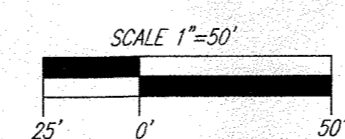


LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED PUBLIC WATER AND UTILITY EASEMENT
- EXISTING SEWAGE DISPOSAL AREA

CONCEPTUAL LAYOUT PLAN

SCALE: 1"=50'



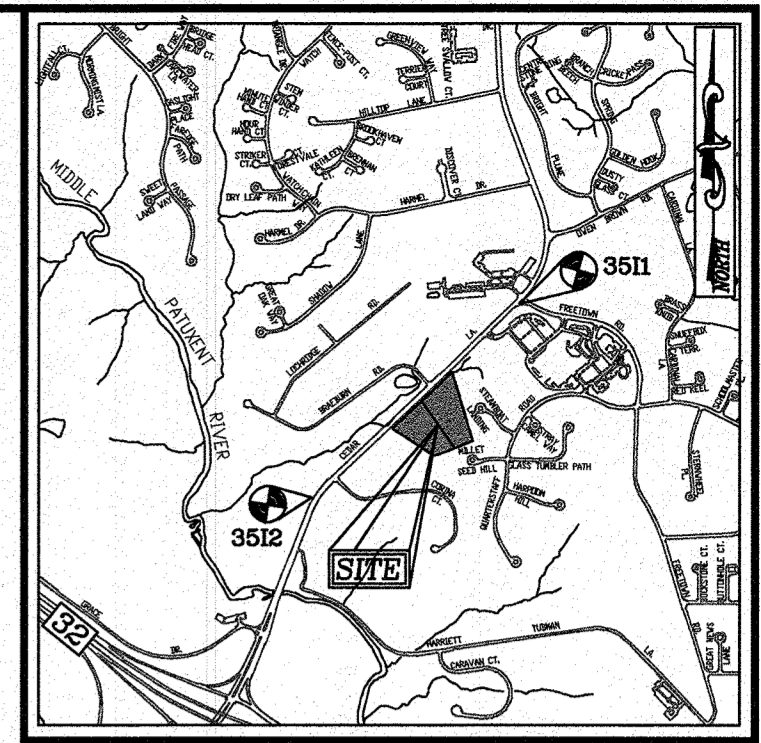
| SCHEDULE 'C' RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING | |
|---|----|
| NUMBER OF DWELLING UNITS | 35 |
| NUMBER OF TREES REQUIRED (1:1 DU SFA) | 35 |

- GENERAL NOTES**
1. CONDITIONAL USE REQUESTED: AGE-RESTRICTED ADULT HOUSING, SECTION 131.0.N.1.
 2. THIS SUBJECT PROPERTY IS ZONED R-20 AND IS LOCATED IN THE COLUMBIA NEIGHBORHOOD.
 3. AREA OF PLAN SUBMISSION: ENTIRE SITE (PARCELS 111 & 234)
 4. PROJECT IS LOCATED IN THE FIFTH ELECTION DISTRICT.
 5. THE PROJECT BOUNDARY IS BASED ON HOWARD COUNTY GIS DATA AND DEEDS.
 6. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS DATA.
 7. PROPERTY ADDRESS IS 6547 CEDAR LANE, COLUMBIA, MD 21044 (PARCEL 111).
 8. EXISTING USE: SINGLE FAMILY DETACHED DWELLING (PARCEL 111)
 9. PROPOSED USE: AGE-RESTRICTED ADULT HOUSING
 10. DEED REFERENCE: LIBER 8662 FOLIO 541 (PARCEL 111)
 11. THE SITE HAS FRONTAGE ON AND DIRECT ACCESS TO CEDAR LANE, A HOWARD COUNTY MINOR ARTERIAL ROADWAY.
 12. PROJECT WILL INCORPORATE UNIVERSAL DESIGN FEATURES.
 13. AT LEAST 10% OF THE UNITS WILL BE MODERATE INCOME UNITS.
 14. ALL LIGHTING TO CONFORM TO SECTION 134.0 OF THE REGULATIONS. LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
 15. PROPOSED LANDSCAPING MEETS THE MINIMUM REQUIREMENTS.
 16. THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE SUBJECT PROPERTY.
 17. THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 SQUARE FEET LOCATED ON THE SUBJECT PROPERTY.
 18. PROJECT INSIDE THE METROPOLITAN DISTRICT.
 19. PROJECT TO BE SERVED BY PUBLIC WATER AND SEWER.
 20. THERE ARE NO WETLANDS, STREAMS OR BUFFERS LOCATED WITHIN THE PROJECT BOUNDARY.
 21. A SITE DEVELOPMENT PLAN WILL BE REQUIRED IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

BENCHMARKS

HOWARD COUNTY BENCHMARK 3511 (CONC. MON.)
N 557110.39 E 1344893.87 ELEV. 400.05
LOCATION: CORNER CEDAR LA. AND FREETOWN RD.

