

EDEN BROOK

(AN AGE RESTRICTED COMMUNITY)

LOCATED AT THE SITE OF THE WILDWOOD HOUSE



PROJECT SUMMARY

EXISTING CONDITIONS: The Eden Brook Project is located at the southwest portion of the intersection of Guilford Road and Eden Brook Drive and is approximately 4.96 acres in size. The historic structure (HO-267) located on this site is known as Wildwood and has had additions added to the original structure. A second historic structure, a log kitchen, is also located on the property. Both of these existing structures are expected to remain on-site. Based on an environmental assessment of the property, no forest exist on-site. However the site does contain numerous landscape and ornamental trees, as well as shrubs throughout the lawn. A small peach orchard is present in the southeast portion of the site. The proposed design could allow a portion of this orchard to remain, should it be deemed beneficial to the Community. There are 18 Specimen trees located on-site, all of which are expected to be removed at this time due to the size of the critical root zone for each tree. No other environmental features exist within this project boundary.

PROJECT GOALS: This project seeks to utilize the Age Restricted Adult Housing Regulations for this R-12 zoned property to provide 24 townhouse style units. The proposed units have been oriented both horizontally and vertically to promote the existing historic house that will be located at the center of this development. This historic structure will receive treatment to assist in restoring some of the building's lost charm as well as to be enjoyed as a Community Center. The proposed entrance has been placed to provide the greatest sight distance for approaching traffic and vehicles entering and existing the Eden Brook site. Also in placing the entrance to this project consideration has been given to the location of the "New Hope Lutheran Church" creating a more traditional intersection. The location of the proposed road alignment has provided the opportunity for the proposed development to maintain the Wildwood house as a useable centerpiece. Pathways with benches have been provided to create pedestrian friendly access to the Shopping Center located on the east of Eden Brook Drive. In addition, if reasonable terms can be achieved, this project's development goal would be to connect the proposed pathway to the existing Columbia Association pathway system located to the south, as well as, to points across the Columbia Association open space located along Eden Brook Drive to the east of this site. It is with the benefit of all the above referenced items that this development seeks to provide a quaint age restricted community with the unique gem of a historic structure incorporated into the design.

COMMUNITY BUILDING: The current direction for the use of the Wildwood house will be to work with the Howard County Historic Society (HCHS) for preservation purposes, possibly deeding the historic portion of this structure to HCHS. The remaining portion will be renovated to maintain the character of the building, and to serve as a Community Center for the Eden Brook project. This Community Center will be used as a meeting place for community functions with room available for community members looking to engage in passive recreational activities with neighbors. Residents in this active adult community will have the ability to learn and share the details relating to the adjoining historic structure. There will be a restroom and kitchenette provided for use during community gatherings. After the establishment of the Eden Brook Home Owner's Association, the residents will be provided the ability to meet to discuss specific activities relating to the interest of the active adult resident.

OWNER:

DONALD AND FRANCES NAHRGANG

DEVELOPER:

