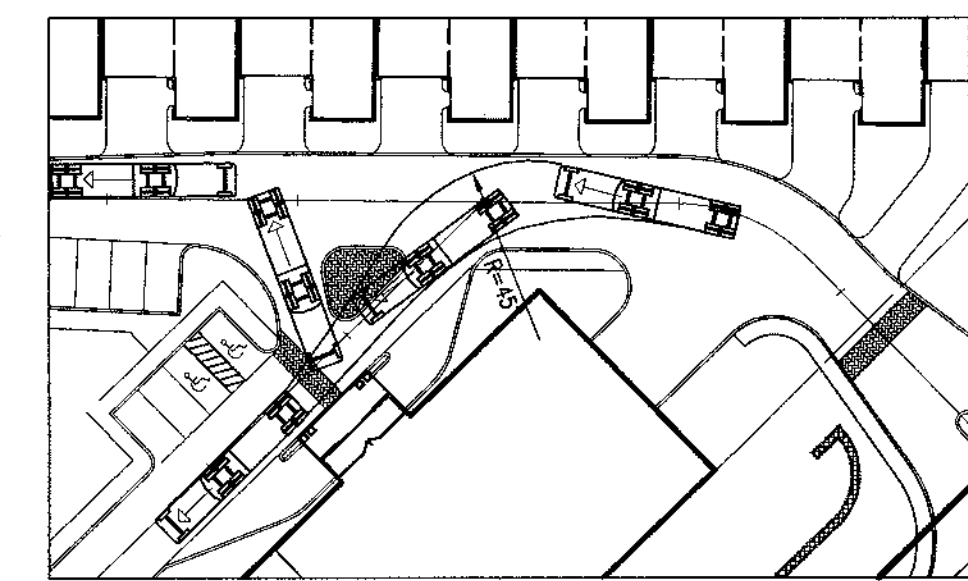
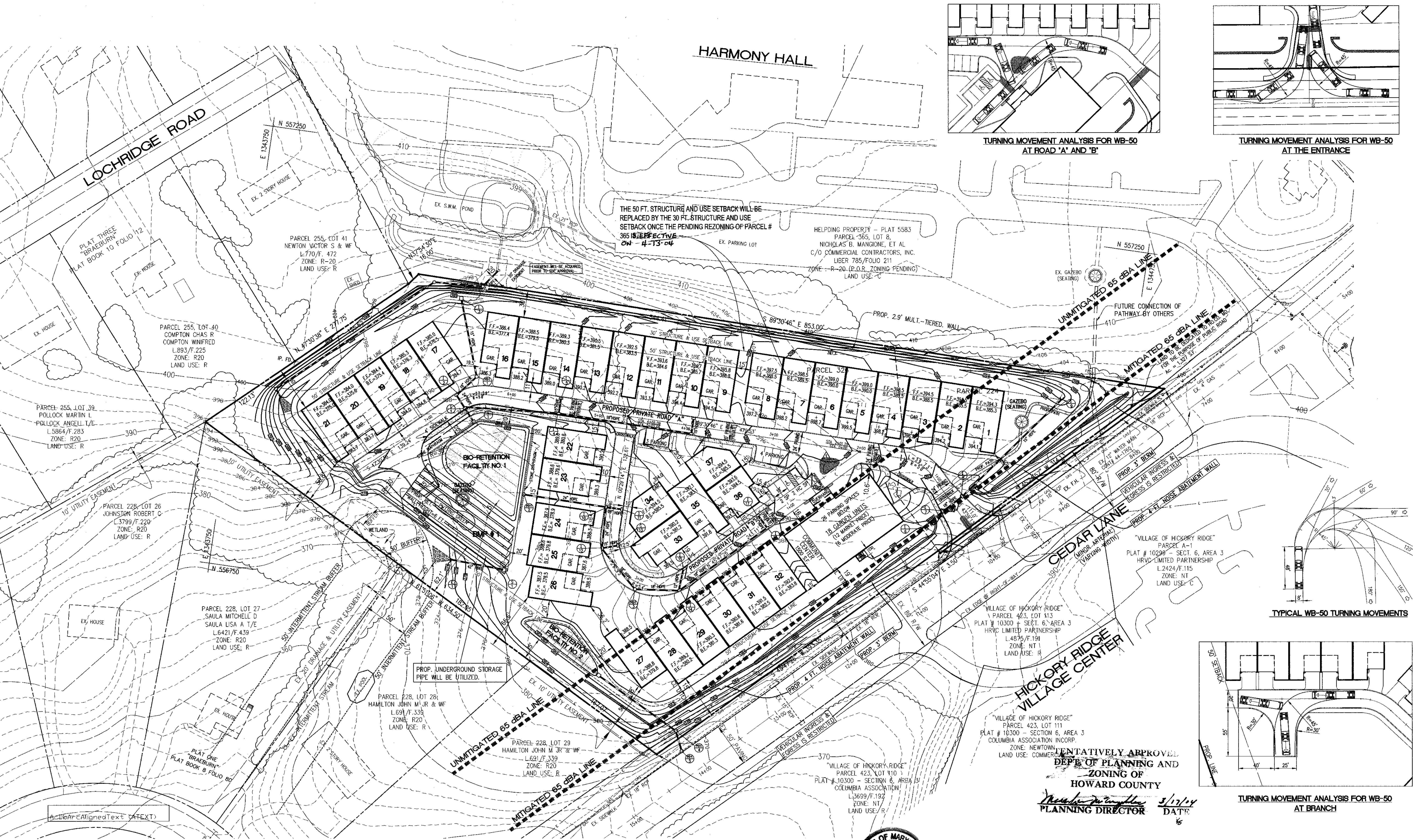
