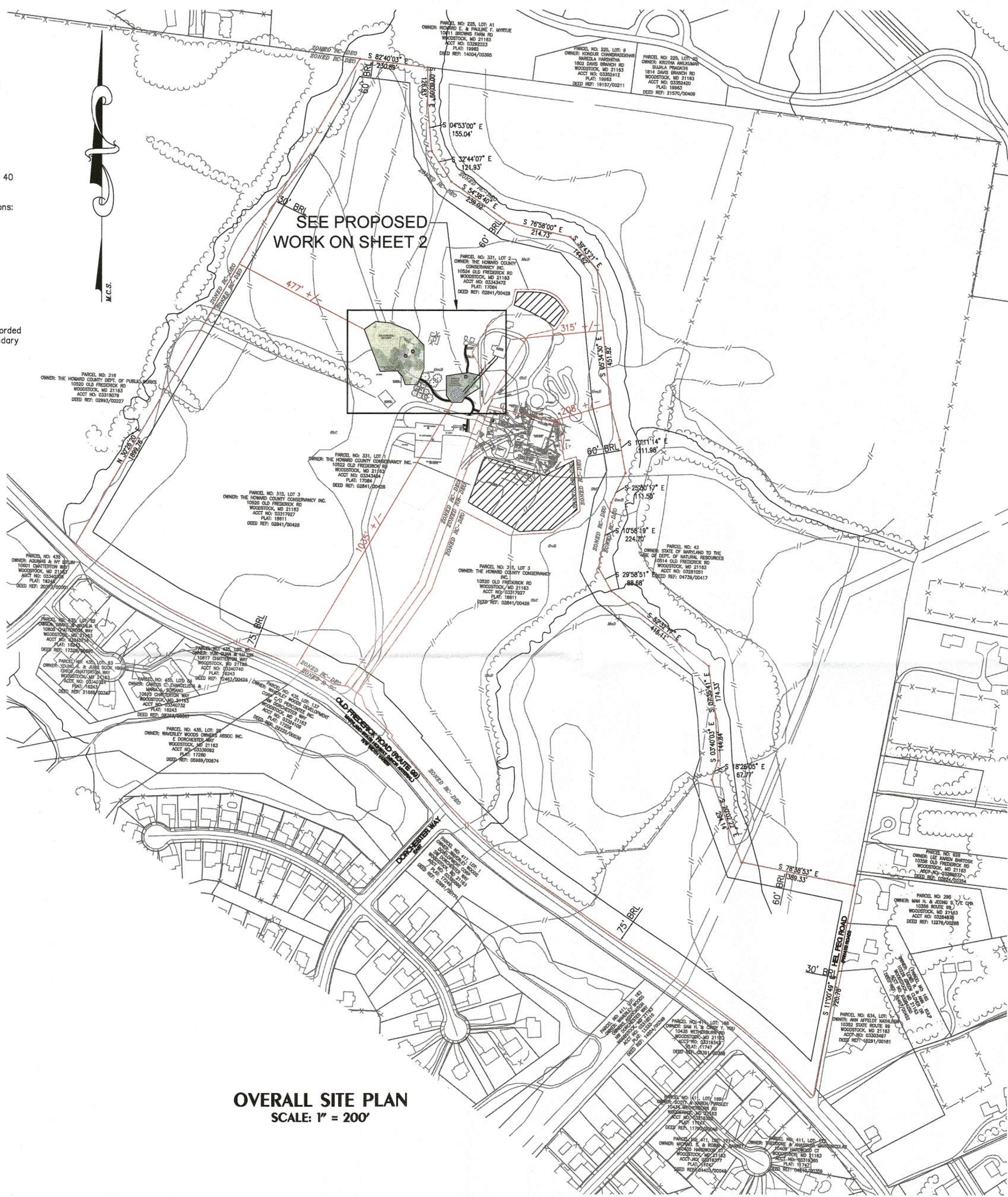



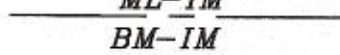






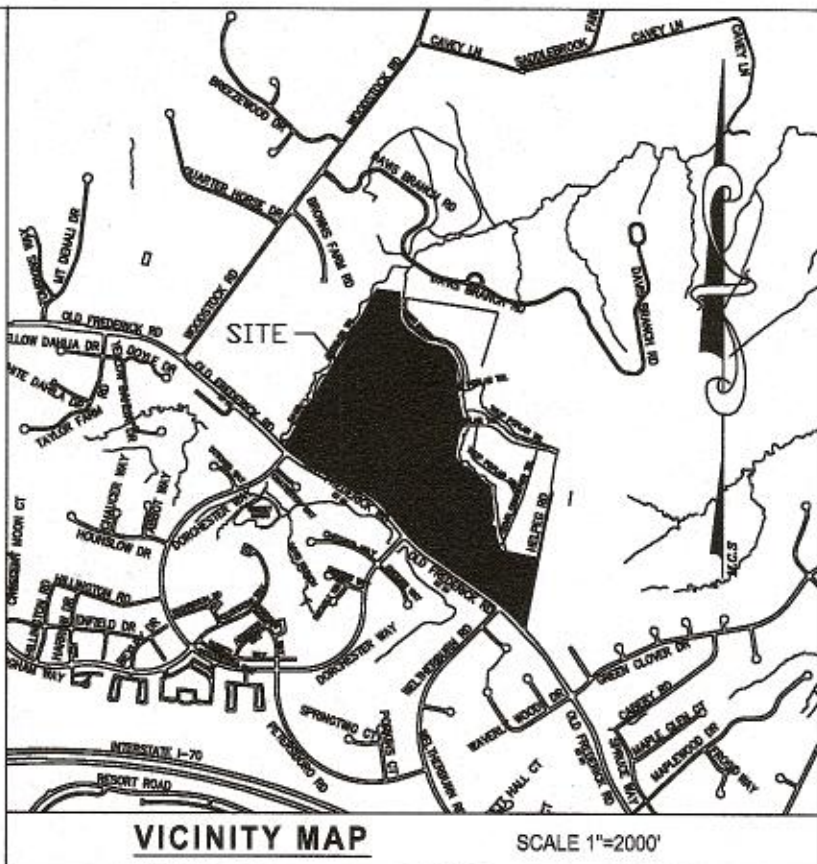


2. The existing property is served by public water and private sewer.
3. Building and use setbacks per Section 105.0.E.4.a of the Howard County Zoning Regulations.
  - A. Building Front (from Arterial Public Street R/W): 75 Feet required; 1015' ± provided
  - B. Building Front: 75 Feet required; 1015' ± provided
  - C. Building Side: (from Public Street R/W): 60 Feet / (from Lot Line): 30 Feet required; 1123' ± / 208' ± provided
  - D. Building Rear: 60 Feet required; 208' ± provided
  - E. Use: 50 Feet from Public Street R/W and 30 Feet from all other lot lines (Section 105.0.E.5) required; 100' ± provided
4. Maximum Height Limitations per Section 105.0.E.2 of the Howard County Zoning Regulation.
  - A. Building with gable, hip or gambrel roofs: 40 Feet
  - B. Building with other roof types: 34 Feet
  - C. Existing Assembly building mean height (gable roof): 31 Feet ±, and does not exceed 40 Feet maximum.
5. Compliance with Conditional Use per Section 131.0.N.12 for Charitable or Philanthropic Institutions: Offices and Educational Programs of the Howard County Zoning Regulations:
  - A. Minimum Lot Size in the RC and RR Districts Required: 3 ac.  
Provided: 83.67 ac.
  - B. Percentage of "green space" within the building envelope: (20% required)  
Area of building envelope: 71± acres  
20% "green space" requirement: 14.2± acres  
"Green space" provided: 67± acres (94%)
6. Topographic survey based on NAD 83.
7. Outline boundary lines are based on the Plats Nos. 16654, 17084/17085 and 18611/18612 recorded among the Land Records of Howard County, which are based on a field run Monumented Boundary Survey performed on or about October 1998 by E.F. Raphael and Associates.
8. Old Frederick Road (MD Route 99) is a public road maintained by Maryland SHA.
9. Mailing address of property owner and petitioner:  
Howard County Conservancy, Inc.  
10520 Old Frederick Road,  
P.O. Box 175  
Woodstock, MD 21163-0175  
Tele: 410-465-8877  
E-Mail: meg.boyd@howardnature.org
10. Applicable DPZ File references:  
  
