

| SHEET No. | TITLE SHEET | SHEET |
|-----------|--|-------|
| 1 | TITLE SHEET | |
| 2 | COMPREHENSIVE SKETCH PLAN | |
| 3 | LANDSCAPE PLAN | |
| 4 | EXISTING CONDITION WETLAND AND FOREST STAND DELINEATION PLAN | |
| 5 | DEVELOPMENT CRITERIA AND TYPICAL ROAD SECTION DETAILS | |

COMPREHENSIVE SKETCH PLAN

CEDAR VILLAS - PHASE I

CEDAR ACRES, BLOCK "C", LOTS 1, 2, 2A, 2B AND 3

5th ELECTION DISTRICT, TAX MAP 35, GRID 17

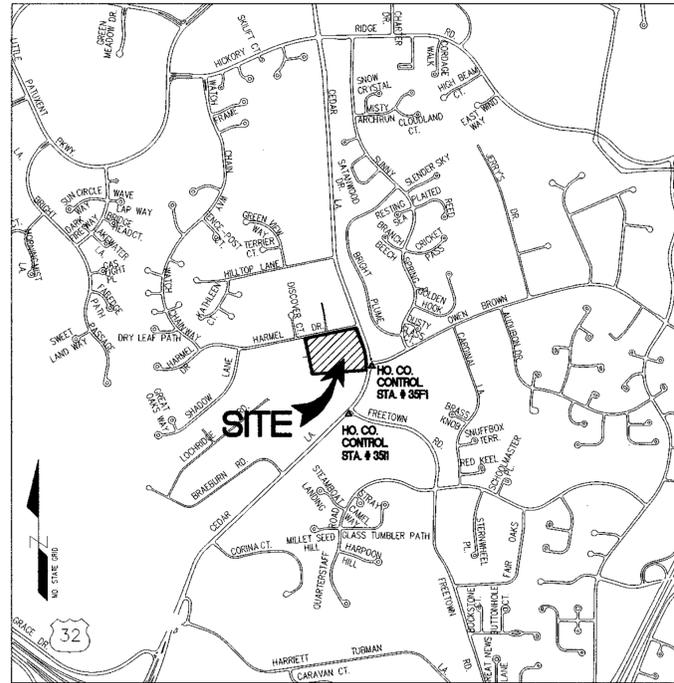
HOWARD COUNTY, MARYLAND

| CURVE TABLE | | | | | |
|-------------|--------|--------|---------|-----------|---------------|
| CURVE# | LENGTH | RADIUS | TANGENT | DELTA | DIRECTION |
| C1 | 105.62 | 70.00 | 65.80 | 86°27'15" | S 45°29'45" E |
| C2 | 22.59 | 70.00 | 11.39 | 18°29'14" | N 11°30'44" W |
| C3 | 63.48 | 45.00 | 38.31 | 80°49'29" | N 61°10'05" W |
| C4 | 70.80 | 45.00 | 45.11 | 90°08'28" | S 33°20'56" W |
| C5 | 64.87 | 45.00 | 39.53 | 82°35'31" | S 53°01'04" E |
| C6 | 26.31 | 70.00 | 13.31 | 21°31'59" | N 74°56'11" E |
| C7 | 86.42 | 105.00 | 45.83 | 47°09'23" | S 87°43'53" W |
| C8 | 81.15 | 70.00 | 45.83 | 66°25'19" | N 30°56'32" E |

| COORDINATE TABLE | | |
|------------------|-------------|--------------|
| POINT | NORTH | EAST |
| 1 | 558325.3470 | 1344995.6580 |
| 2 | 558178.1439 | 1344277.3048 |
| 3 | 557672.1600 | 1344382.2890 |
| 4 | 557729.0180 | 1345136.0750 |
| 5 | 558013.9040 | 1345113.6890 |



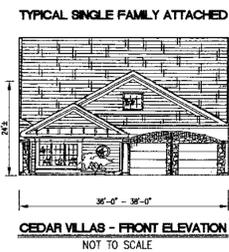
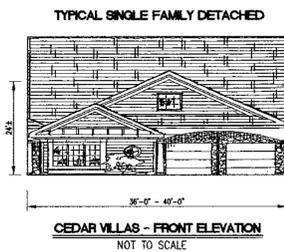
SITE LAYOUT PLAN
SCALE: 1" = 1200'



VICINITY PLAN
SCALE: 1" = 1200'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = 9.96 AC.
- TOTAL AREA OF FLOOD PLAIN = 0
- TOTAL AREA SLOPES IN EXCESS OF 25% = 0
- NET TRACT AREA = 9.96 AC.
- TOTAL NUMBER OF BUILDABLE UNITS ALLOWED = 79 UNITS (8 PER ACRE)
- TOTAL NUMBER OF PROPOSED BUILDABLE UNITS = 73 UNITS
 A. NUMBER OF SINGLE FAMILY ATTACHED (TOWNHOUSES) = 67
 B. NUMBER OF SINGLE FAMILY DETACHED = 6
 C. NUMBER OF APARTMENT UNITS = 0
- OPEN SPACE:
 A. OPEN SPACE CREDITED = 3.56 AC. (35%)
 B. OPEN SPACE NON-CREDITED = 1.77 AC.
 C. TOTAL OPEN SPACE PROVIDED = 5.33 AC.
- TOTAL AREA OF ROADWAY DEDICATION = 0
- PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED. EXISTING UTILITIES ARE BASED ON CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
 EX. 12" WATER - CONTRACT No. 2708-D-W&S
 EX. 8" SEWER - CONTRACT No. 2708-D-W&S
- TRAFFIC STUDY WAS PERFORMED BY THE LEE CUNNINGHAM AND ASSOC.
- THERE IS NO WETLAND ON SITE AS DETERMINED BY STUDY PREPARED BY WILLIAM T. BRIDGELAND 3/7/03.
- THE PROPERTY SHOWN IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- BOUNDARY OUTLINE IS BASED ON A FIELD MONUMENTED SURVEY PERFORMED BY JOHN C. MELLEMA SR. INC. ON OR ABOUT MARCH 2003.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PREPARED BY JOHN C. MELLEMA SR. INC. DATED MARCH 2003.
- A STRUCTURE AND USE SETBACK LINE HAS BEEN ESTABLISHED PER SECT. 127.1.E.3
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 a.) WIDTH - 12' (14') SERVING MORE THAN ONE RESIDENCE.
 b.) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MIN.)
 c.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 d.) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING).
 e.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 f.) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND PRIVATE ROAD MAINTENANCE WILL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROJECT IS SUBJECT TO THE AMENDED SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ADOPTED PER COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
- ALL ROADS AND PARKING AREAS ARE TO BE PRIVATELY MAINTAINED BY THE H-O-A.
- THE HORIZONTAL AND VERTICAL DATUM SHOWN HEREON BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, 35 F1 AND 35 F2.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT WILL BE FULFILLED BY AFFORESTATION OR A FEE IN LIEU IN ACCORDANCE WITH SECTION 16.1207(g) HOWARD COUNTY CODE. AN OFFSITE LOCATION WILL BE IDENTIFIED.
- A WAIVER WILL BE APPLIED FOR TO ALLOW SIDEWALK TO BE PLACED ON ONE SIDE OF THE PROPOSED ROAD.
- TOTAL NUMBER OF "MODERATE INCOME HOUSING UNITS" REQUIRED FOR THIS SITE PER THE (PSC) ZONING DISTRICT IS 10% OF THE TOTAL NUMBER OF UNITS.
 A.) TOTAL NUMBER OF "M.I.H.U." REQUIRED = 8
 B.) TOTAL NUMBER OF "M.I.H.U." PROVIDED = 8 (MAYBE EXPORTED TO AN APPROVED SITE)
- STORMWATER MANAGEMENT FACILITY IS HAZARD CLASS "A"
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED COMPLETELY AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- ALL EXISTING STRUCTURES TO BE RAZED.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THIS PROPERTY.
- THIS PSC DISTRICT IS SUBJECT TO COMPLIANCE WITH THE DECISION AND ORDER ISSUED FOR ZB CASE No. 1029M APPROVED BY THE HOWARD COUNTY ZONING BOARD ON SEPT. 25, 2003.
- THIS PROJECT COMPLIES WITH THE COMMUNITY BUILDING REQUIREMENT PER THE PSC ZONING REGULATIONS OF 20 SQUARE FEET PER UNIT OR 1480 SQUARE FEET, BY PROVIDING A COMMUNITY CENTER BUILDING OF 2500 SQUARE FEET IN SIZE.
 31. CONDITIONS OF APPROVAL FROM ZB CASE No.1029M:
 1. FIVE (5) PARKING SPACES WILL BE PROVIDED IN THE NORTHEAST CORNER OF THE SITE.
 2. THERE WILL BE NO ENTRANCE GATE.
 3. A SIGNALIZED TRAFFIC DEVICE WILL BE PROVIDED AT THE ENTRANCE.