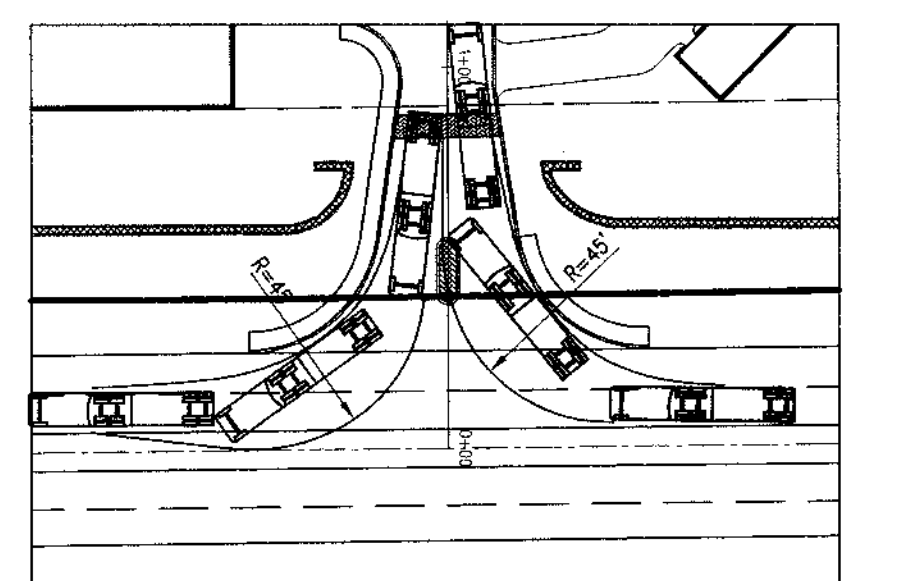


