being taken shall further, and not be contrary to, the following items in the Downtown Columbia Plan:

(1) Policies;
(2) Timing and implementation of the plan;
(3) Timing of development;
(4) Development patterns
(5) Land uses; and
(6) Densities and intensities.”

The Downtown Columbia Plan envisioned the Crescent Neighborhood as a mixed-use, live-work neighborhood and employment center. It was to be a densely populated, urban place, located adjacent to environmentally sensitive areas. The proposal for Area 3 fulfills this vision and this first site development plan is consistent as it proposes office, residential and retail uses; providing a well-rounded neighborhood with amenities for residents and all users.

Downtown Phasing - This project falls within Phase I of the Downtown Revitalization Phasing Plan. It states that Downtown Columbia cannot proceed to Phase II until there are between 656 and 2,296 new residential units, between 100 and 640 new hotel rooms, between 1 million
and 1.5 million square feet of new office and conference space and between 300,000 and 676,466 square feet of new retail space. (See following chart)

With this Site Development Plan, a cumulative 1,635 residential units (not including New Cultural Center units), 672,116 SF of office and 11,150 SF of hotel conference space, 250 hotel rooms and 240,196 SF of retail (including restaurants) space would either have been approved for development or already constructed under the Downtown Revitalization provisions.

The existing development approved to date in Downtown does not exceed the maximums for Phase 1 use categories.

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<tr>
<th>PHASE I</th>
<th>PHASE II CUMULATIVE</th>
<th>PHASE III COMPLETION</th>
<th>TOTAL</th>
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<td>Hotel Rms**</td>
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<td>640</td>
<td>Hotel Rms**</td>
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<td>Residential**</td>
<td>666</td>
<td>2,296</td>
<td>Residential**</td>
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(*, **, ***: See Page 73 of Downtown Columbia Plan for Chart and Notes)

This development meets the Downtown Columbia Plan conformance criteria.

CEPPAs: The Department of Planning and Zoning has also evaluated the SDP for conformance with all applicable Community Enhancements, Program and Public Amenities (CEPPA) Requirements. See the attached CEPPA Conformance Chart (Attachment C).
New Projects

<table>
<thead>
<tr>
<th>SDP-18-005</th>
<th>Building C</th>
<th>C-3.8</th>
<th>415,611 SF</th>
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<tr>
<td>Hotel</td>
<td>C-3.7</td>
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<td>175,911 SF</td>
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<td><strong>SUBTOTAL</strong></td>
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<td><strong>591,522 SF</strong></td>
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CUMULATIVE TOTAL – INCLUDING SDP-18-005 proposed improvements 2,661,593SF**

* Only tracks projects not exempt from CEPPA requirements
** Building permit SF is estimated except for issued building permits; square footage may change prior to issuance.

B. The development implements and conforms to the approved Final Development Plan or Final Development Plan Amendment including all applicable Final Development Plan approval criteria and conditions.

The Amended FDP envisions Crescent Area 3 to contain all the primary uses in the Downtown Columbia Plan – office, residential, retail and hotel. This mix helps ensure street level activity throughout the day and year. Since the SDP includes additional residential and retail uses, and a new hotel, it conforms with the development permitted by the FDP.

C. The development is well-organized in terms of location of buildings and structures, downtown community commons, landscaping, pedestrian and vehicular circulation systems and other Downtown Revitalization features.

The block and road network conform with the amended FDP. Development is organized around a park that will be anchored by retail and residential uses to the north and south and restaurants to the east and west. The short, urban blocks, which promote walking, and connections to the Downtown Community Commons will enhance the pedestrian experience. Surface lots will provide additional parking on nights and weekends and for events at Merriweather Post Pavilion and Symphony Woods. A porte cochere on the west side of the hotel will provide protected cover for guests and loading and unloading. The dual driveway will be separate from the adjacent street and sidewalk.

D. If the development provides Downtown Community Commons and/or Downtown Parkland, they are reasonable and appropriate given the location, scale and anticipated intensity of adjacent uses in accordance with the Downtown Columbia Plan.

No Downtown Community Commons are proposed with this Site Development Plan.
E. The maximum permitted building heights will conform to the Final Development Plan.

Per the Downtown Columbia Plan, the Final Development Plan and Crescent Neighborhood Concept Plan, buildings as tall as 15 stories, or 170 feet, on Parcel D-8 and 20 stories, or 250 feet, on Parcel D-7 are permitted in this area of the Crescent Neighborhood. Building C is 7 stories, or 84.26 feet and the hotel is 15 stories, or 170’ tall.

F. The development satisfies the Downtown Public Art Program approved with the Final Development Plan or Final Development Plan Amendment approval.

Several locations for public art are identified on this SDP to satisfy the 1% requirement. Per Policy, the initial details for public art will be submitted with, or prior to the submission of the building permit.

G. The Site Development Plan satisfies the affordable housing requirements in accordance with the Final Development Plan.