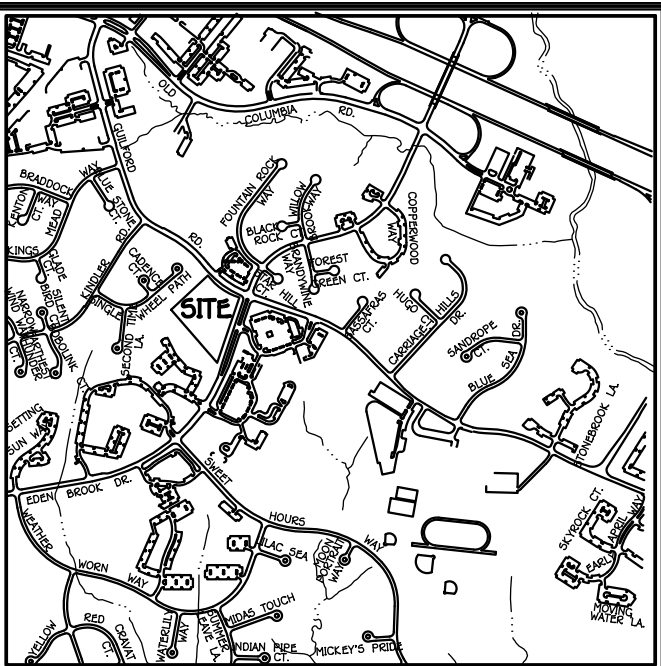
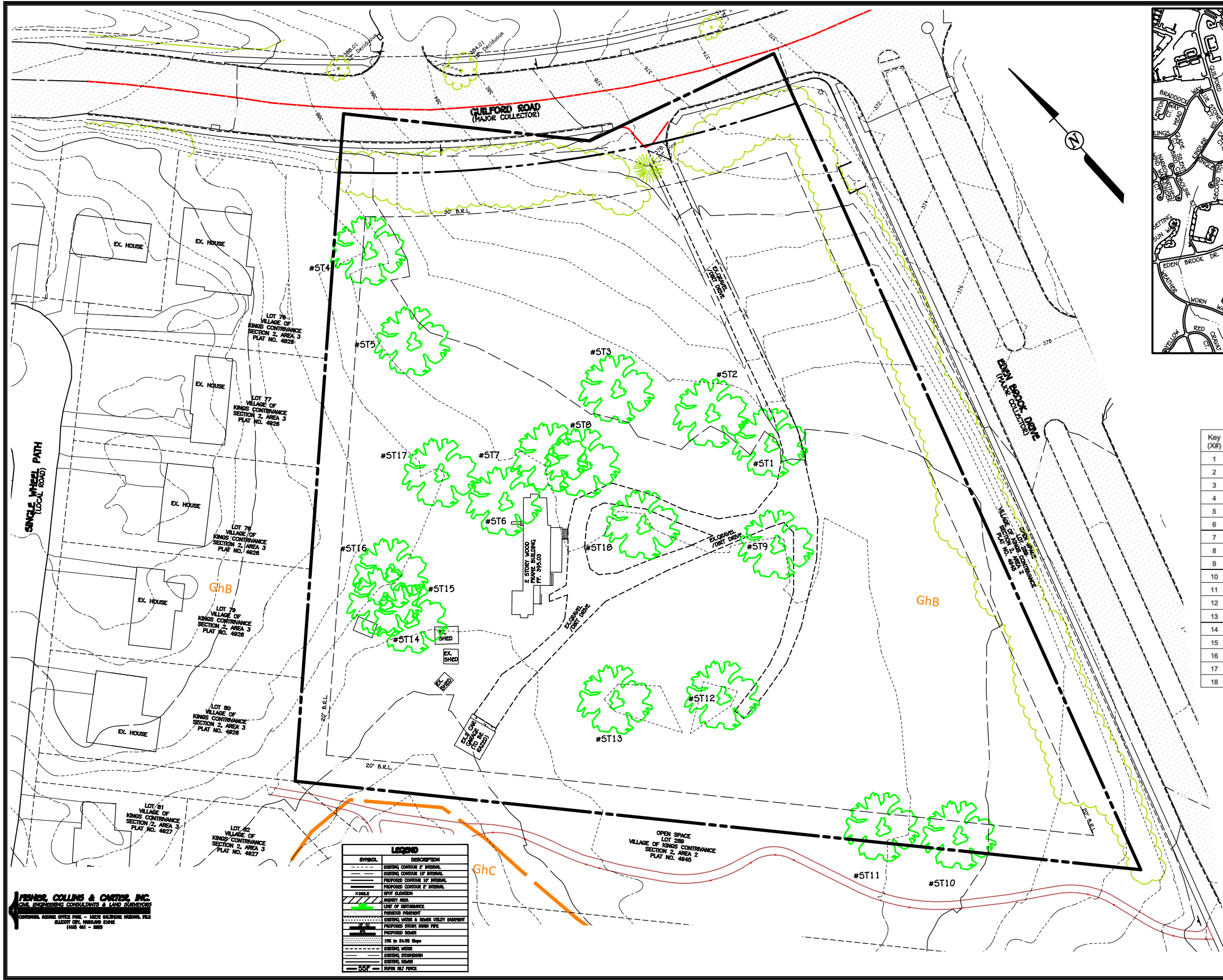
H&H ROCK LLC.

BUILDER:

RYAN HOMES INC.

CIVIL ENGINEER:

FISHER, COLLINS & CARTER INC.