HOWARD COUNTY PLANNING BOARD CASE No. 362
CERTIFICATION OF PLANNING BOARD

PURSUANT TO SECTION 127.1.K.2.d OF HOWARD COUNTY ZONING REGULATIONS, THE MEMBERS OF THE PLANNING BOARD OF HOWARD COUNTY SIGNING BELOW HEREBY CERTIFY THIS DAY OF October 2003 THAT THIS DOCUMENT CONSTITUTES THE COMPREHENSIVE SKETCH PLAN SUBMITTED BY HARMEL PSC, LLC FOR THE PLANNED SENIOR COMMUNITY OF CEDAR VILLAS AS APPROVED UNDER PLANNING BOARD CASE No. 362 ON 2-5-04.

PLANNING BOARD OF HOWARD COUNTY
 GARY KAUFMAN, CHAIRPERSON
 Absent FLORENZIA DAVIS
 Absent TAMMY CITARAMANIS
 H. GREGORY TERNATORE
 Linda Dombrowski

ATTEST:
 Marsha McLaglan
 EXECUTIVE SECRETARY

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Planning Director
 2/2/03

| | | |
|--------------------------------------|----------------------------------|--|
| OPEN SPACE TABULATION | DENSITY TABULATION | PARKING ANALYSIS |
| GROSS ACRES = 9.96± AC. | GROSS ACRES = 9.96± AC. | PARKING REQUIREMENTS: |
| OPEN SPACE REQUIRED = 3.48 AC. (35%) | FLOOD PLAIN = 0.0 AC. | 73 UNITS x 2 SP/UNIT = 146 SPACES |
| OPEN SPACE CREDITED = 3.56 AC. | STEEP SLOPES = 0.0 AC. | PARKING PROPOSED: |
| OPEN SPACE NON-CREDITED = 1.77 AC. | NET ACRES = 9.96 AC. | 65 UNITS x 2 SP/DRIVEWAY = 130 SPACES |
| TOTAL OPEN SPACE PROVIDED = 5.33 AC. | ALLOWABLE UNITS = 79 (8 PER AC.) | 65 UNITS x 1 SP/GARAGE = 65 SPACES |
| | PROPOSED UNITS = 73 | 8 UNITS x 1 SP/DRIVEWAY = 8 SPACES |
| | | 8 UNITS x 1 SP/DRIVEWAY = 8 SPACES |
| | | ON-STREET COMMON SPACES = 16 SPACES |
| | | TOTAL SPACES = 292 SPACES* |
| | | *146 MORE PARKING SPACES THAN REQUIRED |