SDP 03-232: Site Identification Plan Approved June 7, 2004.  
Site Development Plan Redline Revision 1 March 31, 2005  
Site Development Plan Redline Revision 3 September 24, 2020  
Site Development Plan Redline Revision 4 December 14, 2016  
  
F-04-19 Plot of Mount Pleasant - Howard County Conservancy Lots 1 & 2  
Recorded on November 24, 2004  
  
F-07-033 Amended Plat For Forest Conservation Easement Property of Howard County Conservancy, Inc. Recorded on October 26, 2006

THERE IS A 2 YEAR DEADLINE TO OBTAIN ALL PERMITS (OCTOBER 27, 2018) AND A 3 YEAR DEADLINE TO SUBSTANTIALLY COMPLETE THE WORK PROPOSED (OCTOBER 27, 2019).



	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	BUILDING RESTRICTION LINE
	ZONING LINE
	EXISTING STREAM
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING SOIL DIVIDE
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERFLOW GRASS PARKING AREA



HOWARD COUNTY CONTROL STATION 101A  
N 540246.2 ELEV. 442.707  
E 832922.5

HOWARD COUNTY CONTROL STATION 17A  
N 537686.2 ELEV. 509.178  
E 836197.4

OWNER: THE HOWARD COUNTY CONSERVANCY, INC. 10520 OLD FEDERICK ROAD P.O. BOX 175 WOODSTOCK, MD 21163-0175 ATTN: MEG BOYD, EXECUTIVE DIRECTOR PH: 410.465.8877			
2. PROPERTY LOCATION: Road	10520 Old Frederick Road	10522 Old Frederick Road	10524 Old Frederick
TAX ACCOUNT NO.:	03-317927	03-343464	03-343472
TAX MAP:	10	10	10
GRID:	24	24	24
PARCEL:	Parcel 315	Parcel 331, Lot 1	Parcel 331, Lot 2
DEED:	1,311, folio 428	2841, folio 428	2841, folio 428
AREA:	3,418.854 sf = 78.44 ac.	150,316 sf = 3.45 ac.	77,390 sf = 1.78 ac.
TOTAL AREA:	3,644,560 sf = 83.67 ac.±		
3. COUNCIL DISTRICT:	2		
4. ZONING:	RC-DEO (80.22 ac.) and RR-DEO (3.45 ac.)		
5. EXISTING LAND USE:	PHILANTHROPIC INSTITUTION, ASSEMBLY BUILDING AND MEMORIAL GARDEN		
PROPOSED LAND USE:	SAME AS EXISTING WITH PROPOSED NATURE BASED PLAYSPACE & ADA WALKING PATH		
6. BUILDING AREA:	LOWER LEVEL	5,741 sf	
	FIRST FLOOR	3,875 sf	
	LOFT	2,311 sf	
	TOTAL BUILDING AREA:	10,957 sf	
OUTDOOR AREA:		Covered	
	LOWER LEVEL PATIO	850 sf	
	FIRST FLOOR DECK	880 sf	
	TOTAL	1,500 sf	
7. PARKING REQUIRED:	ASSEMBLY AREAS	9,257 sf x 10 ps/1000 sf = 93 ps	
	OFFICE AREAS	1,400 sf x 3.3 ps/1000 sf = 5 ps	
	TOTAL	98 ps (including 4 handicapped)	
PARKING PROVIDED:	56 PARKING SPACES IN PARKING LOT (36 PAVED ps + 16 GRASS ps + 4 PAVED HANDICAPPED ps) 200 ps ON GRASS OVERFLOW AREA PER PARKING NEEDS ANALYSIS APPROVED BY HOWARD COUNTY AND BA-02-10C.		
8. ZONING CASE:	BA-02-10C - CONDITIONAL USE FOR A PHILANTHROPIC INSTITUTION AND FOR A NEW ASSEMBLY BUILDING WAS APPROVED MAY 15, 2002.  BA-16-023C - CONDITIONAL USE FOR THE ENLARGEMENT AND ALTERATION OF AN EXISTING CHARITABLE OR PHILANTHROPIC INSTITUTION WAS APPROVED OCTOBER 27, 2016.		
9. WAIVER PETITION:	WP-03-146 - REQUEST TO WAIVE SECTION 16.155 A.(1) FOR A CONDITIONAL USE FOR A MEMORIAL GARDEN AND PATHWAY WAS APPROVED JULY 3, 2003.		
10. SITE DEVELOPMENT PLAN:	SDP-03-123. APPROVED JUNE 7, 2004.		