VICINITY MAP
SCALE : 1" = 1200'

Specimen Tree Chart

Key (X#)	Species	Size (in dbh)	CRZ (feet radius)	Comments
1	White oak	54	81	
2	White oak	40.5	60.75	fair, trimmed
3	Hemlock	31.5	47.25	fair, one sided due to shading
4	Pignut hickory	40	60	
5	White oak	36.5	54.75	
6	White oak	40.5	60.75	fair, some rot noted
7	White oak	38.5	57.75	fair, limb damage noted
8	White oak	39	58.5	
9	White oak	49	73.5	very poor, major trunk rot
10	Norway maple	41	61.5	fair, not native
11	Sycamore	31	46.5	fair, some rot noted, limited crown
12	White oak	35.5	53.25	
13	American Beech	34	51	
14	White oak	40	60	fair, one sided canopy
15	White oak	40.5	60.75	fair, one sided canopy
16	White oak	34	51	fair, one sided canopy
17	White pine	33.5	50.25	
18	White oak	43	64.5	

GENERAL NOTES

1. PROPERTY ZONED: R-12 PER 10/6/13.
2. PROPOSED CONDITIONAL USE: AGE RESTRICTED
3. GROSS TRACT ACREAGE - 4.96 ACRES+/-
4. FLOODPLAIN AREA = 0 AC.
5. STEEP SLOPES AREA = 0 AC.
6. NET TRACT AREA = 4.96 ACRES+/-

TOPOGRAPHIC MAP
(BASED ON XXXX FIELD SURVEY AND HOWARD COUNTY
AERIAL TOPOGRAPHIC MAP)
EDEN BROOK
0500 GULFORD ROAD
ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7
PARCEL NO.: 269
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 10, 2017
SHEET 1 OF 1

FEINER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL AGING OFFICE TIME - 10278 GARDEN WINDMILL FARM
SILVER SPRING, MARYLAND 20910
(410) 461-1800

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	SPOT ELEVATION
---	WATER
---	LINE OF SURVEY
---	PERMANENT FENCE
---	EXISTING WALK & BIKEWAY
---	PROPOSED WALK & BIKEWAY
---	PROPOSED DRIVE
---	1% to 5% SLOPE
---	EXISTING WALK
---	EXISTING DRIVEWAY
---	EXISTING DRIVE
---	EXISTING DRIVE
---	EXISTING DRIVE



**WILDWOOD
(HO-267)**

PORTIONS OF THIS STRUCTURE ARE BELIEVED TO BE
CONSTRUCTED IN THE EARLY 1700s

**EXISTING AERIAL VIEW
(TAKEN FROM BING MAPS JULY 2017)**

EDEN BROOK

8580 GUILFORD ROAD

ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7

PARCEL NO.: 269

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY 18, 2017

SHEET 1 OF 1

SCHEDULE A - PERIMETER LANDSCAPE EDGE				
PERIMETER	PERIMETER-1 SPA ROAD TO ROADWAY	PERIMETER-2 SPA ROAD/SIDE TO ROADWAY	PERIMETER-3 SPA TO PERIMETER PROPERTIES	PERIMETER-4 NON-RESIDENTIAL TO PERIMETER PROPERTIES
LANDSCAPE TYPE	C	A	A	C
LINEAR FEET OF PERIMETER	316 L.F.	575 L.F.	564 L.F.	419 L.F.
NUMBER OF PLANTS REQUIRED				
SHADE TREES	(316 / 40' = 7.9) = 8	(575 / 40' = 14.3) = 15	(564 / 40' = 9.7) = 10	(419 / 40' = 10.5) = 11
ORNAMENTAL TREES	(316 / 120' = 2.6) = 3	(575 / 120' = 4.8) = 5		(419 / 120' = 3.5) = 4
CRUISE FOR WALL, FENCE OR BORN	0	0	0	0
CRUISE FOR EXISTING VEGETATION	0	0	0	0
SHADE TREES	0	0	0	0
ORNAMENTAL TREES	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	8	15	10	11
ORNAMENTAL TREES	3	5	0	4

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
3		QUERCUS PHELLO / WILLOW OAK	2-1/2" - 3" OL
25		CHIPPERSOORNS LEXLANI / LEXLAN CYPRESS	5" - 8" HG

GENERAL NOTES:

1. PROPERTY ZONED: R-1S PER 10/6/13.
2. PROPOSED CONVENTIONAL USE: AGE RESTRICTED
3. GROUND COVER: 10% (10% ACRES +/-)
4. FLOODPLAIN AREA = 0 AC.
5. STEEP SLOPED AREA = 0 AC.
6. MAXIMUM DENSITY = 4.08 ACRES/AC +/-
7. MAXIMUM DENSITY =
8. OPEN SPACE: 1.73 ACRES/UNIT / NET ACRES = 24.8 OR 24 UNITS
9. OPEN SPACE: 1.73 ACRES/UNIT
10. TOTAL OPEN SPACE PROVIDED = 2.08 ACRES +/-
11. CREDITED OPEN SPACE = 1.73 ACRES +/-
12. CREDITED OPEN SPACE = 0.31 ACRES +/-
13. COMMUNITY BUILDING AREA REQUIRED = 480 SQ.FT
14. COMMUNITY BUILDING PROVIDED = 780 SQ.FT
15. PARKING: 10 SPACES
16. PARKING: 10 SPACES
17. (24 UNITS X 2 SPACES/UNIT) = 48 SPACES
18. (24 UNITS X 2 SPACES/UNIT) = 48 SPACES
19. OVERLAP VISITOR PARKING = 7.2 SPACES
20. PARKING SPACES = 107 SPACES
21. (24 UNITS X 2 GARAGE SPACES/UNIT) = 96 SPACES
22. (24 UNITS X 2 GARAGE SPACES/UNIT) = 96 SPACES
23. OVERLAP VISITOR PARKING = 10 SPACES

CONDITIONAL USE
AGE RESTRICTED DEVELOPMENT

BULK REQUIREMENT
(A) MAXIMUM H

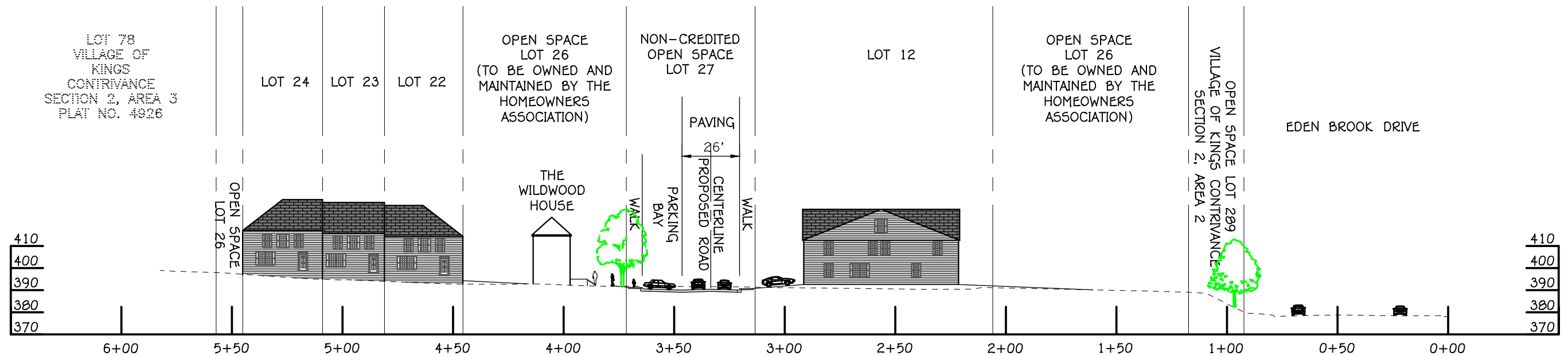
- (A) MAXIMUM HEIGHT: _____ 40 FEET
 (1) APERTURES _____ 40 FEET
 (2) EXCEPT IN R-3A-S, R-2A-15 AND R-4PT _____ 35 FEET
 (3) OTHER PRINCIPAL STRUCTURES _____ 35 FEET
 (4) ACCESSORY STRUCTURES _____ 15 FEET
- (B) MINIMUM STRUCTURE USE DETACH: _____
 (1) FROM PUBLIC STREET RIGHT-OF-WAY _____ 40 FEET
 (2) FROM RESIDENTIAL LOTS IN R-C, R-C-20, R-C-22, R-12 OR R-C-20 DISTRICTS _____ 100 FEET
 (3) SINGLE-FAMILY ATTACHED _____ 75 FEET
 (4) SINGLE-FAMILY DETACHED, SELF-DESIGNED, AND MULTI-FLEX _____ 40 FEET
 (5) FROM OPEN SPACE, MULTI-FAMILY NON-RESIDENTIAL USES IN R-C, R-C-20, R-C-22, R-12 OR R-C-20 _____ 30 FEET
 (6) FROM ZONING DISTRICTS OTHER THAN R-C, R-C-20, R-C-22, R-12 OR R-C-20 _____ 30 FEET
- (C) MINIMUM STRUCTURE DETACH: FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH _____
 (1) DETACH _____
 (2) MINIMUM STRUCTURE DETACH: FROM LOT LINES FOR SINGLE-FAMILY DETACHED OR MULTI-FLEX UNITS _____
 (1) SIDE _____ 10 FEET
 (2) EXCEPT ZERO LOT LINE DWELLINGS _____ 0 FEET
 (3) MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES _____
 (1) REAR _____ 30 FEET
- (D) MINIMUM DISTANCE BETWEEN SINGLE-FAMILY DETACHED AND/OR ATTACHED DWELLINGS: _____
 (1) FOR UNITS ORIENTED FACE-TO-FACE _____ 10 FEET
 (2) FOR UNITS ORIENTED SIDE-TO-SIDE _____ 15 FEET
 (3) FOR UNITS ORIENTED FACE-TO-SIDE OR REAR-TO-SIDE _____ 30 FEET
 (4) FOR UNITS ORIENTED REAR-TO-SIDE _____ 40 FEET
 (5) FOR UNITS ORIENTED FACE-TO-REAR _____ 100 FEET

