

SERENADE AT CEDAR POINTE

OFFERING MEMORANDUM



**PROPOSED 34-UNIT TOWNHOME COMMUNITY IN
CLINTON, PRINCE GEORGE'S COUNTY, MARYLAND**



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. © EA Realty, LLC. 2019 All rights reserved.

Maryland Land Advisors, LLC
5771 Waterloo Rd, Ellicott City, MD 21043 | 866.910.5263

CONTACT INFORMATION:

Stephen J. Ferrandi

Office: 866.910.LAND (5263)

Email: Stephen@MarylandLand.com

MarylandLand.com

OFFERING TERMS & DISCLOSURES

Maryland Land Advisors is proud to offer for sale a total of 34 recorded townhome lots in a residential community known as Serenade at Cedar Pointe, located in Clinton, Prince George's County, Maryland. The project has an approved Detailed Site Plan (DSP-17031) as well as a pending minor revision to a previously recorded subdivision plat.

All inquiries should be addressed to:



Stephen J. Ferrandi

Maryland Land Advisors

5771 Waterloo Road

Ellicott City, Maryland 21043

Stephen: 410.925.4566

Office: 866.910.LAND

Stephen@MarylandLand.com

MarylandLand.com

Please submit offers in the form of an LOI to Stephen@MarylandLand.com.

Maryland Land Advisors will be compensated by the **BUYER** at the time and place of settlement with a **5% buyer premium** on the gross purchase price. If you are represented by a broker, please compensate him or her directly.

Offers should include a signed copy of the *Agreement for Buyer's Premium*, found at the end of this memorandum.

The material contained herein is based in part upon information supplied or obtained by Maryland Land Advisors from sources deemed to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections and evaluation of market conditions as they deem necessary to determine the condition and value of the property. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi and Maryland Land Advisors.



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EXECUTIVE SUMMARY

Maryland Land Advisors is pleased to offer for sale a recorded subdivision of 34 townhome lots and accompanying private roads and common area/open space known as Serenade at Cedar Pointe. The proposed development is located off Serenade Lane in the immediate vicinity of and southwest of the intersection of Surratts Road and Branch Avenue (MD-5) in Clinton, Prince George's County, Maryland.

The townhome lots are comprised of seven different townhome strips ranging from three units up to six units accessed at the end of Serenade Lane, an existing cul-de-sac. The proposed community includes three private roads conveyed as a road parcel (Parcel A), including Ashley Heights Way, Jill View Way, and Roxy Run. Fifteen (15) of the proposed lots (Lots 1-5 and 25-34) front on an existing road. The overall site area is approximately ±6.7 acres inclusive of the lots, roads, and common areas.

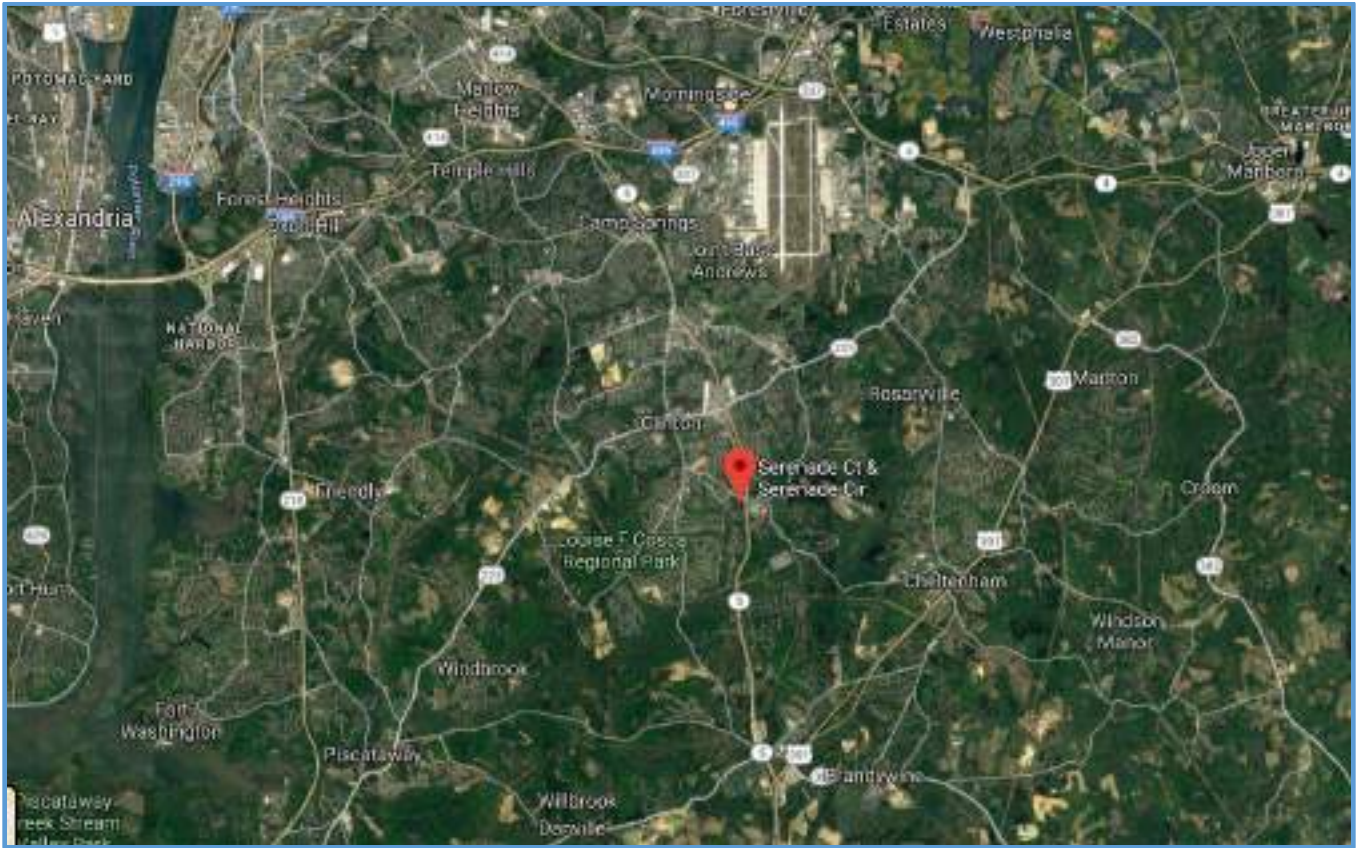
Serenade at Cedar Pointe is located adjacent to an existing townhome community originally built about 18-20 years ago, with original construction dates generally between 1999 and 2001. These existing homes reside on Serenade Circle as well as Serenade Court, both branching off Serenade Lane and immediately to the south of the proposed development. The site is also located virtually straight across from the MedStar Southern Maryland Hospital campus and the Colony South Hotel & Conference Center, on the opposite side of Branch Avenue. A significant employer in the region and County, Joint Base Andrews is less than five miles from the proposed community and approximately 10-15 minutes driving time.

Approximately two miles north up Branch Avenue at the interchange with Woodyard Road (MD-223) is the Woodyard Crossing Shopping Center, a retail development containing a mix of big box stores (Walmart, Lowe's), a grocery store (Safeway), a drugstore (CVS Pharmacy), and other well-known retail stores (Staples, Starbucks, Petco, etc.) as well as a variety of restaurants. Fox Run Community Park is situated approximately 2.5 miles to the northeast of Serenade at Cedar Pointe and consists of a ballfield, children's playgrounds, and tennis courts.

The conceptual architecture proposed for the townhomes is a 20-foot wide product with depths ranging from 38 feet to 42 feet. All townhomes feature rear-loaded garages and comprise a mix of front elevations and façade materials including full brick, full stone, cementitious siding/Hardiplank, vinyl siding, and combinations thereof.

Serenade at Cedar Pointe represents an opportunity to acquire a total of 34 approved townhome lots in a desirable section of Clinton, Maryland with great access to local and regional destinations. These lots are being offered at \$115,000 each for a total price of \$3,910,000. Purchaser shall be granted a study/feasibility period of reasonably agreed upon length during which to conduct its due diligence on the property. At the conclusion of said period, Purchaser shall release to Seller a deposit in the amount of 10% of the total purchase price. Letters of intent shall include any additional terms being sought.

REGIONAL OVERVIEW MAP



Source: Google Maps (©2019 Google, ©2019 TerraMetrics)

AERIAL VIEW FACING EAST-SOUTHEAST



Source: Google Maps (©2019 Google, ©2019 Maxar Technologies)

ROAD & LOT LAYOUT



Source: PG Atlas

PROPOSED LOT TABLE

| Lot | Premise Address (un-numbered) | Parcel/Account No. | Lot Area (SF) |
|----------|--|--------------------|---------------|
| 1* | Jill View Way | 5633425 | 2,770 |
| 2* | Jill View Way | 5633436 | 2,119 |
| 3* | Jill View Way | 5633447 | 2,016 |
| 4* | Jill View Way | 5633458 | 1,988 |
| 5* | Jill View Way | 5633460 | 2,364 |
| 6 | Roxy Run | 5633471 | 2,237 |
| 7 | Roxy Run | 5633482 | 1,800 |
| 8 | Roxy Run | 5633493 | 1,800 |
| 9 | Roxy Run | 5633505 | 1,800 |
| 10 | Roxy Run | 5633516 | 2,237 |
| 11 | Ashley Heights Way | 5633527 | 2,250 |
| 12 | Ashley Heights Way | 5633538 | 1,800 |
| 13 | Ashley Heights Way | 5633540 | 1,800 |
| 14 | Ashley Heights Way | 5633551 | 1,800 |
| 15 | Ashley Heights Way | 5633562 | 1,800 |
| 16 | Ashley Heights Way | 5633573 | 2,250 |
| 17 | Roxy Run | 5633584 | 1,895 |
| 18 | Roxy Run | 5633595 | 1,800 |
| 19 | Roxy Run | 5633607 | 1,800 |
| 20 | Roxy Run | 5633618 | 1,800 |
| 21 | Roxy Run | 5633620 | 1,895 |
| 22 | Jill View Way | 5633631 | 2,139 |
| 23 | Jill View Way | 5633642 | 1,894 |
| 24 | Jill View Way | 5633653 | 2,077 |
| 25* | Jill View Way | 5633664 | 2,034 |
| 26* | Jill View Way | 5633675 | 1,925 |
| 27* | Jill View Way | 5633686 | 1,850 |
| 28* | Jill View Way | 5633697 | 2,134 |
| 29* | Jill View Way | 5633700 | 2,250 |
| 30* | Jill View Way | 5633711 | 1,800 |
| 31* | Jill View Way | 5633722 | 1,800 |
| 32* | Jill View Way | 5633733 | 1,800 |
| 33* | Jill View Way | 5633744 | 1,800 |
| 34* | Jill View Way | 5633755 | 2,250 |
| Parcel A | Jill View Way (Roads) | 5633766 | 35,725 |
| Parcel B | Jill View Way (Common Area/Open Space) | 5633777 | 140,161 |

Note: Blue Ocean Serenade, LLC is owner of record for all lots/parcels above.

* Total of 15 lots (1-5, 25-34) front on existing roads, Serenade Lane and Serenade Court.

WATER & SEWER INFRASTRUCTURE EXHIBITS

Existing Sanitary Sewer



Source: WSSC-WERI online

Existing Water



Source: WSSC-WERI online

Planned Water & Sewer Improvements (Service Categories: W-3/S-3)



Source: WSSC-WERI online

ZONING

Per the Prince George’s County zoning ordinance that has been in effect, the site is zoned as R-T (Townhouse), allowing single-family attached dwellings as proposed, with a minimum lot size per attached dwelling of 1,800 square feet and a maximum density of six dwelling units per net acre for that product type.

The zoning ordinance rewrite that has been undertaken in the county over the past few years will modify the zoning for the site. Once the comprehensive Countywide Map Amendment process concludes (anticipated sometime in 2020), the zones in the updated zoning ordinance will be officially implemented and the site’s zoning designation will be revised to RSF-A (Residential, Single Family Attached).

PUBLIC SCHOOLS

Publicly-funded schools that serve the development are part of Prince George’s County Public Schools (PGCPS). The specific schools for each level are as follows:

| | |
|---------------------------------|-------------------------|
| HIGH (Grades 9-12): | Surrattsville High |
| MIDDLE (Grades 6-8): | Stephen Decatur Middle |
| ELEMENTARY (Grades K-5): | Waldon Woods Elementary |

SDAT PROPERTY RECORDS (PARCELS A & B ONLY)

Real Property Data Search (w2)

Search Result for PRINCE GEORGE'S COUNTY

| View Map | | View GroundRent Redemption | | | | View GroundRent Registration | | | | |
|--|-----------------|--|----------------------|-------------------------------|-----------------------|--|--|----------------------------------|------------------|----------|
| Tax Exempt: None | | Special Tax Recapture: None | | | | | | | | |
| Exempt Class: None | | | | | | | | | | |
| Account Identifier: | | District - 09 Account Number - 5633766 | | | | | | | | |
| Owner Information | | | | | | | | | | |
| Owner Name: | | BLUE OCEAN SERENADE LLC | | | | Use: | | TOWN HOUSE | | |
| Mailing Address: | | BLUE OCEAN REALTY LLC STE 100 6609 REISTERSTOWN RD BALTIMORE MD 21215- | | | | Principal Residence: | | NO | | |
| | | | | | | Deed Reference: | | /35457/ 00254 | | |
| Location & Structure Information | | | | | | | | | | |
| Premises Address: | | JILL VIEW WAY | | | | Legal Description: | | PARCEL A COMMON AREA PER PLAT | | |
| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | 250065 |
| 0125 | 00E2 | | 9020573.17 | 0573 | | | | 2020 | Plat Ref: | 250/ 065 |
| Special Tax Areas: None | | | | | | Town: | | None | | |
| | | | | | | Ad Valorem: | | None | | |
| | | | | | | Tax Class: | | 08 | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | | |
| | | | | | | 35,725 SF | | 011 | | |
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements | | | |
| | | / | | | | | | | | |
| Value Information | | | | | | | | | | |
| | | Base Value | | Value | | Phase-in Assessments | | | | |
| | | | | As of | | As of | | As of | | |
| | | | | 01/01/2017 | | 07/01/2019 | | 07/01/2020 | | |
| Land: | | 0 | | 0 | | | | | | |
| Improvements | | 0 | | 0 | | | | | | |
| Total: | | 0 | | 0 | | 0 | | | | |
| Preferential Land: | | 0 | | | | | | | | |
| Transfer Information | | | | | | | | | | |
| Seller: LEE HO M | | | | Date: 12/04/2013 | | | | Price: \$300,000 | | |
| Type: ARMS LENGTH MULTIPLE | | | | Deed1: /35457/ 00254 | | | | Deed2: | | |
| Seller: | | | | Date: | | | | Price: | | |
| Type: | | | | Deed1: | | | | Deed2: | | |
| Seller: | | | | Date: | | | | Price: | | |
| Type: | | | | Deed1: | | | | Deed2: | | |
| Exemption Information | | | | | | | | | | |
| Partial Exempt Assessments: | | Class | | 07/01/2019 | | 07/01/2020 | | | | |
| County: | | 000 | | 0.00 | | | | | | |
| State: | | 000 | | 0.00 | | | | | | |
| Municipal: | | 000 | | 0.00 | | 0.00 | | | | |
| Tax Exempt: None | | Special Tax Recapture: None | | | | | | | | |
| Exempt Class: None | | | | | | | | | | |
| Homestead Application Information | | | | | | | | | | |
| Homestead Application Status: No Application | | | | | | | | | | |
| Homeowners' Tax Credit Application Information | | | | | | | | | | |
| Homeowners' Tax Credit Application Status: No Application | | | | | | Date: | | | | |

Real Property Data Search (w2)

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Tax Exempt: None **Special Tax Recapture:** None
Exempt Class: None

Account Identifier: District - 09 **Account Number -** 5633777

Owner Information

Owner Name: BLUE OCEAN SERENADE LLC **Use:** TOWN HOUSE
Principal Residence: NO
Mailing Address: BLUE OCEAN REALTY LLC STE 100 **Deed Reference:** /35457/ 00254
 6609 REISTERSTOWN RD
 BALTIMORE MD 21215-

Location & Structure Information

Premises Address: JILL VIEW WAY **Legal Description:** PARCEL B
 COMMON AREA PER PLAT

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | 250065 |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|-----------|----------|
| 0125 | 00E2 | | 9020573.17 | 0573 | | | | 2020 | Plat Ref: | 250/ 065 |

Special Tax Areas: None **Town:** None
Ad Valorem: None
Tax Class: 8

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| | | | 140,161 SF | 011 |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|------|----------|---------|----------------|--------|-----------------------------------|
| | | | / | | | | |

Value Information

| | Base Value | Value | Phase-in Assessments |
|---------------------------|------------|------------|----------------------|
| | | As of | As of |
| | | 01/01/2017 | 07/01/2019 |
| | | | As of |
| | | | 07/01/2020 |
| Land: | 0 | 0 | |
| Improvements | 0 | 0 | |
| Total: | 0 | 0 | 0 |
| Preferential Land: | 0 | | |

Transfer Information

| | | |
|-----------------------------------|-----------------------------|-------------------------|
| Seller: LEE HO M | Date: 12/04/2013 | Price: \$300,000 |
| Type: ARMS LENGTH MULTIPLE | Deed1: /35457/ 00254 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| | | | |
|------------------------------------|--------------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00 | 0.00 |

Tax Exempt: None **Special Tax Recapture:** None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

CORRECTED SUBDIVISION PLAT

Drawings are available for
download at
MarylandLand.com

GENERAL NOTES:

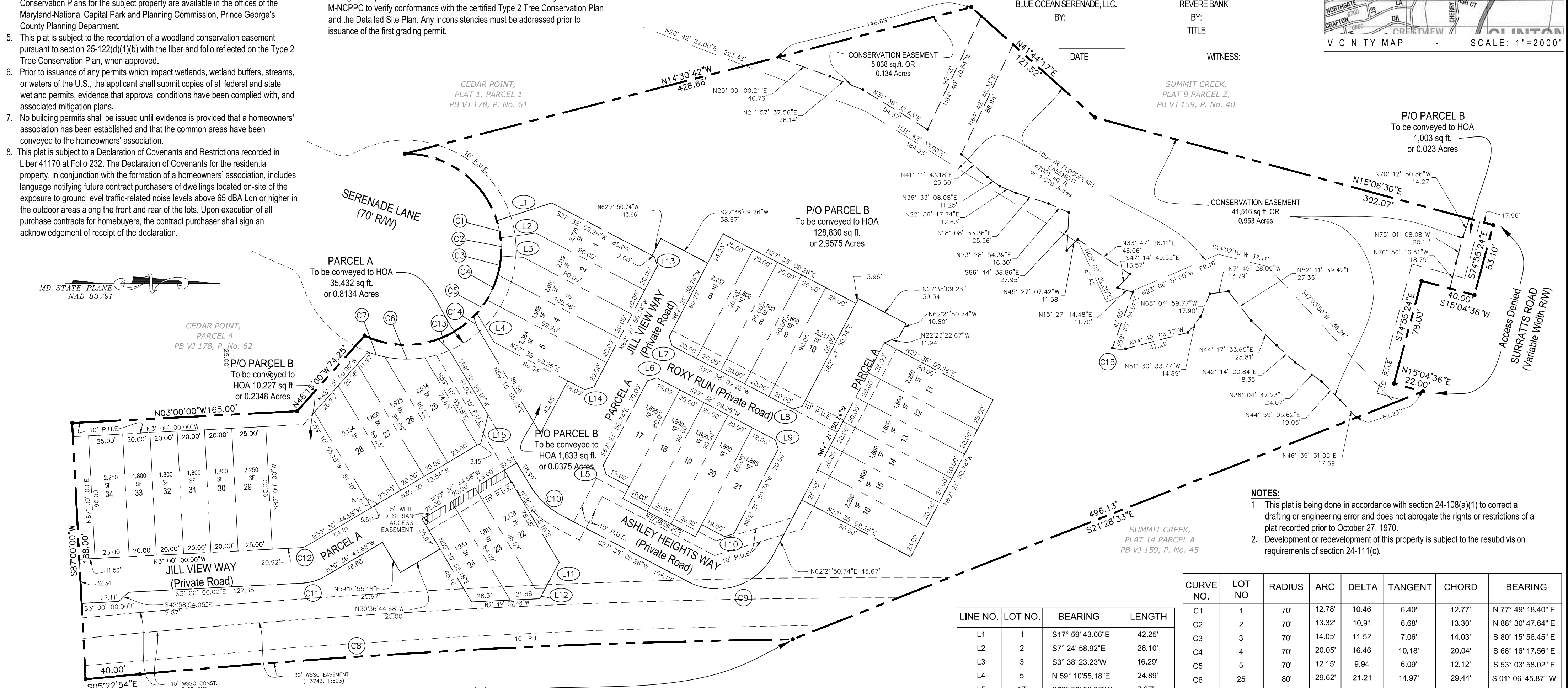
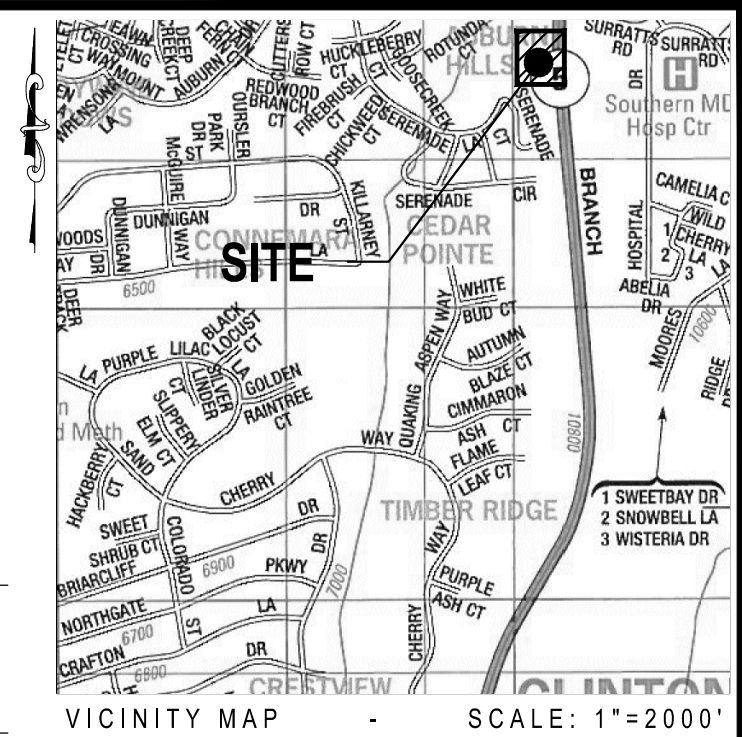
- Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all the commitments contained in the Washington Suburban Sanitary Commission project authorization no. DA6439218.
- Development of this property must conform to the Detailed Site Plan which was approved by the Prince George's County Planning Board on January 4, 2018, DSP-17031, or as amended by any subsequent revisions there to.
- Development of this site shall be in conformance with Stormwater Management Concept Plan 49366-2016-00 and any subsequent revisions.
- This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-011-16), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.
- This plat is subject to the recordation of a woodland conservation easement pursuant to section 25-122(d)(1)(b) with the liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.
- Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
- No building permits shall be issued until evidence is provided that a homeowners' association has been established and that the common areas have been conveyed to the homeowners' association.
- This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 41170 at Folio 232. The Declaration of Covenants for the residential property, in conjunction with the formation of a homeowners' association, includes language notifying future contract purchasers of dwellings located on-site of the exposure to ground level traffic-related noise levels above 65 dBA Ldn or higher in the outdoor areas along the front and rear of the lots. Upon execution of all purchase contracts for homebuyers, the contract purchaser shall sign an acknowledgement of receipt of the declaration.