**NATURE BASED PLAYSPACE  
MOUNT PLEASANT  
HOWARD COUNTY CONSERVANCY  
10520 OLD FREDERICK ROAD**

**TAX MAP 10, GRID 24  
PARCELS 315, 331**

**ZONING RC-DEO AND RR-0  
ELECTION DISTRICT - 03  
HOWARD COUNTY, MARYLAND**



KCW Engineering Technologies, Inc.  
808 Landmark Drive, Suite 217  
Glen Burnie, MD 21061  
Phone: 410.768.7700  
Fax: 410.768.0200  
[www.kcw-et.com](http://www.kcw-et.com)

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**OWNER/PETITIONER:**  
**HOWARD COUNTY CONSERVANCY, INC.**  
**10520 OLD FREDERICK RD.**  
**P.O. BOX 175**  
**WOODSTOCK, MD 21163-0175**  
**ATTN: MEG BOYD,**  
**EXECUTIVE DIRECTOR**  
**PHONE: 410.465.8877**  
**E-MAIL: MEG.BOYD@HOWARDNATURE.ORG**

ADDRESS CHART						
Parcel #	Street Address		Parcel #			
315	10520 OLD FREDERICK ROAD		315, 331			
331, LOT 1	10522 OLD FREDERICK ROAD					
331, LOT 2	10524 OLD FREDERICK ROAD					