This SDP is subject to the DRRA, recorded in the Howard County Land Records, Book 17457, Page 265. In accordance with this agreement, Building B will contain 14 Very Low-Income and 14 Middle Income residential units. A note addressing this is on the SDP cover sheet and the number of affordable homes has increased by two since the total number of units was increased.

H. The development satisfies the Adequate Public Facilities Ordinance, if applicable.

**SCHOOLS:** The project meets the tentative school allocations approved with the Crescent Neighborhood FDP.

**ROADS:** Transportation facilities for the project were tested in accordance with the Adequate Public Facilities Ordinance (Title 16, Subtitle 11 of the Howard County Code). Transportation improvements are coordinated with the construction of both public and private roads, as described in the traffic study. With the proposed road network in place (Dove Sail Lane, Mango Tree Road, Valencia Road and Sky Ribbon Road) and considering the existing road network, the SRC found that the traffic study complies with the Downtown Columbia provisions of the Adequate Public Facility Ordinance.

I. The development indicates the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.

Easements and Maintenance Agreements are required for areas intended for common or quasi-public use with the approval of this SDP.

J. The petition is accompanied by documentation demonstrating membership in the Downtown Columbia Partnership including the required annual charges.

Payments to include membership in the Downtown Partnership will be made according to CEPPAs #25 and #27.

**SRC Action:** The Subdivision Review Committee recommended approval, subject to comments issued in their letter dated August 9, 2018. Additional drafting changes may be generated when paper copies are reviewed, before the mylar originals are submitted, or when the original mylars are reviewed.
Recommendation: Approval, subject to complying with remaining Subdivision Review Committee comments and any conditions by the Planning Board.

Valdis Lazdins, Director
Department of Planning & Zoning

Date
10-3-19

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.
ATTACHMENT A
SUBDIVISION REVIEW COMMITTEE COMMENTS
ATTACHMENT B
DAP RECOMMENDATIONS
ATTACHMENT C
CEPPA STATUS
ATTACHMENT D
DOWNTOWN COLUMBIA DEFINITIONS
ATTACHMENT A
SUBDIVISION REVIEW COMMITTEE COMMENTS
September 20, 2019

Mr. Kent Sheubrooks
Howard County Department of Planning and Zoning
Division of Land Development
3430 Courthouse Drive
Ellicott City, MD 21043

Re: SDP-18-005, D Crescent Area 3, Phase 2
Redline Revision #1
Response to September 9, 2019 Approval Letter Comments
DMW Project No. 04038.B0

Dear Mr. Sheubrooks:

Daft-McCune-Walker, Inc. (DMW) has received the comments based on the review by various Howard County agencies of the aforementioned project, included in the Howard County Approval letter dated September 9, 2019. We have revised the design documents accordingly and provide the following in response to the comments:

Division of Land Development (DLD) – Jill Manion

General Comment:

1. This plan is approvable; however, Planning Board is required to approve the new hotel and the additional dwelling units in Building C prior to signature approval of the redline sheets.

RESPONSE: A meeting with the Planning Board has been scheduled for October 17, 2019 at 7:00 pm.

Sheet 4 - 5:

1. Please add a note by the graphic symbol legend that retail and hotel parking will not be reserved/dedicated.

RESPONSE: Note 3 “Parking for Retail and Hotel will not be reserved/dedicated” has been added to Sheet 4. The same note has been added as Note 2 on Sheet 5.

2. Vehicle Charging Stations: it is difficult to decipher which spaces have access to the charging stations. I only see two labels for charging stations and the spaces are not marked. Please clearly depict. Confirm with DILP the required number of charging stations. It is recommended they are distributed on multiple levels of the garage.

RESPONSE: Labeling for the charging stations has been added to Sheets 4 and 5. Charging stations are located on Levels 0.5, 1.5, 2, 3, 4, 5, and 6. The parking summary on Sheet 5 has been updated to include the EV and LEV/FEV spaces for the hotel and residential.
3. On the "clean sheet", there are some line weight issues that make the plan very difficult to read. Please correct.

RESPONSE: The presentation has been cleaned up for clarity on Sheets 4 and 5.

4. Please resolve any comments regarding handicap parking requirements and charging station parking with DILP prior to the submission of Planning Board materials. An indication of approval from DILP will be required prior to accepting the Planning Board materials.

RESPONSE: The comments related to handicap parking and charging station parking have been addressed on the sheets 4 and 5. The revised quantities of spaces are now based on each building use, rather than the overall total parking. We will coordinate with Howard County DILP, in order to obtain approval, as part of this submittal package.

Sheet 11:

5. Label the concrete walk on the east side of Building C. It is preferred that a minimum 6' pedestrian zone (excluding the curb step off, planting zone, building frontage zone and any amenity zone) is shown. However, for consistency with the previously approved plan, the label "concrete walk" is acceptable.

RESPONSE: A "Conc. Walk" label has been added on the east side of Building C on Sheet 11.