**CONCEPTUAL DEVELOPMENT PLAN
CONDITIONAL USE - AGE RESTRICTED**

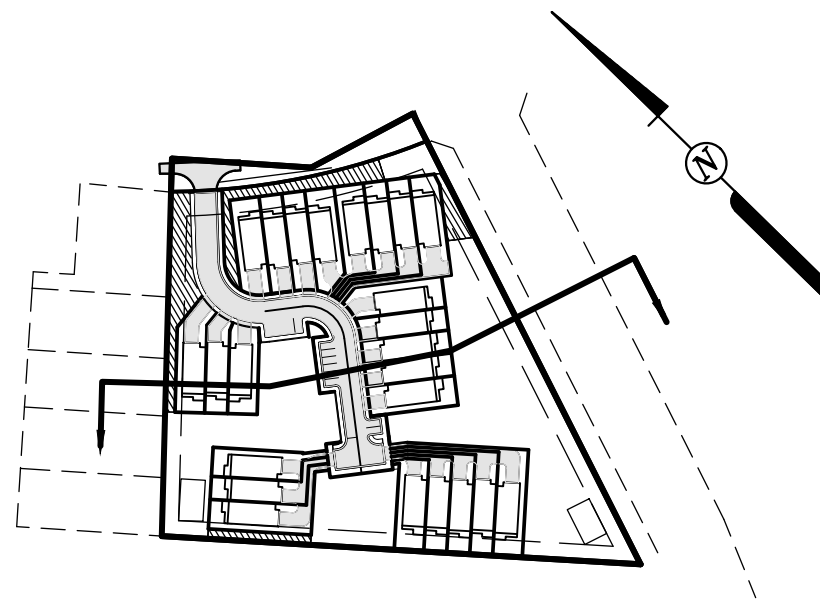
8580 Guilford Road
LOTS 1-24, OPEN SPACE LOTS 25 THRU 27
8580 GUILFORD ROAD
ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7
PARCEL NO.: 269
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 11, 2017
SHEET 1 OF 1



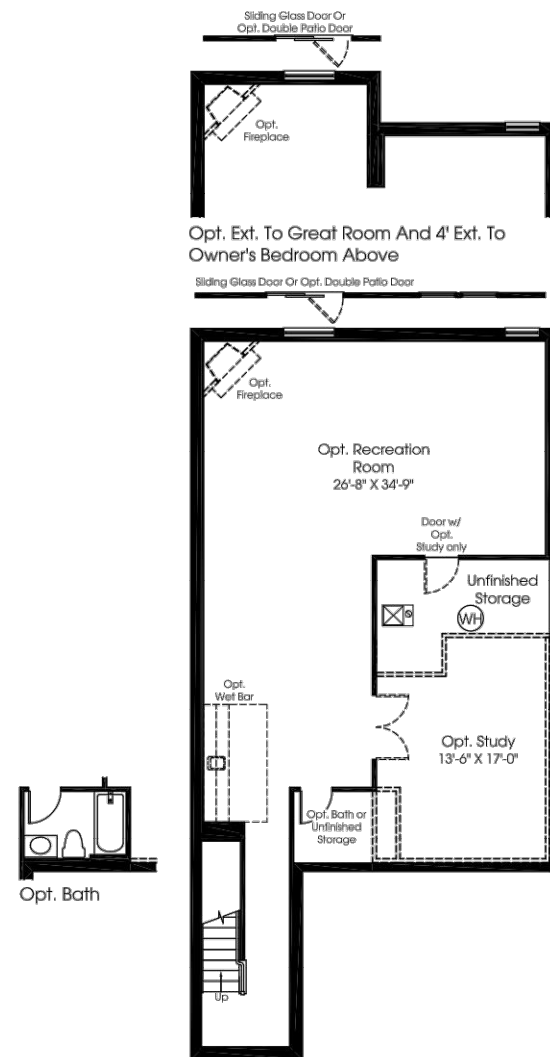
PROPOSED CONDITIONS
8580 Guilford Road
LOTS 1-24, OPEN SPACE LOTS 25 THRU 27
8580 GUILFORD ROAD
ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7
PARCEL NO.: 269
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 11, 2017
SHEET 1 OF 1