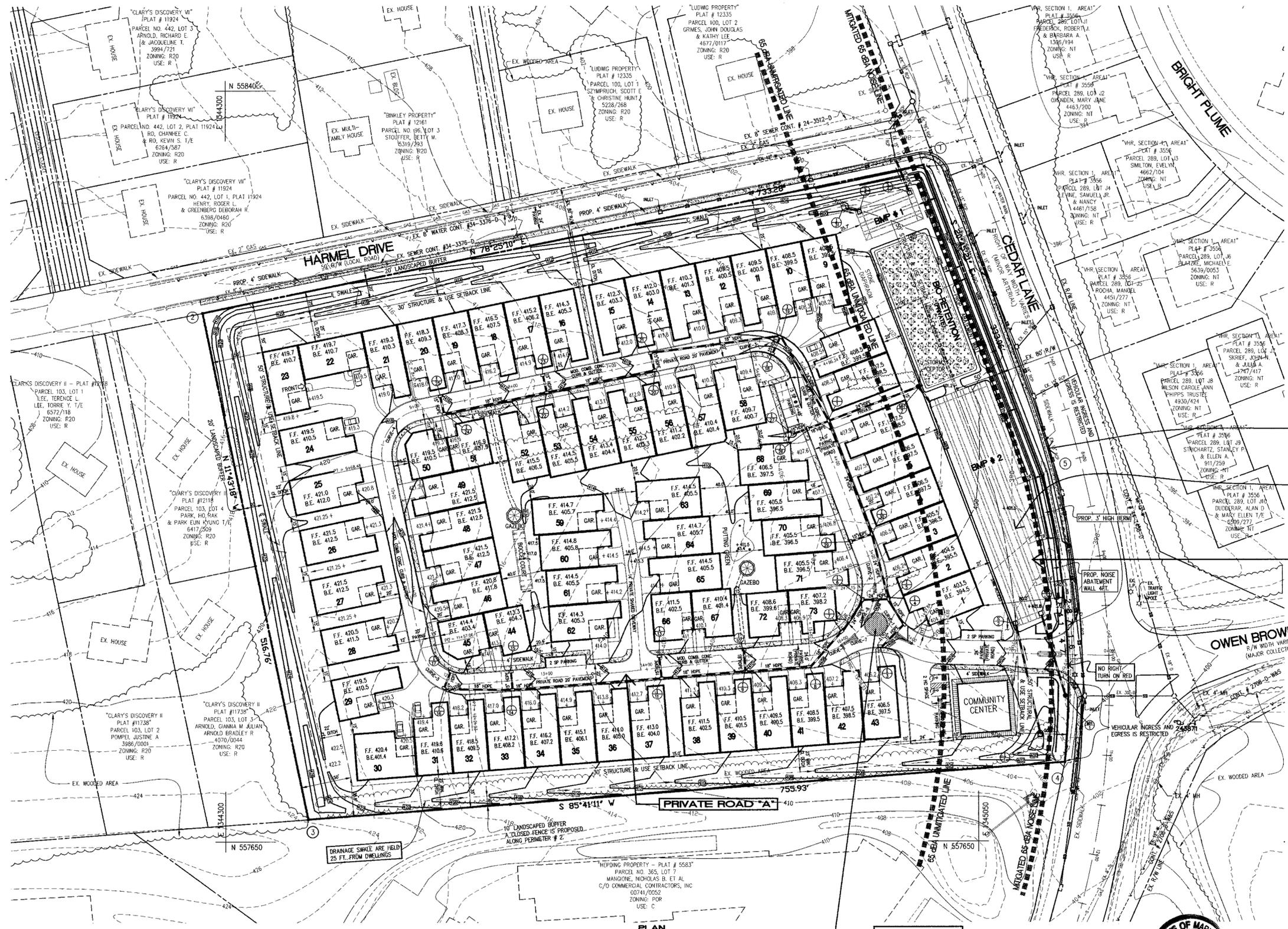


PREPARED BY:
American Land Development and Engineering, Inc.
 10749 BRIMMINGHAM WAY WOODSTOCK, MD. 21183
 TEL. (410) 465-7903 FAX. (410) 465-3945

COMPREHENSIVE SKETCH PLAN - TITLE SHEET
CEDAR VILLAS - PHASE I
 BUILDABLE BULK PARCEL "A" - UNITS 1 THRU 78 AND COMMUNITY CENTER
 PLANNED SENIOR COMMUNITY (PSC) - AGE RESTRICTED ADULT HOUSING
 A REBUBZONING OF CEDAR ACRES, BLOCK "C", LOTS 1, 2, 2A, 2B AND 3

DATE: DECEMBER 15, 2003





NOTE: EXISTING SIDEWALK TO BE RECONSTRUCTED 2 FT. BEHIND CURB

PROPOSED UNDERGROUND STORAGE PIPES WILL BE UTILIZED

SEE EXPLODED VIEW SHEET 5 OF 5

NOTE:
1. THE BERM AND NOISE WALL WILL BE CONSTRUCTED TO ABATE NOISE LEVELS AS REQUIRED (65dB IN REAR YARD).
2. THE DEVELOPER PROPOSES ADDITIONAL SIDEWALK ALONG CEDAR LANE AND HARMEL DRIVE IN LIEU OF SIDEWALK ALONG BOTH SIDES OF INTERNAL STREETS. A WAIVER WILL BE PROCESSED.
3. SEE LANDSCAPE PLAN FOR STREET TREE QUANTITIES.

- LEGEND:**
- 326 --- EX. CONTOURS
 - 330 --- EX. TREE
 - EX. TREETLINE
 - X- EX. FENCE
 - 330 --- PROP. CONTOURS
 - PROPERTY LINE
 - NOISE ABATEMENT/LANDSCAPE WALL
 - DRAINAGE FLOW

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Derek A. Wagle 2/24/09
PLANNING DIRECTOR DATE

DEVELOPER
Harmel PSC, LLC
10841 Harmel Drive
Columbia, Md. 21044

OWNERS
Mrs. Helen Peters
6290 Cedar Lane
Columbia, MD 21044

Mr. & Mrs William Alford
10841 Harmel Drive
Columbia, MD 21044

Mr. & Mrs Charles Clarkson
6296 Cedar Lane
Columbia, MD 21044



PREPARED BY:
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COMPREHENSIVE SKETCH PLAN
CEDAR VILLAS - PHASE I
BUILDABLE BULK PARCEL "A" - UNITS 1 THRU 73 AND COMMUNITY CENTER
PLANNED SENIOR COMMUNITY (PSC) - AGE RESTRICTED ADULT HOUSING
A REBUDIVISION OF CEDAR ACRES, BLOCK "C", LOTS 1, 2, 2A, 2B, AND 3



| SCHEDULE "A" PERIMETER LANDSCAPE EDGE | | | | | | | | | | |
|---------------------------------------|--|---------------------|---|--|--|---------------------------|----------------|--------|--------------------|----------------------------|
| PERIMETER | CATEGORY (P: Proprietary/R: Roadways) | Landscaping Type | Linear Feet of Roadway Frontage/Perimeter | Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed) | Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed) | Number of Plants Required | Shade Trees | Shrubs | Evergreen Trees | Provided Shade Trees |
| P 1 | R | C | 640 FT. | 0 | *YES 640' BERM & WALL | 32 | 16 | - | - | - |
| P 2 | P | A | 757 FT. | 0 | 757' FENCE | 0 | 13 | - | - | - |
| P 3 | P | C | 520 FT. | 0 | BERM 520' CREDIT | 26 | 13 | - | - | - |
| P 4 | R | C | 740 FT. | 0 | BERM 740' CREDIT | 37 | 19 | - | - | - |
| TOTAL | | | | | | 95 | 61 | - | - | - |

NOTE:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF
SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE
MANUAL.