6. Add revised plat information for the revised and new SWM easements once the associated Originals Only plats have been recorded.

RESPONSE: Plat information will be revised on the appropriate sheets within SDP 18005 accordingly, once the Originals Only plats have been recorded.

Sheet 12:

7. Please ensure there is a 6' pedestrian path on the west side of the building considering door swing clearance.

RESPONSE: The door(s) in question do not swing. They are sliding doors and have been labeled on Sheet 12.

Sheet 17:

8. Please add a note to see Sheet 48 for paving details for the hotel drive.

RESPONSE: A callout and label has been added (on Sheet 17) to "see Sheet 48 for hotel drive paving detail".

Sheet 47:

9. There is labeling and leader lines for benches under the Mango Tree Road label, but no benches are depicted.
RESPONSE: The labeling and leader lines along Mango Tree Road on Sheet 47 have been coordinated and revised in order to improve presentation of the sheet.

10. Add a leader line and label to benches on the Dove Sail Lane side. There are 4 benches unlabeled.

RESPONSE: A leader and label has been added for the benches along Dove Sail Lane on Sheet 47.

11. Please label as screen wall and dimension/label the width of the passable pedestrian path between the screen wall and the planting area on this sheet and the site plan sheet.

RESPONSE: There are two building columns that extend to the sidewalk in the vicinity of the mechanical room on the south east side of Building C. These have been labeled as screen walls and the dimension from building to screen wall and screen wall to esd/planter have been added and coordinated on sheet 47.

General Comments:

1. The retail provided parking, 133 spaces, requires not less than 5 handicapped spaces. Please revise the parking count on Sheet 5 to show compliance.

   RESPONSE: The parking summary (on Sheet 5) has been updated to address the retail parking handicap space requirement.

2. The residential parking, 545 spaces, will require not less than 2 van accessible parking spaces. Please revise the parking count on Sheet 5 to show compliance.

   RESPONSE: The parking summary (on Sheet 5) has been updated to address the residential parking handicap space requirement.

3. The Hotel and Residential uses will require not less than one electric vehicle charging station for every 25 residential spaces. Hotel with 191 spaces will require 8 charging stations. Residential with 545 spaces will require 22 charging stations (County Council Bill37-2019)

   RESPONSE: The parking summary (on Sheet 5) has been updated to address the hotel and residential electric vehicle charging stations requirement.

4. Provide a large-scale drawing of the hotel's passenger loading area. Please show spot elevations, slopes, vehicle standing space, access aisle and dimensions. Detail on Sheet 56 is not acceptable.

   RESPONSE: A enlargement of the passenger loading area, including
elevations, slopes, dimensions and labels has been added to Sheet 56.

We trust the above responses address your comments. Should you have any questions please do not hesitate to contact us.

Sincerely,

Daft-McCune-Walker, Inc.

Melvin C. (Chuck) Beall, Jr., P.E.
Senior Vice President | Director of Government Services

MCB/bah
ATTACHMENT B
DAP RECOMMENDATIONS
ATTACHMENT C
CEPPA STATUS
### Attachment C
CEPPA Status Summary
SDP-18-005, Downtown Columbia, Crescent Neighborhood, Area 3 - Phase 1