MD. STATE GRID - M4D 83



TURNING MOVEMENT ANALYSIS FOR WB-50 AT ROAD 'A' AND 'B'



TURNING MOVEMENT ANALYSIS FOR WB-50 AT THE ENTRANCE

THE 50 FT. STRUCTURE AND USE SETBACK WILL BE REPLACED BY THE 30 FT. STRUCTURE AND USE SETBACK ONCE THE PENDING REZONING OF PARCEL # 365 IS EFFECTIVE ON 4-13-04

HELPING PROPERTY - PLAT 5583 PARCEL 365, LOT 8, NICHOLAS B. MANGIONE, ET AL C/O COMMERCIAL CONTRACTORS, INC. LIBER 785/FOLIO 211 ZONE - R-20 (P.D.R. ZONING PENDING) LAND USE -

PARCEL 255, LOT 40 COMPTON CHAS R COMPTON WINIFRED L.893/F.225 ZONE: R20 LAND USE: R

PARCEL 255, LOT 39 POLLOCK MARTIN L POLLOCK ANGELL L/E L.5864/F.283 ZONE: R20 LAND USE: R

PARCEL 228, LOT 26 JOHNSTON ROBERT C L.3799/F.229 ZONE: R20 LAND USE: R

PARCEL 228, LOT 27 SAULA MITCHELL D SAULA LISA A T/E L.6421/F.439 ZONE: R20 LAND USE: R

PARCEL 228, LOT 28 HAMILTON JOHN M JR & WF L.691/F.335 ZONE: R20 LAND USE: R

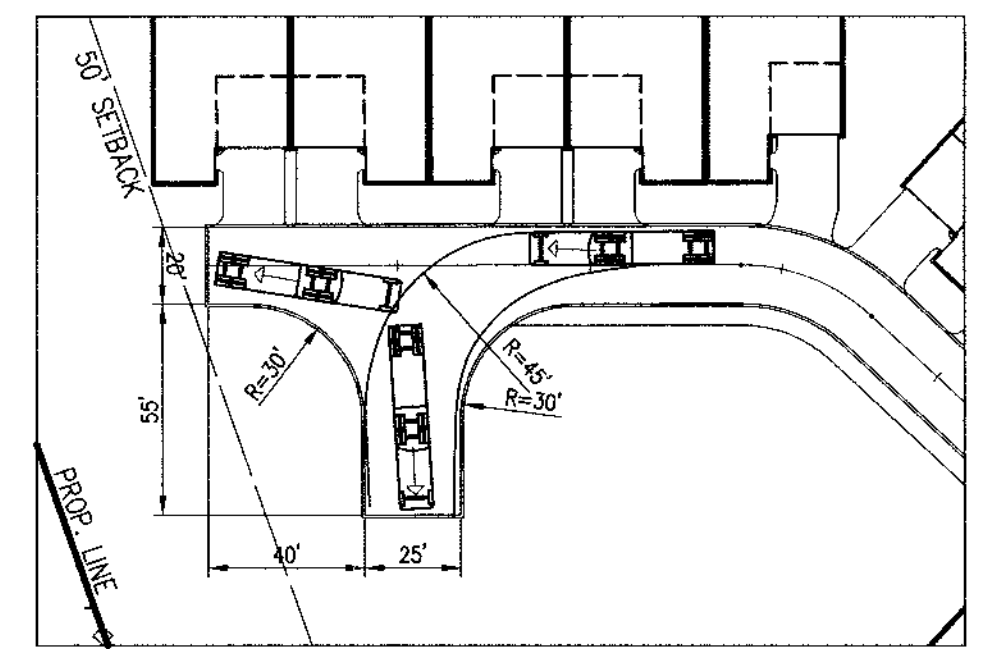
PARCEL 228, LOT 29 HAMILTON JOHN M JR & WF L.621/F.330 ZONE: R20 LAND USE: R

"VILLAGE OF HICKORY RIDGE" PARCEL 423, LOT 111 PLAT # 10300 - SECTION 6, AREA 3 HRVC LIMITED PARTNERSHIP L.2424/F.115 ZONE: NT LAND USE: C

"VILLAGE OF HICKORY RIDGE" PARCEL 423, LOT 113 PLAT # 10300 - SECTION 6, AREA 3 HRVC LIMITED PARTNERSHIP L.4875/F.191 ZONE: NT LAND USE: R

"VILLAGE OF HICKORY RIDGE" PARCEL 423, LOT 110 PLAT # 10300 - SECTION 6, AREA 3 COLUMBIA ASSOCIATION INCORP L.3699/F.192 ZONE: NT LAND USE: R

TYPICAL WB-50 TURNING MOVEMENTS



TURNING MOVEMENT ANALYSIS FOR WB-50 AT BRANCH

- LEGEND:**
- EXISTING CONTOURS
 - PROPERTY LINE
 - SETBACK LINE
 - EXISTING TREELINE
 - MARKET PRICE HOME
 - CAR
 - MOUNTABLE BRICK PAVERS

PLAN SCALE: 1" = 50'



DEVELOPER: Fretlow PSC, LLC, 6256 Cardinal Lane, Columbia, Md. 21044

OWNERS: Paul L. Thompson, Betty R. Thompson, 6436 Cedar Lane, Columbia, MD 21044

PREPARED BY: American Land Development and Engineering, Inc.