- A substantial revision to the mix of uses on the subject property that affects subtitle 24 adequacy findings, as set forth in a resolution of approval and on the approved plans, shall require the approval of a new preliminary plan of subdivision prior to the approval of any building permits.
- Total development within the subject property shall be limited in accordance with Condition 5 of PGCPB Resolution No. 17-73.
- Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches or trunks is allowed.
- Prior to issuance of any building permit, a list of building materials shall be submitted by a professional engineer with competency in acoustical analysis using the certification template. The list shall be modified, as necessary, and certified by the engineer stating that the interior noise levels will be reduced through the proposed building materials to 45 dBA Ldn or less.
- Prior to issuance of the grading permit, a copy of the approved final Stormwater Management plan shall be submitted to the Environmental Planning Section of M-NCPPC to verify conformance with the certified Type 2 Tree Conservation Plan and the Detailed Site Plan. Any inconsistencies must be addressed prior to issuance of the first grading permit.

- Prior to approval of any building permit for the subject property, the applicant, his heirs, successors and/or assigns, shall demonstrate adequate pedestrian and bikeway facilities in accordance with Condition 20 of PGCPB Resolution No. 17-73.
- This plat is subject to a Recreation Facilities Agreement recorded in Liber 41130 at Folio 36.
- Prior to issuance of any building permits, the applicant, his heirs, successors and/or assigns, shall provide a financial contribution of \$420 to the Prince George's County Department of Public Works and Transportation for the placement of Share the Road Signage along Surratts Road, a master planned bikeway.
- Development of this property must conform to the finding and conditions of Preliminary Plan of Subdivisions 4-16020, which was approved by the Prince George's County Planning Board on May 25, 2017 in accordance with PGCPB Resolution No. 17-73.
- The Declaration of Covenants and Restrictions contains a covenant providing for pedestrian access across Lots 22-24 and 28 as delineated hereon and on the approved detailed site plan. No separate document is being recorded.

OWNER'S DEDICATION

We, Blue Ocean Serenade, LLC a Maryland limited liability company, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, establish the minimum building restriction lines, grant to Prince George's County, the 100-year floodplain easement, as shown, subject to the terms and provisions recorded among the Land Records of Prince George's County, Maryland in Liber 38869 at folio 22 and grant to the public utilities, their successors and assigns, the 10-foot public utility easements (P.U.E.), as shown, subject to the terms and provisions recorded among the aforesaid Land Records in Liber 3703 at Folio 748. Property line markers will be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Subdivision Regulations. There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision, except a certain Deed of Trust recorded among the Land Records of Prince George's County, Maryland, in Liber 41718 at Folio 475, and the parties in interest thereto have below indicated their assent.



- NOTES:**
- This plat is being done in accordance with section 24-108(a)(1) to correct a drafting or engineering error and does not abrogate the rights or restrictions of a plat recorded prior to October 27, 1970.
 - Development or redevelopment of this property is subject to the resubdivision requirements of section 24-111(c).

| LINE NO. | LOT NO. | BEARING | LENGTH |
|----------|----------|-------------------|--------|
| L1 | 1 | S17° 59' 43.06"E | 42.25' |
| L2 | 2 | S7° 24' 58.92"E | 26.10' |
| L3 | 3 | S3° 38' 23.23"W | 16.29' |
| L4 | 5 | N 59° 10'55.18"E | 24.89' |
| L5 | 17 | S72° 38' 09.26"W | 7.07' |
| L6 | 17 | S17° 21' 50.74"E | 7.07' |
| L7 | 6 | S72° 38' 09.26"W | 7.07' |
| L8 | 10 | S17° 21' 50.74"E | 7.07' |
| L9 | 21 | S72° 38' 09.26"W | 7.07' |
| L10 | 21 | S17° 21' 50.74"E | 7.07' |
| L11 | 22 | N61° 46' 51.46"W | 21.62' |
| L12 | 23 | N 61° 46' 51.46"W | 8.57' |
| L13 | 1 | N 72° 38' 17.29"E | 7.07' |
| L14 | 5 | N 17° 20' 35.10"W | 7.07' |
| L15 | PARCEL A | S 75° 42' 54.75"E | 21.25' |

| CURVE NO. | LOT NO. | RADIUS | ARC | DELTA | TANGENT | CHORD | BEARING |
|-----------|----------|----------|---------|--------|---------|---------|--------------------|
| C1 | 1 | 70' | 12.78' | 10.46' | 6.40' | 12.77' | N 77° 49' 18.40" E |
| C2 | 2 | 70' | 13.32' | 10.91' | 6.68' | 13.30' | N 88° 30' 47.64" E |
| C3 | 3 | 70' | 14.05' | 11.52' | 7.06' | 14.03' | S 80° 15' 56.45" E |
| C4 | 4 | 70' | 20.05' | 16.46' | 10.18' | 20.04' | S 66° 16' 17.56" E |
| C5 | 5 | 70' | 12.15' | 9.94' | 6.09' | 12.12' | S 53° 03' 58.02" E |
| C6 | 25 | 80' | 29.62' | 21.21' | 14.97' | 29.44' | S 01° 06' 45.87" W |
| C7 | 26 | 80' | 12.59' | 9.02' | 6.31' | 12.58' | S 16° 14' 03.13" W |
| C8 | PARCEL B | 5879.58' | 478.94' | 4.66' | 239.59' | 478.78' | S 03° 02' 53.00" E |
| C9 | PARCEL A | 46.67' | 73.31' | 90' | 46.67' | 66.00' | N 17° 21' 50.78" W |
| C10 | PARCEL A | 60.67' | 33.40' | 31.54' | 17.13' | 32.97' | N 43° 24' 32.22" E |
| C11 | PARCEL A | 36' | 17.39' | 27.68' | 8.85' | 17.22' | N 16° 46' 29.29" W |
| C12 | PARCEL A | 10' | 4.83' | 27.67' | 2.46' | 4.78' | N 16° 46' 29.29" W |
| C13 | PARCEL A | 37' | 15.84' | 24.54' | 8.04' | 15.73' | N 46° 54' 37.81" E |
| C14 | PARCEL A | 36.33' | 12.36' | 19.49' | 6.23' | 12.30' | N 68° 55' 49.72" E |
| C15 | ESMT. | 20.81' | 9.76' | 26.86' | 4.97' | 9.67' | N 03° 10' 23.44" E |

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: _____ DATE _____ HAITHAM A. HIJAZI, DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED: _____

PLANNING DIRECTOR _____ WITNESS _____
M-NCPPC NO. _____

RECORDED: _____
PLAT BOOK: _____
PLAT NO: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land conveyed to Blue Ocean Serenade, LLC, from Alan J. Hyatt, Sole Acting Substitute Trustee, by deed dated September 25, 2013, recorded among the Land Records of Prince George's County, Maryland in Liber 35457 at Folio 254, also being a resubdivision of Parcels 2 and 3 as shown on a plat entitled Cedar Pointe, Plat One, recorded among the aforesaid Land Records in Plat Book VJ 178 Plat No. 161. The total area of land included in this plat of subdivision is 291,987 square feet or 6.703 acres. A Deed of Trust, Security Agreement and Assignment of Contracts and Rents was made between the Grantor, Blue Ocean Serenade, LLC, and the Beneficiary, Revere Bank, a Maryland Banking Corporation, as recorded December 26, 2018 among the land records of Prince George's County, in Liber 41718 Folio 475, for which trustees are named in the persons of Michael A. Schonfeld and Barry K. Walton, for the benefit of the same aforementioned Revere Bank.

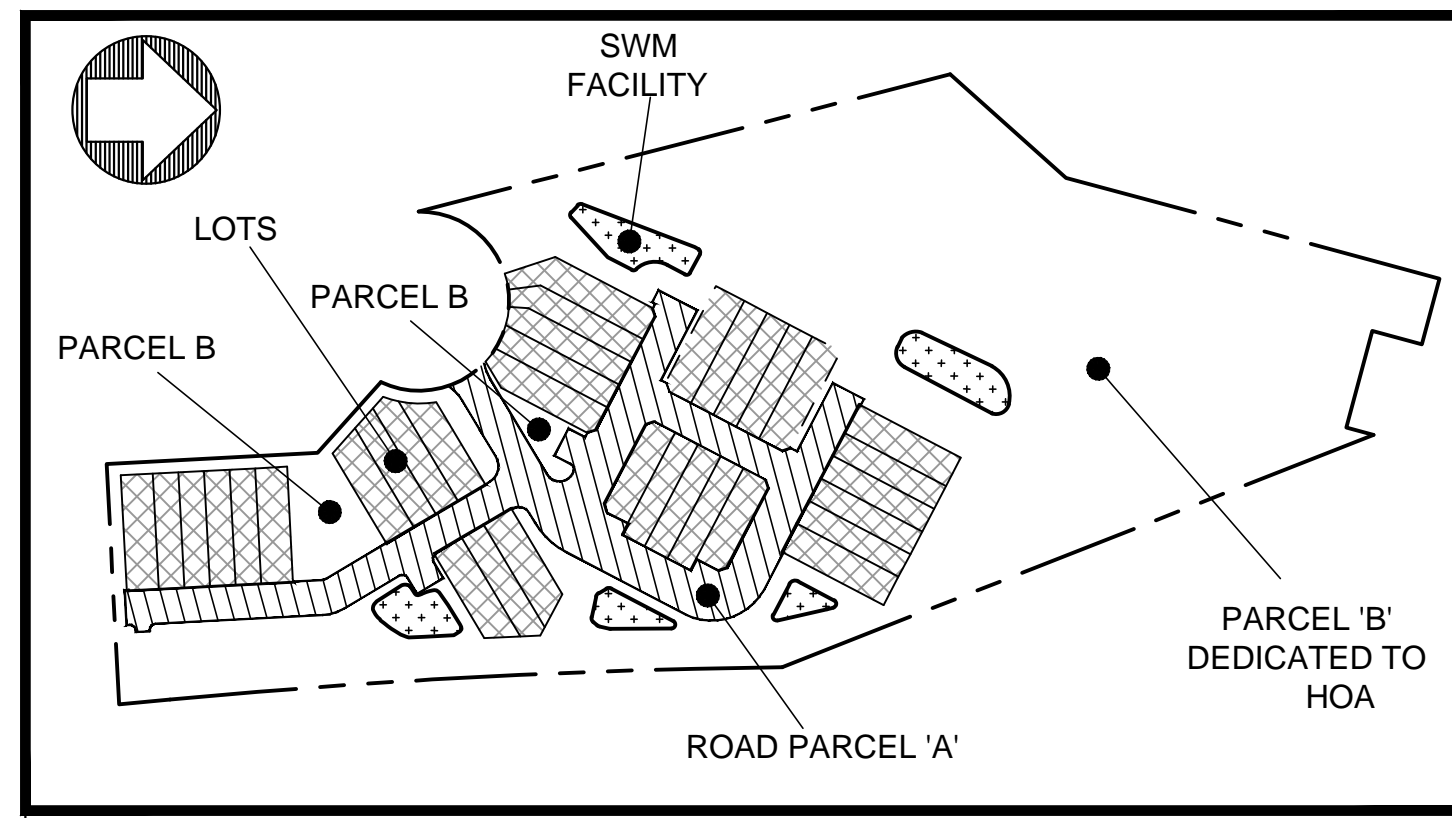
Kanaan Thomas
Professional Land Surveyor
MD Registration No. 21908
Expiration Date: 07/16/2020



PLAT OF CORRECTION
BLUE OCEAN SUBDIVISION
LOTS 1 THROUGH 34, PARCELS A AND B
PRINCE GEORGE'S COUNTY, MARYLAND
ELECTION DISTRICT No. 9TH
SCALE: 1"=50'
DECEMBER 2019

DETAILED SITE PLANS

Drawings are available for
download at
MarylandLand.com



PARCEL KEY MAP
SCALE: 1"=150'



CURVE TABLE

| CURVE NO. | LOT NO. | RADIUS | ARC | DELTA | TANGENT | CHORD | BEARING |
|-----------|----------|----------|---------|--------|---------|---------|--------------------|
| C1 | 1 | 70' | 12.78' | 10.46' | 6.40' | 12.77' | N 77° 49' 18.40" E |
| C2 | 2 | 70' | 13.32' | 10.91' | 6.68' | 13.30' | N 88° 30' 47.64" E |
| C3 | 3 | 70' | 14.05' | 11.52' | 7.06' | 14.03' | S 80° 15' 56.45" E |
| C4 | 4 | 70' | 20.05' | 16.46' | 10.18' | 20.04' | S 66° 16' 17.56" E |
| C5 | 5 | 70' | 12.15' | 9.94' | 6.09' | 12.12' | S 53° 03' 58.02" E |
| C6 | 25 | 80' | 29.62' | 21.21' | 14.97' | 29.44' | S 01° 06' 45.87" W |
| C7 | 26 | 80' | 12.59' | 9.02' | 6.31' | 12.58' | S 16° 14' 03.13" W |
| C8 | PARCEL B | 5879.58' | 478.94' | 4.66' | 239.59' | 478.78' | S 03° 02' 53.00" E |
| C9 | PARCEL A | 46.67' | 73.31' | 90' | 46.67' | 66.00' | N 17° 21' 50.78" W |
| C10 | PARCEL A | 60.67' | 33.40' | 31.54' | 17.13' | 32.97' | N 43° 24' 32.22" E |
| C11 | PARCEL A | 36' | 17.39' | 27.68' | 8.85' | 17.22' | N 16° 46' 29.29" W |
| C12 | PARCEL A | 10' | 4.83' | 27.67' | 2.46' | 4.78' | N 16° 46' 29.29" W |
| C13 | PARCEL A | 37' | 15.84' | 24.54' | 8.04' | 15.73' | N 46° 54' 37.81" E |
| C14 | PARCEL A | 36.33' | 18.33' | 19.49' | 6.23' | 12.30' | N 68° 55' 49.72" E |
| C15 | ESMT. | 20.81' | 9.76' | 26.86' | 4.97' | 9.67' | N 03° 10' 23.44" E |

LINE TABLE

| LINE NO. | LOT NO. | BEARING | LENGTH |
|----------|----------|--------------------|--------|
| L1 | 1 | S 17° 59' 43.06" E | 42.25' |
| L2 | 2 | S 7° 24' 58.92" E | 26.10' |
| L3 | 3 | S 3° 38' 23.23" W | 16.29' |
| L4 | 5 | N 59° 10' 55.18" E | 24.89' |
| L5 | 17 | S 72° 38' 09.26" W | 7.07' |
| L6 | 17 | S 17° 21' 50.74" E | 7.07' |
| L7 | 6 | S 72° 38' 09.26" W | 7.07' |
| L8 | 10 | S 17° 21' 50.74" E | 7.07' |
| L9 | 21 | S 72° 38' 09.26" W | 7.07' |
| L10 | 21 | S 17° 21' 50.74" E | 7.07' |
| L11 | 22 | N 61° 46' 51.46" W | 21.62' |
| L12 | 23 | N 61° 46' 51.46" W | 8.57' |
| L13 | 1 | N 72° 38' 17.29" E | 7.07' |
| L14 | 5 | N 17° 20' 35.10" W | 7.07' |
| L15 | PARCEL A | S 75° 42' 54.75" E | 21.25' |

DETAILED SITE PLAN SCALE

AREA TABULATION

| LOT NO. | GROSS AREA | WETLAND / FLOODPLAIN AREA | NET AREA |
|--------------|---------------|---------------------------|---------------------|
| SF | SF | SF | AC |
| 1 | 2,770 | - | 2,770 0.064 |
| 2 | 2,119 | - | 2,119 0.049 |
| 3 | 2,016 | - | 2,016 0.046 |
| 4 | 1,988 | - | 1,988 0.046 |
| 5 | 2,364 | - | 2,364 0.054 |
| 6 | 2,237 | - | 2,237 0.051 |
| 7 | 1,800 | - | 1,800 0.041 |
| 8 | 1,800 | - | 1,800 0.041 |
| 9 | 1,800 | - | 1,800 0.041 |
| 10 | 2,237 | - | 2,237 0.051 |
| 11 | 2,250 | - | 2,250 0.052 |
| 12 | 1,800 | - | 1,800 0.041 |
| 13 | 1,800 | - | 1,800 0.041 |
| 14 | 1,800 | - | 1,800 0.041 |
| 15 | 1,800 | - | 1,800 0.041 |
| 16 | 2,250 | - | 2,250 0.052 |
| 17 | 1,895 | - | 1,895 0.044 |
| 18 | 1,800 | - | 1,800 0.041 |
| 19 | 1,800 | - | 1,800 0.041 |
| 20 | 1,800 | - | 1,800 0.041 |
| 21 | 1,895 | - | 1,895 0.044 |
| 22 | 2,128 | - | 2,128 0.049 |
| 23 | 1,811 | - | 1,811 0.042 |
| 24 | 1,934 | - | 1,934 0.044 |
| 25 | 2,034 | - | 2,034 0.047 |
| 26 | 1,925 | - | 1,925 0.044 |
| 27 | 1,850 | - | 1,850 0.042 |
| 28 | 2,134 | - | 2,134 0.049 |
| 29 | 2,250 | - | 2,250 0.052 |
| 30 | 1,800 | - | 1,800 0.041 |
| 31 | 1,800 | - | 1,800 0.041 |
| 32 | 1,800 | - | 1,800 0.041 |
| 33 | 1,800 | - | 1,800 0.041 |
| 34 | 2,250 | - | 2,250 0.052 |
| TOTAL | 67,537 | - | 67,537 1.550 |

SITE AREA TABULATION

| DESCRIPTION | AREA (SF) | AREA (AC) |
|----------------------|----------------|---------------|
| LOTS | 67,537 | 1.5504 |
| ROADS | 35,725 | 0.8201 |
| PARCEL A' OPEN SPACE | 176,896 | 4.0610 |
| PARCEL C' OPEN SPACE | 1,633 | 0.0375 |
| PARCEL D' OPEN SPACE | 10,227 | 0.2348 |
| TOTAL | 292,015 | 6.7038 |

OWNER/DEVELOPER:

BLUE OCEAN REALTY LLC
C/O MARENBERG ENTERPRISE
100 PAINTERS MILL RD., SUITE 310
OWINGS MILL, MD 21117

CONTACT: SANDY MARENBERG
PHONE: (410) 262 5405
EMAIL: sandy@meirealestate.com

PROFESSIONAL CERTIFICATION

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. 200501, EXPIRATION DATE: 09/01/21

PROJECT CEDAR POINT

DETAILED SITE PLAN
LOTS 1 THROUGH 34, PARCELS A AND B
9TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 05, GRID E2 E F2

DATE: 10/10/2019 JOB NO.: 2019-1031
DESIGN: LS SCALE: 1"=30'
CHECKED: SS SHEET NO.: 3 OF 6

OWNER/DEVELOPER:

CV, INC.
1395 PICCARD DRIVE, SITE 370
ROCKVILLE, MARYLAND 20850
PHONE: (301) 637-2510
FAX: (240) 252-5612
CONTACT: CHIMAY VYAS, P.E.
EMAIL: CVYAS@CVINC.COM

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DATE: 10/10/2019 JOB NO.: 2019-1031
DESIGN: LS SCALE: 1"=30'
CHECKED: SS SHEET NO.: 3 OF 6

REVISION

| Rev. No. | Revision | Rev. Date |
|----------|--|------------|
| 1 | REVISED LOT SIZES OF LOTS 22-24 AND INCREASED AREA OF PARCEL B | 08/02/2019 |

THIS BLOCK IS FOR OFFICIAL USE ONLY

OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: BLUE OCEAN CEDAR POINT
PROJECT NUMBER: DSP - 17031

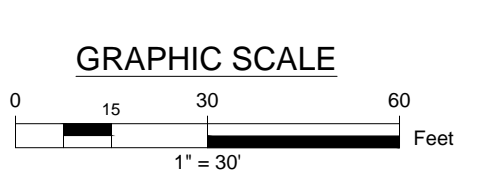


IMPACT TO PMA WAS APPROVED
UNDER PRELIMINARY PLAN
RESOLUTION # PGCPB 17-73

NOTE: ACCESS DENIED
FROM SURRATTS ROAD

NOTE: ACCESS DENIED FROM MD RTE 5

- NOTES:**
- PER SECTION 27-624 (a), A MAINTENANCE AGREEMENT APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES WILL BE REQUIRED TO DEMONSTRATE THE MAINTENANCE OF THE GATEWAY SIGN WILL BE THE RESPONSIBILITY OF A HOMEOWNERS' ASSOCIATION, OR OTHER ENTITY OR PERSON DESIGNATED IN THE AGREEMENT.
 - DURING THE CONSTRUCTION PHASES, THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY DUST CONTROL REQUIREMENT AS SPECIFIED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - DURING THE CONSTRUCTION PHASES, THIS PROJECT WILL CONFORM TO CONSTRUCTION ACTIVITY NOISE CONTROL REQUIREMENTS AS SPECIFIED IN THE CODE OF MARYLAND REGULATIONS (COMAR).
 - BUILDINGS 5 - 34, EXCEEDING THE COUNTY PERMISSIBLE INDOOR NOISE LEVEL TO BE CONSTRUCTED USING NOISE ABATEMENT TECHNIQUE. PLEASE REFER TO ARCHITECTURAL PLAN FOR DETAIL.
 - BUILDINGS IN LOTS #11-15, 16-20, AND 21-24 FUNCTION AS A NOISE BARRIER
 - LOTS 5, 17, 22, 24, 25, 28, 29 AND 34 ARE HIGHLY-VISIBLE LOTS. THE ENDWALL OF UNITS ON HIGHLY-VISIBLE LOTS SHALL HAVE BRICK OR STONE AT LEAST UP TO THE TOP OF THE GROUND FLOOR ELEVATION AND A MINIMUM OF THREE ARCHITECTURAL FEATURES. LOTS 5, 6, 16, 17, 22, 24, 25 SHALL INCLUDE SIDE ENTRY.
 - A MINIMUM OF 60 PERCENT THE TOWNHOUSE UNITS SHALL HAVE A FULL FRONT FACADE OF BRICK, STONE OR STUCCO
 - THE PHASING SHOWN ON THIS PLAN REPRESENTS CONSTRUCTION PHASING FOR THE PROJECT.