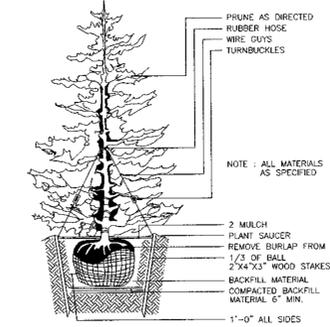
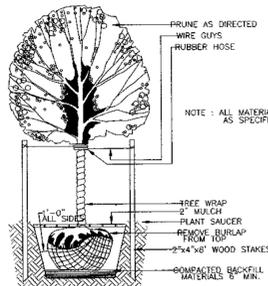
| SCHEDULE "D" STORMWATER MANAGEMENT AREA LANDSCAPING | | |
|---|--------------------------|--------------------------|
| Linear Feet of Perimeter | BIO-RETENTION AREA #1 | BIO-RETENTION AREA #2 |
| Number of Trees Required | 230 FT. | 230 FT. |
| Shade Trees 1:50 | 5 | 7 |
| Evergreen Trees 1:40 | 0 | 8 |
| Credit for Existing Vegetation (No, Yes and %) | 0 | 0 |
| Credit for Other Landscaping (No, Yes and %) | YES 100% | YES 100% |

| SCHEDULE "C" RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING | |
|---|------------------|
| Number of Dwelling Units | 7 SFD AND 66 SFA |
| Number of Trees Required (1 DU SFA; 1.3 DU APFS) | 73 |

| SCHEDULE "B" PARKING LOT INTERNAL LANDSCAPING | |
|---|-------|
| Number of Parking Units | 16 SP |
| Number of Trees Required | 2 |

- NOTE :
- WE ARE PROPOSING A 3' BERM AND WALL COMBINATION FOR THE ENTIRE FRONTAGE.
 - NO CREDIT WILL BE PROPOSED FOR THE SHADE TREES.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 - SWM LANDSCAPE SCREENING IS NOT REQUIRED FOR BURIED STORAGE PIPES.
 - A CREDIT WILL BE TAKEN FOR TREES PLANTED WITHIN THE BIO-RETENTION FACILITY, AT THE SITE DEVELOPMENT PLAN.
 - LANDSCAPE BUFFER HAS BEEN REDUCED TO 10' ALONG PERIMETER # 1. NO CREDIT WILL BE TAKEN FOR SHADE TREES. PLANTINGS WILL BE BETWEEN THE WALL AND CEDAR LANE.
 - WE PROPOSE TO TREAT SFD AS SFA FOR THE PURPOSES OF CALCULATING REQUIRED TREES.
 - LANDSCAPE BUFFER HAS BEEN REDUCED TO 10 FT. ALONG PERIMETER # 2. A 6 FT. CLOSED FENCE IS PROPOSED.

| STREET TREES (1 : 40 FT.) | | |
|---------------------------------|----------|----------|
| HARMEI DRIVE | 733 FT. | 19 TREES |
| CEDAR LANE | 620 FT. | 16 TREES |
| PRIVATE ROAD "A" | 1640 FT. | 41 TREES |
| TOTAL TREES REQUIRED = 76 TREES | | |



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

PROPOSED LANDSCAPING:

LEGEND :

- EXISTING CONTOURS
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREELINE
- SHADE TREE
- SMALL DECIDUOUS TREE (APPLIED ON A 21 RATIO)
- EVERGREEN

NOTE:
ALL PROPOSED LANDSCAPING SHOWN IS CONCEPTUAL.
THE SDP WILL SHOW FINAL LANDSCAPING DESIGN BASED
UPON FINAL NUMBER OF UNITS AND WALL DESIGNS.

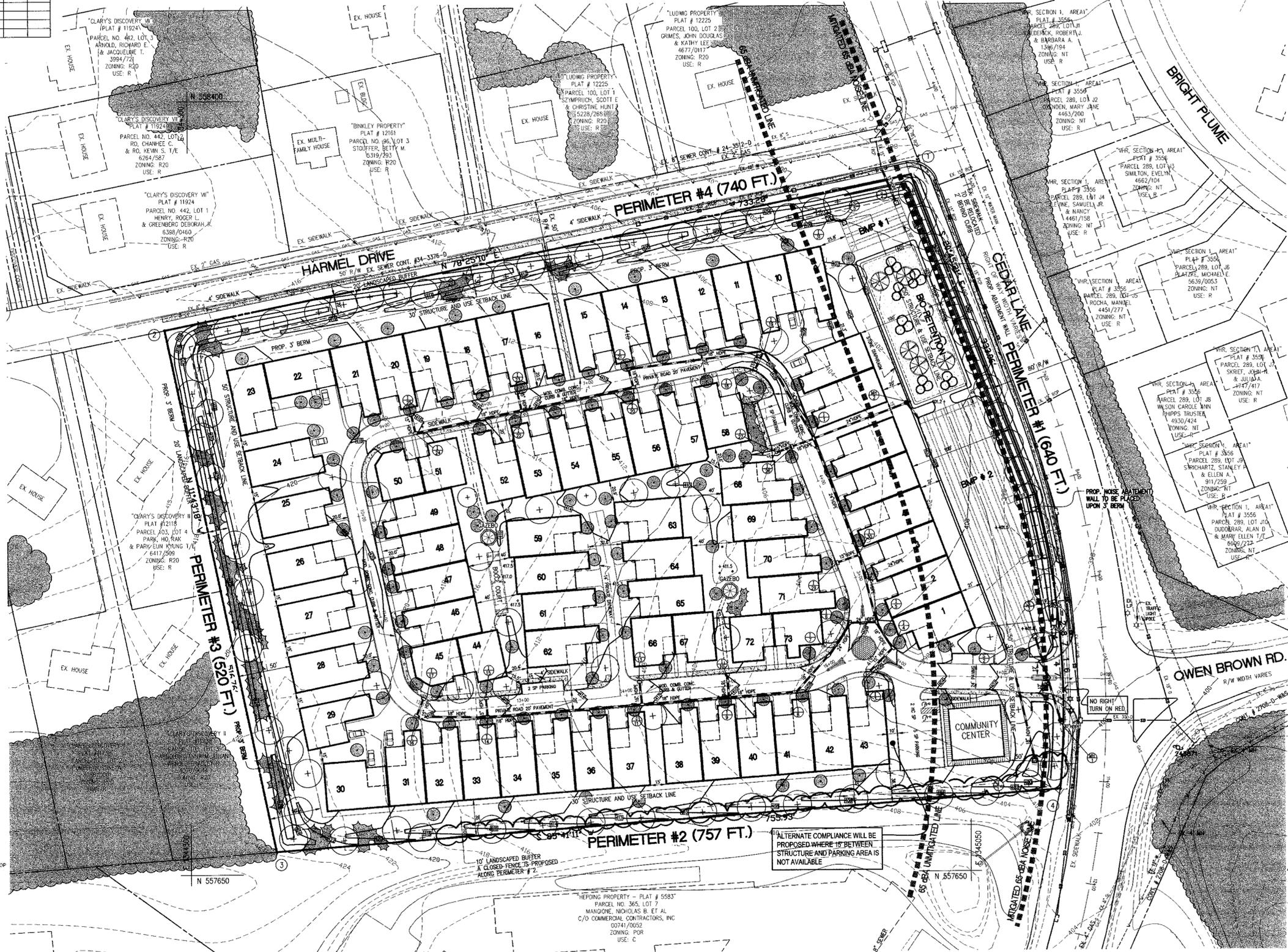
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Meredith A. ...
PLANNING DIRECTOR DATE

