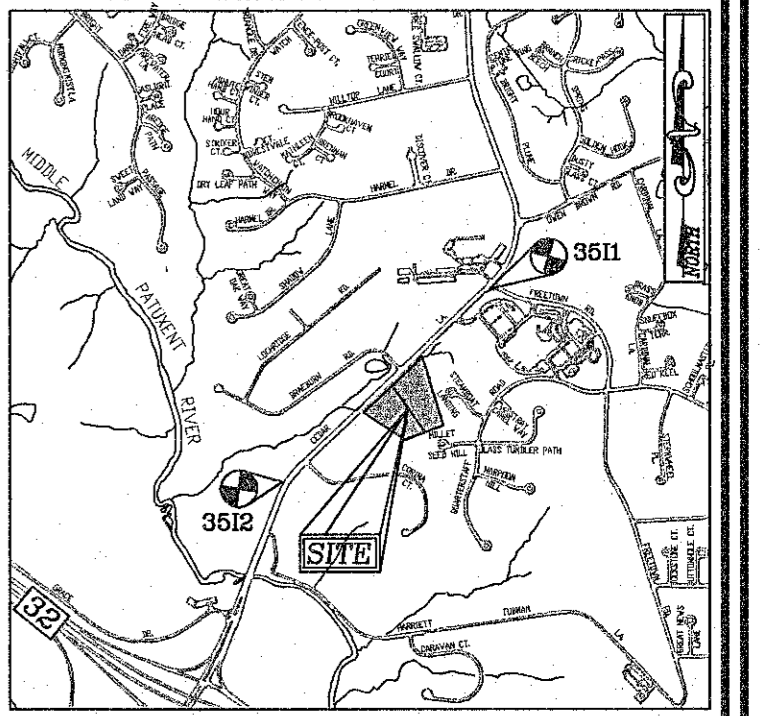




BENCHMARKS
 HOWARD COUNTY BENCHMARK 3511 (CONC. MON.)
 N 557110.39 E 1344893.67 ELEV. 400.05
 LOCATION: CORNER CEDAR LA. AND FREETOWN RD.
 HOWARD COUNTY BENCHMARK 3512 (CONC. MON.)
 N 555100.77 E 1342733.05 ELEV. 329.73
 LOCATION: CEDAR LA. 0.55 MILES SOUTH OF
 FREETOWN RD.



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

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVING
	EXISTING TREELINE
	PROPOSED FOREST CONSERVATION EASEMENT
	PROPOSED PUBLIC SEWER, WATER AND UTILITY EASEMENT
	EXISTING SEWAGE DISPOSAL AREA
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	MODERATE SLOPES (15%-24.9% SLOPES)
	STEEP SLOPES (25%+ SLOPES)

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/BUFFER: 0.00 AC.
 AREA OF EXISTING FOREST COVER: 6.67 AC.
 AREA OF MODERATE SLOPES (15%-24.9%): 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 (0.50X GROSS AREA): 3.12 AC.
 OPEN SPACE PROVIDED: 5.75 AC.
 COMMUNITY BUILDING AREA REQUIRED (20 SF PER UNIT): 700 SF
 COMMUNITY BUILDING AREA PROVIDED: 700 SF

- GENERAL NOTES**
1. THIS SUBJECT PROPERTY IS ZONED R-20.
 2. THE PROJECT BOUNDARY IS BASED ON HOWARD COUNTY GIS DATA AND DEEDS.
 3. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS DATA.
 4. DEED REFERENCE: USER 8082 FOLD 541 (PARCEL 111) USER 13035 FOLD 239 (PARCEL 234)
 5. ACCESS IS PROVIDED BY CEDAR LANE, A HOWARD COUNTY MINOR ARTERIAL ROADWAY.
 6. MAXIMUM BUILDING HEIGHT: 34'
 7. PROJECT WILL INCORPORATE UNIVERSAL DESIGN FEATURES.
 8. 10% OF THE UNITS WILL BE MODERATE INCOME UNITS.
 9. LANDSCAPING NOTES:
 - PERIMETER LANDSCAPING:
 SFA TO SFD (TYPE 'C' BUFFER): UTILIZE PROPOSED FOREST CONSERVATION EASEMENT AS CREDIT ALONG SOUTHWEST AND NORTHEAST PROPERTY LINES
 SFA (REAR) TO RIGHT-OF-WAY (TYPE 'C' BUFFER): UTILIZE PROPOSED FOREST CONSERVATION EASEMENT AS CREDIT ALONG CEDAR LANE RIGHT-OF-WAY

NO.	REVISION	DATE

CONDITIONAL USE PLAN
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. 13035 / F. 239 (PARCEL 234)

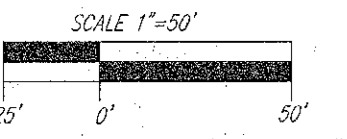
ZONED: R-20
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

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	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. 18193, EXPIRATION DATE: 09-27-2022
DRAWN BY: _____ JMR	
CHECKED BY: _____ RHV	
DATE: _____ MARCH, 2022	
SCALE: _____ AS SHOWN	
W.O. NO.: _____ 44017	1 SHEET OF 1

PLAN VIEW
 SCALE: 1"=50'