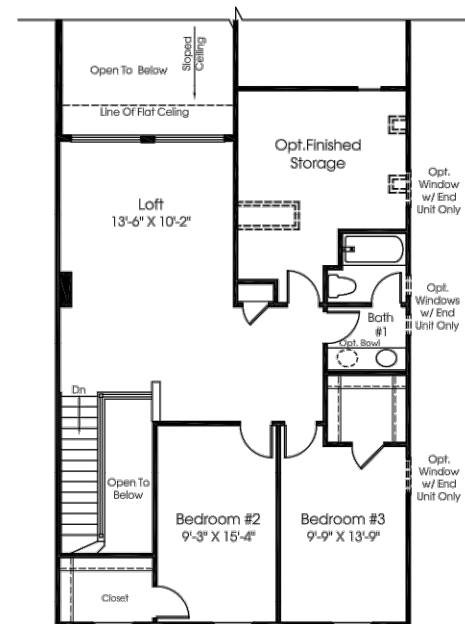
SITE SECTION PROFILE
 SCALE: HORZ. 1" = 50'
 VERT. 1" = 50'



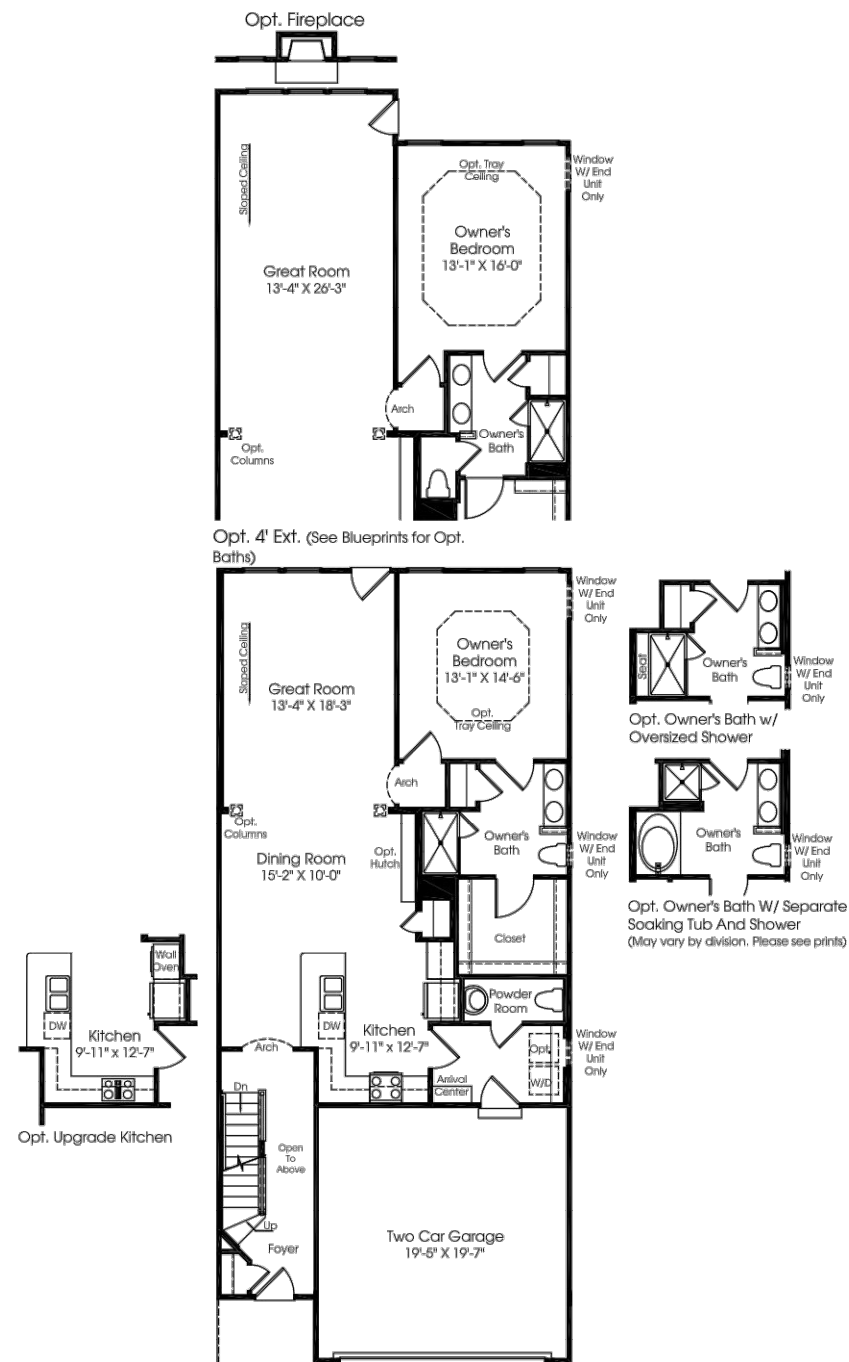
SITE SECTION
 8580 Guilford Road
 LOTS 1-24, OPEN SPACE LOTS 25 THRU 27
 8580 GUILFORD ROAD
 ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7
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 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 18, 2017
 SHEET 1 OF 1



