

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVING
- EXISTING TREELINE
- PROPOSED TREELINE
- PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
- PROPOSED FOREST CONSERVATION EASEMENT (AFFORESTATION AND REFORESTATION)
- NON-CREDITED FOREST CONSERVATION AREA
- PROPOSED PUBLIC WATER AND UTILITY EASEMENT
- EXISTING SEWAGE DISPOSAL AREA

SCHEDULE 'C' RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS	35
NUMBER OF TREES REQUIRED (1:1 DU SFA)	35
NUMBER OF TREES PROVIDED	35
SHADE TREES	35
OTHER TREES (2:1 SUBSTITUTION)	-

CONCEPTUAL LAYOUT PLAN

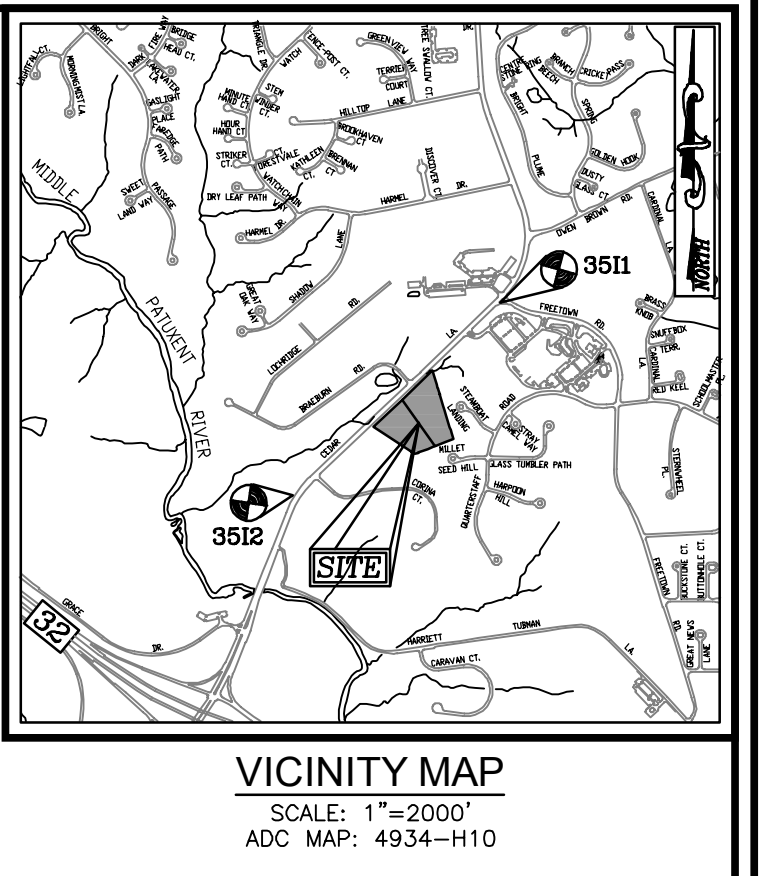
SCALE: 1"=50'

- GENERAL NOTES**
- CONDITIONAL USE REQUESTED: AGE-RESTRICTED ADULT HOUSING, SECTION 131.0.N.1.
 - THIS SUBJECT PROPERTY IS ZONED R-20 AND IS LOCATED IN THE COLUMBIA NEIGHBORHOOD.
 - AREA OF PLAN SUBMISSION: ENTIRE SITE (PARCELS 111 & 234)
 - PROJECT IS LOCATED IN THE FIFTH ELECTION DISTRICT.
 - THE PROJECT BOUNDARY IS BASED ON HOWARD COUNTY GIS DATA AND DEEDS.
 - THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS DATA.
 - PROPERTY ADDRESS IS 6547 CEDAR LANE, COLUMBIA, MD 21044 (PARCEL 111).
 - EXISTING USE: SINGLE FAMILY DETACHED DWELLING (PARCEL 111)
 - PROPOSED USE: VACANT - HEAVILY WOODED (PARCEL 234)
 - AGE-RESTRICTED ADULT HOUSING
 - DEED REFERENCE: LIBER 22559 FOLIO 60 (PARCEL 111)
 - LIBER 21938 FOLIO 87 (PARCEL 234)
 - THE SITE HAS FRONTAGE ON AND DIRECT ACCESS TO CEDAR LANE, A HOWARD COUNTY MINOR ARTERIAL ROADWAY.
 - PROJECT WILL INCORPORATE UNIVERSAL DESIGN FEATURES.
 - AT LEAST 10% OF THE UNITS WILL BE MODERATE INCOME UNITS.
 - ALL LIGHTING TO CONFORM TO SECTION 134.0 OF THE REGULATIONS. LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
 - PROPOSED LANDSCAPING MEETS THE MINIMUM REQUIREMENTS.
 - THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 SQUARE FEET LOCATED ON THE SUBJECT PROPERTY.
 - PROJECT INSIDE THE METROPOLITAN DISTRICT.
 - PROJECT TO BE SERVED BY PUBLIC WATER AND SEWER.
 - THERE ARE NO WETLANDS, STREAMS OR BUFFERS LOCATED WITHIN THE PROJECT BOUNDARY.
 - 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 1344893.67 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.