DEVELOPER
Harmel PSC, LLC.
8258 Cardinal Lane
Columbia, Md. 21044

OWNERS
Mr. & Mrs. William Affardt
10841 Harmel Drive
Columbia, MD 21044
Mrs. Helen Peters
6290 Cedar Lane
Columbia, MD 21044
Mr. & Mrs. Charles Clarkson
6296 Cedar Lane
Columbia, MD 21044

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LANDSCAPE PLAN
CEDAR VILLAS - PHASE I
BUILDABLE BULK PARCEL "A" - UNITS 1 THRU 73 AND COMMUNITY CENTER
PLANNED SENIOR COMMUNITY (PSC) - AGE RESTRICTED ADULT HOUSING
A RESUBDIVISION OF CEDAR ACRES, BLOCK "C", LOTS 1, 2, 2A, 2B, AND 3
SCALE: 1" = 50'
DATE: DECEMBER 15, 2003
SHEET 3 OF 5



PLAN
SCALE: 1" = 50'



- LEGEND:**
- 30' --- EXISTING CONTOURS
 - 30' --- PROPERTY LINE
 - 10' --- SETBACK LINE
 - --- EXISTING TREELINE
 - EXISTING TREE

- FOREST STAND LEGEND:**
- L LAWN
 - H HEDGEROW
 - S SPRUCE
 - O ORCHARD
 - G VEGETABLE GARDEN
 - ST SPECIMEN TREE
 - 56" DBH SILVER GOOD CONDITION



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. ...
PLANNING DIRECTOR DATE: 2/21/08

DEVELOPER
Harmel PSC, LLC
6258 Cardinal Lane
Columbia, Md. 21044

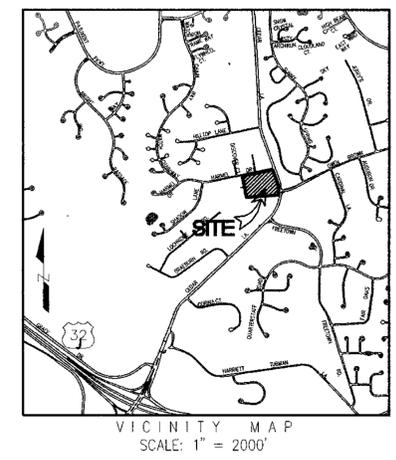
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SOILS TABLE

| SYMBOL | MAPPING UNIT | TYPE |
|--------|---|------|
| ChA | CHESTER SILT LOAM, 0 TO 3% SLOPE | B |
| ChB2 | CHESTER SILT LOAM, 3 TO 8% SLOPE, MODERATELY ERODED | B |
| CgB2 | CHESTER GRAVELLY SILT LOAM, 3 TO 8% SLOPE, MODERATELY ERODED | B |
| CgC2 | CHESTER GRAVELLY SILT LOAM, 8 TO 15% SLOPE, MODERATELY ERODED | B |
| Cs | COMUS SILT LOAM | B |
| G1B2 | GLENELG LOAM, 3 TO 8% SLOPE, MODERATELY ERODED | B |
| G1C2 | GLENELG LOAM, 8 TO 15% SLOPE, MODERATELY ERODED | B |
| G1D2 | GLENELG LOAM, 8 TO 15% SLOPE, SEVERELY ERODED | B |
| G1D3 | GLENELG LOAM, 15 TO 25% SLOPE, MODERATELY ERODED | B |
| G1D3 | GLENELG LOAM, 15 TO 25% SLOPE, SEVERELY ERODED | B |
| GhB2 | GLENNVILLE SILT LOAM, 3 TO 8% SLOPE, MODERATELY ERODED | C |
| EA | ELIOAK SILT LOAM, 0 TO 3% SLOPE | C |
| FhB2 | ELIOAK SILT LOAM, 3 TO 8% SLOPE, MODERATELY ERODED | C |
| Bo | BAILE SILT LOAM | D |
| MID2 | MANOR LOAM, 15 TO 25% SLOPE, MODERATELY ERODED | B |
| MgC2 | MANOR GRAVELLY LOAM, 8 TO 15% SLOPE, MODERATELY ERODED | B |
| MIE | MANOR LOAM, 25 TO 45% SLOPE | B |
| MgB2 | MANOR GRAVELLY LOAM, 3 TO 8% SLOPE, MODERATELY ERODED | B |
| MIB2 | MANOR LOAM, 3 TO 8% SLOPE, MODERATELY ERODED | B |
| MgC3 | MANOR GRAVELLY LOAM, 8 TO 15% SLOPE, SEVERELY ERODED | B |
| MID3 | MANOR LOAM, 15 TO 25% SLOPE, SEVERELY ERODED | B |



WETLAND DELINEATION AND FOREST STAND DELINEATION REPORT FOR THE CEDAR ACRES SITE

Prepared by:
WILLIAM T. BRIDGEMAN
WILDLIFE BIOLOGIST
MD DNR QUALIFIED PROFESSIONAL

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Submitted March 7, 2003 to:
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WOODSTOCK, MD 21163

Cedar Acres FSD, Page 2

that typically include a fragipan, and may be seasonally wet. Native vegetation for the upland soils is mixed hardwoods, mostly oaks.

WETLAND DETERMINATION

As mentioned above, surface drainage occurs via a broad, grassy swale comprised of Glenville soils. The swale has no eroded channel and the turf vegetation is mowed regularly. Due to deep snow cover over frozen ground at the time of the site inspection, vegetative species and soils could not be confirmed, although a recent (1998) aerial photo taken during the growing season shows little differentiation of the ground cover of the swale. Considering the available information, a preliminary determination of no jurisdictional wetlands is indicated. This judgment will be re-examined after thawing occurs.

FOREST STAND DELINEATION

No forested area occurs on the subject property. There is a small patch of deciduous hardwood forest adjacent to the SW corner.

OTHER VEGETATION

There are numerous individual and small clumps of coniferous and deciduous hardwood trees scattered around the existing residences. Significant plantings are shown on the FSD plan. Common species include white pine (*Pinus strobus*), spruces (*Picea Abies*, pargens, and gaucosa), Norway maple (*Acer platanoides*), silver maple (*A. saccharinum*), American Holly (*Ilex opaca*), tulip poplar (*Liriodendron tulipifera*), red cedar (*Juniperus virginiana*), Princess tree (*Pachira tormentosa*), and black walnut (*Juglans nigra*). The majority of these trees are mature, with dbh measurements up to 24 inches, except the single specimen tree described below.