10749 BRIMMINGHAM WAY WOODSTOCK, MD. 21163 TEL. (410) 465-7903 FAX. (410) 465-3845

BASED UPON 6.36 ADT'S/UNIT, 31 UNITS WILL RESULT IN 200 ADT'S AND WILL THEREFORE REQUIRE A 24 FT. PAVEMENT SECTION. THIS POINT OCCURS AT STATION 2+60 ON ROAD "A". THEREFORE FROM STATION 0+00 TO 2+60 A 24 FT. PAVEMENT WILL BE PROPOSED. A NATURAL TRANSITION POINT WOULD BE INTERSECTION OF ROAD "A" AND "B" OPPOSITE UNIT NO.6.

COMPREHENSIVE SKETCH PLAN CEDAR VILLAS - PHASE II BUILDABLE BULK PARCEL 'A' - UNITS 1 THRU 55 AND COMMUNITY CENTER PLANNED SENIOR COMMUNITY (PSC) - AGE RESTRICTED ADULT HOUSING A RESUBDIVISION OF PARCELS 224 AND 326 HOWARD COUNTY, MARYLAND, 21044

SCHEDULE "A" PERIMETER LANDSCAPE EDGE							
PERIMETER	QUALITY R (Residential)	Language Type	Length of Section (Feet)	Credit for Existing Vegetation (Yes/No)	Credit for Wall, Fence or Screen (Yes/No)	Number of Plants Required	Shade Trees
P-1	R	C	705 FT.	0	0	36	18
P-2	P	C	535 FT.	0.35*	-	32	16
P-3	P	C	278 FT.	-	-	14	7
P-4	R	A	853 FT.	-	-	0	15
TOTAL						82	56

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" STORAGE WATER MANAGEMENT AREA LANDSCAPING	
Number of Trees Required	470 FT.
Number of Shade Trees Required	18
Number of Small Deciduous Trees Required	12
Number of Evergreen Trees Required	0
Number of Plants Required	YES 100%