LEGEND

- EXISTING CONTOUR
- EXISTING TREELINE
- PROPERTY BOUNDARY
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- PRIMARY MANAGEMENT AREA
- STREAM BUFFER
- WETLAND LIMIT
- WETLAND BUFFER
- 100-YR FLOOD PLAIN
- STREAM CHANNEL
- SLOPES 25% OR GREATER
- SLOPES 15 TO 25%
- FENCE
- 10' PUE
- CROSSWALK PAVEMENT MARKING
- LIMIT OF DISTURBANCE
- WOODLAND PRESERVATION AREA (WPA)
- DRY WELLS
- STREET LIGHT FIXTURES
- TRAFFIC FLOW DIRECTION
- 65 dBA SOUND CONTOUR (UNMITIGATED)
- 65 dBA SOUND CONTOUR (MITIGATED)

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M-NCPPC APPROVAL

PROJECT NAME: BLUE OCEAN CEDAR POINTE
PROJECT NUMBER: DSP - 17031

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

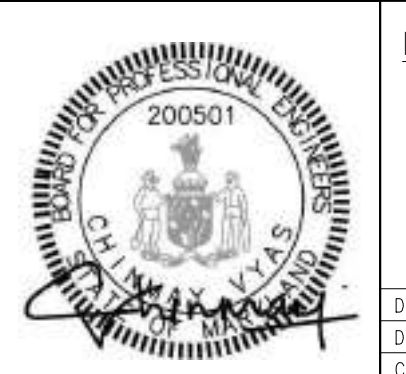
OWNER/DEVELOPER:
BLUE OCEAN REALTY LLC
C/O MARENBERG ENTERPRISE
100 PAINTERS MILL RD, SUITE 310
OWINGS MILL, MD 21117

CONTACT: SANDY MARENBERG
PHONE: (410) 262 5405
EMAIL: sandy@meirealestate.com

| Rev. No. | Revision | Rev. Date |
|----------|---|------------|
| 1 | REVISED LOTS 22-24, SHIFED LOTS 11-16 AND REVISED GRADING | 08-02-2019 |

CV, INC.
1395 PICCARD DRIVE, STE 370
ROCKVILLE, MARYLAND 20850
PHONE: (301) 637-2510
FAX: (240) 262-5612
CONTACT: CHINMAY VYAS, P.E.
EMAIL: CVYAS@CVINC.COM

PROFESSIONAL CERTIFICATION
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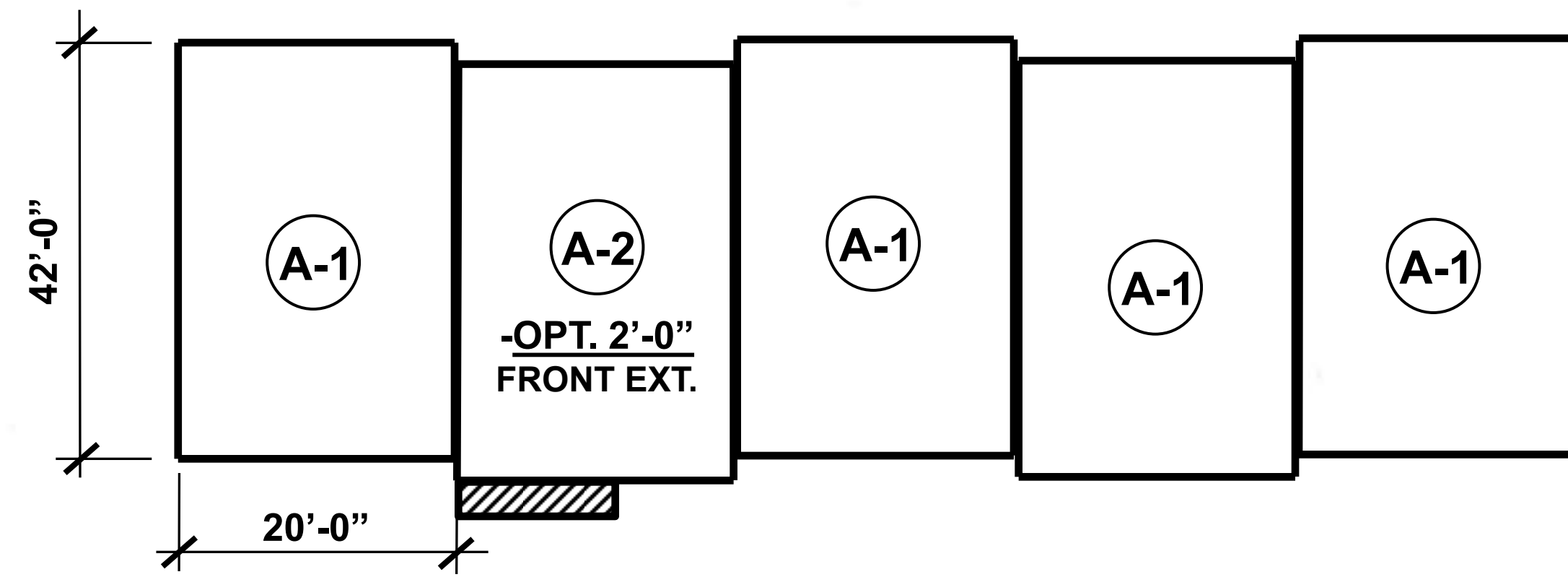


**PROJECT CEDAR POINTE
DETAILED SITE PLAN
LAYOUT & GRADING**
LOTS 1 THROUGH 34, PARCELS A AND B
8TH SECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
TAX MAP 25, GRID E2 F2

DATE: 10/10/2019 JOB NO.: 2019-1031
DESIGN: LS SCALE: 1"=50'
CHECKED: SS SHEET NO.: 4 OF 6

CONCEPTUAL ARCHITECTURAL ELEVATIONS

Drawings are available for
download at
MarylandLand.com



5-UNIT STRIP PLAN

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Amendment numbers must be included in the Project Number

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'CEDAR POINTE'

Architecture Collaborative, Inc.
 8334 Main Street
 Ellicott City, MD 21043
 www.archcol.com
 Tel.: (410) 466-7500 Fax: (410) 466-0903

- 20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY
- TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH
- WHITE VINYL CORNER BOARDS
- VINYL TRIM BOARD
- OPT. COVERED PORCH
- PAINTED STAMPED CONCRETE TO MATCH BRICK FRONT

STD. GABLE w/ OPT. FYPON VENTED LOUVER & VENT

CEMENTITIOUS SIDING (HardiPlank) LOTS # (4 & 5)

WHITE 6 OVER 6 VINYL WINDOWS w/ WHITE

VINYL PANEL SHUTTERS

OPT. WRAP AROUND PORCH w/ OPT. SIDE ENTRY @ LOT #5

BRICK WINDOW HEAD

6-PANEL FIBERGLASS DOOR

LOT #1
w/ PAINTED STAMPED CONCRETE WATERTABLE

LOT #2
w/ OPT. 2' FRONT EXT. w/ FULL BRICK

LOT #3
w/ FULL BRICK

LOT #4
w/ 1-STORY STONE

LOT #5
w/ FULL BRICK

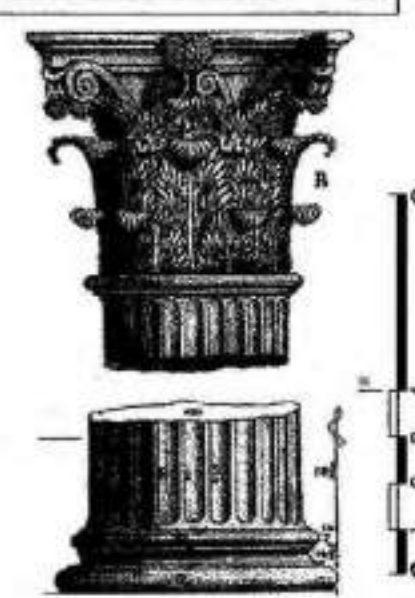
5-UNIT FRONT STRIP ELEVATION
LOTS #1-5

| | | | |
|-------------------------------------|--|-------|----------|
| CEDAR POINTE | | date | 02/28/17 |
| scale | 3/16" = 1' FILE# CEDARPOINT_5UNIT_022817 | date | 02/28/17 |
| LOTS - #1-5 | | title | |
| 5-UNIT STRIP FRONT ELEVATION | | | |

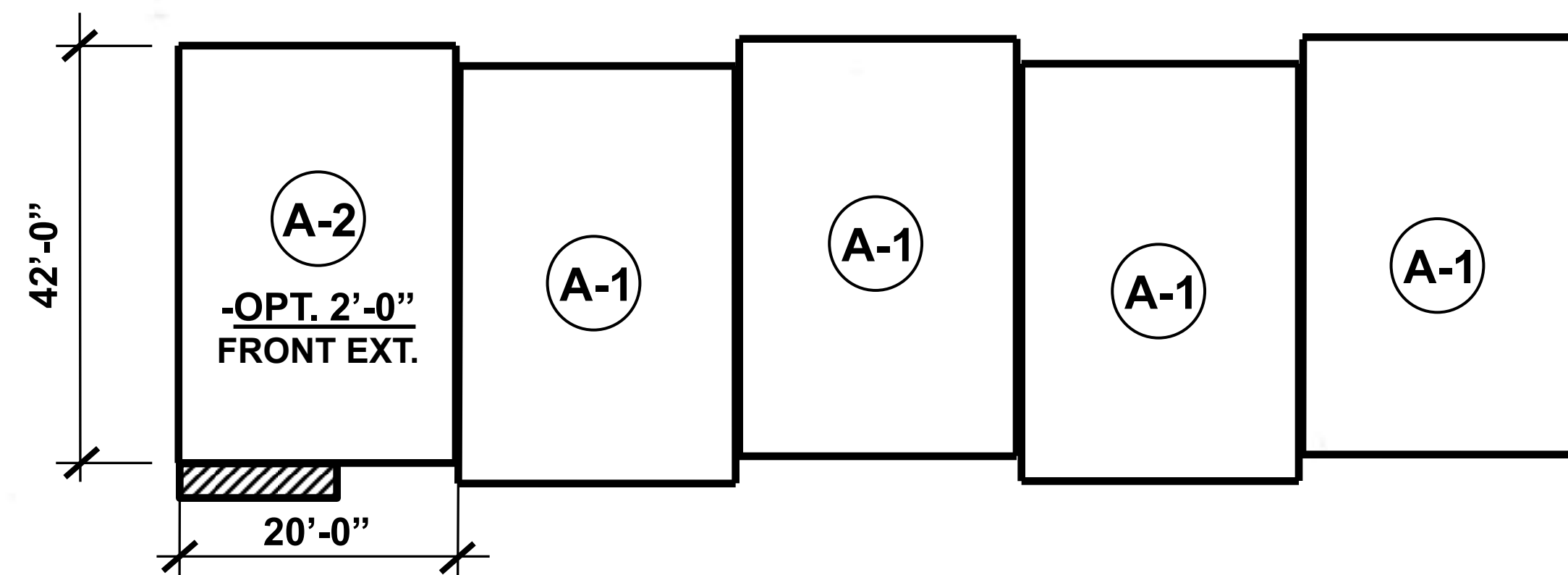
| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|----------------------------------|
| 03/29/17 | 05/23/17 | SOUND STUDY |
| 06/22/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | CLIENT COMMENTS |
| 02/28/18 | 02/28/18 | PERMIT COMMENTS |
| 04/18/19 | 04/18/19 | CLIENT COMMENTS |
| | | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
2

NOTE:
REFER TO POLYSONICS REPORT #5679 (04/10/19) FOR TRAFFIC NOISE IMPACT



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5-UNIT STRIP PLAN

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**M-NCPPC
 APPROVAL**

PROJECT NAME:

PROJECT NUMBER:

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.
 Amendment numbers must be included in the Project Number

**ARCHITECTURE
 COLLABORATIVE**

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 ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE.
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'CEDAR POINTE'

Architecture Collaborative, Inc.
 8334 Main Street
 Elliot City, MD 21043
 www.archcol.com
 Tel.: (410) 465-7500 Fax: (410) 465-0903

20 YEAR FIBER
 GLASS SHINGLES
 CHARCOAL GREY

TWIN 5" EXPOSURE
 HORIZONTAL VINYL
 SIDING 20'-0"
 LENGTH @ GABLE
 (TYP.)

VINYL TRIM
 BOARD

OPT.
 COVERED
 PORCH

6-PANEL
 FIBERGLASS
 DOOR (TYP.)

CEMENTITIOUS SIDING
 (HardiPlank)
 TO MEET STC
 REQUIREMENTS
 @ LOTS #6-10

OPT.
 DORMERS

WHITE 6 OVER 6 VINYL
 WINDOWS w/ WHITE

STD. GABLE
 w/ OPT. FYPON VENTED
 LOUVER & VENT

BRICK WINDOW
 HEAD &
 SURROUND

PAINTED
 STAMPED
 CONCRETE
 TO MATCH
 BRICK
 FRONT

VINYL PANEL
 SHUTTERS OR BOARD
 & BATTEN

LOT #10
 w/ OPT. 2' FRONT EXT.
 w/ FULL BRICK

LOT #9
 w/ STONE WATERTABLE

LOT #8
 w/ FULL BRICK

LOT #7
 w/ STONE WATERTABLE

LOT #6
 w/ FULL BRICK

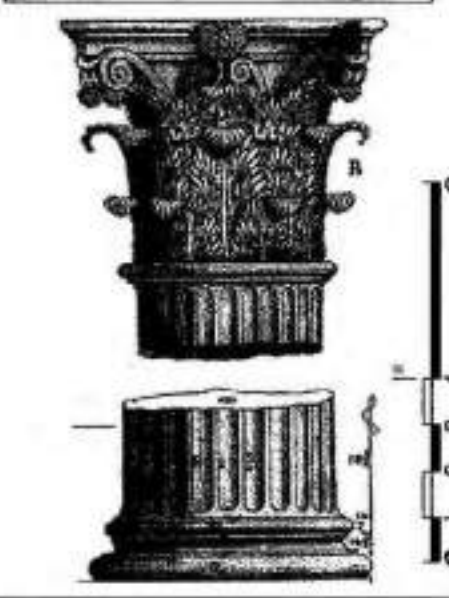
5-UNIT FRONT STRIP ELEVATION

LOTS #6-10

content
CEDAR POINTE
 scale 3/16" = 1' FILE# CEDARPOINT_5UNIT_022817 date 02/28/17
 title
LOTS - #6-10
5-UNIT STRIP FRONT ELEVATION

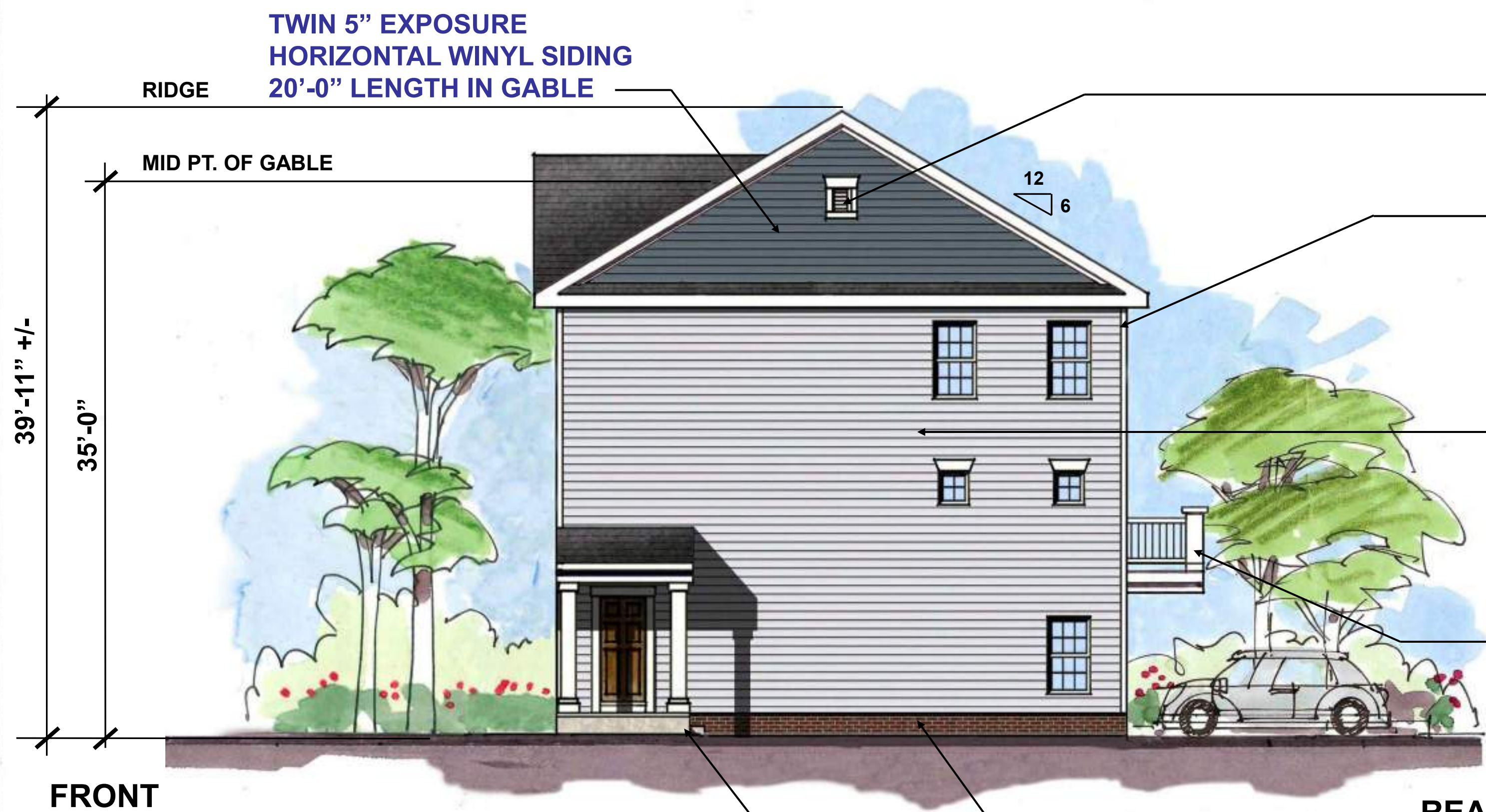
| revisions | DATE | DESCRIPTION |
|-----------|----------|----------------------------------|
| 03/29/17 | 05/23/17 | SOUND STUDY |
| 06/22/17 | 06/22/17 | CLIENT COMMENTS |
| 07/17/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | PERMIT COMMENTS |
| 02/01/18 | 02/01/18 | CLIENT COMMENTS |
| 04/18/19 | 04/18/19 | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
4



NOTE:
 REFER TO POLYSONICS
 REPORT #5679 (04/10/19) FOR
 TRAFFIC NOISE IMPACT

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SIDE ELEVATION
LOTS# 6 (LOW VISIBILITY)



SIDE ELEVATION
LOTS# 10 (LOW VISIBILITY)

- FYPON LOUVERED VENT
- WHITE VINYL CORNER BOARDS
- LOTS #6-10 USE CEMENTITIOUS SIDING (HARDIPLANK) TO MEET STC SOUND ABATEMENT REQUIRMENTS

- 4' CANTILEVERED DECK
- CONCRETE STEPS & LANDING

PAINTED STAMPED CONCRETE TO MATCH BRICK FRONT

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M-NCPPC APPROVAL

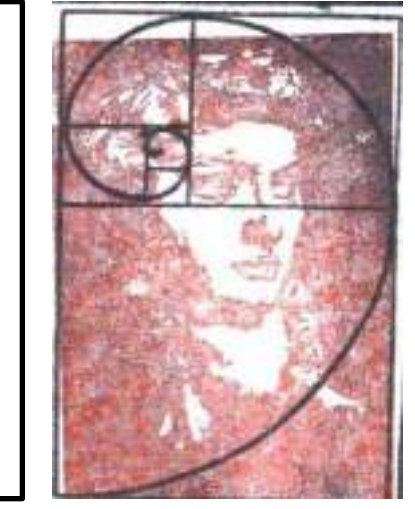
PROJECT NAME:

PROJECT NUMBER:

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Amendment numbers must be included in the Project Number

ARCHITECTURE COLLABORATIVE

DETAILS AND DIMENSIONS SHOWN ON THESE FLOOR PLANS AND ELEVATION ARE APPROXIMATE AND SUBJECT TO CHANGE. ILLUSTRATIONS ARE ARTIST CONCEPTS AND MAY VARY IN DETAIL FROM FLOOR PLAN AND SPECIFICATIONS.