There are also flower and vegetable garden beds, and a small orchard of several types of fruit trees in the southwest corner of the site. The hedgerow along the southern boundary is primarily white pines, and there is a row of tulip poplars along Cedar Lane near Harmel Drive. Areas designated as trees are mixed grasses and forbs that have been mowed regularly.

SPECIMEN TREES

One specimen tree, a 56-inch dbh silver maple, was found on site near the garage at the NW corner of the site. This tree is apparently healthy, and, typical of the species, with multiple branches of the main trunk.

RARE, THREATENED AND ENDANGERED SPECIES

None were observed, or are likely to occur on this site due to the intensively managed habitat on common soils.

PRELIMINARY FOREST CONSERVATION SHEET

The following worksheet is excerpted from the Howard County Forest Conservation Manual, and has been filled in based on the preliminary site plan. Since no forest exists, only afforestation calculations are shown.

WETLAND DELINEATION AND FOREST STAND DELINEATION REPORT FOR THE CEDAR ACRES SITE

The following report on the Cedar Acres site is provided to comply with Howard County requirements for submission of a Forest Stand Delineation (FSD) for major subdivisions. According to the Howard County Forest Conservation Manual the minimum submission requirements are:

1. An FSD Plan Sheet showing:
 - Property boundaries
 - Topographic information
 - 100-year floodplain and net tract area of site
 - Forest stands and tree trees extending off-site
 - Champion and specimen trees
 - Steep slopes (1.5-25% over 25%)
 - Critical habitats
 - Streams and stream buffers
 - Sails
 - Non-tidal wetlands and buffers
 - Existing structures, including buildings, fences, roads, and utilities
 - Adjacent land uses
 - Historic sites
 - Vicinity map
2. A completed Forest Stand Analysis Table
3. A narrative describing the forest vegetation

With this report and accompanying documents, I am providing the required information concerning the forest, wetlands, and other vegetation on site to complete the FSD submission. In addition to this narrative, the report consists of a sketch of the site vegetation on the 1"-50" map provided. The FSD was conducted in accordance with the Howard County Forest Conservation Manual. I am also providing preliminary forest conservation worksheet calculations which show your afforestation requirements to aid your development plans for the site. A complete Forest Conservation Plan (FCP) can be provided once the development plan is finalized.

SITE DESCRIPTION (Based on field inspection on 2/27/03)

The 10.01-acre site is located on the west side of Cedar Lane at its intersection with Owen Brown Road, and bounded on the north by Harmel Drive. The majority of the site is lawn, mature landscape trees, and other residential plantings, and treed hedgerows. No forest is present on the site. There are four houses with various associated outbuildings and driveways. There are no streams, wetlands, steep slopes, or critical or sensitive habitats on site. Surface drainage is via a broad grassy swale exiting the site near its southeast corner through a culvert under Cedar Lane.

SOILS (Soil Survey Map Sheet 24)

All soils of the site are upland soils including units of the Chester, Elloak, Glenville, and Manor series. These are deep, moderately well-drained soils, with no serious use limitations according to the Soil Survey. A minor exception is the Glenville soils of the large swale on site

Cedar Acres FSD, Page 3

| I. BASIC SITE DATA | ACRES (1/10 acre) |
|---|-------------------|
| GROSS SITE AREA | 10.0 |
| AREA WITHIN 100 YEAR FLOODPLAIN | 0.0 |
| AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL | 0.0 |
| NET TRACT AREA | 10.0 |
| LAND USE CATEGORY (RESIDENTIAL-SUBURBAN) | R-20 |

II. INFORMATION FOR CALCULATIONS

| A. NET TRACT AREA | 10.0 |
|--------------------------------------|------|
| B. REFORESTATION THRESHOLD (15% x A) | 1.5 |
| C. AFFORESTATION MINIMUM (15% x A) | 1.5 |
| D. EXISTING FOREST ON NET TRACT AREA | 0.0 |
| E. FOREST AREA TO BE CLEARED | 0.0 |
| F. FOREST AREA TO BE RETAINED | 0.0 |

III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION

1. Afforestation
(If existing forest area is less than the afforestation minimum (E or F) is less than C), afforestation requirements apply.)

V. AFFORESTATION CALCULATIONS

| A. NET TRACT AREA | 10.0 |
|--------------------------------------|------|
| C. AFFORESTATION MINIMUM (15% x A) | 1.5 |
| D. EXISTING FOREST ON NET TRACT AREA | 0.0 |
| E. FOREST AREA TO BE CLEARED | 0.0 |
| F. FOREST AREA TO BE RETAINED | 0.0 |

No clearing below the minimum
If existing forests are less than the afforestation minimum and no clearing is proposed, the following calculations apply.

TOTAL AFFORESTATION REQUIRED (C - D) = 1.5 ac.

CONCLUSION

If the assumptions made for these calculations are correct, 1.5 acres of forest will have to be planted to meet afforestation requirements. I recommend that this planting should be at a 6' x 14' spacing. Once the development plan is finalized, a complete Forest Conservation Plan can be prepared.

Prepared by:
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MD DNR Qualified Professional

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'EXISTING CONDITION' WETLAND AND FOREST STAND DELINEATION

CEDAR VILLAS - PHASE I

BUILDABLE BULK PARCEL 'A' - UNITS 1 THRU 73 AND COMMUNITY CENTER PLANNED SENIOR COMMUNITY (PSC) - AGE RESTRICTED ADULT HOUSING A RESUBDIVISION OF CEDAR ACRES, BLOCK 'C', LOTS 1, 2, 2A, 2B, AND 3