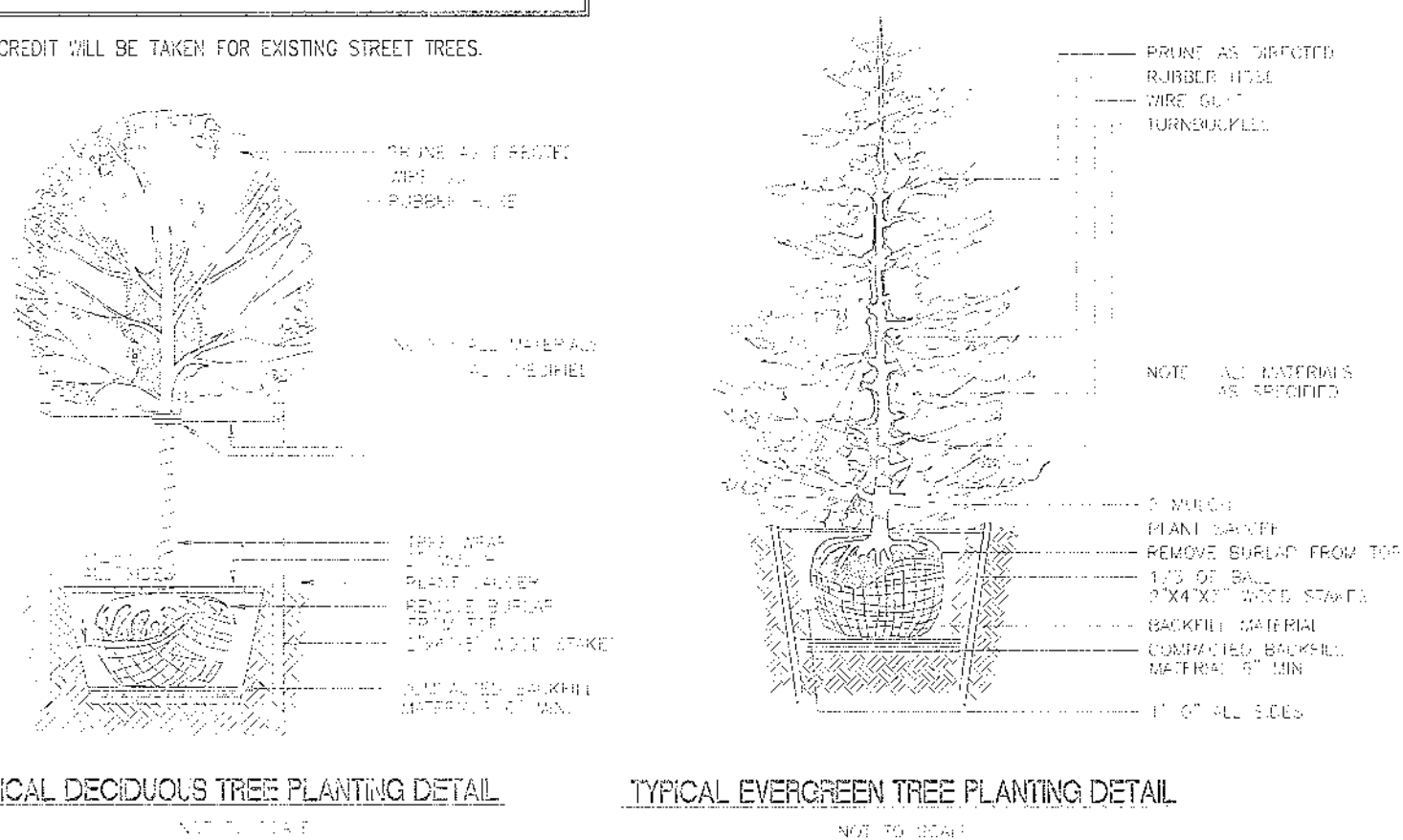
SCHEDULE "C" RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Planting Units	27 SF AND 100 FT UNITS
Number of Shade Trees Required	25

SCHEDULE "F" PARKING LOT INTERNAL LANDSCAPING	
Number of Planting Units	11
Number of Shade Trees Required	1 PER 10 SPACES