'CEDAR POINTE'



- WHITE 6 OVER 6 VINYL WINDOWS w/ WHITE
- LOTS - #6-10 USE WINDOWS AND SLIDING GLASS DOORS UP TO 36 STC RATING
- LOTS #6-10 USE CEMENTITIOUS SIDING (HARDIPLANK) TO MEET STC SOUND ABATEMENT REQUIRMENTS

20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

STD. VINYL SAFETY RAILS

STD. 6' SLIDER

16-PANEL CARRIAGE STYLE GARAGE DOOR

5-UNIT REAR STRIP ELEVATION
LOTS #6-10

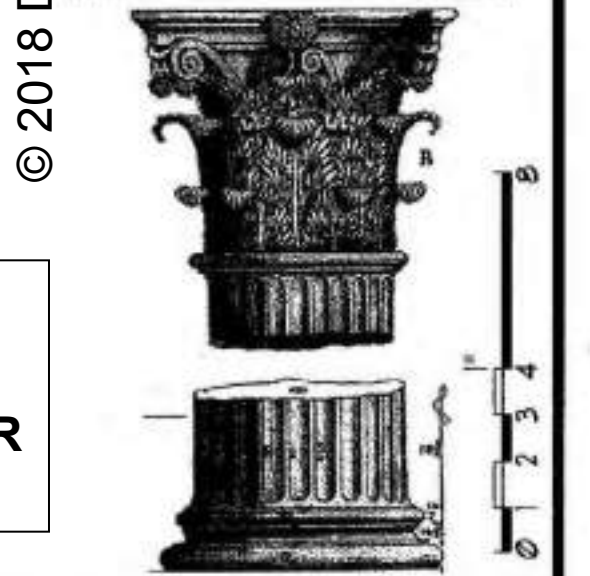
NOTE:
REFER TO POLYSONICS REPORT #5679 (04/10/19) FOR TRAFFIC NOISE IMPACT

Architecture Collaborative, Inc.
8334 Main Street
Ellicott City, MD 21043
www.archcol.com
Tel.: (410) 465-7500 Fax: (410) 465-0903

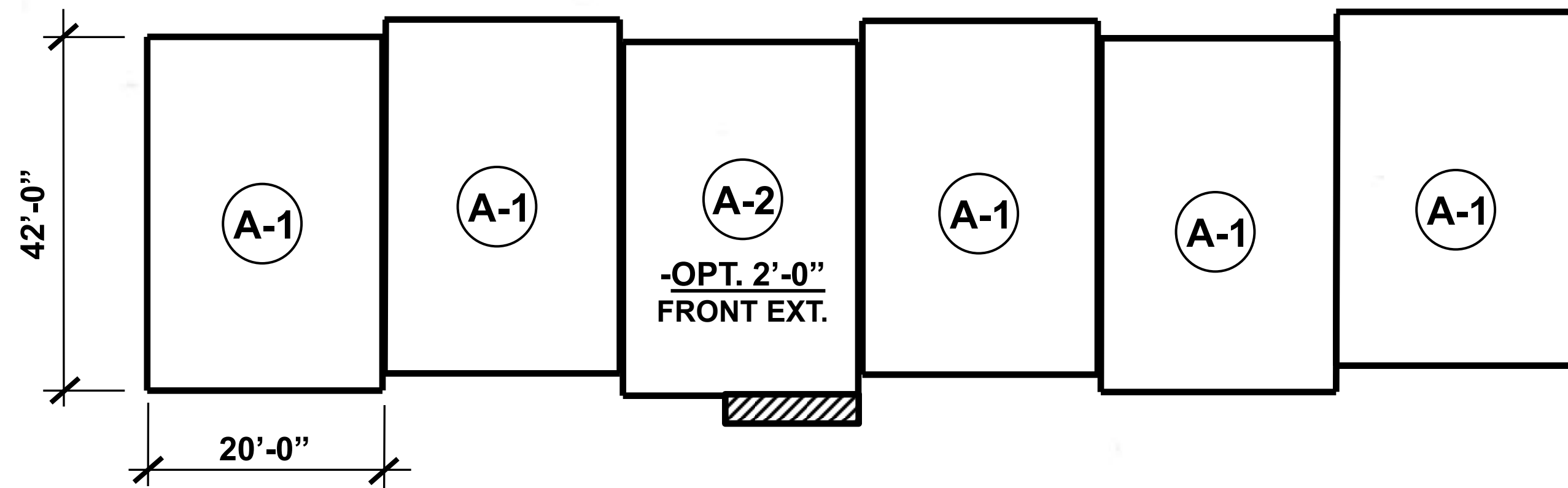
| | | |
|--------------|---|----------|
| content | scale | date |
| CEDAR POINTE | 3/16" = 1' FILE# CEDARPOINT_UNIT_022817 | 02/28/17 |
| title | LOT# - #6-10 | |
| | SIDE & REAR ELEVATION | |

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|----------------------------------|
| 03/29/17 | 05/23/17 | SOUND STUDY |
| 05/23/17 | 06/22/17 | CLIENT COMMENTS |
| 07/17/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | PERMIT COMMENTS |
| 02/01/18 | 02/01/18 | CLIENT COMMENTS |
| 04/18/19 | 04/18/19 | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
5



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6-UNIT STRIP PLAN

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M-NCPPC APPROVAL

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PROJECT NUMBER:

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ARCHITECTURE COLLABORATIVE



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'CEDAR POINTE'

TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH @ GABLE (TYP.)

CEMENTITIOUS SIDING (HardiPlank) TO MEET STC REQUIREMENTS @ LOTS #14-11

20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

FULL BRICK OR STONE FRONT TO MEET STC REQUIREMENTS @ LOTS #16 & 15

STD. GABLE w/ OPT. FYPON VENTED LOUVER & VENT

OPT. DORMERS



OPT. COVERED PORCH (SHED / GABLE ROOF)

LOT #16
w/ FULL BRICK

LOT #15
w/ STONE WATERTABLE

LOT #14
w/ OPT. 2' FRONT EXT.
w/ 1-STORY STONE

LOT #13
w/ FULL BRICK

WHITE 6 OVER 6 VINYL WINDOWS w/ WHITE

BRICK TRIM SURROUND w/ BRICK HEAD & SILL

LOT #12
w/ BRICK WATERTABLE

6-PANEL FIBERGLASS DOOR

LOT #11
w/ FULL BRICK

VINYL PANEL SHUTTERS OR BOARD & BATTEN

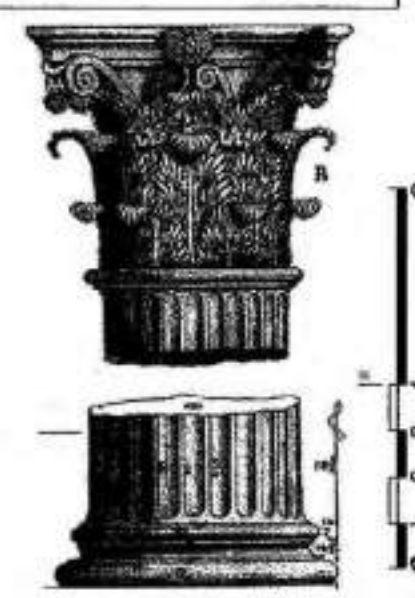
6-UNIT FRONT STRIP ELEVATION
LOTS #11-16

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| | |
|---|---------------|
| CEDAR POINTE | |
| scale 3/16" = 1' FILE# CEDARPOINT_UNIT_022817 | date 02/28/17 |
| LOTS - #11-16 | |
| 6-UNIT STRIP FRONT ELEVATION | |

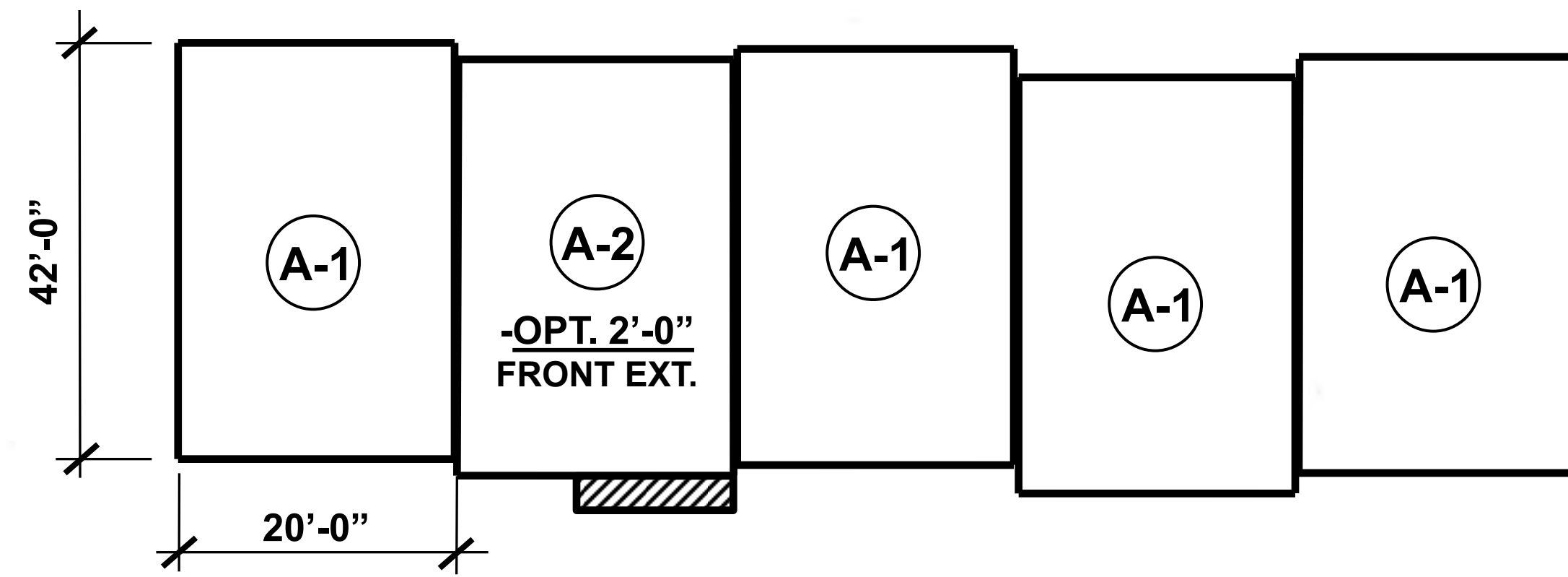
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|-----------|----------|----------------------------------|
| 03/29/17 | 05/23/17 | SOUND STUDY |
| 05/23/17 | 06/22/17 | CLIENT COMMENTS |
| 07/17/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | PERMIT COMMENTS |
| 02/28/18 | 02/28/18 | CLIENT COMMENTS |
| 04/18/19 | 04/18/19 | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
6



NOTE:
REFER TO POLYSONICS REPORT #5679 (04/10/19) FOR TRAFFIC NOISE IMPACT

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5-UNIT STRIP PLAN

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M-NCPPC APPROVAL

PROJECT NAME:

PROJECT NUMBER:

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'CEDAR POINTE'

20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

CEMENTITIOUS SIDING (HardiPlank) TO MEET STC REQUIREMENTS @ LOTS #17-20

VINYL PANEL SHUTTERS

OPT. WRAP AROUND PORCH @ LOT #17

PAINTED STAMPED CONCRETE TO MATCH BRICK FRONT

STD. GABLE w/ OPT. FYPON VENTED LOUVER & VENT

TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH @ GABLE (TYP.)

WHITE 6 OVER 6 VINYL WINDOWS

FULL BRICK FRONT TO MEET STC REQUIREMENTS @ LOT #21

BRICK TRIM SURROUND w/ BRICK HEAD & SILL

PAINTED STAMPED CONCRETE TO MATCH BRICK FRONT

OPT. COVERED PORCH (SHED / GABLE ROOF)

6-PANEL FIBERGLASS DOOR

LOT #17
w/ BRICK WATERTABLE

LOT #18
w/ FULL STONE

LOT #19
w/ BRICK WATERTABLE

LOT #20
w/ FULL BRICK

LOT #21
w/ FULL BRICK

5-UNIT FRONT STRIP ELEVATION
LOTS #17-21

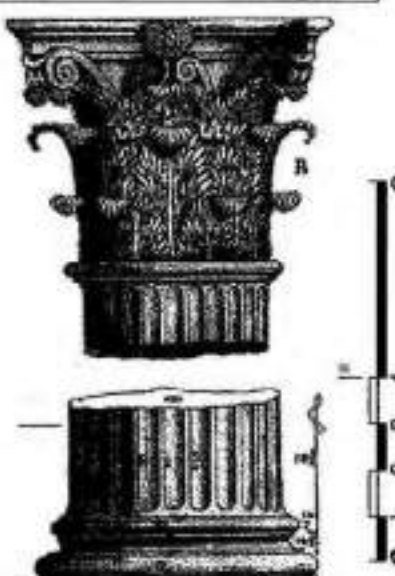
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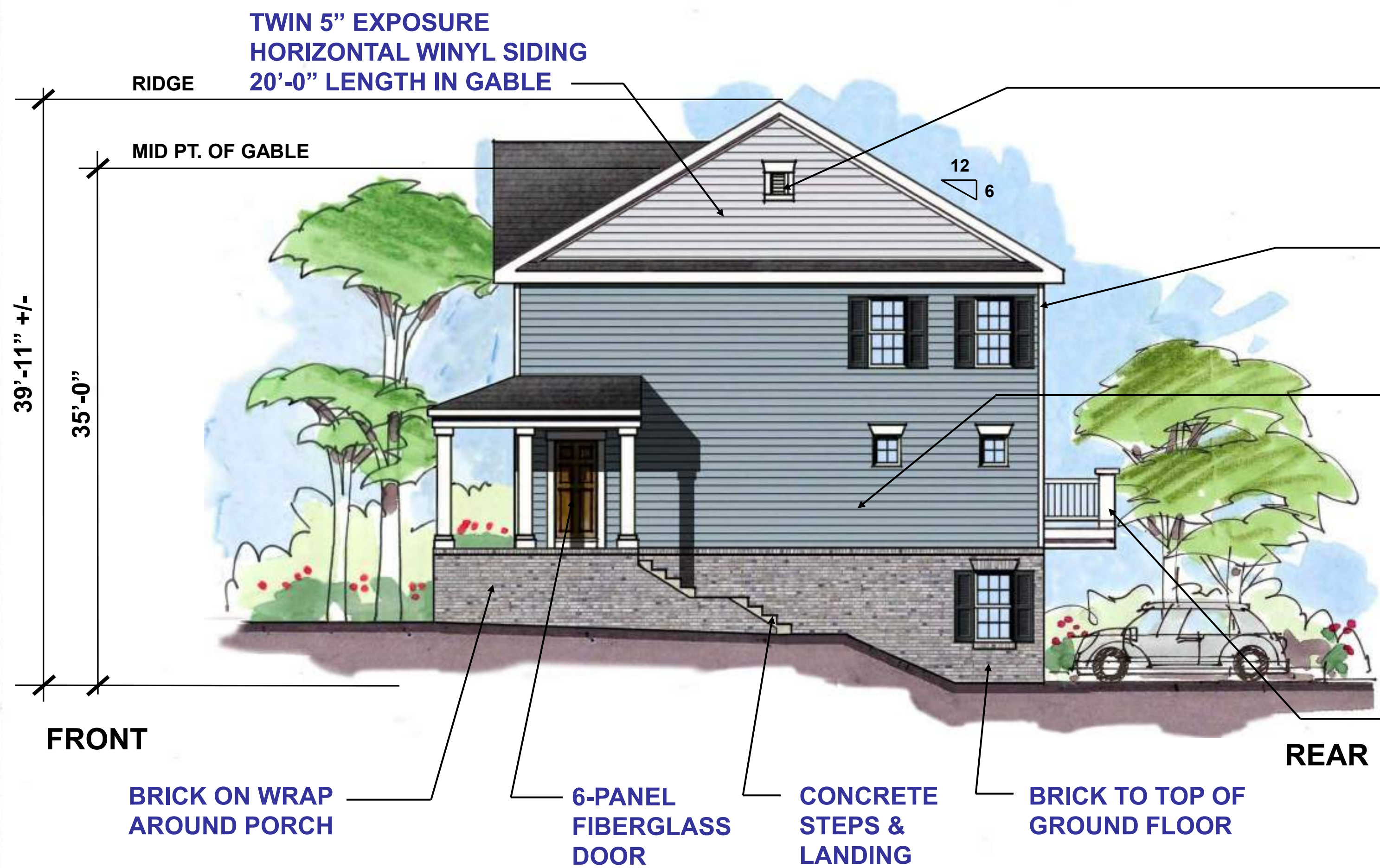
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| title | LOTS - #17-21 | | | | |
| | 5-UNIT STRIP FRONT ELEVATION | | | | |

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|----------------------------------|
| 03/29/17 | 05/23/17 | SOUND STUDY |
| 06/22/17 | 06/22/17 | CLIENT COMMENTS |
| 07/17/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | PERMIT COMMENTS |
| 02/16/18 | 02/16/18 | CLIENT COMMENTS |
| 04/18/19 | 04/18/19 | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
8



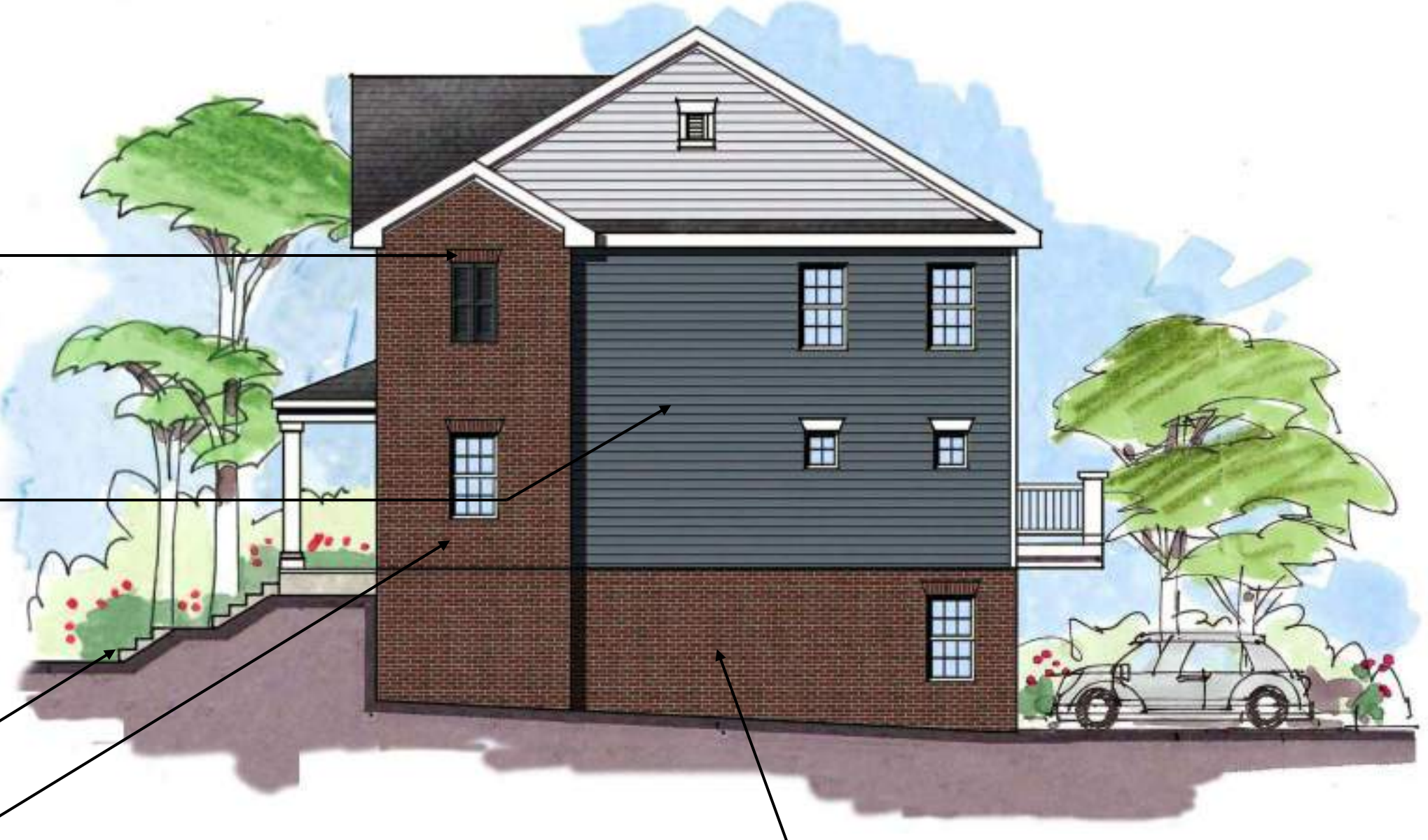
NOTE:
REFER TO POLYSONICS REPORT #5679 (04/10/19) FOR TRAFFIC NOISE IMPACT



SIDE ENTRY ELEVATION
LOT# 17 (HIGH VISIBILITY)