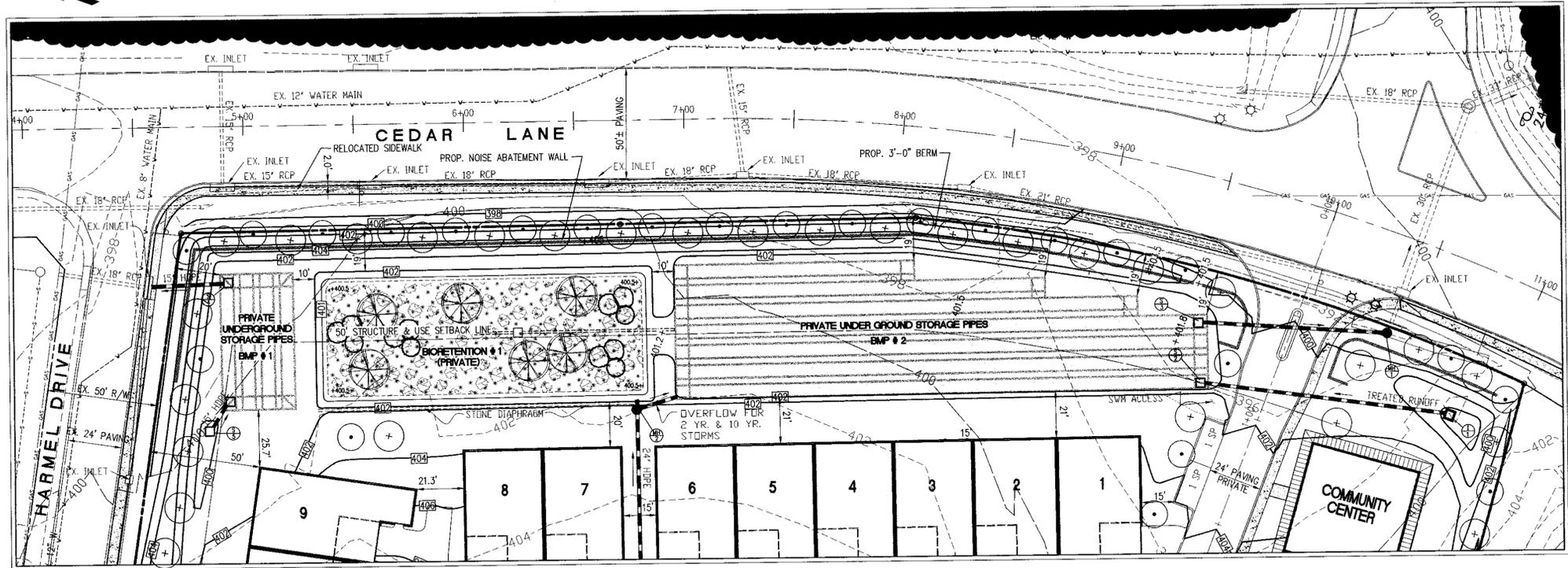
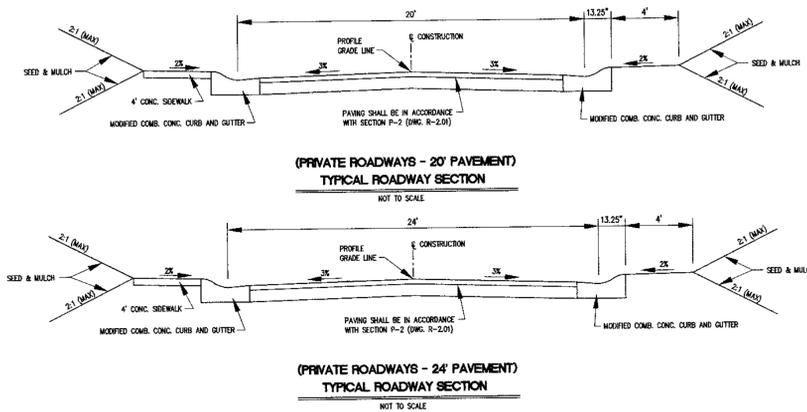
DATE: DECEMBER 12, 2003 SHEET 4 OF 5

DEVELOPMENT CRITERIA PER ZONING, SECTION 127.1.C, D, E (1-5) AND K.I.e.

- A. PERMITTED USES:**
1. AGE-RESTRICTED ADULT HOUSING.
- B. ACCESSORY USES:**
1. SERVICES AND BUSINESSES THAT SERVE THE RESIDENTS OF THE PSC DISTRICT, INCLUDING RECREATIONAL, EDUCATIONAL, HEALTH, PERSONAL, PROFESSIONAL, AND BUSINESS SERVICES.
2. HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF SECTION 128.C.1.
3. COMMUNITY CENTER ALLOWS CUSTOMARY COMMUNITY ACTIVITIES INCLUDING BUT NOT LIMITED TO RECREATIONAL, SOCIAL AND EDUCATIONAL ACTIVITIES SUCH AS PICNICS, RUMMAGE SALES, CAKE SALES, DANCES, AND OTHER SIMILAR ACTIVITIES.
- C. BULK REGULATIONS:**
1. MAXIMUM DENSITY IS 8.0 DWELLING UNITS PER NET ACRE.
2. MAXIMUM UNITS PER STRUCTURE:
a. SINGLE FAMILY ATTACHED VILLAS = 8 UNITS PER STRUCTURE
b. BUILDING LENGTH = 320 FEET FOR 3FA VILLAS.
3. MAXIMUM HEIGHT SHALL NOT EXCEED:
a. SINGLE FAMILY DETACHED = 34 FEET (max.)
b. SINGLE FAMILY ATTACHED VILLAS = 34 FEET (max.)
c. COMMUNITY BUILDING = 34 FEET (max.)
d. ACCESSORY STRUCTURE = 15 FEET
4. MINIMUM DISTANCES BETWEEN RESIDENTIAL UNITS (ALL STYLES), EXCEPT IMPROVEMENTS MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IF IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.
a. FACE TO FACE = 30 FEET
b. FACE TO SIDE/REAR TO SIDE = 15 FEET
c. SIDE TO SIDE = 10 FEET
d. REAR TO REAR = 25 FEET
e. REAR TO FACE = 20 FEET
5. MINIMUM DISTANCES BETWEEN RESIDENTIAL UNITS (ALL STYLES) AND EDGE OF PRIVATE ROADWAY EXCEPT IMPROVEMENTS MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IF IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE PLANNING BOARD.
a. RESIDENTIAL FRONT = 18 FEET (AS MEASURED FROM GARAGE DOOR) *
b. RESIDENTIAL SIDE = 10 FEET
c. RESIDENTIAL REAR = 30 FEET
d. RESIDENTIAL ACCESSORY STRUCTURE = 10 FEET (EXCEPT RECREATIONAL AMENITIES)
6. MINIMUM DISTANCES BETWEEN COMMUNITY BUILDING, AND CAZEBO STRUCTURES AND EDGE OF PRIVATE ROADWAY AND/OR PARKING AREAS = 10 FEET
7. BUILDING COVERAGE - NO COVERAGE REQUIREMENTS ARE IMPOSED OTHER THAN COMPLIANCE WITH THE 35% MINIMUM OPEN SPACE REQUIREMENTS FOR THE PSC ZONING DISTRICT.
8. MINIMUM STRUCTURE AND USE SETBACKS FROM PERIMETER OF THE PSC DISTRICT :
a. FROM ARTERIAL OR COLLECTOR PUBLIC STREET RIGHT-OF-WAY..... 50 FEET
b. FROM OTHER STREET RIGHT-OF-WAY..... 30 FEET
c. FROM RC, RR, R-ED, R-20, R-12 OR R-SC DISTRICTS..... 50 FEET EXCEPT STRUCTURES CONTAINING APARTMENTS, ASSISTED LIVING FACILITIES OR NURSING FACILITIES..... 75 FEET
d. FROM ZONING DISTRICTS OTHER THAN RC, RR, R-ED, R-20, R-12 OR R-SC DISTRICTS..... 30 FEET
9. OTHER PROVISIONS:
1. THE PROVISIONS OF SECTION 128 (SUPPLEMENTAL ZONING DISTRICT REGULATIONS) AND SECTION 133 (OFF-STREET PARKING AND LOADING FACILITIES) PER APPROVED OCTOBER, 1993 ZONING REGULATIONS SHALL APPLY IN THE PSC DISTRICT UNLESS DIFFERENT REQUIREMENTS ARE APPROVED IN THE COMPREHENSIVE SKETCH PLAN.
2. THE COMPREHENSIVE SKETCH PLAN IS CONSISTENT WITH THE LAND USES SET FORTH IN THE HOWARD COUNTY GENERAL PLAN.
3. THE PLAN ALLOWS FOR SOME FLEXIBILITY IN THE EXACT LOCATION AND DENSITY OF LAND USES.
10. LANDSCAPING AND SCREENING:
1. THE MINIMUM LANDSCAPING AND SCREENING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, THE ZONING REGULATIONS AND THE HOWARD COUNTY LANDSCAPING MANUAL. THE LANDSCAPE PLAN (SHEET 3 OF 5) WILL BE REVISED AT SITE DEVELOPMENT PLAN STAGE TO RESOLVE GRADING AND WOODY ZONE ISSUES.
11. PARKING STANDARDS:
a. EACH SINGLE FAMILY DETACHED HOME AND GARAGE VILLA IS TO HAVE A MINIMUM OF 2 PARKING SPACES PER UNIT.
* A MINIMUM OF 18 FEET WILL BE PROVIDED FROM THE GARAGE TO THE SIDEWALK OR EDGE OF PRIVATE ROAD. THIS WILL ALLOW OTHER PORTIONS OF THE FRONT WALL OF A UNIT TO BE CLOSER THAN 20 FEET TO THE PRIVATE ROAD.