DEVELOPER
 CEDAR OVERLOOK KD, LLLP
 825 BAY RIDGE AVENUE
 ANNAPOLIS, MD 21403
 (410) 960-9801

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

OWNER - PARCEL 111
 GEORGE & CHRISTY PETERS
 6547 CEDAR LANE
 COLUMBIA, MD 21044

OWNER - PARCEL 234
 RICHARD & JEWELL WUNDERLICH
 980 PHILLIPS DRIVE
 ARNOLD, MD 21012

ROBERT H. VOGEL, PE No. 16193

CEDAR OVERLOOK KD, LLLP – CONDITIONAL USE AGE-RESTRICTED ADULT HOUSING

6547 Cedar Lane, Columbia, MD 21044 (Tax Map 35, Grid 17, Parcel 111)
Cedar Lane, Columbia, MD 21044 (Tax Map 35, Grid 17, Parcel 234)

Meeting Minutes of
Pre-Submission Community Meeting
held on Tuesday, April 19, 2022 at 6:00 p.m. at
Owen Brown Interfaith Center, Conference Suite 150
7246 Cradlerock Way, Columbia, MD 21045

A Pre-Submission Community Meeting was held on Tuesday, April 19, 2022 at 6:00 p.m. at the Owen Brown Interfaith Center.

The following people were in attendance at the meeting of behalf of the Petitioner:

Clary and Jake Kirby (*Petitioner*), Rob Vogel (*Engineer*), and Tom Coale (*Attorney*).

Mr. Coale opened the meeting with introductions and a review of the conditional use process. Mr. Vogel followed with a summary of the proposed use and a review of site features. The proposal was described as a 35-unit age-restricted adult housing development, which requires conditional use and site development plan approval.

The following is a summary of the resulting questions and answers:

1. Three questions had been sent via email in advance of the meeting regarding the identity of the builder and whether there would be an opportunity to reserve units for purchase.
 - a. *No builder has been identified at this time.*
2. How many levels will the townhomes be?
 - a. *3, including a basement. Depending on grade and location, some basements will be walk-out basements.*
3. Is the property 6 acres or 9 acres?
 - a. *8.9 acres*
4. Does the plan show contours? What is the difference in grade between Cedar Lane and the other elevations on site?
 - a. *Approximately 60 feet of fall. We are early in the process but will attempt to minimize the use of retaining ways and use existing grade to the extent practicable.*
5. I'm concerned about the 90 degree entrance onto the property from Cedar Lane.
6. Would the developer be willing to contribute land for a bike lane?
 - a. *Howard County has recently adopted Complete Streets and we anticipate there will be some requirement of the developer for multi-modal pathways.*
7. Can you post the CU plan to the internet?

- a. *We don't have a dedicated website for this plan, but will email it to all of the attendees. The plan will also be available for public view through the Department of Planning and Zoning.*
8. I'm concerned about drainage into the neighboring stream (Skunk Cabbage Creek).
 - a. *Storm-water management will be addressed at the Site Development Plan stage of the development process.*
 - b. *Developer will have an obligation to manage storm-water runoff and may need to mitigate quality and quantity of water if the site is determined to be "woods in good condition".*
9. What is the likelihood of there being a traffic light put at the entrance of the development?
 - a. *Age-restricted housing normally does not generate enough traffic to justify a traffic light. We don't have a traffic engineer with us today, but they will be evaluating ingress and egress to the site.*
10. Will the entrance be limited to right-in, right-out or will people be able to cross Cedar Lane?
 - a. *Unable to say at this time.*
11. Will these be in-fee townhomes?
 - a. *That's the plan at this time.*
12. Will the developer be required to perform any improvements to Cedar Lane?
 - a. *Probably.*
13. What are the required setbacks?
 - a. *75 feet from R-20 zoned property and 20 feet from NT zoned property*
14. Will you be providing an accel and decel lane on Cedar Lane?
 - a. *We don't know yet.*
15. Do you have room for overflow parking on site?
 - a. *We're not showing it on the plan, but we would have room to provide overflow parking.*
16. What will happen to the trees on the southern boundary of the site?
 - a. *We don't know at this time. The development will need to comply with Forest Conservation.*
17. It's hard to get out of the Braeburn neighborhood on the other side of Cedar Lane. I would like a traffic light.
18. When will we see a grading plan?
 - a. *At the Environmental Concept Plan stage.*
19. When is the ECP?
 - a. *After the conditional use is approved (if it is approved).*
20. I'm an engineer and I can tell you that the grading will be severe on that site.
21. I live in a neighboring house to the south. We've had to do substantial storm-water management on our property to mitigate run-off. The huge trees to the back of the property protect us.
 - a. *We are committed to evaluating the storm-water issue and I will visit your property. We can often improve existing SW conditions during the course of developing a site.*
22. Can you connect this development to surrounding residential neighborhoods through existing easements?

- a. *There are no existing easements that would allow such a connection.*
- 23. If there were young people in these homes, they would walk through the surrounding neighborhoods to get to the village center.
 - a. *The grade and wooded areas would make that very difficult to do.*
- 24. What is the timeline for development?
 - a. *Hard to say, but approximately a year and a half from submission of the CU plan.*
- 25. Has the land already been purchased?
 - a. *We don't have information regarding the purchase of the property.*

The meeting concluded at 6:45 p.m.