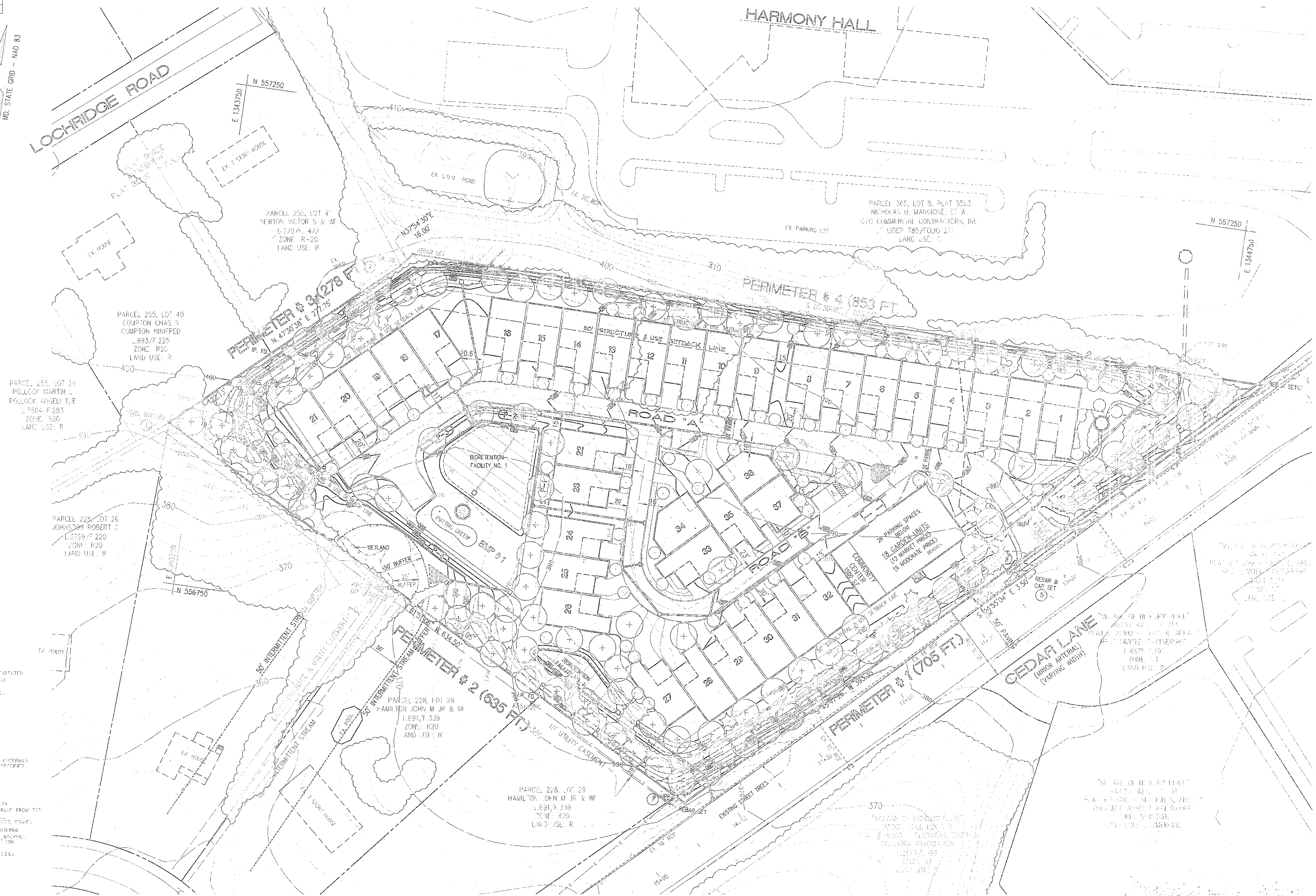
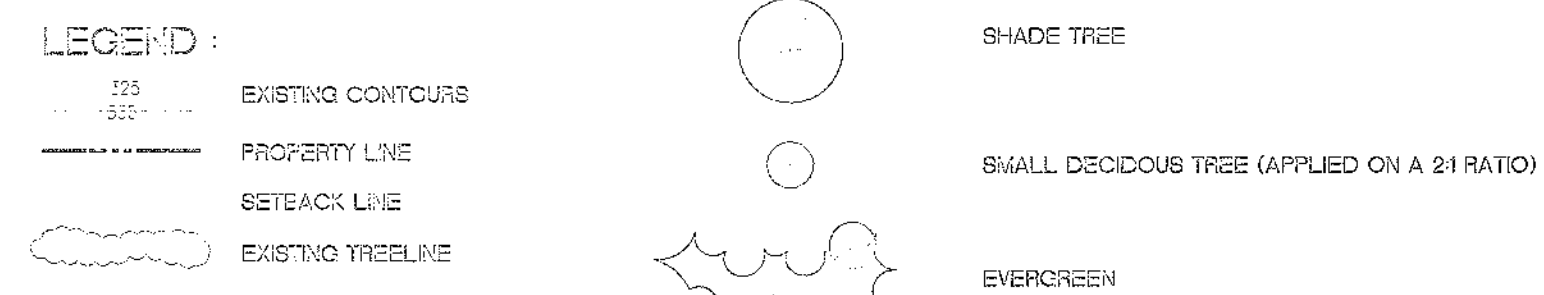
- NOTE:
- WE ARE PROPOSING A 3' BERM AND WALL COMBINATION FOR THE ENTIRE FRONTAGE.
 - NO CREDIT WILL BE PROPOSED FOR THE SHADE TREES.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISION OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
 - 30" LANDSCAPE SCREENING IS NOT REQUIRED 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.
 - A FENCE WILL BE PROPOSED ALONG PERIMETER # 2 TO ALLOW REDUCTION OF BUFFER TO 10 FEET. NO CREDIT IS PROPOSED.