DEVELOPMENT CRITERIA PER APPROVED PDP PLAN

- MAXIMUM OF 73 HOUSING UNITS WILL BE SPECIALLY DESIGNED FOR RESIDENTS OVER THE AGE OF 55 WITH WALKING PATHS, SEATING AREAS AND RECREATIONAL AMENITIES, ON A 9.96-ACRE BUILDING SITE.
- A TOTAL OF 8 MODERATELY INCOME DWELLINGS ARE PLANNED.
- A TOTAL OF 6 SINGLE FAMILY DETACHED HOMES WITH 2 CAR GARAGES.
- A MAXIMUM OF 68 GARAGE VILLAS (TOWNHOUSES) WILL BE CONSTRUCTED. (67 PROPOSED ON THIS PLAN)
- 67 GARAGE VILLAS WILL HAVE A MIX OF 1 AND 2-CAR GARAGES (59 @ 2 CARS, 8 @ 1 CAR).
- THE EXTERIOR WALLS OF THE GARAGE VILLAS AND SINGLE FAMILY DETACHED HOME WILL BE BRICK AND/OR STONE AND SIDING.
- ACCESS TO AND CIRCULATION WITHIN ALL OF THE BUILDINGS WILL BE WITHIN THE DESIGN CRITERIA OF THE AMERICANS WITH DISABILITIES ACT ("ADA"), AND UNIVERSAL DESIGN CONCEPTS.
- THERE WILL BE A PATH FROM THE COMMUNITY TO THE SIDEWALK TO BE CONSTRUCTED AT HARMEL DRIVE.
- VEHICULAR ACCESS INTO AND OFF THE SITE WILL BE THROUGH AN INTERNAL PRIVATE ROAD TO BE BUILT.
- A 2,500 SQUARE FOOT COMMUNITY BUILDING WILL BE BUILT AT THE ENTRANCE TO THE SITE.
- THE EXTERIOR OF THE COMMUNITY BUILDING WILL BE THE SAME BRICK AND/OR STONE AND SIDING AS THE GARAGE VILLAS AND SINGLE FAMILY DETACHED HOMES.
- PERSONS ELIGIBLE TO PURCHASE ANY OF THE DWELLING UNITS MUST BE 55 YEARS OF AGE OR OLDER.
- CHILDREN UNDER THE AGE OF 18 MAY NOT RESIDE IN A DWELLING FOR MORE THAN 90 DAYS WITHIN A CALENDAR YEAR.

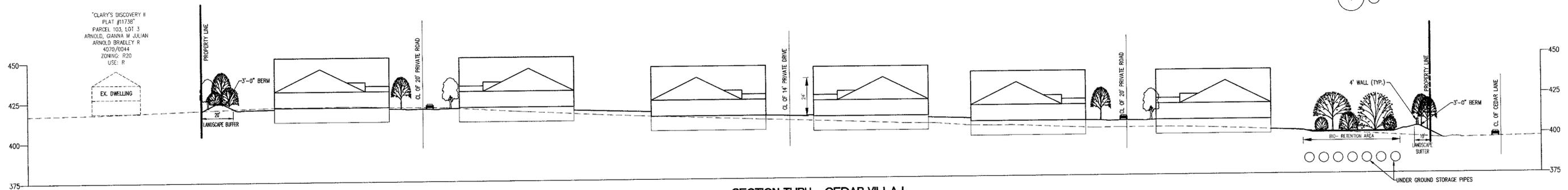


EXPLODED VIEW ALONG CEDAR LANE

SCALE: 1" = 30' HOR.

LEGEND :

- NOISE WALL 4'
- BERM 3'
- PLANT MATERIAL
- LANDSCAPING



SECTION THRU - CEDAR VILLA I

SCALE: 1" = 30' HOR.
1" = 30' VER.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR

DEVELOPER
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PREPARED BY:
**American Land Development
and Engineering, Inc.**



**DEVELOPMENT CRITERIA AND
TYPICAL ROAD SECTION DETAILS
CEDAR VILLAS - PHASE I**

BUILDABLE BULK PARCEL "A" - UNITS 1 THRU 73 AND COMMUNITY CENTER
PLANNED SENIOR COMMUNITY (PSC) - AGE RESTRICTED ADULT HOUSING
A RESUBDIVISION OF CEDAR ACRES, BLOCK "C", LOTS 1, 2, 2A, 2B, AND 3



DATE: DECEMBER 15, 2003

SHEET 5 OF 5

S-04-03