- FYPON LOUVERED VENT
- CLOSED PANEL SHUTTERS
- WHITE VINYL CORNER BOARDS
- LOTS- #17 & #21 USE CEMENTITIOUS SIDING (HARDIPLANK) TO MEET STC SOUND ABATEMENT REQUIRMENTS
- CONCRETE STEPS & LANDING
- OPT. 1' POP OUT w/ FULL BRICK TO MEET STC REQUIRMENTS
- 4' CANTILEVERED DECK

SIDE ELEVATION
LOTS# 21 (LOW VISIBILITY)



PAINTED STAMPED CONCRETE TO MATCH BRICK FRONT

ARCHITECTURE COLLABORATIVE

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'CEDAR POINTE'



- WHITE 6 OVER 6 VINYL WINDOWS w/ WHITE WINDOWS AND SLIDING GLASS DOORS UP TO 36 STC RATING TO MEET SOUND ABATEMENT REQ.
- LOT #20 USE UP 39 STC

5-UNIT REAR STRIP ELEVATION
LOTS #17-21

OPT. WINDOWS
16-PANEL CARRIAGE STYLE GARAGE DOOR

20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

STD. VINYL SAFTETY RAILS

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NOTE:
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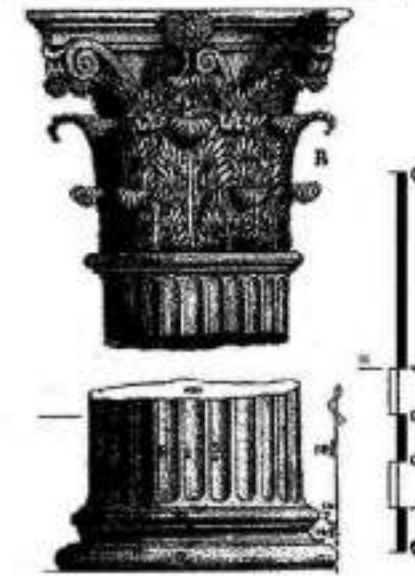
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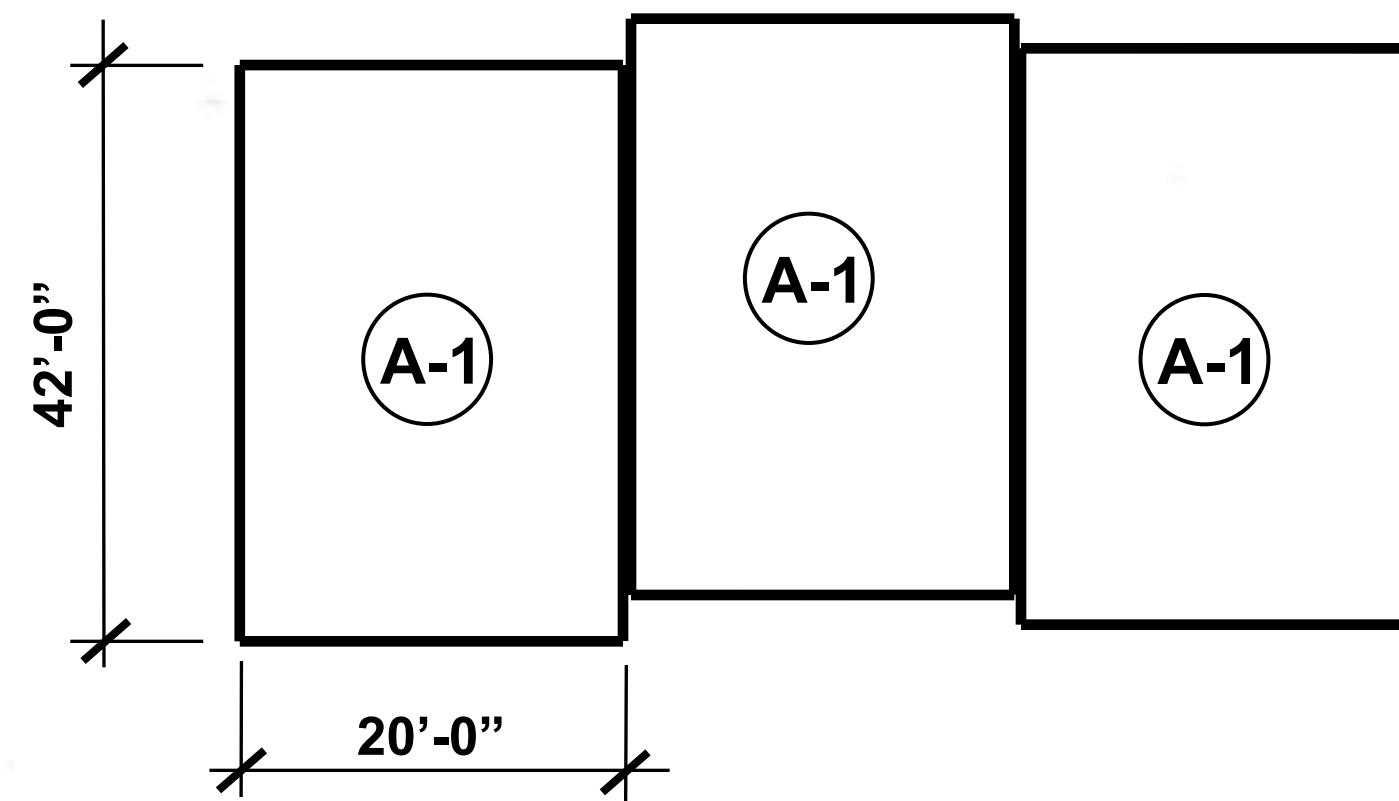
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| | | |
|-------------|-----------------------|----------|
| content | scale | date |
| CEDARPOINTE | 3/16" = 1' FILE# | 02/28/17 |
| title | LOT# - #17-21 | |
| | SIDE & REAR ELEVATION | |

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|----------------------------------|
| 03/29/17 | 05/23/17 | SOUND STUDY |
| 06/22/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 02/16/18 | CLIENT COMMENTS |
| 04/18/19 | | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
9





3-UNIT STRIP PLAN

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'CEDAR POINTE'

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TWIN 5" EXPOSURE
HORIZONTAL VINYL
SIDING 20'-0"
LENGTH

20 YEAR FIBER
GLASS SHINGLES
CHARCOAL GREY

VINYL PANEL
SHUTTERS

BRICK TRIM
SURROUND w/
BRICK HEAD & SILL

OPT. COVERED PORCH
(SHED / GABLE ROOF)

OPT. FYPON VENTED
LOUVER & GABLE

DORMERS

WHITE 6 OVER 6 WYNIL
WINDOWS w/ WHITE

FULL BRICK FRONT
LOTS #22-24
TO MEET STC
REQUIREMENTS

OPT.
WRAP AROUND
PORCH @ LOT
#22 & #24

BRICK ROLLOCK

6-PANEL
FIBERGLASS
DOOR



LOT #24
w/ FULL BRICK

LOT #23
w/ FULL BRICK

LOT #22
w/ FULL BRICK

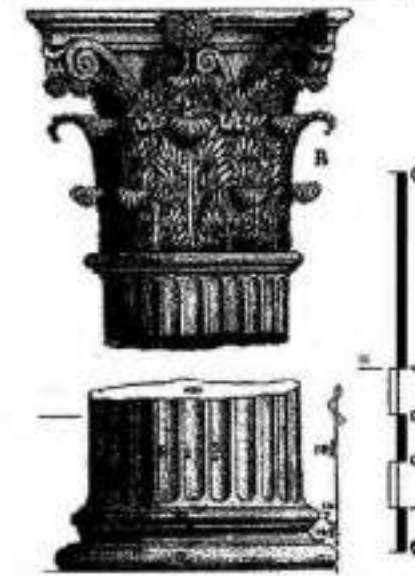
3-UNIT FRONT STRIP ELEVATION
LOTS #22-24

NOTE:
REFER TO POLYSONICS
REPORT #5679 (04/10/19) FOR
TRAFFIC NOISE IMPACT

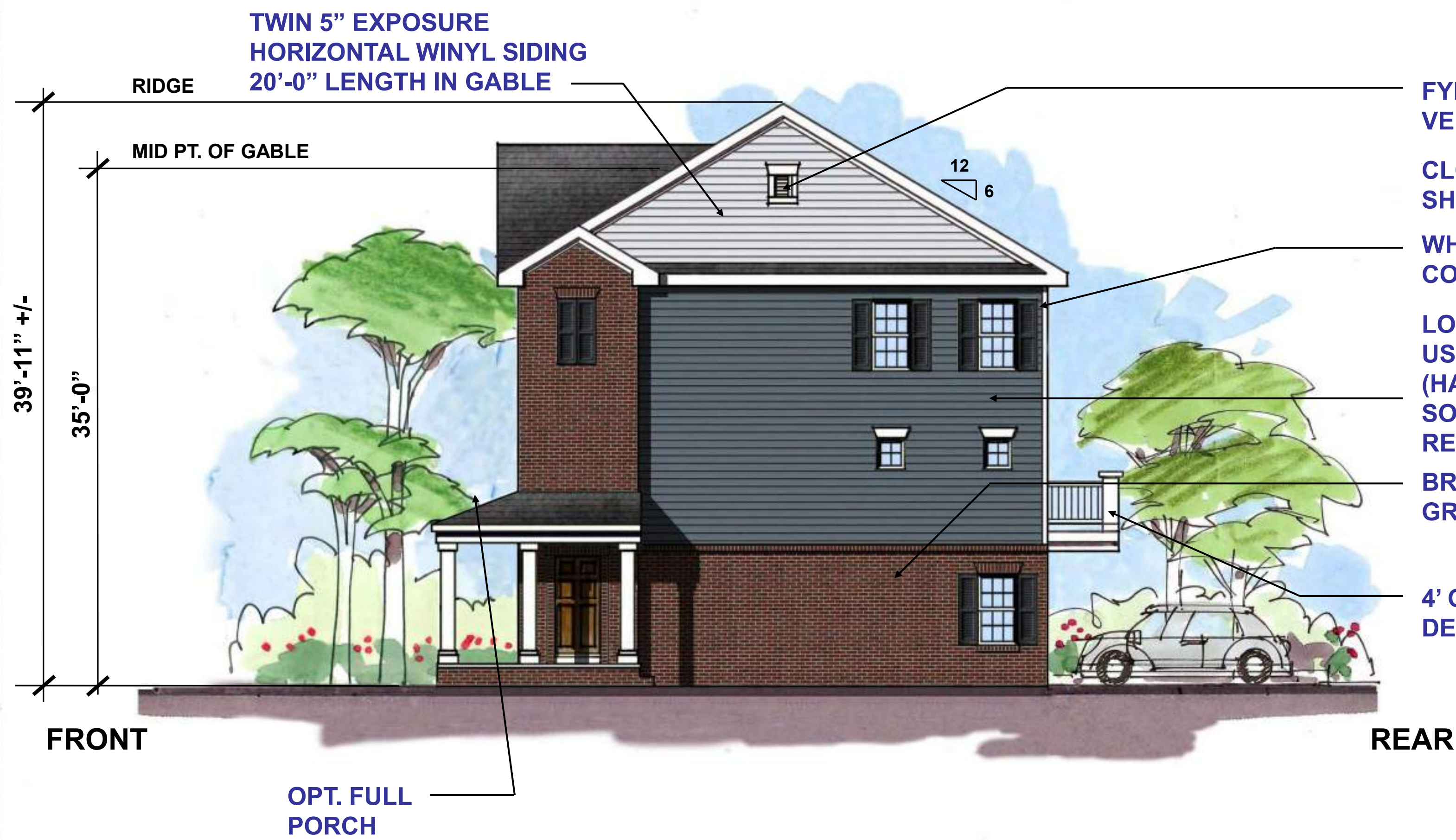
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| title | LOTS - #22-24 | 3-UNIT STRIP FRONT ELEVATION | | | | |

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|----------------------------------|
| 03/29/17 | | SOUND STUDY |
| 05/23/17 | | CLIENT COMMENTS |
| 06/22/17 | | CLIENT COMMENTS |
| 07/17/17 | | CLIENT COMMENTS |
| 07/18/18 | | PERMIT COMMENTS |
| 02/01/18 | | CLIENT COMMENTS |
| 04/18/19 | | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
10



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SIDE ELEVATION
LOT# 22 (HIGH VISIBILITY)

- FYPON LOUVERED VENT
- CLOSED PANEL SHUTTERS
- WHITE VINYL CORNER BOARDS
- LOTS- #22 & #24 USE CEMENTITIOUS SIDING (HARDIPLANK) TO MEET STC SOUND ABATEMENT REQUIRMENTS
- BRICK TO TOP OF GROUND FLOOR
- 4' CANTILEVERED DECK



SIDE ELEVATION
LOT# 24 (HIGH VISIBILITY)

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'CEDAR POINTE'



- WHITE 6 OVER 6 WINYL WINDOWS w/ WHITE
- WINDOWS AND SLIDING GLASS DOORS UP TO 39 STC RATING TO MEET SOUND ABATEMENT REQ.

20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

STD. VINYL SAFETY RAILS

16-PANEL CARRIAGE STYLE GARAGE DOOR

3-UNIT REAR STRIP ELEVATION
LOTS #22-24

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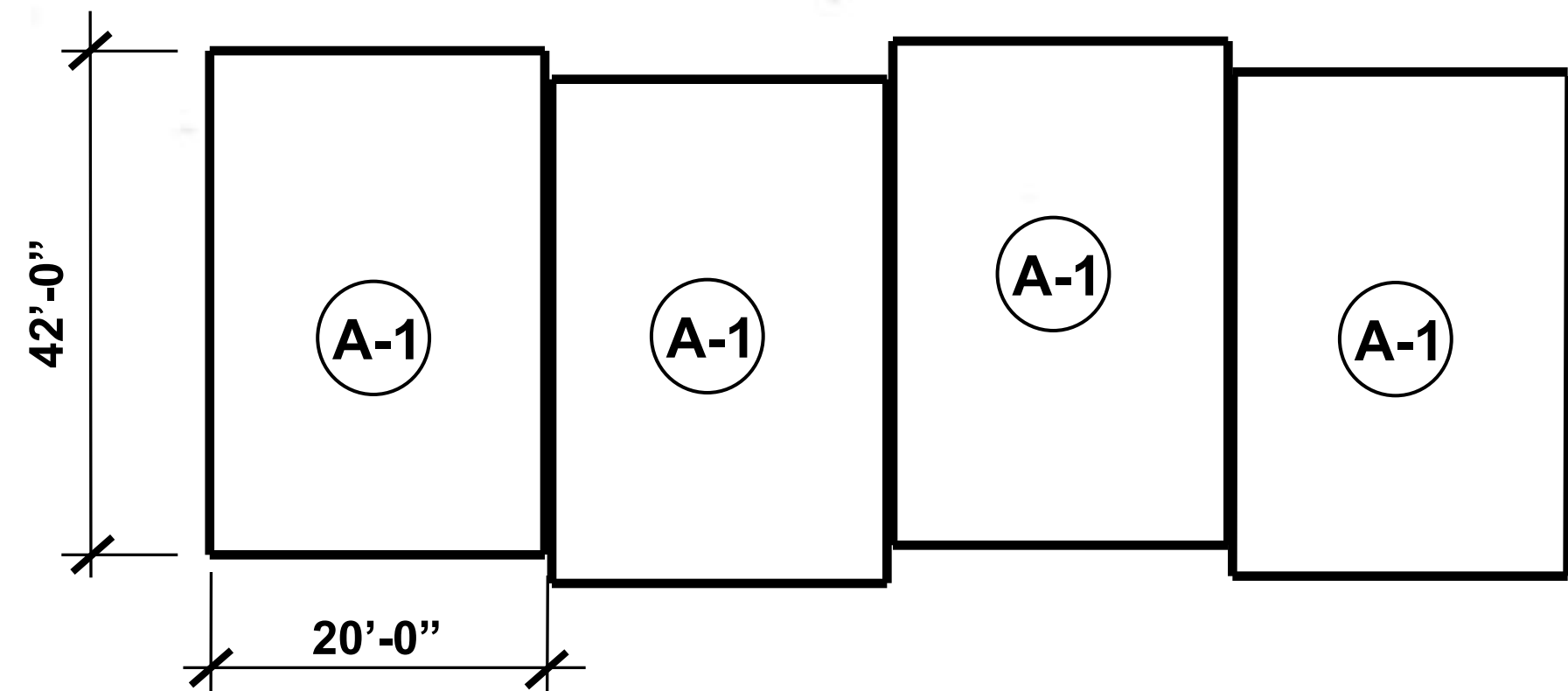
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CEDAR POINTE
scale 3/16" = 1' FILE# CEDARPOINT_UNIT_022817 date 02/28/17
LOTS - #22-24
SIDE & REAR ELEVATION

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|----------------------------------|
| 03/29/17 | 03/29/17 | SOUND STUDY |
| 05/23/17 | 05/23/17 | CLIENT COMMENTS |
| 06/22/17 | 06/22/17 | CLIENT COMMENTS |
| 07/17/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | PERMIT COMMENTS |
| 02/11/18 | 02/11/18 | CLIENT COMMENTS |
| 04/18/19 | 04/18/19 | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
11





4-UNIT STRIP PLAN

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'CEDAR POINTE'



LOT #25
 w/ BRICK WATERTABLE

LOT #26
 w/ FULL STONE

LOT #27
 w/ BRICK WATERTABLE

LOT #28
 w/ FULL BRICK

4-UNIT FRONT STRIP ELEVATION
 LOTS #25-28

| | | | | | |
|---------|---------------|------------------------------|---|------|----------|
| content | CEDAR POINTE | scale | 3/16" = 1' FILE# CEDARPOINT_UNIT_022817 | date | 02/28/17 |
| title | LOTS - #25-28 | 4-UNIT STRIP FRONT ELEVATION | | | |

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|----------------------------------|
| 03/29/17 | | SOUND STUDY |
| 05/23/17 | | CLIENT COMMENTS |
| 06/22/17 | | CLIENT COMMENTS |
| 07/17/17 | | CLIENT COMMENTS |
| 07/18/18 | | PERMIT COMMENTS |
| 02/01/18 | | CLIENT COMMENTS |
| 04/18/19 | | SITE GRADING CHANGE (ELEV. REV.) |