STREET TREES (1 : 40 FT.)	
ROAD "A"	800 FT. 20 TREES
ROAD "B"	467 FT. 12 TREES
CEDAR LANE	708 FT. 18 TREES*
TOTAL TREES REQUIRED = 50 TREES	

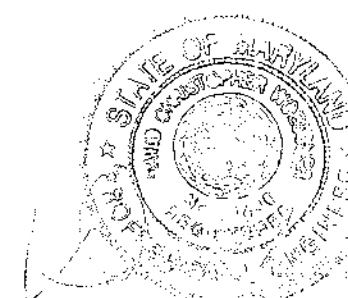
* A CREDIT WILL BE TAKEN FOR EXISTING STREET TREES.



PROPOSED LANDSCAPING:



PLAN
SCALE: 1" = 50'



DEVELOPER
FreeLawn PSC, LLC
6256 Cardinal Lane
Columbia, Md. 21044

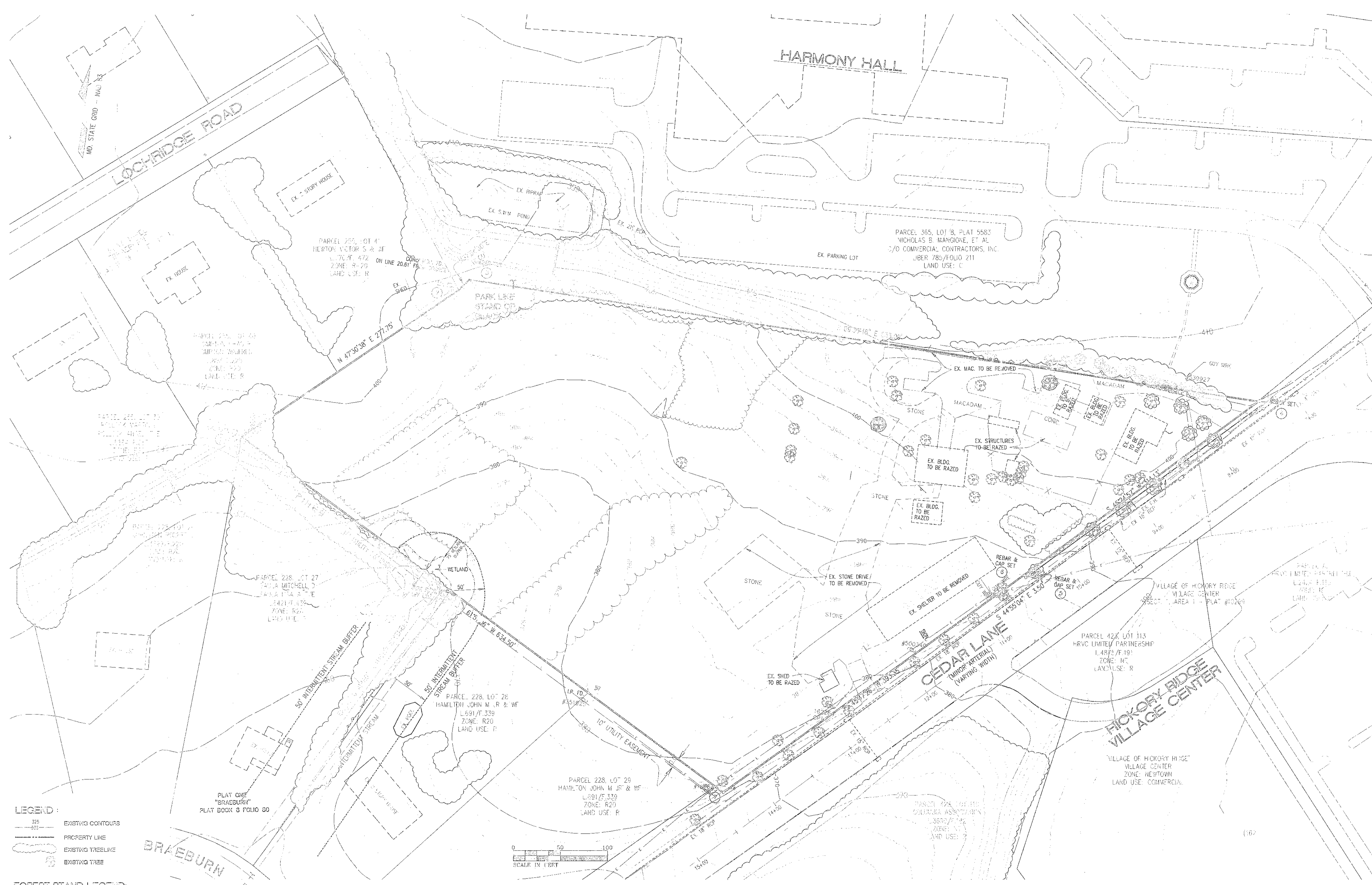
OWNERS
Paul L. Thompson
Betsy R. Thompson
6436 Cedar Lane
Columbia, MD 21044