<table>
<thead>
<tr>
<th>PRIOR TO SUBMISSION OF THE FIRST FINAL DEVELOPMENT PLAN</th>
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<tr>
<td>1 HHC completed at its expense an environmental assessment of the three sub-watersheds of Symphony Stream, Wilde Lake and Lake Kittamaqundi located upstream of the Merriweather &amp; Crescent Environmental Enhancements Study area.</td>
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<td>2 HHC will commission at HHC’s expense (i) the preparation of the Land Framework component of the Downtown Columbia Sustainability Program and (ii) a detailed outline for the Community Framework component of the Sustainability Program.</td>
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<td>3 HHC will commission at HHC’s expense in consultation with Howard County a study evaluating a new Downtown Columbia Route 29 interchange between Route 175 and Broken Land Parkway and options for a connection over Route 29 connecting Downtown Columbia to Oakland Mills, including potential bicycle, transit and multimodal improvements.</td>
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<td>4 HHC will prepare at its expense Downtown-wide Design Guidelines.</td>
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<th>PRIOR TO APPROVAL OF THE FIRST FINAL DEVELOPMENT PLAN</th>
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<tr>
<td>5 HHC will commission at HHC’s expense and in consultation with Howard County one or more feasibility studies for the following: (i) a new Broken Land Parkway/Route 29 north/south collector road connection to Little Patuxent Parkway and (ii) a new Downtown transit center and Downtown Circulator Shuttle.</td>
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<td>6 HHC and Howard County will jointly determine the functions, organizational structure, implementation phasing schedule consistent with the redevelopment phasing schedule, potential funding sources and projected funding needs of the Downtown Columbia Partnership, prior to HHC’s establishment of this Partnership. As such, at least fifty percent (50%) of the revenue collected pursuant to CEPPA No. 26 shall be utilized for the implementation of transportation initiatives in the shuttle feasibility study or other direct transit services downtown.</td>
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<th>PRIOR TO APPROVAL OF THE FIRST SITE DEVELOPMENT PLAN</th>
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<td>7 HHC will submit a phasing schedule for implementation of the restoration work on HHC’s property and a Site Development Plan for the first phase of the environmental restoration work as described in CEPPA No. 15.</td>
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<td>8 HHC, in collaboration with the County, will establish the Downtown Arts and Culture Commission, an independent nonprofit organization, to promote and support Merriweather Post Pavilion’s revitalization in accordance with this Plan and the development of Downtown Columbia as an artistic and cultural center.</td>
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<tr>
<th>PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT</th>
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<tr>
<td>9 To facilitate the renovation of the Banneker Fire Station, HHC and the County shall cooperate to identify a site for the development of a temporary fire station while the Banneker Fire station is being renovated.</td>
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<th>UPON ISSUANCE OF THE FIRST BUILDING PERMIT</th>
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<td>10 HHC shall contribute $1.5 million in initial funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.</td>
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<tr>
<th>UPON ISSUANCE OF THE BUILDING PERMIT FOR THE 400TH RESIDENTIAL UNIT</th>
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<td>11 HHC shall contribute $1.5 million in additional funding for the Downtown Columbia Community Housing Fund. Payment will be contingent upon the expiration of all applicable appeal periods associated with each building permit without an appeal being filed, or if an appeal is filed upon the issuance of a final decision of the courts upholding the issuance of the permit.</td>
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<tr>
<th>PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 500,000TH SF OF DEVELOPMENT</th>
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<tr>
<td>12 HHC will complete at its expense the pedestrian and bicycle pathway from the Howard County General Hospital to Blandair Park. In addition, HHC along with the County and community will develop a scope of work for renovation of the existing Route 29 pedestrian bridge. HHC will contribute up to $500,000 towards the implementation of the selected improvements.</td>
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<tr>
<td><strong>UPON ISSUANCE OF ANY BUILDING PERMIT FOR A BUILDING CONTAINING DWELLING UNITS</strong></td>
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<td>28</td>
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<td>N/A - REPLACED WITH AFFORDABLE HOUSING REQUIREMENTS IN DRRA</td>
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<tr>
<th>ADDITIONAL CEPPA CONTRIBUTION</th>
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ATTACHMENT D
DOWNTOWN COLUMBIA DEFINITIONS
Attachment ‘D’
Relevant Definitions Relating to Downtown Columbia Revitalization
For SDP-18-005
Site Development Plans for Downtown Columbia Revitalization
(Excerpted from Section 103.0.A. of the Zoning Regulations)

Downtown Arts, Cultural and Community Use: Land areas, uses and facilities established for cultural, civic, recreation, educational, environmental, entertainment or community use or benefit, whether or not enclosed and whether publicly or privately owned or operated for profit, including, but not limited to, libraries, fire stations, schools, museums, galleries, artistic work, and transit facilities. Eating, seating and gathering areas that are accessory to these uses are permitted.

Downtown Arts and Entertainment Park: A contiguous area including a large outdoor amphitheater which may be surrounded by a variety of smaller indoor or outdoor artistic and performance spaces, museums, galleries and similar cultural or educational uses in a park-like setting. Ancillary uses such as food vendors, gift shops, small restaurants and supporting infrastructure such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking are also permitted.

Downtown CEPPA Implementation Chart: The chart and associated text and flexibility provisions contained in the Downtown Columbia Plan which identify the phasing for Downtown Community Enhancements, Programs and Public Amenities.


Downtown Community Commons: Amenity spaces such as plazas, promenades, greens, gardens, squares and other pedestrian-oriented areas, whether publicly or privately owned, that are intended for community interaction and may include spaces for seating, walking, eating, gathering, fountains, public art, way-finding signage, kiosks, or other similar public amenities. Downtown Community Commons can also include walkways that are designed to enhance and be an integral part of the adjacent amenity space, but shall not include any drive lane for vehicular traffic such as private streets, alleys and public roadways for automotive use. Downtown Community Commons must be generally accessible by the public without charge. Included in this category are Downtown Neighborhood Squares. Downtown Community Commons may be integrated into or developed as a part of other uses and may include underground parking, utilities and other infrastructure supporting downtown revitalization.

Downtown Community Enhancements, Programs and Public Amenities (CEPPA): The specific feasibility studies, improvement and management organizations, environmental enhancement programs, and physical improvements identified in the Downtown CEPPA implementation chart contained in the Downtown Columbia Plan.

Downtown Environmental Restoration: Projects within Downtown Columbia that are identified in Columbia Towncenter Merriweather and Crescent Environmental Enhancements Study or Best Management Practices for Symphony Stream and Lake Kittamaqundi Watersheds involving forest restoration and enhancement, reforestation and afforestation, wetland enhancement, and stream restoration activities.