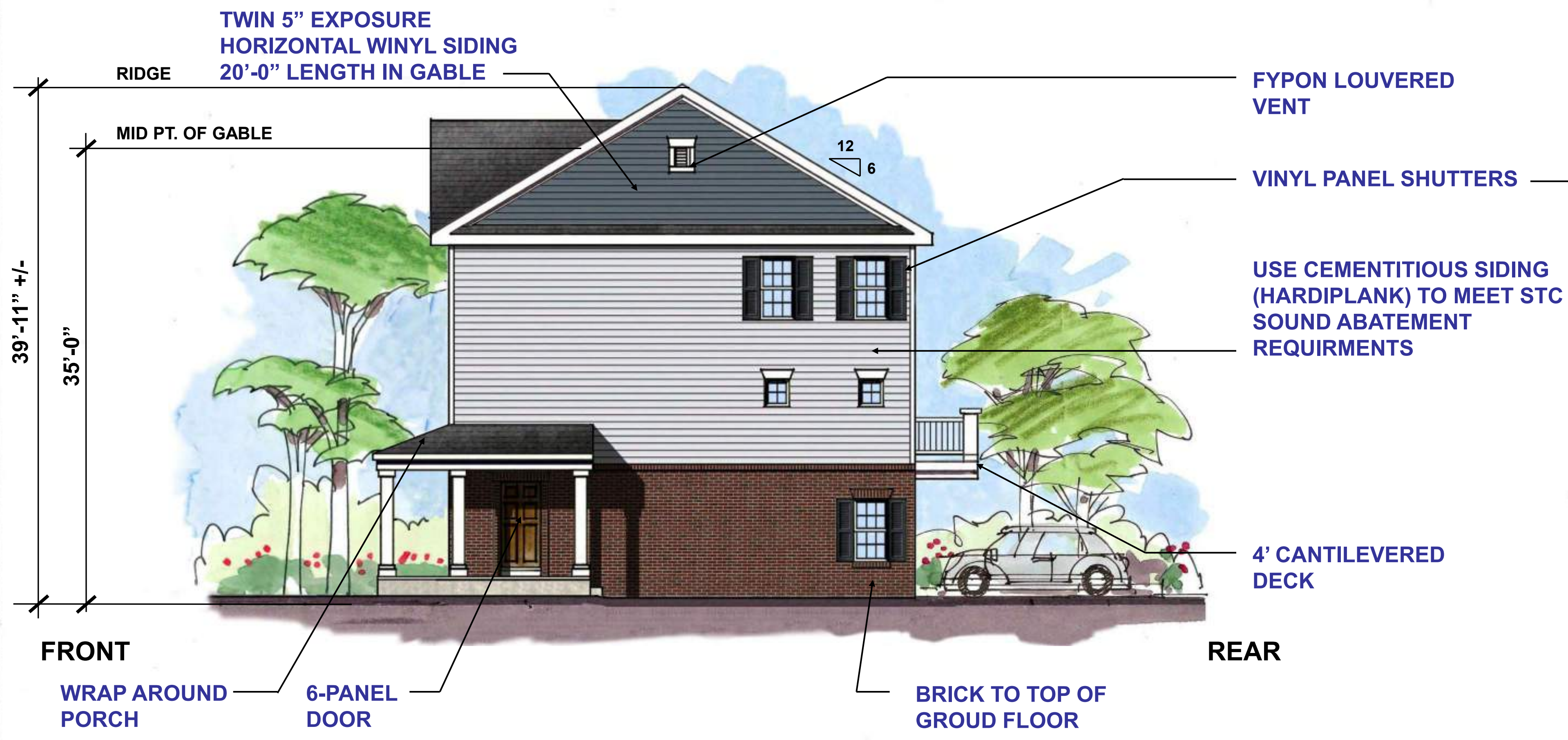
SHEET #
12



NOTE:
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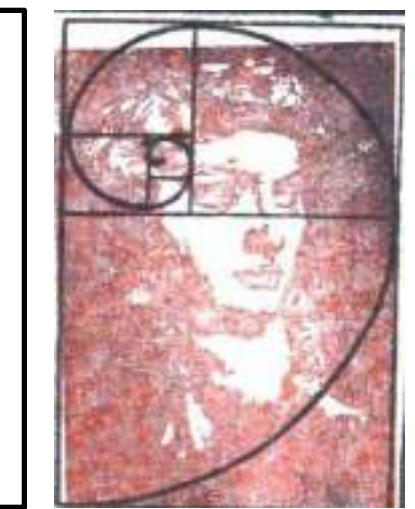
SIDE ENTRY ELEVATION
LOT# 25 (HIGH VISIBILITY)



SIDE ELEVATION
LOT# 28 (HIGH VISIBILITY)

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'CEDAR POINTE'



- WHITE 6 OVER 6 VINYL WINDOWS w/ WHITE
- WINDOWS AND SLIDING GLASS DOORS UP TO 36 STC RATING TO MEET SOUND ABATEMENT REQ.
- CEMENTITIOUS SIDING (HardiPlank) TO MEET STC REQUIREMENTS @ LOTS #25-28

20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

STD. VINYL SAFETY RAILS

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4-UNIT REAR STRIP ELEVATION
LOTS #25-28

OPT. WINDOWS

16-PANEL CARRIAGE STYLE GARAGE DOOR

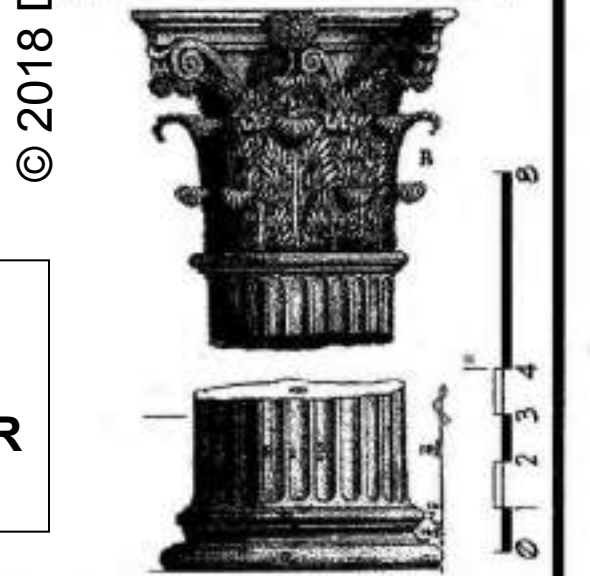
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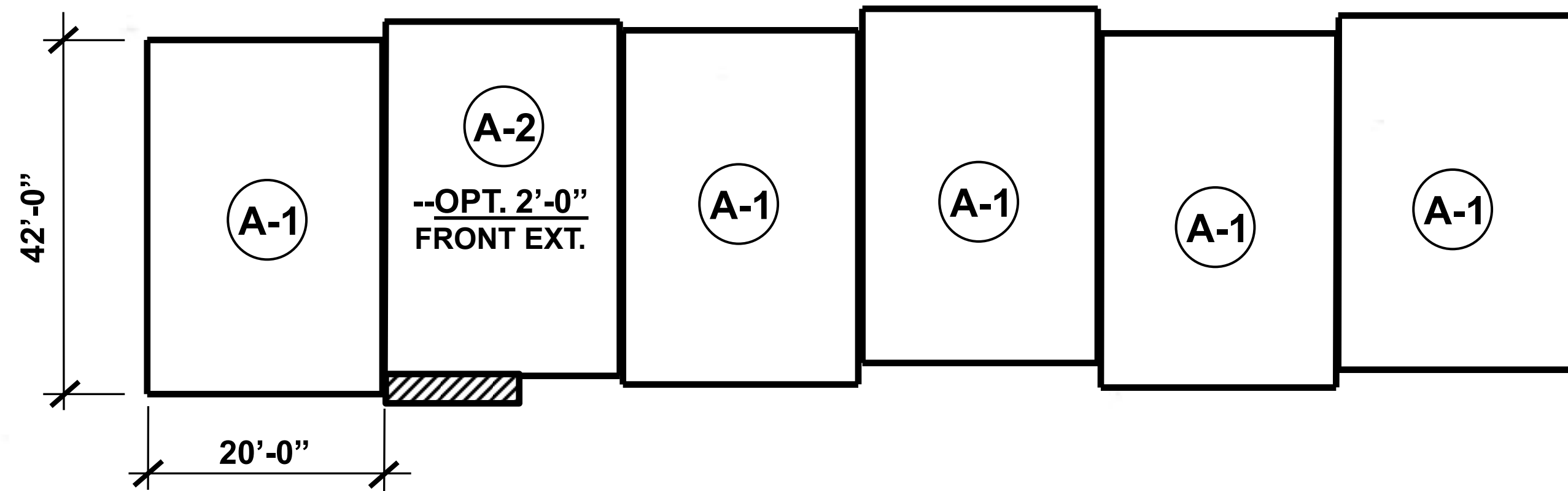
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| title | LOTS - #25-28 SIDE & REAR ELEVATION | |

| | | |
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| revisions | 03/29/17 | SOUND STUDY |
| | 05/23/17 | CLIENT COMMENTS |
| | 06/22/17 | CLIENT COMMENTS |
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| | 07/18/18 | PERMIT COMMENTS |
| | 02/11/18 | CLIENT COMMENTS |
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SHEET #
13



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6-UNIT STRIP PLAN

TWIN 5" EXPOSURE HORIZONTAL VINYL SIDING 20'-0" LENGTH @ GABLE
 20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

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OPT. DORMERS

WHITE 6 OVER 6 VINYL WINDOWS

OPT. FYPON VENTED LOUVER & GABLE

WHITE VINYL CORNER BOARDS

FYPON WINDOW HEAD & TRIM

OPT. COVERED PORCH (SHED / GABLE ROOF)

6-PANEL FIBERGLASS DOOR

VINYL PANEL SHUTTERS

CEMENTITIOUS SIDING (HardiPlank) TO MEET STC REQUIREMENTS @ LOTS #29-34

LOT #29
w/ FULL BRICK

LOT #30
w/ OPT. 2' FRONT EXT.
w/ 1- STORY BRICK

LOT #31
w/ FULL STONE

LOT #32
w/ FULL BRICK

LOT #33
w/ STONE WATERTABLE

LOT #34
w/ BRICK WATERTABLE

6-UNIT FRONT STRIP ELEVATION

LOTS #29-34

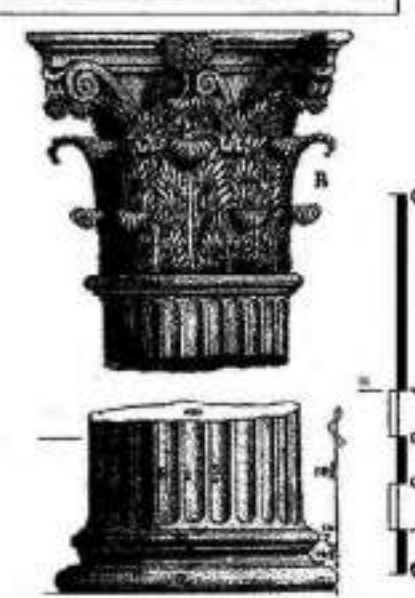
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| date | 02/28/17 |
| title | LOTS - #29-34 4-UNIT STRIP FRONT ELEVATION |

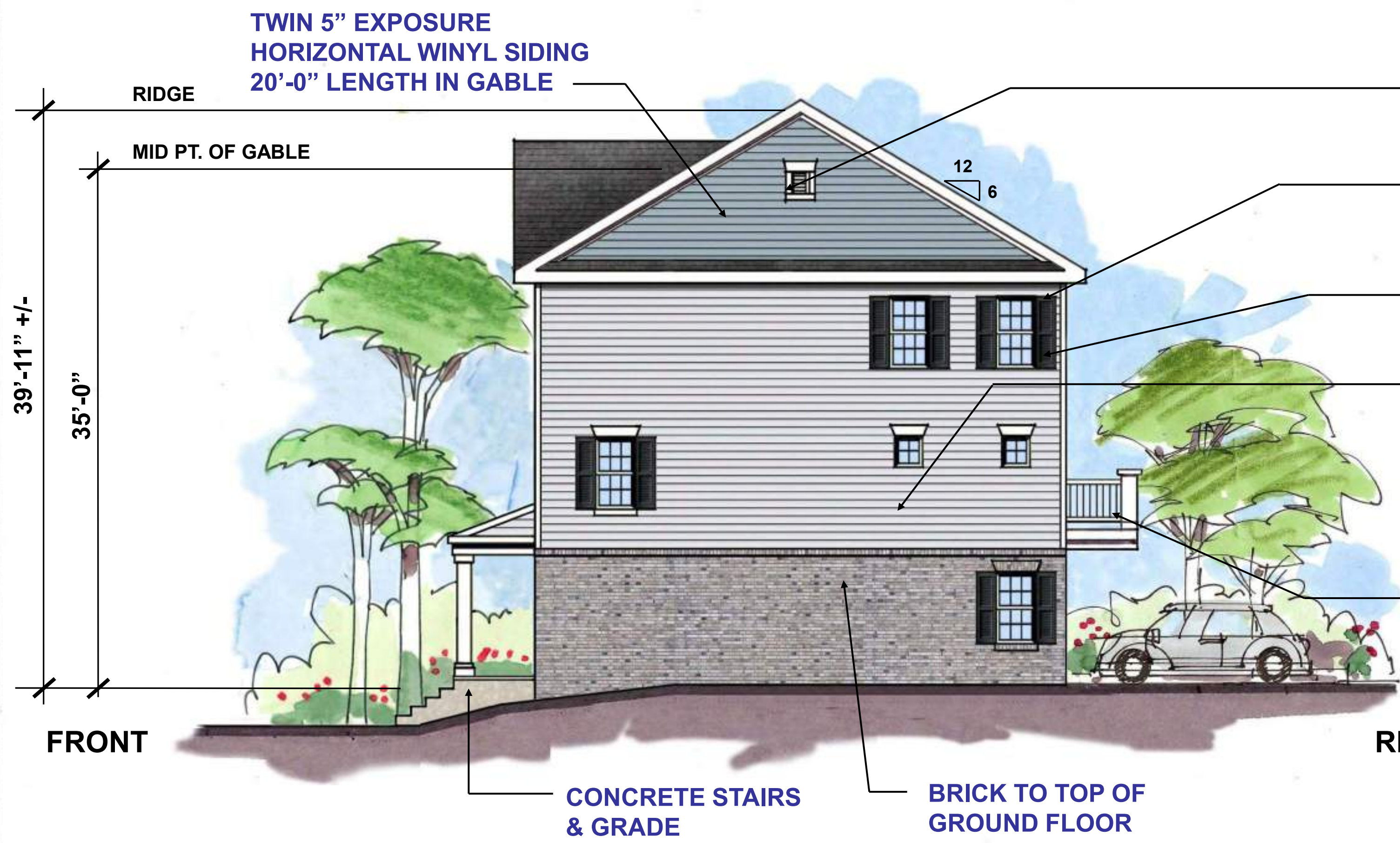
| REVISIONS | DATE | DESCRIPTION |
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| 03/29/17 | 05/23/17 | SOUND STUDY |
| 06/22/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | CLIENT COMMENTS |
| 02/28/18 | 02/28/18 | PERMIT COMMENTS |
| 04/18/19 | 04/18/19 | CLIENT COMMENTS |
| | | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
14

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SIDE ELEVATION
LOTS# 29 (HIGH VISIBILITY)

RIDGE
MID PT. OF GABLE
39'-11" +/-
35'-0"

TWIN 5" EXPOSURE
HORIZONTAL WYNIL SIDING
20'-0" LENGTH IN GABLE

- FYPON LOUVERED VENT
- WHITE VINYL CORNER BOARDS
- VINYL PANEL SHUTTERS
- LOTS- #29 & #34 USE CEMENTITIOUS SIDING (HARDIPLANK) TO MEET STC SOUND ABATEMENT REQUIRMENTS
- CONCRETE STAIRS & GRADE
- 4' CANTILEVERED DECK



SIDE ELEVATION
LOT# 34 (HIGH VISIBILITY)

BRICK TO TOP OF
GROUND FLOOR

REAR

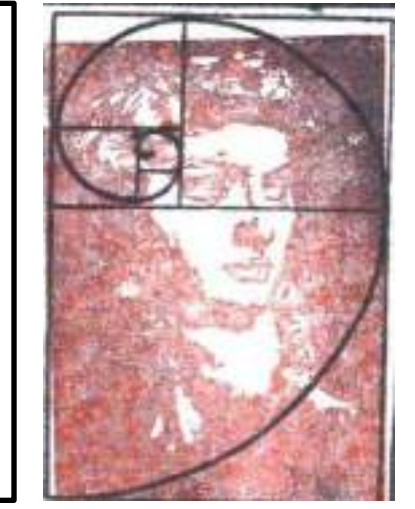
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' CEDAR POINTE '



6-UNIT REAR STRIP ELEVATION
LOTS #29-34

- WHITE 6 OVER 6 WYNIL WINDOWS w/ WHITE WINDOWS AND SLIDING GLASS DOORS UP TO 39 STC RATING TO MEET SOUND ABATEMENT REQ.
- CEMENTITIOUS SIDING (HardiPlank) TO MEET STC REQUIREMNETS @ LOTS #25-28

- 16-PANEL CARRIAGE STYLE GARAGE DOOR
- STD. VINYL SAFETY RAILS
- OPT. WINDOWS
- 20 YEAR FIBER GLASS SHINGLES CHARCOAL GREY

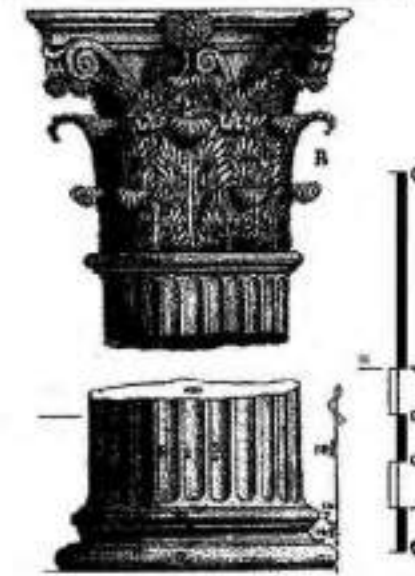
NOTE:
REFER TO POLYSONICS REPORT #5679 (04/10/19) FOR TRAFFIC NOISE IMPACT

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| | | |
|-----------------------|---|----------------|
| content | scale | date |
| CEDAR POINTE | 3/16" = 1' FILE# CEDARPOINT_UNIT_022817 | 02/28/17 |
| title | PROJECT NAME | PROJECT NUMBER |
| LOTS - #29-34 | | |
| SIDE & REAR ELEVATION | | |

| REVISIONS | DATE | DESCRIPTION |
|-----------|----------|----------------------------------|
| 03/29/17 | 05/23/17 | SOUND STUDY |
| 05/23/17 | 06/22/17 | CLIENT COMMENTS |
| 07/17/17 | 07/17/17 | CLIENT COMMENTS |
| 07/18/18 | 07/18/18 | PERMIT COMMENTS |
| 02/01/18 | 02/01/18 | CLIENT COMMENTS |
| 04/18/19 | 04/18/19 | SITE GRADING CHANGE (ELEV. REV.) |

SHEET #
15



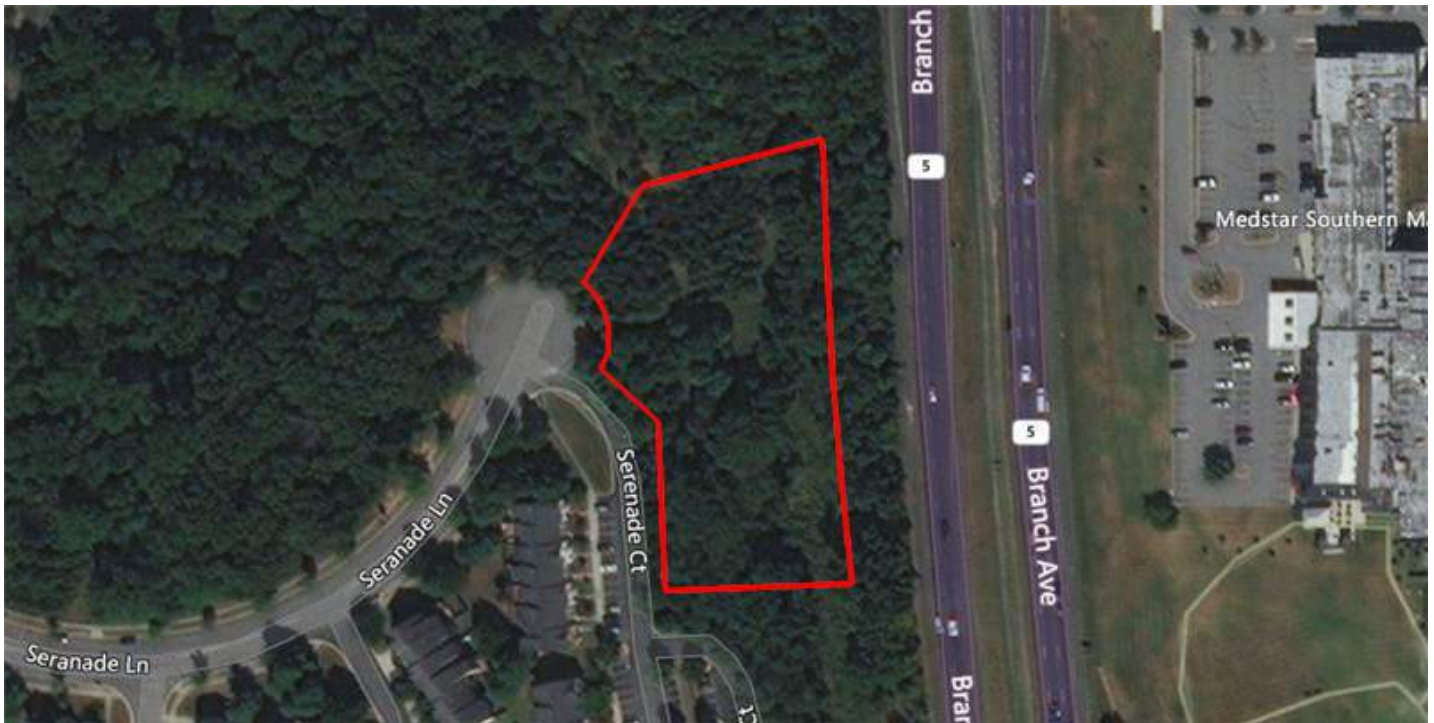
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SITE PROFILE REPORT

The enclosed site profiles were generated for Parcel A (private roads) and Parcel B (common area/open space) as a proxy for the overall development site, including the 34 individual townhome building lots. Please note that certain information such as the various maps, flood mapping, and demographics are common to all of the lots.