HOWARD COUNTY BENCHMARK 3512 (CONC. MON.)
N 555100.77 E 1342733.05 ELEV. 329.73
LOCATION: CEDAR LA. 0.55 MILES SOUTH OF
FREETOWN RD.



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 4934-H10

BULK REQUIREMENTS

1. MAXIMUM HEIGHT: 34 FEET
2. MINIMUM STRUCTURE AND USE SETBACKS:
 - FROM PUBLIC STREET RIGHT-OF-WAY: 40 FEET
 - SFA FROM RESIDENTIAL LOTS IN R-20: 75 FEET
 - FROM NT ZONING DISTRICT: 20 FEET
3. MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH GARAGES: 20 FEET
4. MINIMUM DISTANCE BETWEEN SFA:
 - FOR UNITS ORIENTED FACE-TO-FACE: 30 FEET
 - FOR UNITS ORIENTED SIDE-TO-SIDE: 15 FEET
 - FOR UNITS ORIENTED FACE-TO-SIDE OR REAR-TO-SIDE: 20 FEET
 - FOR UNITS ORIENTED REAR-TO-REAR: 40 FEET
 - FOR UNITS ORIENTED FACE-TO-REAR: 100 FEET
 - MAXIMUM LENGTH FOR GROUPS OF SFA UNITS: 120 FEET

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA: 8.90 AC.
P. 111 - 3.63 AC.
P. 234 - 5.27 AC.

PROPOSED SITE USE: AGE RESTRICTED ADULT HOUSING

AREA OF WETLANDS/BUFFER: 0.00 AC.
AREA OF FLOOD PLAINS: 0.00 AC.
AREA OF EXISTING FOREST COVER: 6.70 AC.
AREA OF MODERATE SLOPES (15%-24.99%): 2.18 AC.
AREA OF STEEP SLOPES (>25%): 0.06 AC.
NET AREA = 8.90 AC. - 0.00 AC. (FLOODPLAIN) - 0.06 AC. (STEEP SLOPES) = 8.84 AC.

MAXIMUM UNITS PER NET ACRE: 4
MAXIMUM NUMBER OF UNITS PERMITTED: 35
NUMBER OF UNITS PROPOSED: 35
NUMBER OF PARKING SPACES REQUIRED (2.3 SPACES/UNIT): 81 SPACES
NUMBER OF PARKING SPACES PROVIDED: 143 SPACES (3 FOR COMMUNITY BUILDING)
OPEN SPACE REQUIRED (35% GROSS AREA): 3.12 AC.
OPEN SPACE PROVIDED: 4.13 AC.
COMMUNITY BUILDING AREA REQUIRED (20 SF PER UNIT): 700 SF
COMMUNITY BUILDING AREA PROVIDED: 700 SF
PLANTING REQUIRED ONSITE TO MEET 75% OBLIGATION: 1.4 ACRES
PLANTING PROVIDED ONSITE TO MEET 75% OBLIGATION: 1.4 ACRES

| SCHEDULE 'A' PERIMETER LANDSCAPE EDGE | | ADJACENT TO PERIMETER AND ROADWAYS (REQUIRED) | | | |
|--|--|---|----------------|-------------|----------------|
| CATEGORY | | C | Z | C | A |
| PERIMETER/FRONTAGE DESIGNATION | | C | Z | C | A |
| LANDSCAPE TYPE | | C | Z | C | A |
| LANDSCAPE CHARACTERISTIC | | HEAVY | HEAVY | HEAVY | HEAVY |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER | | 851' | 747' | 435' | 516' |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | | YES 851'(1) | YES 747'(2) | YES 137' | YES 516'(2) |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) | | NO | NO | NO | NO |
| NUMBER OF PLANTS REQUIRED | | 1:40 - 1:40 | 1:40 - 1:40 | 8 - 1:40 | 8 - 1:40 |
| SHADE TREES | | 1:20 | 1:20 | 1:20 | 15 |
| EVERGREEN TREES | | | | | 0 |
| SHRUBS | | | | | |
| NUMBER OF PLANTS PROVIDED | | | | 8 | 8 |
| SHADE TREES | | | | | 15 |
| EVERGREEN TREES | | | | | |
| EX SHADE TREES | | | | | |
| OTHER TREES (2:1 SUBSTITUTION) | | | | | |
| SHRUBS (10:1 SUBSTITUTION) | | | | | |
| DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED | | | | | |

(1) SFA (REAR) TO RIGHT-OF-WAY: UTILIZE PROPOSED FOREST CONSERVATION EASEMENT AS CREDIT ALONG CEDAR LANE RIGHT-OF-WAY.
(2) SFA TO SFD: UTILIZE PROPOSED FOREST CONSERVATION EASEMENT AS CREDIT ALONG SOUTHWEST AND NORTHEAST PROPERTY LINES.
*CREDIT FOR EXISTING TREES TO REMAIN

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |

CONDITIONAL USE PLAN

CONCEPTUAL LAYOUT

CEDAR OVERLOOK AGE RESTRICTED ADULT HOUSING

CEDAR LANE
COLUMBIA, MD 21044

PARCELS: 111 & 234
TAX MAP: 35 GRID: 17
L.8662 / F.541 (PARCEL 111)
L.21938 / F.67 (PARCEL 234)

ZONED: R-20
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com





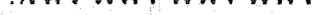


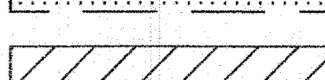


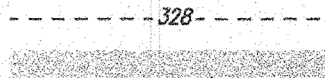
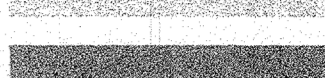
PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: SEPTEMBER 2024
SCALE: AS SHOWN
W.O. NO.: 44017

1 SHEET OF 2



LEGEND:

| | |
|---|---|
|  | PROPERTY LINE |
|  | ADJACENT PROPERTY LINE |
|  | EXISTING EDGE OF PAVING |
|  | EXISTING TREELINE |
|  | PROPOSED TREELINE |
|  | PROPOSED FOREST CONSERVATION EASEMENT |
|  | PROPOSED PUBLIC WATER AND UTILITY EASEMENT |
|  | EXISTING SEWAGE DISPOSAL AREA |
|  | EXISTING 10' CONTOUR |
|  | EXISTING 2' CONTOUR |
|  | MODERATE SLOPES (15%-24.99% SLOPES) |
|  | STEEP SLOPES (≥25% SLOPES) |

| SOILS LEGEND | | |
|--------------|---|-------|
| SYMBOL | NAME / DESCRIPTION | GROUP |
| GbB | Gladstone loam, 3 to 8 percent slopes | A |
| GbC | Gladstone loam, 8 to 15 percent slopes | A |
| GfB | Gladstone-Urban land complex, 0 to 8 percent slopes | A |
| GmB | Glenville silt loam, 3 to 8 percent slopes | D |
| GnB | Glenville-Boile silt loams, 0 to 8 percent slopes | B |
| McD | Manor loam, 15 to 25 percent slopes, very rocky | C |

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY.
NOTE:
TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN
15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER
THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

[illegible]

CONDITIONAL USE PLAN
CONCEPTUAL GRADING
CEDAR OVERLOOK AGE RESTRICTED ADULT HOUSING
CEDAR LANE
COLUMBIA, MD 21044
PARCELS: 111 & 234

PARCELS: 111 & 234
TAX MAP: 35 GRID: 17
L.8662 / F.541 (PARCEL 111)
L.21938 / F.67 (PARCEL 234)

COLUMBIA, MD 21044

ZONED: R-20
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

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P: 410.461.7666 F: 410.461.8961 www.timmons.com

PROFESSIONAL CERTIFICATE

DESIGN BY: _____ RHV
DRAWN BY: _____ JMR
CHECKED BY: _____ RHV
DATE: SEPTEMBER 2024
SCALE: _____ AS SHOWN
W.O. NO.: _____ 44017

PROFESSIONAL CERTIFICATE

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. 16193
EXPIRATION DATE: 06-27-2014

2 SHEET OF 2

ROBERT H. VOGEL, PE No.16193

DEVELOPER/PETITIONER
DMR CEDAR OVERLOOK, LLC
7945 WORMANS MILL ROAD
FREDERICK, MD 21701
(301) 582-8208

ATTORNEY
SANG OH
TALKIN + OH, LLP.
5100 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
(410) 964-0300

OWNER
PARCEL 111
GEORGE & CHRISTY PETERS
6547 CEDAR LANE
COLUMBIA, MD 21044
PARCEL 234
DMR CEDAR OVERLOOK LLC
7945 WORMANS MILL ROAD
FREDERICK, MD 21701