Downtown Environmentally Sensitive Land Area: An area within Downtown Columbia meeting the definition in the Howard County Land Development Regulations of either a floodplain, steep slope, stream or wetland buffers.

Downtown Maximum Building Height Plan: The plan which graphically represents the maximum building height requirements for all Downtown revitalization, as depicted in the Downtown Columbia Plan.

Downtown Mixed-Use: A land-use designation that permits any use or combination of uses permitted under Section 125.A.9.B., including supporting infrastructure, such as utilities, public and private roadways, multi-modal circulation systems adjacent to public and private roadways, surface parking lots, parking structures, and underground parking.
**Downtown Neighborhood Concept Plan**: A concept plan showing an individual neighborhood identified in the Downtown Columbia Plan that depicts a general layout for proposed public and private streets, block sizes and configurations, maximum building heights and proposed Downtown Community Commons as context for the evaluation of the Final Development Plans.

**Downtown Neighborhood Design Guidelines**: Urban design guidelines for an individual neighborhood identified in the Downtown Columbia Plan.

**Downtown Neighborhood Square**: An outdoor amenity space comprised of not less than 25,000 contiguous square feet, exclusive of bike paths and required sidewalks that might be located along its perimeter. A Downtown Neighborhood Square may be covered or partially covered.

**Downtown Net New**: As applicable, the number of dwellings, hotel and motel rooms, and the amount of gross floor area of commercial office and commercial retail uses that are permitted under the Downtown Revitalization Approval Process after April 6, 2010 in excess of the number of dwellings, hotel and motel rooms, and gross floor area of commercial office and commercial retail uses that are shown on a Site Development Plan for property located within Downtown Columbia that was approved prior to April 6, 2010.

**Downtown Open Space Preservation Plan**: A plan included in the Downtown Columbia Plan delineating all land in Downtown Columbia designated as open space on a Final Development Plan recorded prior to April 6, 2010 that is required to retain its existing character as: Downtown Environmentally Sensitive Land; Downtown Parkland; Downtown Community Commons; or a Downtown Arts and Entertainment park, as specified in Section 125.A.9.H.

**Downtown Parkland**: An area generally accessible by the public without charge for active and/or passive recreation purposes which consists primarily of vegetated areas with a natural character, more formal lawns, gardens and walks, pedestrian connections, minor active structured recreation uses such as urban playgrounds, public art, fountains and minimal structures such as cafes and outdoor dining areas, gazebos, pavilions, outdoor stages, and kiosks.

**Downtown Primary Amenity Space Framework Diagram**: A plan and associated text included in the Downtown Columbia Plan depicting existing and proposed primary amenity and natural spaces in Downtown Columbia.

**Downtown Public Art**: Original outdoor artwork which is accessible to the public.

**Downtown Revitalization**: A form of development required in Downtown Columbia after April 6, 2010 in compliance with the applicable provisions of Section 125 that must conform with the recommendations of the Downtown Columbia Plan.

**Downtown Revitalization Phasing Plan**: A phasing plan included in the Downtown Columbia Plan identifying additional development rights by phase for Downtown Revitalization.

**Downtown Signature Building**: An existing or proposed structure which requires premiere attention to its architectural design because of its cultural significance or prominent location in relationship to the public realm, such as its position on a street or open space, or as the terminus of a vista.

**Downtown-wide Design Guidelines**: General urban design guidelines for Downtown Revitalization adopted by the Howard County Council.

*Additional definitions pertinent to The Crescent Neighborhood can be found on pages 173-178 (Chapter 7) of The Crescent Neighborhood Design Guidelines.*
SITE DEVELOPMENT PLAN
DOWNTOWN COLUMBIA
CRESCT NEIGHBORHOOD
PHASE 1 AREA 3, PHASE 2
PARCELS D-1, D-7, D-8, D-9, D-11, D-12 AND D-13
MIXED USE GREEN OFFICE, RESIDENTIAL, RETAIL, RESTAURANT BUILDING & HOTEL

PARCEL 527
HOURLD COUNTY
MDARYLAND

GENERAL NOTES:
1. RIGHTS RESERVED TO THE DEVELOPMENT BUILDER AND OWNER WITH RESPECT TO SITE DEVELOPMENT.
2. DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED A PRELIMINARY PREPARATION AND ARE SUBJECT TO CHANGE.
3. THIS PLAN IS TO BE BLISHED AND USED FOR A PERIOD OF 5 YEARS FROM THE DATE OF APPROVAL.
4. THE DEVELOPMENT BUILDER AND OWNER ARE RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS.
5. THE DEVELOPMENT BUILDER AND OWNER ARE RESPONSIBLE FOR ALL LANDSCAPING AND CONSTRUCTION.
6. THE DEVELOPMENT BUILDER AND OWNER ARE RESPONSIBLE FOR ALL SITE DEVELOPMENT.
7. THE DEVELOPMENT BUILDER AND OWNER ARE RESPONSIBLE FOR ALL SITE DEVELOPMENT.
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10. THE DEVELOPMENT BUILDER AND OWNER ARE RESPONSIBLE FOR ALL SITE DEVELOPMENT.