PREPARED BY:
American Land Development and Engineering, Inc.
10749 BRUSHCREEK WAY WOODSTOCK, MD 21163
TEL (410) 465-7903 FAX (410) 465-3845

LANDSCAPE PLAN
CEDAR VILLAS - PHASE II
BULDBLE BULK PARCEL "A" - UNITS 1 THRU 39 AND COMMUNITY CENTER
PLANNED SENIOR COMMUNITY (FEC) - AGE RESTRICTED ADULT HOUSING
A REDEVELOPMENT OF PARCELS 324 AND 323
HOWARD COUNTY MARYLAND, 21034

DATE: FEBRUARY 4, 2004

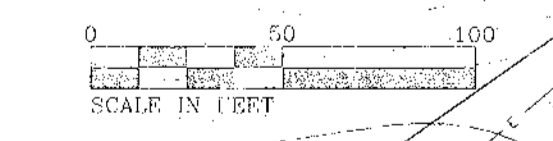
SHEET 8 OF 5



SYMBOL	MAPPING UNIT	TYPE
CHB2	CHESTER SILT LOAM, 3 TO 8% SLOPE, MODERATELY ERODED	B
CHC2	CHESTER SILT LOAM, 3 TO 15% SLOPE, MODERATELY ERODED	B
GB2	GLENELG LOAM, 3 TO 8% SLOPE, MODERATELY ERODED	B
GA	GLENELG LOAM, 0 TO 3% SLOPE	B
GC2	GLENELG SILT LOAM, 8 TO 15% SLOPE, MODERATELY ERODED	C
Bo	BALE SILT LOAM	D
MD2	MANOR LOAM, 15 TO 25% SLOPE, MODERATELY ERODED	B
MgE2	MANOR GRAVELLY LOAM, 3 TO 8% SLOPE, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15% SLOPE, MODERATELY ERODED	B
MB2	MANOR LOAM, 3 TO 8% SLOPE, MODERATELY ERODED	B
MnC	MANOR VERY STONY LOAM, 3 TO 25% SLOPE	B
ME	MANOR LOAM, 25 TO 45% SLOPE	B

- LEGEND:**
- EXISTING CONTOURS
 - PROPERTY LINE
 - EXISTING TREELINE
 - EXISTING TREE

- FOREST STAND LEGEND:**
- LAWN
 - CHRISTMAS TREE NURSERY
 - OPEN FIELD
 - HEDGE ROW
 - TREE GROUP
 - SPECIMEN TREE
58" DBH SILVER
GOOD CONDITION
 - WETLAND



PLAN
SCALE: 1" = 50'

**EXISTING CONDITION
WETLAND AND FOREST
STAND DELINEATION**

CEDAR VILLAS - PHASE II

BUILDABLE BULK PARCEL "A" - UNITS 1 THRU 35 AND COMMUNITY CENTER
PLANNED SENIOR COMMUNITY (PCC) - AGE RESTRICTED ADULT HOUSING
A SUBDIVISION OF PARCELS 824 AND 828
HOWARD COUNTY, MARYLAND, 21044

DATE: FEBRUARY 4, 2004

SHEET 4 OF 5

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

OWNERS
Paul L. Thompson
Betty R. Thompson
6436 Cedar Lane
Columbia, MD 21044

PREPARED BY:
**American Land Development
and Engineering, Inc.**
10749 BIRMINGHAM WAY HOOVER, MD. 21163
TEL. (410) 465-7903 FAX (410) 465-3845

C:\DRAWING\1\CEDAR VILLAS\COMPRESS\HARDWARE\ARW\1\101.DWG, WED 1/29/04, 1:27:59 AM, 7/20/04