Site Overview



Location

| | | | |
|-------------------|----|------------|---------|
| Site Address | -- | Parcel No. | 3079951 |
| Legal Information | -- | | |

Owner

| | | | |
|--------------------|----|---------------|----|
| Owner Name | -- | Owner Address | -- |
| Owner Vesting Code | -- | | |

Site Information

| | | | |
|---------------------|--------|----------------------|--------|
| Land Use Category | -- | Land Use Description | -- |
| Zoning (Assessor) | -- | Acres (Assessor) | 1.8589 |
| Acres (Calculated) | 1.86 | Lot SF (Assessor) | 0 |
| Lot SF (Calculated) | 80,974 | | |

Last Market Sale

| | | | |
|-------------|-----|-----------|----|
| Sale Price | \$0 | Sale Date | -- |
| Seller Name | -- | Deed Type | -- |
| Loan Amount | \$0 | | |

Value and Tax

| | | | |
|-------------------|-----|---------------|-----|
| Total Assd. Value | \$0 | Land Value | \$0 |
| Improvement Value | \$0 | Improvement % | -- |
| Property Tax | \$0 | Tax Year | -- |

Property Characteristics

| | | | |
|----------------|------|--------------|----|
| Building Area | 0 SF | No. of Units | -- |
| No. of Stories | -- | Year Built | -- |

Foreclosure Details

| | | | |
|-------|----|---------------|----|
| Stage | -- | Document Type | -- |
|-------|----|---------------|----|

Hazards

| | | | |
|------------|----|---------|----|
| Flood Zone | -- | Wetland | -- |
|------------|----|---------|----|

School Details

| | |
|--------------------|---------------------------------------|
| School District(s) | Prince George's County Public Schools |
|--------------------|---------------------------------------|



Property Detail Report

Owner Information

| | | | |
|-----------------|----|-------------------|----|
| Owner Name 1 | -- | Owner Name 2 | -- |
| Mailing Address | | Owner Type | -- |
| Vesting Code | -- | Vesting Code Desc | -- |

Location Information

| | | | |
|-------------------|-------|------------------|---------------------------------------|
| Legal Description | -- | | |
| County | -- | Parcel No. (APN) | 3079951 |
| FIPS Code | 24033 | Alternative APN | -- |
| Census Trct/Blk | -- | Legal Book/Page | -- |
| Twncshp-Rnge-Sect | -- | Map Reference | -- |
| Legal Land Lot | -- | School District | Prince George's County Public Schools |
| Legal Block | -- | Subdivision | -- |

Last Market Sale Information

| | | | |
|----------------|----|-------------------|----|
| Recording Date | -- | New Construction | -- |
| Sale Date | -- | 1st Mtg Amount | -- |
| Sale Price | -- | 1st Mtg Type | -- |
| Price Per SF | -- | 1st Mtg Doc. No. | -- |
| Price Per Acre | -- | Sale Doc. No. | -- |
| Deed Type | -- | Transfer Doc. No. | -- |
| Sale Type | -- | Seller Name | -- |
| Title Company | -- | Lender | -- |

Last Transfer of Ownership

| | | | |
|----------------|----|-------------|----|
| Recording Date | -- | Book Number | -- |
| Doc. Number | -- | Page Number | -- |
| Doc. Type | -- | | |

Prior Sale Information

| | | | |
|----------------|----|-------------------|----|
| Recording Date | -- | Sale Type | -- |
| Sale Date | -- | Transfer Doc. No. | -- |
| Sale Price | -- | New Construction | -- |
| Sale Doc. No. | -- | Title Company | -- |
| Seller Name | -- | Lender | -- |

Property Characteristics

| | | | |
|----------------|----|----------------|----|
| Building Area | -- | Total Rooms | -- |
| No. of Units | -- | Bedrooms | -- |
| No. of Stories | -- | Bathrooms | -- |
| Year Built | -- | Basement | -- |
| Condition | -- | Basement Area | -- |
| Construction | -- | Heat Type | -- |
| Roof Type | -- | Air Cond. Type | -- |
| Roof Material | -- | Fireplace | -- |
| Parking Spaces | -- | | |

Site Information

| | | | |
|-----------------------|----|--------------------|--------|
| Zoning | -- | Assessor Acreage | -- |
| County Use Code | -- | Calculated Acreage | 1.86 |
| County Use Code Desc. | -- | Assessed Lot SF | -- |
| Land Use Code | -- | Calculated Lot SF | 80,974 |
| Land Use Desc. | -- | Assessor Lot W/D | / |
| Land Use Category | -- | Topography | -- |

Tax and Value Information

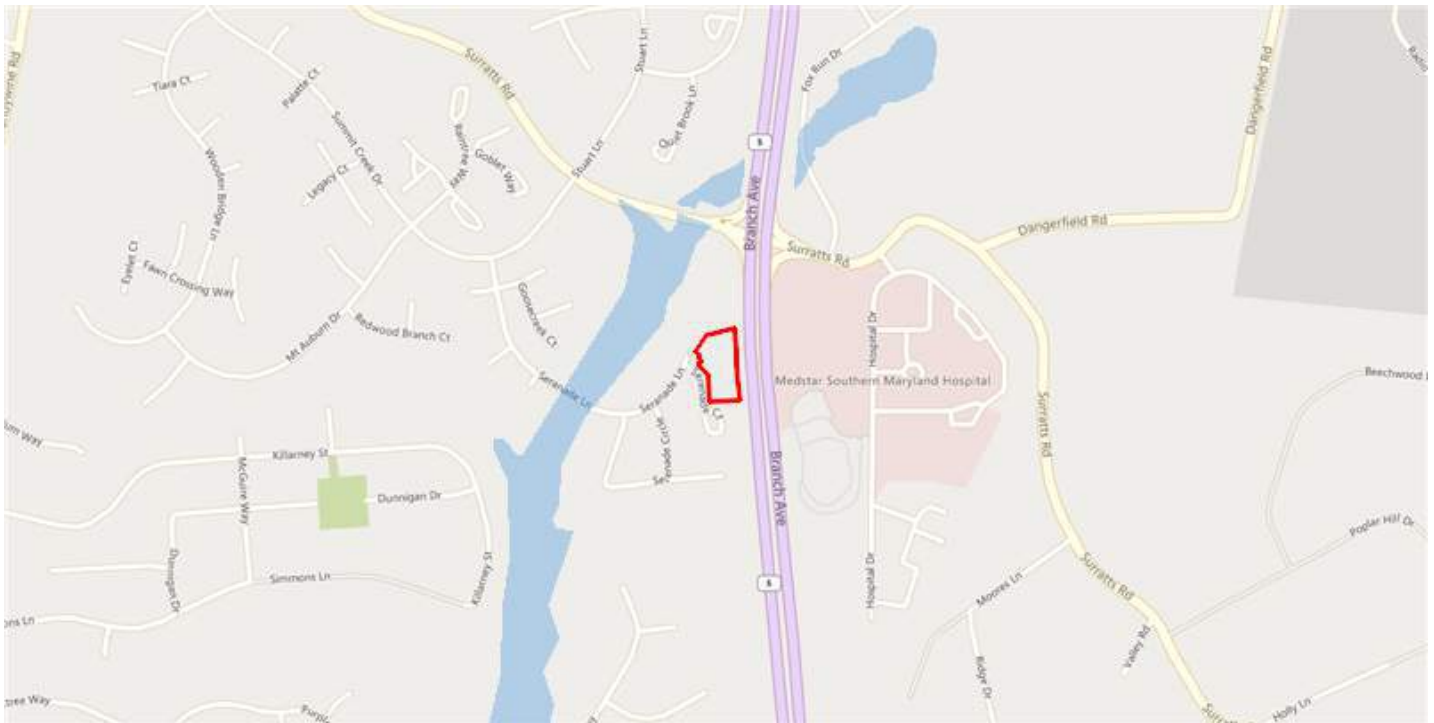
| | | | |
|----------------|----|---------------------|----|
| Tax Year | -- | Improvement Value | -- |
| Property Tax | -- | Improvement % | -- |
| Tax Rate Code | -- | Market Value Year | -- |
| Tax Exemption | -- | Total Market Value | -- |
| Assessed Year | -- | Land Market Value | -- |
| Assessed Value | -- | Market Imprv. Value | -- |
| Land Value | -- | AVM Value | -- |

Hazard Information

| | | | |
|------------------------|----|--------------|----|
| Flood Zone | -- | Flood Panel | -- |
| Flood Panel Date | -- | Wetland Type | -- |
| Wetland Classification | -- | | |



Flood Map Report



Legend

Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)



Site Overview



Location

| | | | |
|-------------------|----|------------|---------|
| Site Address | -- | Parcel No. | 3079944 |
| Legal Information | -- | | |
| | -- | | |

Owner

| | | | |
|--------------------|----|---------------|----|
| Owner Name | -- | Owner Address | -- |
| Owner Vesting Code | -- | | |

Site Information

| | | | |
|---------------------|---------|----------------------|--------|
| Land Use Category | -- | Land Use Description | -- |
| Zoning (Assessor) | -- | Acres (Assessor) | 4.5771 |
| Acres (Calculated) | 4.58 | Lot SF (Assessor) | 0 |
| Lot SF (Calculated) | 199,378 | | |

Last Market Sale

| | | | |
|-------------|-----|-----------|----|
| Sale Price | \$0 | Sale Date | -- |
| Seller Name | -- | Deed Type | -- |
| Loan Amount | \$0 | | |

Value and Tax

| | | | |
|-------------------|-----|---------------|-----|
| Total Assd. Value | \$0 | Land Value | \$0 |
| Improvement Value | \$0 | Improvement % | -- |
| Property Tax | \$0 | Tax Year | -- |

Property Characteristics

| | | | |
|----------------|------|--------------|----|
| Building Area | 0 SF | No. of Units | -- |
| No. of Stories | -- | Year Built | -- |

Foreclosure Details

| | | | |
|-------|----|---------------|----|
| Stage | -- | Document Type | -- |
|-------|----|---------------|----|

Hazards

| | | | |
|------------|---|---------|----|
| Flood Zone | A | Wetland | -- |
|------------|---|---------|----|

School Details

| | |
|--------------------|---------------------------------------|
| School District(s) | Prince George's County Public Schools |
|--------------------|---------------------------------------|



Property Detail Report

Owner Information

| | | | |
|-----------------|----|-------------------|----|
| Owner Name 1 | -- | Owner Name 2 | -- |
| Mailing Address | | Owner Type | -- |
| Vesting Code | -- | Vesting Code Desc | -- |

Location Information

| | | | |
|-------------------|-------|------------------|---------------------------------------|
| Legal Description | -- | | |
| County | -- | Parcel No. (APN) | 3079944 |
| FIPS Code | 24033 | Alternative APN | -- |
| Census Trct/Blk | -- | Legal Book/Page | -- |
| Twnshp-Rnge-Sect | -- | Map Reference | -- |
| Legal Land Lot | -- | School District | Prince George's County Public Schools |
| Legal Block | -- | Subdivision | -- |

Last Market Sale Information

| | | | |
|----------------|----|-------------------|----|
| Recording Date | -- | New Construction | -- |
| Sale Date | -- | 1st Mtg Amount | -- |
| Sale Price | -- | 1st Mtg Type | -- |
| Price Per SF | -- | 1st Mtg Doc. No. | -- |
| Price Per Acre | -- | Sale Doc. No. | -- |
| Deed Type | -- | Transfer Doc. No. | -- |
| Sale Type | -- | Seller Name | -- |
| Title Company | -- | Lender | -- |

Last Transfer of Ownership

| | | | |
|----------------|----|-------------|----|
| Recording Date | -- | Book Number | -- |
| Doc. Number | -- | Page Number | -- |
| Doc. Type | -- | | |

Prior Sale Information

| | | | |
|----------------|----|-------------------|----|
| Recording Date | -- | Sale Type | -- |
| Sale Date | -- | Transfer Doc. No. | -- |
| Sale Price | -- | New Construction | -- |
| Sale Doc. No. | -- | Title Company | -- |
| Seller Name | -- | Lender | -- |

Property Characteristics

| | | | |
|----------------|----|----------------|----|
| Building Area | -- | Total Rooms | -- |
| No. of Units | -- | Bedrooms | -- |
| No. of Stories | -- | Bathrooms | -- |
| Year Built | -- | Basement | -- |
| Condition | -- | Basement Area | -- |
| Construction | -- | Heat Type | -- |
| Roof Type | -- | Air Cond. Type | -- |
| Roof Material | -- | Fireplace | -- |
| Parking Spaces | -- | | |

Site Information

| | | | |
|-----------------------|----|--------------------|---------|
| Zoning | -- | Assessor Acreage | -- |
| County Use Code | -- | Calculated Acreage | 4.58 |
| County Use Code Desc. | -- | Assessed Lot SF | -- |
| Land Use Code | -- | Calculated Lot SF | 199,378 |
| Land Use Desc. | -- | Assessor Lot W/D | / |
| Land Use Category | -- | Topography | -- |

Tax and Value Information

| | | | |
|----------------|----|---------------------|----|
| Tax Year | -- | Improvement Value | -- |
| Property Tax | -- | Improvement % | -- |
| Tax Rate Code | -- | Market Value Year | -- |
| Tax Exemption | -- | Total Market Value | -- |
| Assessed Year | -- | Land Market Value | -- |
| Assessed Value | -- | Market Imprv. Value | -- |
| Land Value | -- | AVM Value | -- |

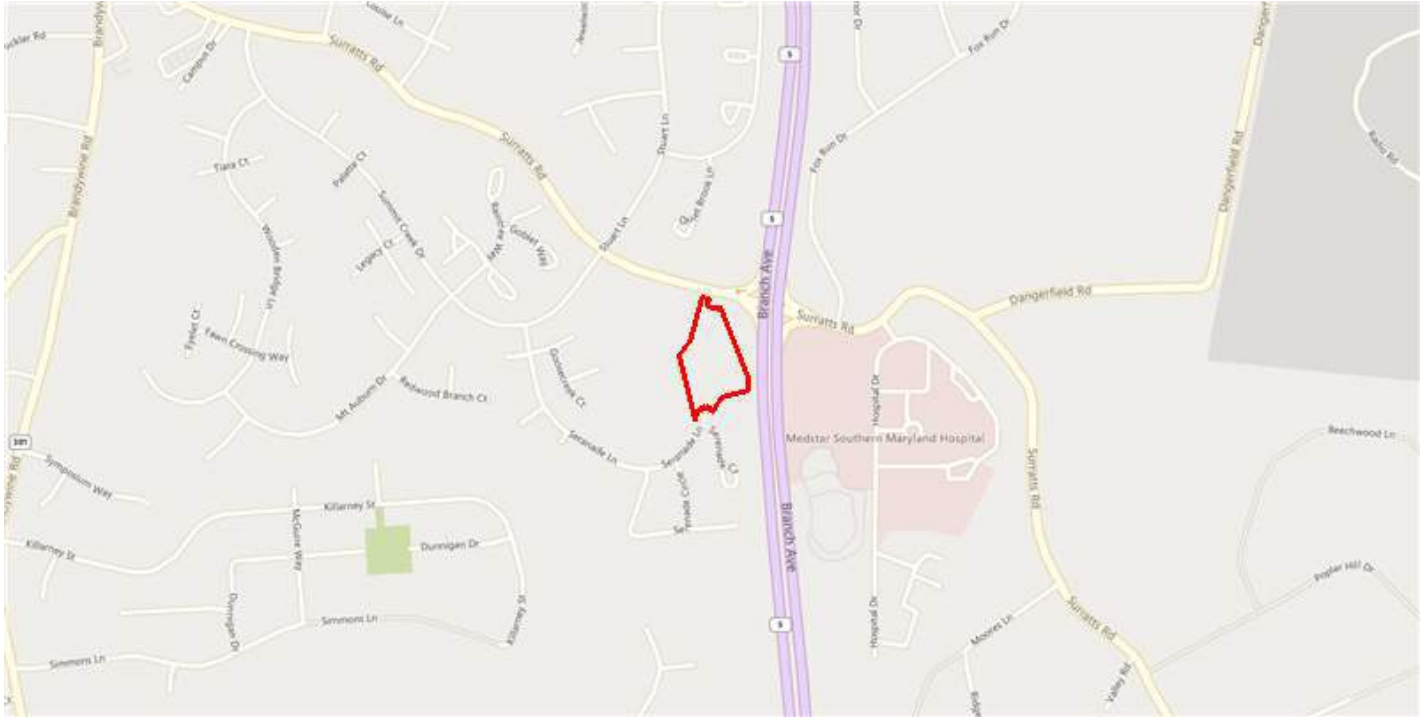
Hazard Information

| | | | |
|------------------------|----|--------------|----|
| Flood Zone | A | Flood Panel | -- |
| Flood Panel Date | -- | Wetland Type | -- |
| Wetland Classification | -- | | |