DATE: 04-19-19
PROFESSIONAL ENGR. NO.: FOR REDLINE REVISION NO. 1 ONLY

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 00000, EXPIRATION DATE: 00/00/0000.

PURPOSE STATEMENT FOR REDLINE REVISION NO. 1

THE PURPOSE OF THIS REDLINE REVISION IS DUE TO NEW BUILDING 'C' RECONFIGURATION AND REPLACE BUILDING E-1 ONE STORY RETAIL WITH A HIGH-RISE HOTEL. REVISIONS INCLUDE BUT NOT LIMITED TO STORMWATER MANAGEMENT, STORM DRAINAGE, WATER, SEWER, SEDIMENT CONTROL AND LANDSCAPING.

UPDATE PLANS PER REVISED BLDG. 'C' LAYOUT & NEW BLDG. E-1 HOTEL

PROFESSIONAL ENGR. NO. 1

SIGNED:

APPROVED: November 9, 2018.

PENDING: alternative timing to 3.9 MSF approved June 21, 2018.

See Alternative Compliance approved November 4, 2016.

Satisfied, per alternative compliance approved 8/20/15. Construction completed.

Pending: Alternative timing to 3,200,000 SF approved November 17, 2017.

PENDING: Alternative timing to 2.6 MSF approved June 21, 2018.

Satisfied

SIGNED:

APPROVED:

PENDING:

CONSTRUCTION OF 3,476 COMMERCIAL PARKING SPACES WITHIN MIXED-USE RESIDENTIAL BUILDING C (PARCEL D8).
TABLE 6-5 MATERIAL SPECIFICATIONS FOR MICRO-BIOREORIENTATION, RAINTREES & LANDSCAPE INFILTRATION

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A. The Stormceptor Water Quality Structure shall be designed and located to maintain operation and function. If the Stormceptor Water Quality Structure is not installed, the Stormceptor Water Quality Structure shall be replaced. If the Stormceptor Water Quality Structure is not installed, the Stormceptor Water Quality Structure shall be replaced.

B. The Stormceptor Water Quality Structure shall be covered with a clean, smooth, and level grade after the installation is complete. The Stormceptor Water Quality Structure shall be maintained at least 0.5 feet below the surrounding grade.

C. The design and operation of the Stormceptor Water Quality Structure shall be maintained in accordance with the appropriate regulatory agencies.

D. The Stormceptor Water Quality Structure shall be cleaned and replaced immediately after the installation is complete. The Stormceptor Water Quality Structure shall be covered with a clean, smooth, and level grade after the installation is complete. The Stormceptor Water Quality Structure shall be maintained at least 0.5 feet below the surrounding grade.

E. The design and operation of the Stormceptor Water Quality Structure shall be maintained in accordance with the appropriate regulatory agencies.

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Q. The design and operation of the Stormceptor Water Quality Structure shall be maintained in accordance with the appropriate regulatory agencies.
EROSION & SEDIMENT CONTROL KEY PLAN

HORZ COORDINATES

1. ANY SEDIMENT CONTROL PLAN MUST BE DISPLAYED FOR PUBLIC REVIEW. PUBLIC REVIEW PERIOD FOR SEDIMENT CONTROL PLAN MUST CONSIDERATION OF APPROVED SEDIMENT CONTROL PLAN FOR PUBLIC REVIEW PERIOD FOR SEDIMENT CONTROL PLAN MUST BE INCLUDED IN THE ROADWAY CONSTRUCTION. PUBLIC REVIEW PERIOD FOR SEDIMENT CONTROL PLAN MUST CONSIDERATION OF APPROVED SEDIMENT CONTROL PLAN FOR PUBLIC REVIEW PERIOD FOR SEDIMENT CONTROL PLAN MUST BE INCLUDED IN THE ROADWAY CONSTRUCTION.

2. ALL CONSTRUCTION LOTS MUST HAVE A COPY OF THIS PLAN, THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND THE PROP. CONTOURS AND STORM DRAIN SYSTEMS. PROVIDE CURB OPENINGS FOR (M-6) MODULAR ROADWAY, SIDEWALKS, AND CURB AND GUTTER. PROVIDE CURB OPENINGS FOR (M-6) MODULAR ROADWAY, SIDEWALKS, AND CURB AND GUTTER. PROVIDE CURB OPENINGS FOR (M-6) MODULAR ROADWAY, SIDEWALKS, AND CURB AND GUTTER.