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
5. MAXIMUM LENGTH FOR GROUPS OF SFA UNITS:	120 FEET

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA: 8.92 AC.
P. 111 - 3.64 AC.
P. 234 - 5.28 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: 6.69 AC.
AREA OF MODERATE SLOPES (15%-24.99%): 2.18 AC.
AREA OF STEEP SLOPES (>25%): 0.06 AC.
NET AREA = 8.92 AC. - 0.00 AC. (FLOODPLAIN) - 0.06 AC. (STEEP SLOPES) = 8.86 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: 156 SPACES (8 FOR COMMUNITY BUILDING & 8 OFF-STREET SPACES)

OPEN SPACE REQUIRED (35% GROSS AREA): 3.12 AC.
OPEN SPACE PROVIDED: 7.72 AC.
COMMUNITY BUILDING AREA REQUIRED (20 SF PER UNIT): 700 SF
COMMUNITY BUILDING AREA PROVIDED: 720 SF
PLANTING REQUIRED ONSITE TO MEET 75% OBLIGATION: 1.2 ACRES
PLANTING PROVIDED ONSITE TO MEET 75% OBLIGATION: 1.8 ACRES

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER AND ROADWAYS (REQUIRED)				
	1A	1B	2	3	4
PERIMETER/FRONTAGE DESIGNATION	C	C	C	C	C
LANDSCAPE TYPE	HEAVY	HEAVY	HEAVY	HEAVY	HEAVY
LANDSCAPE CHARACTERISTIC	HEAVY	HEAVY	HEAVY	HEAVY	HEAVY
LINEAR FEET OF ROADWAY	567'	252'	770'	431'	530'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES	YES	YES	YES	YES
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	551'(1)	237'(1)	770'(2)	431'(2)	530'(2)
NUMBER OF PLANTS REQUIRED	16'	15'	-	-	-
SHADE TREES	1:40	1:40	-	-	-
EVERGREEN TREES	1:20	1:20	-	-	-
SHRUBS	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	1	1	-	-	-
SHADE TREES	1	1	-	-	-
EVERGREEN TREES	1	1	-	-	-
EX SHADE TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-	-	-	-

(1) SFA (REAR/SIDE) 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 EAST, SOUTH AND WEST PROPERTY LINES.

CONDITIONAL USE PLAN

CONCEPTUAL LAYOUT

CEDAR OVERLOOK AGE RESTRICTED ADULT HOUSING

CEDAR LANE
COLUMBIA, MD 21044

PARCELS: 111 & 234
TAX MAP: 35 GRID: 17
L22559 / F.60 (PARCEL 111)
L21938 / 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

DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: APRIL 2025
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. 161083, EXPIRATION DATE: 09-27-2028

1 SHEET OF 2

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

ATTORNEY
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(410) 964-0300

OWNER (PARCEL 111)
GEORGE & CHRISTY PETERS
6547 CEDAR LANE
COLUMBIA, MD 21044
(410) 531-2700

OWNER (PARCEL 234)
DMR CEDAR OVERLOOK, LLC
7945 WORMANS MILL ROAD
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 - RIGHT-OF-WAY LINE
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 - EXISTING SEWAGE DISPOSAL AREA
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - MODERATE SLOPES (15%-24.9% SLOPES)
 - STEEP SLOPES (25% SLOPES)
 - SOILS
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
Gdb	Gladstone loam, 3 to 8 percent slopes	A
Gdc	Gladstone loam, 8 to 15 percent slopes	A
Gib	Gladstone-Urban land complex, 0 to 8 percent slopes	A
Gmb	Glenville silt loam, 3 to 8 percent slopes	D
Gnb	Glenville-Balle silt loams, 0 to 8 percent slopes	C
McD	Manor loam, 15 to 25 percent slopes, very rocky	B

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.

NO.	REVISION	DATE

CONDITIONAL USE PLAN
CONCEPTUAL GRADING
CEDAR OVERLOOK AGE RESTRICTED ADULT HOUSING
CEDAR LANE
COLUMBIA, MD 21044

PARCELS: 111 & 234
TAX MAP: 35 GRID: 17
L22558 / F.60 (PARCEL 111)
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5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONED: R-20

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DESIGN BY: _____ RHY		PROFESSIONAL CERTIFICATE:	
DRAWN BY: _____ JMR		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: 09-27-2025.	
CHECKED BY: _____ RHY		SCALE: _____ AS SHOWN	
DATE: _____ APRIL 2025		W.O. NO.: _____ 44017	
2		SHEET OF 2	

CONCEPTUAL GRADING PLAN
SCALE: 1"=50'

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