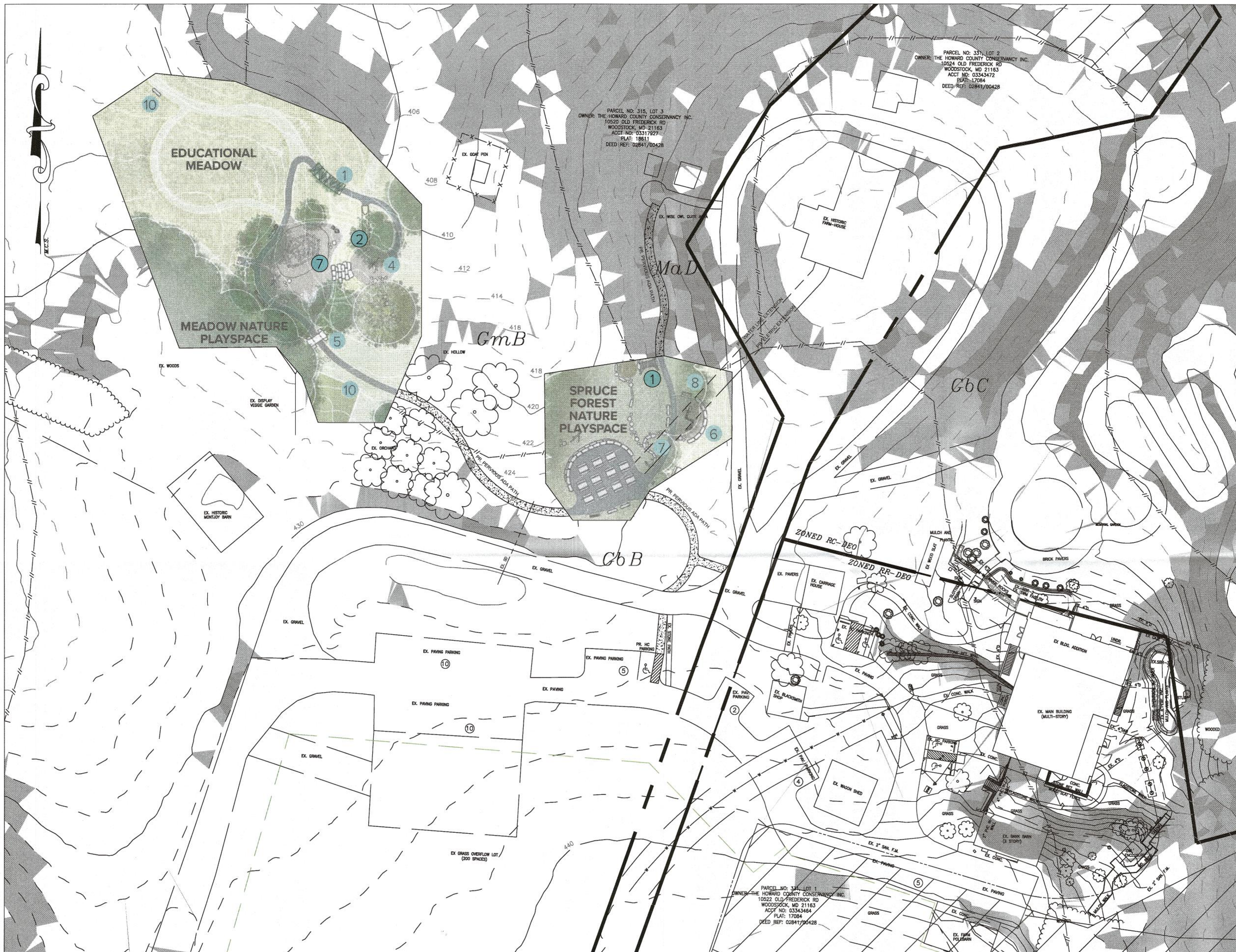
PERMIT INFORMATION CHART						
Subdivision Name	MOUNT PLEASANT HOWARD COUNTY		Section/Area	Parcel #		
L/F	Grid	Zoning	Conservancy	Ex Tax Map	Election District	Census Tract
2841/428	24	RC-DEO	RR-DEO	10	03	6012