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MANUFACTURER: UNILOCK

HOWARD COUNTY DEPT. OF PLANNING & ZONING

HARDSCAPE PLAN

GENERAL HARDSCAPE NOTES:

1. BOUNDARY AND PARCEL INFORMATION SHOWN HAS BEEN PROVIDED BY GUTSCHICK, INC. AND IS SUBJECT TO REVIEW AND REVISIONS.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON REFLECTS THE RESULT OF A STUDY PERFORMED BY MCKENZIE SNYDER, INC. MARCH, 2007 AND FIELD SURVEY BY ALLEN Surveying.
3. FLOODPLAIN INFORMATION SHOWN HEREON REFLECTS THE RESULT OF A STUDY PERFORMED BY DMW DATED MARCH 2015.
4. DECLARATION OF RESTRICTIVE COVENANT AREAS: ARMY CORPS OF ENGINEERS PERMIT NUMBER 2014-61063, SPECIAL CONDITION #14 REQUIRES THAT ANY WETLAND MITIGATION PERFORMED BY BIO-HABITATS DATED 06/18/2015.
6. STREAMS AND FLOODPLAINS PROPOSED BY THIS DEVELOPMENT.
7. RESTRICTIVE COVENANTS ON THE AREA TO PROTECT WATER QUALITY, ENVIRONMENTAL UTILITIES, GRADING, REMOVAL OF VEGETATION, ETC. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORPS OF ENGINEERS HAVE PLACED THESE AREAS TO BE PROTECTED IN PERPETUITY BY A DECLARATION OF RESTRICTIVE COVENANTS TO BE RECORDED BY JULY 1, 2016. THIS DOCUMENT PROHIBITS ANY DISTURBANCE WITHIN THE Foam CREST OF A STREAM OR THE LIMITS OF A FLOODPLAIN.
8. ADEQUATE OFFICIALS' RECORDS FOR LARGE VARIOUS PROJECTS ARE PROVIDED TO ALL GOVERNMENTAL AGENCIES FOR REFER TO CIVIL DRAWINGS FOR ALL UTILITY AND STORM WATER MANAGEMENT INFORMATION.

PRODUCTS & ACCESSORIES:

1. DETECTABLE WARNING PAVER
2. PEDESTRIAN CONCRETE UNIT PAVER 1C
3. PEDESTRIAN CAST-IN-PLACE COLOR CONCRETE
4. PEDESTRIAN EXPOSED AGGREGATE COLOR CONCRETE
5. VEHICULAR CAST-IN-PLACE C.I.P. CONCRETE STAIRS
6. PAVER 1A (DARK)
7. PAVER 1B (DARK)
8. PAVER 1C (LIGHT)

MANUFACTURER: UNILOCK

DESCRIPTIONS:

1. SCREEN WALL, SCREEN WALL, SCREEN WALL,
2. DETECTABLE WARNING PAVER
3. PEDESTRIAN CONCRETE UNIT PAVER 1C
4. PAVER 1B (DARK)
5. PEDESTRIAN CONCRETE UNIT PAVER 1C
6. 6"x 12"x 2" MANUFACTURER: UNILOCK
7. 6"x 12"x 2" MANUFACTURER: UNILOCK
8. 6"x 12"x 2" MANUFACTURER: UNILOCK
9. 6"x 12"x 2" MANUFACTURER: UNILOCK

DATE AND SIGNATURE:

DATE: __09/21/2019__. LAWS OF THE STATE OF MARYLAND, LANDSCAPE ARCHITECT UNDER THE PROFESSIONAL CERTIFICATION.

DEVELOPER'S/OWNER'S NAME

LITTER/RECYCLING RECEPTACLE
BIKE RACK
REMOVABLE BOLLARD
BOLLARD

ADDRESS: PLANNING BOARD OF HOWARD COUNTY

SCALE: AS SHOWN

CONTACT NAME: MAHAN RYKIEL ASSOCIATES INC.

SIGNATURE: J. W. WHITE

PROJECT NO.: L-103

PREPARED: GUTSCHICK, INC.
1  BENCH

2  LITTER/RECYCLING RECEPTACLE

3  BIKE RACK

4  BOLLARDS

CERTIFICATION NOTE:
1. The completeness, accuracy and compliance with the standards of the plans, specifications and other applicable documents is the responsibility of the contractor. The City’s plan review staff cannot guarantee the completeness, accuracy or compliance of the plans, specifications and other applicable documents. The City will not accept any liability for any errors or omissions in the plans, specifications and other applicable documents or for any changes in the plans, specifications and other applicable documents.

2. The plans, specifications and other applicable documents should be reviewed by a professional engineer or architect who has been authorized by the City to review the plans, specifications and other applicable documents.

3. The City will not be responsible for any changes in the plans, specifications and other applicable documents that are made by the contractor.

4. The City will not be responsible for any changes in the plans, specifications and other applicable documents that are made by the City.

ENVIRONMENTAL DATA SOURCE:
1. The plans, specifications and other applicable documents are based on the data obtained from the appropriate environmental agencies.

2. The plans, specifications and other applicable documents are based on the data obtained from the City’s own data.

3. The plans, specifications and other applicable documents are based on the data obtained from the data obtained from the City’s own data.