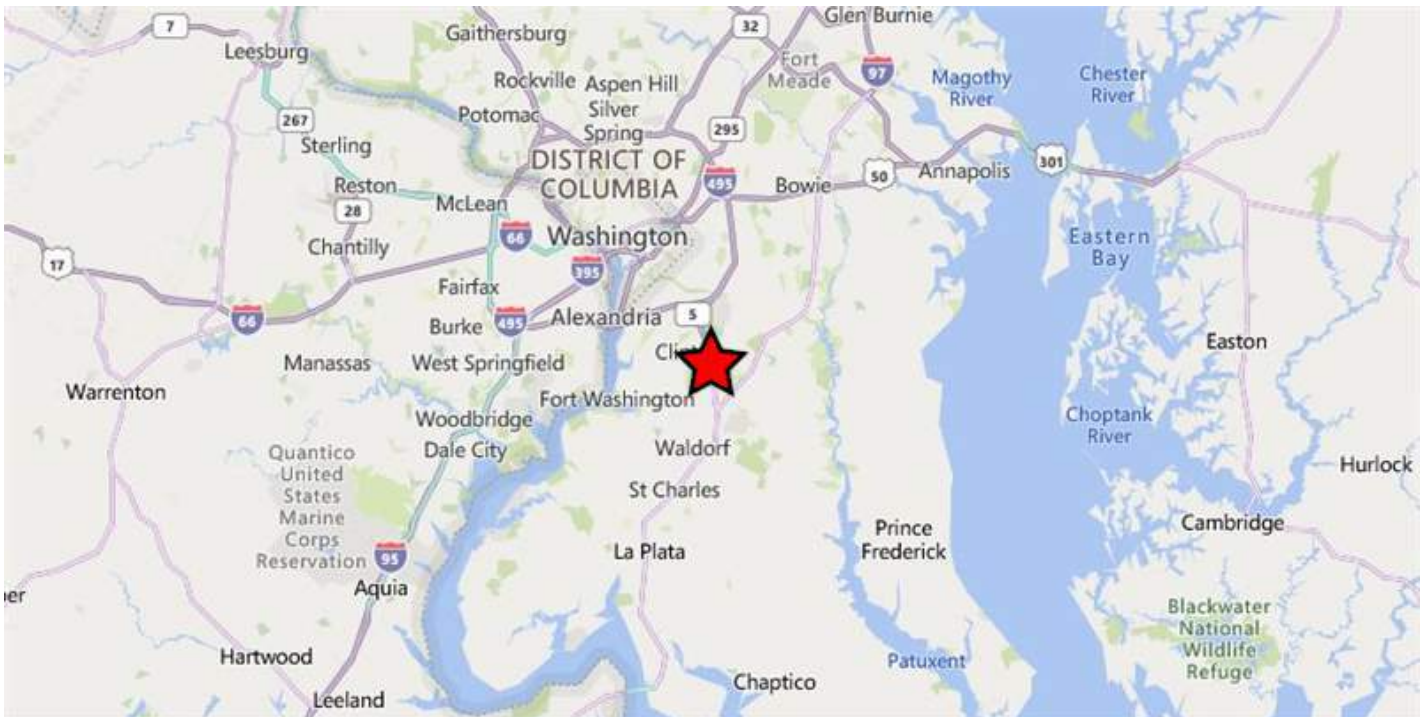


Neighborhood & Regional Map

Neighborhood

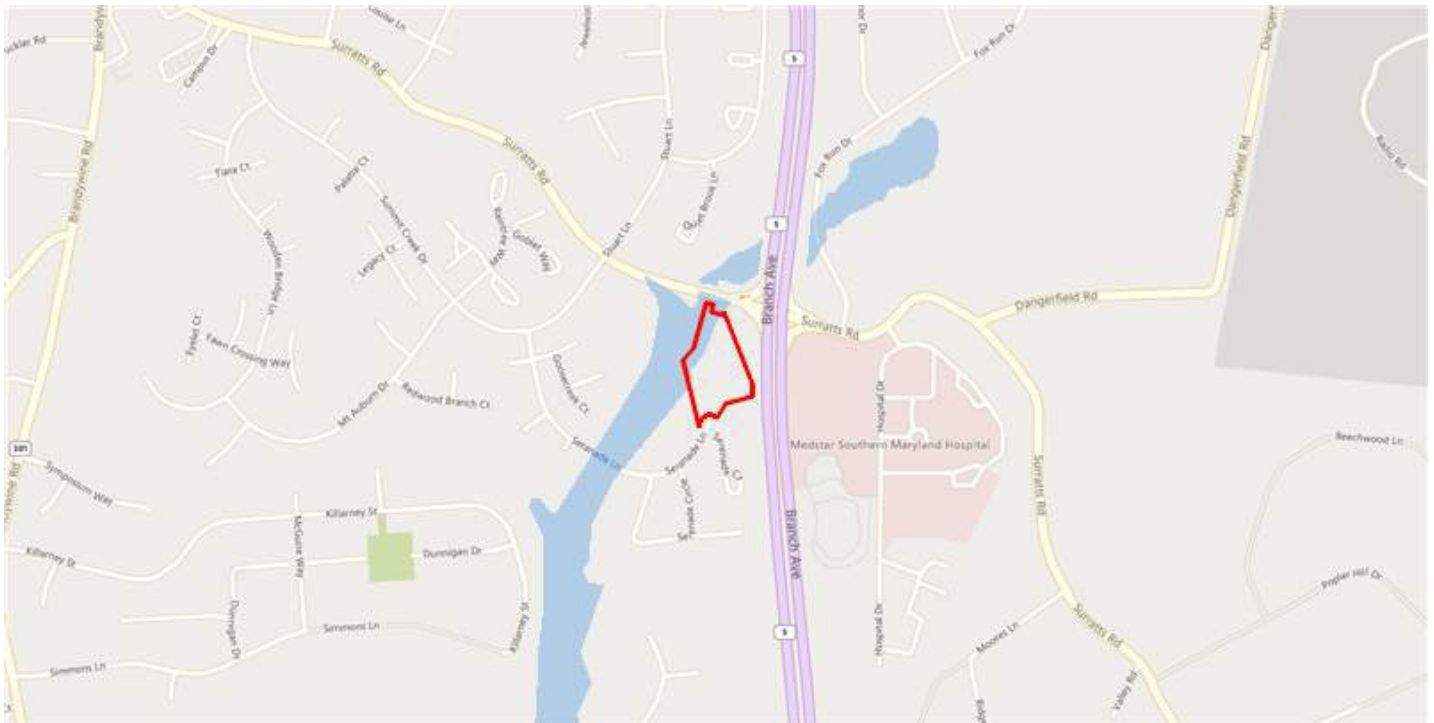


Regional





Flood Map Report



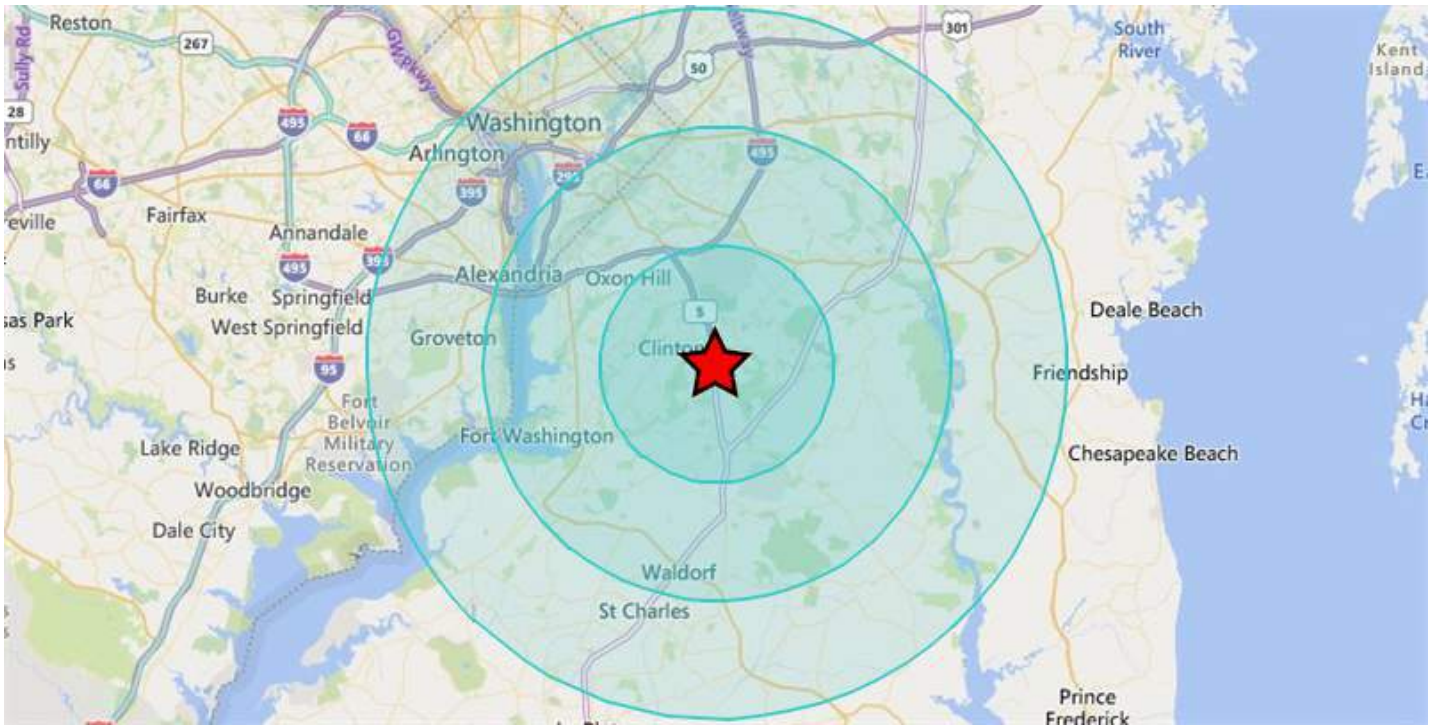
Legend

Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)



Demographics



Area and Density

| | 5 Miles | 10 Miles | 15 Miles |
|-------------------------------------|---------|----------|----------|
| Area (Square Miles) | 77.73 | 290.4 | 686.47 |
| Density(Population Per Square Mile) | 1,191 | 1,857 | 2,425 |

General Population Characteristics

| | 5 Miles | 10 Miles | 15 Miles |
|---------|---------|----------|-----------|
| Male | 44,267 | 250,300 | 798,247 |
| Female | 48,282 | 289,061 | 866,484 |
| Density | 1,191 | 1,857 | 2,425 |
| Urban | 89,612 | 526,766 | 1,622,221 |
| Rural | 2,937 | 12,595 | 42,510 |

Population By Year

| | 5 Miles | 10 Miles | 15 Miles |
|---|---------|----------|-----------|
| Population (1990) | 72,845 | 464,858 | 1,311,085 |
| Population (2000) | 82,824 | 480,970 | 1,396,306 |
| Population (2010) | 87,727 | 496,733 | 1,506,268 |
| Population (Current) | 92,549 | 539,361 | 1,664,731 |
| Population (5 Yr. Forecast) | 95,498 | 559,835 | 1,739,565 |
| Percent Growth (Current Yr./Previous Yr.) | 5.11% | 8.95% | 10.96% |
| Percent Forecast (5 Yr. Forecast/Current Yr.) | 3.07% | 3.96% | 4.62% |

Population By Age

| | 5 Miles | 10 Miles | 15 Miles |
|------------------|---------|----------|-----------|
| Median Age | 42 | 39 | 37 |
| Aged 0 to 5 | 6,212 | 39,482 | 114,190 |
| Aged 6 to 11 | 6,819 | 40,352 | 103,383 |
| Aged 12 to 17 | 7,405 | 41,904 | 101,639 |
| Aged 18 to 24 | 7,579 | 47,653 | 162,337 |
| Aged 25 to 34 | 10,869 | 77,147 | 331,261 |
| Aged 35 to 44 | 12,658 | 71,843 | 233,068 |
| Aged 45 to 54 | 13,670 | 72,907 | 206,960 |
| Aged 55 to 64 | 14,864 | 76,481 | 209,390 |
| Aged 65 to 74 | 8,580 | 47,687 | 129,600 |
| Aged 75 to 84 | 2,863 | 17,705 | 50,932 |
| Aged 85+ | 1,030 | 6,200 | 21,971 |
| Total Population | 92,549 | 539,361 | 1,664,731 |

Population By Race

| | 5 Miles | 10 Miles | 15 Miles |
|---|---------|----------|----------|
| White Alone | 10,896 | 72,559 | 543,643 |
| Black Alone | 72,139 | 422,743 | 880,678 |
| Asian Alone | 2,531 | 12,801 | 81,537 |
| Native American and Alaska Native Alone | 423 | 2,173 | 7,591 |
| Other Race Alone | 3,320 | 12,806 | 89,802 |
| Two or More Races | 3,240 | 16,279 | 61,480 |

Population By Ethnicity

| | 5 Miles | 10 Miles | 15 Miles |
|--------------------|---------|----------|----------|
| Hispanic | 6,420 | 28,459 | 200,014 |
| White Non-Hispanic | 9,057 | 63,986 | 462,370 |

General Income Characteristics

| | 5 Miles | 10 Miles | 15 Miles |
|---------------------------|-----------------|------------------|------------------|
| Median Household Income | \$134,064 | \$101,370 | \$108,020 |
| Total Household Income | \$4,913,031,931 | \$24,475,442,975 | \$89,484,334,716 |
| Average Household Income | \$156,287 | \$117,855 | \$128,420 |
| Per Capita Income | \$53,086 | \$45,379 | \$53,753 |
| Avg Family Income | \$164,635 | \$133,274 | \$148,645 |
| Family Income, Per Capita | \$47,846 | \$41,777 | \$50,036 |

Families by Income

| | 5 Miles | 10 Miles | 15 Miles |
|------------------------|-----------|-----------|-----------|
| Family High Income Avg | \$313,061 | \$306,971 | \$310,462 |
| Under \$15,000 | 421 | 7,911 | 19,420 |
| \$15,000 - \$24,999 | 321 | 5,457 | 14,597 |
| \$25,000 - \$34,999 | 397 | 5,085 | 15,019 |
| \$35,000 - \$49,999 | 846 | 9,074 | 24,830 |
| \$50,000 - \$74,999 | 1,735 | 15,576 | 43,055 |
| \$75,000 - \$99,999 | 1,972 | 16,733 | 43,484 |
| \$100K - \$125K | 3,627 | 16,461 | 40,653 |
| \$125K - \$150K | 3,286 | 14,780 | 37,927 |
| \$150K - \$200K | 4,087 | 17,200 | 46,496 |
| Over \$200K | 7,411 | 27,993 | 94,782 |

General Household Characteristics

| | 5 Miles | 10 Miles | 15 Miles |
|-------------------------------|-----------|-----------|-----------|
| Households (Current) | 31,436 | 207,674 | 696,810 |
| Families | 24,103 | 136,270 | 380,263 |
| Average Size of Household | 2.8 | 2.57 | 2.42 |
| Median Age of Householder | 53 | 51 | 47 |
| Median Value Owner Occupied | \$304,857 | \$290,147 | \$364,819 |
| Median Rent | \$1,378 | \$1,183 | \$1,342 |
| Median Vehicles Per Household | 3 | 2 | 2 |
| Housing Units | 33,336 | 223,620 | 751,192 |
| Owner Occupied Units | 26,392 | 118,896 | 347,460 |
| Renter Occupied Units | 5,044 | 88,778 | 349,350 |
| Vacant Units | 1,900 | 15,946 | 54,382 |

Households by Income

| | 5 Miles | 10 Miles | 15 Miles |
|---------------------|---------|----------|----------|
| Under \$15,000 | 768 | 15,824 | 49,334 |
| \$15,000 - \$24,999 | 621 | 10,457 | 32,726 |
| \$25,000 - \$34,999 | 850 | 9,767 | 32,083 |
| \$35,000 - \$49,999 | 1,750 | 17,398 | 51,637 |
| \$50,000 - \$74,999 | 2,955 | 28,915 | 91,087 |
| \$75,000 - \$99,999 | 3,177 | 28,813 | 89,427 |
| \$100K - \$125K | 4,482 | 23,961 | 78,660 |
| \$125K - \$150K | 4,092 | 19,812 | 67,540 |
| \$150K - \$200K | 4,811 | 21,254 | 75,367 |
| Over \$200K | 7,930 | 31,473 | 128,949 |
| Total Households | 31,436 | 207,674 | 696,810 |

Households by Rent Value

| | 5 Miles | 10 Miles | 15 Miles |
|-----------------------------|---------|----------|----------|
| Under \$250 | 200 | 6,590 | 18,599 |
| \$250-\$499 | 95 | 4,673 | 15,229 |
| \$500-\$749 | 288 | 10,122 | 24,507 |
| \$750-\$999 | 483 | 21,885 | 49,251 |
| \$1,000-\$1,249 | 888 | 19,065 | 59,924 |
| \$1,250-\$1,499 | 565 | 11,394 | 56,830 |
| \$1,500-\$1,999 | 1,445 | 7,849 | 67,456 |
| Over \$2,000 | 735 | 4,380 | 49,249 |
| Total Renter Occupied Units | 5,044 | 88,778 | 349,350 |

Households by Year Built

| | 5 Miles | 10 Miles | 15 Miles |
|---|---------|----------|----------|
| Median Year Built | 1983 | 1975 | 1972 |
| Built 2010 or Later | 3,868 | 33,581 | 134,062 |
| Built 2000 to 2009 | 5,034 | 19,767 | 70,746 |
| Built 1980 to 1989 | 4,242 | 24,062 | 72,255 |
| Built 1970 to 1979 | 6,217 | 30,444 | 88,743 |
| Built 1960 to 1969 | 5,506 | 37,117 | 101,418 |
| Built 1950 to 1959 | 2,180 | 27,297 | 78,362 |
| Built 1940 to 1949 | 925 | 15,479 | 54,409 |
| Built 1939 or Earlier | 4,723 | 24,468 | 67,805 |
| Total Households (2000) | 26,891 | 179,346 | 563,238 |
| Total Households (2010) | 29,790 | 189,352 | 617,649 |
| Total Households (Current) | 31,436 | 207,674 | 696,810 |
| Total Households (5 Yr. Forecast) | 32,434 | 216,789 | 735,821 |
| Percent Growth (Current Yr./Previous Yr.) | 5.19% | 9.92% | 12.65% |
| Percent Forecast (5 Yr. Forecast/Current Yr.) | 3.05% | 4.42% | 5.46% |

Households by Inhabitants

| | 5 Miles | 10 Miles | 15 Miles |
|------------------|---------|----------|----------|
| Median Size | 3.12 | 2.77 | 2.58 |
| 1 Person | 6,197 | 60,492 | 244,108 |
| 2 Person | 8,854 | 58,423 | 206,548 |
| 3 Person | 6,212 | 36,659 | 103,030 |
| 4 Person | 4,991 | 26,005 | 72,621 |
| 5 Person | 2,888 | 14,388 | 38,195 |
| 6 Person | 1,329 | 6,513 | 17,507 |
| 7 or More Person | 965 | 5,194 | 14,801 |
| Total Households | 31,436 | 207,674 | 696,810 |

Employment By Place Of Business

| | 5 Miles | 10 Miles | 15 Miles |
|----------------------|---------|----------|----------|
| Total Employees | 22,239 | 121,625 | 826,803 |
| Total Establishments | 1,285 | 7,957 | 41,352 |

Employment Travel Time

| | 5 Miles | 10 Miles | 15 Miles |
|-------------------------|---------|----------|-----------|
| Work at Home | 1,352 | 7,741 | 33,719 |
| Travel Time under 15min | 3,467 | 23,716 | 105,638 |
| Travel Time 15-29min | -- | -- | -- |
| Travel Time 30-59min | 20,172 | 110,438 | 361,053 |
| Travel Time 60-89min | 7,726 | 39,623 | 96,205 |
| Travel Time over 90min | 2,317 | 13,969 | 29,275 |
| Population | 92,549 | 539,361 | 1,664,731 |

Education Attainment Over 25

| | 5 Miles | 10 Miles | 15 Miles |
|-----------------------|---------|----------|-----------|
| Less than High School | 4,863 | 38,368 | 126,094 |
| High School | 18,566 | 113,030 | 259,225 |
| Some College | 19,211 | 95,614 | 223,552 |
| Associate's Degree | 4,211 | 21,519 | 58,540 |
| Bachelor's Degree | 10,877 | 59,921 | 266,719 |
| Master's Degree | 5,587 | 31,689 | 170,357 |
| Professional Degree | 668 | 6,249 | 52,328 |
| Doctorate Degree | 551 | 3,580 | 26,367 |
| Total Population | 92,549 | 539,361 | 1,664,731 |

Retail Sales

| | 5 Miles | 10 Miles | 15 Miles |
|--------------------------------|-----------------|-----------------|------------------|
| Motor Vehicles | \$291,089,000 | \$2,060,244,000 | \$7,912,672,000 |
| Furniture and Home Furnishings | \$17,812,000 | \$163,726,000 | \$585,686,000 |
| Electrical and Appliances | \$8,147,000 | \$101,366,000 | \$493,461,000 |
| Building Materials and Garden | \$56,518,000 | \$310,486,000 | \$1,021,069,000 |
| Food and Beverage | \$146,829,000 | \$1,350,362,000 | \$4,532,990,000 |
| Health and Personal Care | \$66,236,000 | \$488,921,000 | \$2,103,430,000 |
| Gasoline Stations | \$95,940,000 | \$525,234,000 | \$1,448,312,000 |
| Clothing and Accessories | \$21,363,000 | \$433,319,000 | \$1,719,940,000 |
| Sporting Goods | \$5,668,000 | \$91,682,000 | \$314,367,000 |
| General Merchandise | \$161,653,000 | \$708,061,000 | \$2,428,277,000 |
| Miscellaneous | \$17,111,000 | \$177,001,000 | \$636,605,000 |
| Nonstore Purchases | \$62,078,000 | \$233,293,000 | \$1,067,234,000 |
| Food Services | \$116,332,000 | \$868,089,000 | \$6,561,417,000 |
| Total Retail Sales | \$1,066,776,000 | \$7,511,784,000 | \$30,825,460,000 |

Consumer Expenditures

| | 5 Miles | 10 Miles | 15 Miles |
|-----------------------------|-----------------|------------------|------------------|
| Total Consumer Expenditures | \$2,085,387,000 | \$11,906,556,000 | \$45,564,476,000 |

Crime Information Index (Range 0-200, US Average = 100)

| | 5 Miles | 10 Miles | 15 Miles |
|---------------------------|---------|----------|----------|
| Murder Index | 60 | 101 | 102 |
| Forcible Rape Index | 120 | 105 | 96 |
| Forcible Robbery Index | 109 | 85 | 89 |
| Aggravated Assault Index | 66 | 108 | 104 |
| Burglary Index | 53 | 90 | 85 |
| Larceny Index | 85 | 113 | 113 |
| Motor Vehicle Theft Index | 63 | 104 | 106 |
| EASI Total Crime Index | 61 | 108 | 105 |

APPENDIX A

AGREEMENT FOR BUYER'S PREMIUM

AGREEMENT FOR BUYER'S PREMIUM

**THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER AND BROKER.
IF YOU DO NOT UNDERSTAND IT, SEEK LEGAL ADVICE.**

THIS AGREEMENT FOR BUYER'S PREMIUM ("Agreement") is made and entered into this ____ day of _____, 20____, by and between _____ (hereinafter "Buyer") and **MARYLAND LAND ADVISORS, LLC**, a Maryland limited liability company (hereinafter "Broker").

WHEREAS, Broker has the exclusive right pursuant to an Exclusive Sales Listing Agreement (hereinafter "Listing Agreement") with Blue Ocean Serenade, LLC (hereinafter "Seller") to sell real property known as Serenade at Cedar Pointe (hereinafter "Property").

WHEREAS, Buyer desires to purchase the Property pursuant to a formal Contract of Sale to be executed and subject to the terms of this Agreement.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises contained hereto, it is agreed as follows:

1. PREMIUM: Buyer shall be responsible for payment of Buyer's premium equal to Five (5%) of the gross sales price of the Property. Buyer's Premium shall be paid by the Buyer at the time and place of settlement consummation and closing of the Property pursuant to a Contract of Sale.

2. DURATION: The parties hereto agree that this Agreement shall survive the term of the Listing Agreement.

3. REPRESENTATION: Buyer acknowledges that Broker is representing Seller in the purchase and sale of the Property.

4. CONTRACT OF SALE: Buyer acknowledges that the formal Contract of Sale for the purchase of the Property shall include a provision detailing the Premium required under this Agreement. The failure to include such provision does not relieve Buyer's responsibility for payment of the Premium.

Buyer's Initials

5. SPECIFIC PERFORMANCE; OTHER RIGHTS AND REMEDIES: Each party hereto recognizes and agrees that, in the event a party should refuse to perform any of his/her/its obligations under this Agreement, the remedy at law would be inadequate, and each party hereto agrees that, for breach of such provisions, each party shall, in addition to such other remedies as may be available at law or in equity or as provided by this Agreement, be entitled to injunctive relief and to enforce his/her/its rights by an action for specific performance to the extent

permitted by applicable law. Each party hereby waives any requirement for security or the posting of any bond or other surety in connection with any temporary or permanent award of injunctive, mandatory, or other equitable relief. Nothing herein contained shall be construed as an election of remedies or as prohibiting any party from pursuing any other remedies available pursuant to the provisions of this Agreement or applicable law for a breach or threatened breach, including without limitation, the recovery of damages

6. MISCELLANEOUS:

a. Binding Effect. This Agreement shall inure to the benefit of and be binding upon Seller and Buyer and their respective heirs, personal representatives, successors and assigns. Buyer shall have the right to assign this Agreement to an entity controlled by or under common control with Buyer or a third party.

b. Entire Agreement; Amendments. This Agreement contains the final and entire agreement between the parties hereto and supersedes all prior oral representations, negotiations and agreements, and neither of the parties, nor their agents, shall be bound by any terms, conditions and representations not herein written. This Agreement may not be modified or changed orally, but only by agreement in writing signed by the party against whom enforcement of any such change is sought

c. Interpretation; Governing Law. The interpretation, construction and performance of this Agreement shall be governed by Maryland law, the Property described in this Agreement being located in Maryland and this Agreement being executed in Maryland. Whenever herein the singular number is used, the same shall apply to the plural, and the masculine gender shall include the feminine and neuter gender and vice versa, as the context shall require. The sole and exclusive venue for any action related in anyway to this Agreement shall be the County in which the Property is located.

d. Headings. The titles of the paragraphs are inserted as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Agreement or the intent of any provision thereof.

e. Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

f. Prevailing Party. In the event of litigation between the Owner and the Broker related to this Agreement, the non-prevailing party shall reimburse the prevailing party for any costs and expenses (including, without limitation, attorneys' fees) reasonably incurred by the prevailing party in connection therewith.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal, as of the day and year first above written.

WITNESS

BUYER:

By: _____ (SEAL)

Name:

Title:

WITNESS

BROKER:

MARYLAND LAND ADVISORS

By: _____ (SEAL)

Name: Stephen J. Ferrandi , Broker