LOWER LEVEL



UPPER LEVEL



MAIN LEVEL

The Griffin Hall

Product Line: Ryan Homes

Series: Signature

Footprint Min: 28' x 62'

Footprint Max: 28' x 70'-4"

Height: 27'-2 1/4"

Sq. Ft. Min:2,187

Available Foundation Types:

Basement, Slab

Bedrooms: Std: 3 Opt.: 0

Full Baths: Std: 2 Opt.: 1

Half Baths: Std: 1 Opt.: 0

Ceiling Height:

Bsmt: 8'

1st Floor: 9'

2nd Floor: 8'

Available Veneers:

Traditional: 4

Craftman:0

*Brick front may add 8" to width of house.

See blueprint for details.

**Maximum square feet does not include basement. Information provided for town-homes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE GRIFFIN HALL
RY115GRIH01



PHOTOS OF CONSTRUCTED GRIFFIN HALL
 (TAKEN FROM BING MAPS JULY 2017)
EDEN BROOK
 8580 GUILFORD ROAD
 ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7
 PARCEL NO.: 269
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 18, 2017
 SHEET 1 OF 1



TYPICAL BENCH PLACED ALONG WALKING PATH
(OLD MILL IMPRESSIONS OR APPROVED EQUAL)



TYPICAL LIGHT POLE
(PLACEMENT TO TO DETERMINED AT FINAL PLAN)



TYPICAL GANG MAIL BOX
(PLACEMENT TO TO DETERMINED AT FINAL PLAN)



PERIMETER LANDSCAPE TREE
WILLOW OAK



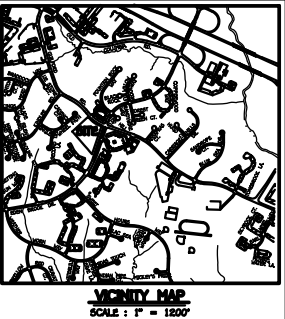
PERIMETER LANDSCAPE TREE
LEYLAND CYPRESS



BIO-RETENTION FACILITY
TYPICAL PLANTINGS

MIXED PERENNIALS:	SHRUBS:	MIXED GRASSES:
CUT-LEAF CONEFLOWER	INK BERRY	VIRGINIA SWITCHGRASS
CARDINAL FLOWER	ARROWWOOD	PENDULOUS SEDGE
TRADUSCANT ASTER	BAYBERRY	LITTLE BLUESTEM

PHOTOS OF SITE ELEMENTS
(TAKEN FROM BING MAPS JULY 2017)
EDEN BROOK
8580 GUILFORD ROAD
ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7
PARCEL NO.: 269
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 18, 2017
SHEET 1 OF 1



Specimen Tree Chart

Key (X#)	Species	Size (in dbh)	CRZ (feet radius)	Comments
1	White oak	54	81	
2	White oak	40.5	60.75	fair, trimmed
3	Hemlock	31.5	47.25	fair, one sided due to shading
4	Pignut hickory	40	60	
5	White oak	36.5	54.75	
6	White oak	40.5	60.75	fair, some rot noted
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14	White oak	40	60	fair, one sided canopy
15	White oak	40.5	60.75	fair, one sided canopy
16	White oak	34	51	fair, one sided canopy
17	White pine	33.5	50.25	
18	White oak	43	64.5	

GENERAL NOTES:

1. PROPOSED ZONING: R-12 PER 10/6/15.
2. PROPOSED CONDITIONAL USE: AS RESTRICTED.
3. GROSS TRACT AREA: 4.96 ACRES/+-
4. FLOODPLAIN AREA: 0 AC.
5. CREEP FLOOD AREA: 0 AC.
6. NET TRACT AREA = 4.96 ACRES/+-
7. HATCHED DENSITY:
4.96 ACRES X 5 UNITS/AC = NET ACRES = 24.80 OR 24 UNITS
8. OPEN SPACE THRESHOLD:
A. OPEN SPACE REQUIRED = 1.73 ACRES/+-
(4.96 AC X 35%) = 1.73 ACRES/+-
9. TOTAL OPEN SPACE PROVIDED = 2.08 ACRES/+-
1. CROPPED OPEN SPACE = 1.75 ACRES/+-
2. NON CROPPED OPEN SPACE = 0.33 ACRES/+-
10. COMPANY BUILDING AREA: 10,000 SQ FT
24 UNITS X 250 SQ FT/UNIT = 6,000 SQ FT
11. COMPANY BUILDING PROVIDED
PART OF EXISTING HISTORIC "MILWAUKEE" CONTAINING MORE THAN 400 SQ FT
12. PARKING THRESHOLD:
A. PARKING SPACE REQUIRED = 59 SPACES
1) (24 UNITS X 3 SPACES/UNIT) = 48 SPACES
2) (COMPANY BUILDING) = 9 SPACES
13. OVERFLOW VEHICLE PARKING
(24 UNITS X 0.3 SPACES/UNIT) = 7.2 SPACES
14. PARKING SPACES PROVIDED = 107 SPACES
(24 UNITS X 5 SPACES/UNIT) + (COMPANY BUILDING) = 96 SPACES
15. COMPANY BUILDING = 3 SPACES
16. OVERFLOW VEHICLE PARKING = 10 SPACES
17. LOCAL COMMUNITY LARGELY RURAL

CONDITIONAL USE
AGE RESTRICTED DEVELOPMENT

BULK REQUIREMENT

- (A) MAXIMUM HEIGHT _____ 40 FEET
(1) APARTMENTS _____ 40 FEET
(2) EXCEPT IN R-5A, R-8, R-15 AND R-8FT _____ 35 FEET
(3) OTHER PRINCIPAL STRUCTURES _____ 34 FEET
(4) ACCESSORY STRUCTURES _____ 15 FEET
(B) MINIMUM STRUCTURE SETBACKS
(1) FROM PUBLIC STREET RIGHT-OF-WAY _____ 40 FEET
(2) FROM RESIDENTIAL LOTS IN R-C, R-8, R-10, R-8-S, R-15 OR R-8-C DETACHED:
APARTMENTS _____ 100 FEET
SINGLE-FAMILY ATTACHED _____ 75 FEET
SINGLE-FAMILY DETACHED _____ 50 FEET
(3) FROM OTHER SINGLE-FAMILY OR NON-RESIDENTIAL USES IN R-C, R-8, R-10, R-8-S, R-15 OR R-8-C _____ 50 FEET
(4) FROM ZONING DISTRICTS OTHER THAN R-C, R-8, R-10, R-8-S, R-15 OR R-8-C _____ 20 FEET
(C) MINIMUM STRUCTURE SETBACK FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH
(1) SIDE _____ 10 FEET
(2) EXCEPT ZERO LOT LINE DWELLINGS _____ 0 FEET
(3) MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
(4) SIDE _____ 20 FEET
(D) MINIMUM DISTANCE BETWEEN SINGLE-FAMILY DETACHED AND/OR ATTACHED DWELLINGS:
(1) FOR UNITS ORIENTED FACE-TO-FACE _____ 30 FEET
(2) FOR UNITS ORIENTED SIDE-TO-SIDE _____ 30 FEET
(3) FOR UNITS ORIENTED FACE-TO-SIDE OR SIDE-TO-SIDE _____ 20 FEET
(4) FOR UNITS ORIENTED SIDE-TO-SIDE _____ 20 FEET
(5) FOR UNITS ORIENTED FACE-TO-SIDE _____ 100 FEET

CONCEPTUAL DEVELOPMENT PLAN CONDITIONAL USE (SEE SUMMARY)

EDEN BROOK SUBDIVISION
LOTS 1-24, OPEN SPACE LOTS 25 THRU 27
6560 GUILFORD ROAD
ZONED R-12 TAX MAP NO.: 42 GRID NO.: 7
PARCEL NO.: 289
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY 24, 2017
SHEET 1 OF 1