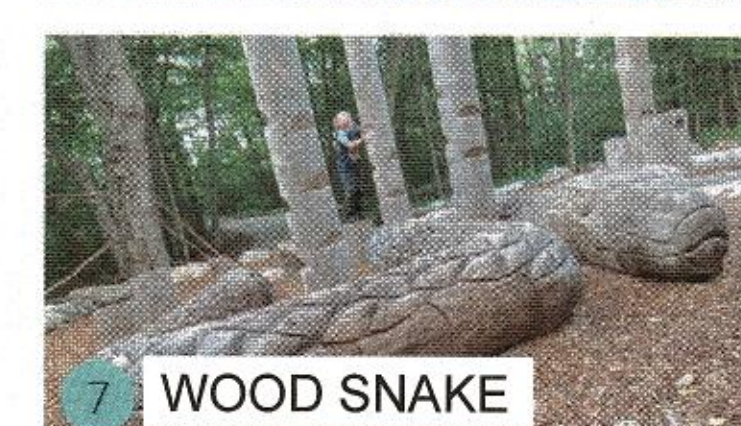
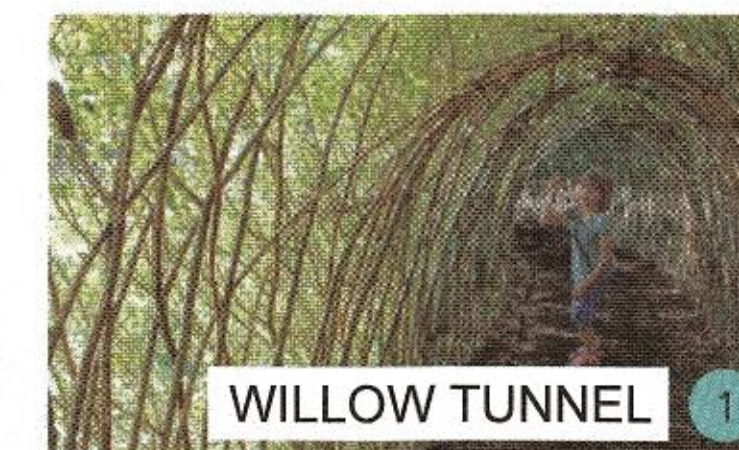
Water Code:	H05	Sewer Code:	N/A
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KCW J.O.:	2150236
SCALE:	1" = 200'
DESIGNED:	KCW
DRAWN:	NMA
CHECKED:	LAG
DATE:	NOV. 7, 2025
DRAWING NO.	
C-1	





**SITE PLAN**  
SCALE: 1" = 30'



LEGEND	
	TRACT BOUNDARY
	ZONING LINE
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING SANITARY
	EX. STORM DRAIN
	EX. WATER
	SOIL DIVIDE
	EXISTING BUILDING
	EXISTING METAL FENCE
	EXISTING SEWAGE DISPOSAL AREA
	EXISTING OVERFLOW GRASS PARKING AREA
	PROPOSED WATER
	PROPOSED ELECTRICAL
	PROPOSED ADA WALK

SLOPES	
15% - 25 %	
>25%	

SOILS TABLE			
MAP UNIT SYMBOL	MAP UNIT NAME	SLOPE	HYDRO. SOIL GROUP (HSG)
GbB	Gladstone loam	3 - 8%	A
GmB	Glenville silt loam	3 - 8%	D
MaD	Manor Loam	15 - 25%	B
GbC	Gladstone loam	8 - 15%	A



KCW Engineering Technologies, Inc.  
808 Landmark Drive, Suite 217  
Glen Burnie, MD 21061  
Phone: 410.768.7700  
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REVISIONS	
DATE	DESCRIPTION

ARCHITECT:

OWNER/PETITIONER:  
HOWARD COUNTY CONSERVANCY, INC.  
10520 OLD FREDERICK RD.  
P.O. BOX 175  
WOODSTOCK, MD 21163-0175  
ATTN: MEG BOYD,  
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ADDRESS CHART	
Parcel #	Street Address
315	10520 OLD FREDERICK ROAD
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PERMIT INFORMATION CHART	
Subdivision	Section/Area
Mount Pleasant	315, 331
HOWARD COUNTY CONSERVANCY	
2841/428	24
Grid #	Zoning
RR-DEO	10
Water Code:	H05
Sewer Code:	N/A

KCW J.O.: 2150236  
SCALE: 1" = 30'  
DESIGNED: KCW  
DRAWN: NMA  
CHECKED: LAG  
DATE: NOV. 7, 2025  
DRAWING NO. C-2

**CONDITIONAL USE PLAN**  
**NATURE BASED PLAYSPACE**  
**MOUNT PLEASANT**  
**HOWARD COUNTY CONSERVANCY**  
**10520 OLD FREDERICK ROAD**  
TAX MAP 10, GRID 24  
PARCELS 315, 331  
ZONING RC-DEO AND RR-DEO  
ELECTION DISTRICT - 03  
HOWARD COUNTY, MARYLAND