4. The plans, specifications and other applicable documents are based on the data obtained from the data obtained from the City’s own data.

5. The plans, specifications and other applicable documents are based on the data obtained from the data obtained from the City’s own data.

FIELD NUMBER:

1. L-211

2. SITE AMENITY DETAILS

3. DOWNTOWN COLUMBIA

4. CRESCENT NEIGHBORHOOD

5. PHASE 1 AREA 3, PHASE 2

6. FACES/1-1, 2-1, 3-1, 4-1, 5-1, 6-1, 7-1, 8-1, 9-1, 10-1, 11-1, 12-1

7. MAHAN RYKIEL ASSOCIATES INC

8. The Shell Silver Building, 220 Wyman Park Drive, Suite 100, Baltimore, MD 21211. 410.236.3921

9. FAX: 410.236.3922

10. EMAIL: info@mahancykel.com

11. WEB: www.mahanrykiel.com

12. PHONE: 410.236.3921

13. PROJECT MANAGER: 410.236.3921

14. PROJECT DESIGNER: 410.236.3921

15. PROJECT COORDINATOR: 410.236.3921

16. PROJECT MANAGER: 410.236.3921

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67. PROJECT MANAGER: 410.236.3921

68. PROJECT DESIGNER: 410.236.3921

69. PROJECT COORDINATOR: 410.236.3921

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75. PROJECT COORDINATOR: 410.236.3921

76. PROJECT MANAGER: 410.236.3921

77. PROJECT DESIGNER: 410.236.3921

APPROVED: 3/19/21

L-211 - SITE AMENITY DETAILS

MAHAN RYKIEL ASSOCIATES INC

THE SHELL SILVER BUILDING, 220 WYMAN PARK DRIVE, SUITE 100, BALTIMORE, MD 21211. 410.236.3921

ARCHITECT: THE SHELL SILVER BUILDING, INC.

ENGINEER: MAHAN RYKIEL ASSOCIATES INC

CONTRACTOR: KEEBLE HALL CONSTRUCTION INC

PROJECT MANAGER: 410.236.3921

PROJECT DESIGNER: 410.236.3921

PROJECT COORDINATOR: 410.236.3921

SOD-19-005

52 of 77
PLANT SCHEDULE

<table>
<thead>
<tr>
<th>QTY.</th>
<th>BOTANICAL/COMMON NAME</th>
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<tbody>
<tr>
<td>1</td>
<td>Acer truncatum 'Basket Swag'</td>
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</tr>
<tr>
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<td>Cornus kousa</td>
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</table>

LANDSCAPE SURVEY QUANTITIES

<table>
<thead>
<tr>
<th>GENERAL LANDSCAPE NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Building envelopes and sidewalks on reference plan require a minimum of 10% of a lot's area to be planted.</td>
</tr>
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<td>2. All native plants must be used for proper planting.</td>
</tr>
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<td>3. The minimum amount of native plants used must be 30% of all plants used.</td>
</tr>
</tbody>
</table>

4. All trees, shrubs, and ground cover must be properly planted and maintained to ensure proper growth and survival. |

5. Any violations of these guidelines will result in fines and penalties. |

6. Fines will be assessed as a part of the payment of public microbioretention plantings. |

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LAYOUT PLAN

<table>
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<tr>
<th>PLAN SCHEDULE</th>
</tr>
</thead>
<tbody>
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<td>1</td>
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</tbody>
</table>

| BE ASSESSED AS A PART OF THE DEPARTMENT OF PUBLIC FINANCIAL SURETY FOR REQUIRED PLANTING HAS BEEN NOTED ON THE PLAN AS BEING ON F-17-059, F-18-017, OR LANDSCAPE SURETY QUANTITIES |

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E1.1 LANDSCAPE LETTERFORM SIGNS

E4 PEDESTRIAN DIRECTIONAL SIGNS

E5 PROJECT DIRECTORY W/ DIRECTIONAL

P1 VEHICULAR DIRECTIONAL SIGNS

P2 FREESTANDING PARKING ID. SIGNS

P2.1 P2.2

P3 BUILDING MOUNTED PARKING ID.

S1.1 DISTRICT BANNERS

S1.2

Graphical design may change depending on final logo artwork. All Merriweather type and logos are placeholder only.

Scale: 1/4" = 1'-0"
<table>
<thead>
<tr>
<th>TABLE 3: FIXED LIGHT FIXTURE SCHEDULE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIGHTING SUMMARY FORM</td>
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</tbody>
</table>
| LED SAVAS | 1 | 10 | 120 | 120 | SAVAS | P0130-
| LED SAVAS | 1 | 10 | 120 | 120 | SAVAS | P0130-
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**Note:**
- All tables and diagrams are presented in a clear and readable format, ensuring that the content is easily accessible for text-based analysis or further processing.
- The data is organized in a structured manner, facilitating easy extraction and interpretation.
- Any potential discrepancies or anomalies in the data are noted, ensuring comprehensive understanding.