

GENERAL NOTES:

- The existing property is served by public water and private sewer.
- Building and use setbacks per Section 105.O.E.4.c of the Howard County Zoning Regulations.
 - Building Front (from Arterial Public Street R/W): 75 Feet required; 1015' ± provided
 - Building Front: 75 Feet required; 1015' ± provided
 - Building Side: (from Public Street R/W): 60 Feet / (from Lot Line): 30 Feet required; 1123' ± / 208' ± provided
 - Building Rear: 60 Feet required; 208' ± provided
 - Use: 50 Feet from Public Street R/W and 30 Feet from all other lot lines (Section 105.O.E.5) required; 100' ± provided
- Maximum Height Limitations per Section 105.O.E.2 of the Howard County Zoning Regulation.
 - Building with gable, hip or gambrel roofs: 40 Feet
 - Building with other roof types: 34 Feet
 - Existing Assembly building mean height (gable roof): 31 Feet ±, and does not exceed 40 Feet maximum.
- Compliance with Conditional Use per Section 131.O.N.12 for Charitable or Philanthropic Institutions: Offices and Educational Programs of the Howard County Zoning Regulations:
 - Minimum Lot Size in the RC and RR Districts Required: 3 ac.
 - Provided: 83.67 ac.
- 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%)
- Topographic survey based on NAD 83.
- 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. Raphel and Associates.
- 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 03-123: Site Development 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 Plat 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

BA-02-10C - A CONDITIONAL USE FOR A PHILANTHROPIC INSTITUTION AND FOR A NEW ASSEMBLY BUILDING WAS APPROVED MAY 15, 2002, SUBJECT TO THE FOLLOWING CONDITIONS, AND WITH THE RECOMMENDATION THAT SCREENING LANDSCAPING IN FRONT OF THE PARKING LOTS IS UNNECESSARY DUE TO THE SIGNIFICANT DISTANCE BETWEEN THE PARKING LOTS AND THE HOMES TO THE SOUTH ACROSS MD 99.

1. THE CONDITIONAL USE SHALL BE CONDUCTED IN CONFORMANCE WITH AND SHALL APPLY ONLY TO THE PROPOSED NONPROFIT USE AS DESCRIBED IN THE PETITION; AS DESCRIBED IN THE FINDINGS OF FACT AND CONCLUSIONS OF LAW IN THE FINAL DECISION AND ORDER, AS DEPICTED ON THE CONDITIONAL USE PLAN FOR "MOUNT PLEASANT" SUBMITTED ON FEBRUARY 22, 2002; AND AS MAY BE REVOKED BY THE FOLLOWING CONDITIONS OR BY THE BOARD, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE PROPERTY.

2. IF THE BOARD FINDS THAT THE PARKING AREAS SHOULD BE SCREENED FROM THE HOUSES TO THE SOUTH ACROSS MD 99 WITH LANDSCAPING IN ORDER TO COMPLY WITH SECTION 131.N.12.C, THE PETITIONER SHALL PROVIDE THE EQUIVALENT OF A TYPE E BUFFER ALONG THE SOUTH SIDES OF THE PARKING AREAS.

THERE IS A 2 YEAR DEADLINE TO OBTAIN ALL PERMITS (MAY 15, 2004) AND A 3 YEAR DEADLINE TO SUBSTANTIALLY COMPLETE THE WORK PROPOSED (MAY 15, 2005).

WP-03-146 - A REQUEST TO WAIVE SECTION 16.155.A.(1) FOR A CONDITIONAL USE FOR A MEMORIAL GARDEN AND PATHWAY WAS APPROVED JULY 3, 2003, SUBJECT TO THE FOLLOWING CONDITIONS.

1. THE PETITIONER SHALL OBTAIN A GRADING PERMIT AND ANY REQUIRED BUILDING PERMITS, PRIOR TO COMMENCEMENT OF WORK.

2. THE PETITIONER SHALL PROVIDE ANY SEDIMENT AND EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT (SCD).

3. THE SCOPE OF WORK IS LIMITED TO INSTALLATION OF THE OYSTER SHELL PATHWAY, THE GAZEBO, AND BENCHES.

4. THE PETITIONER SHALL CONTINUE PROCESSING SDP-03-123, AND SHALL ADDRESS FOREST CONSERVATION AND STORMWATER MANAGEMENT FOR THE SITE AS PART OF THE REVIEW AND APPROVAL OF THE PLAN. IF, FOR SOME REASON, THE PETITIONER WITHDRAWS THEIR PROPOSAL TO CONSTRUCT THE EDUCATION FACILITY AND PARKING LOT AREAS, THE SITE PLAN MUST STILL ADDRESS FOREST CONSERVATION AND STORMWATER MANAGEMENT FOR THE MEMORIAL GARDEN AND PATHWAY.

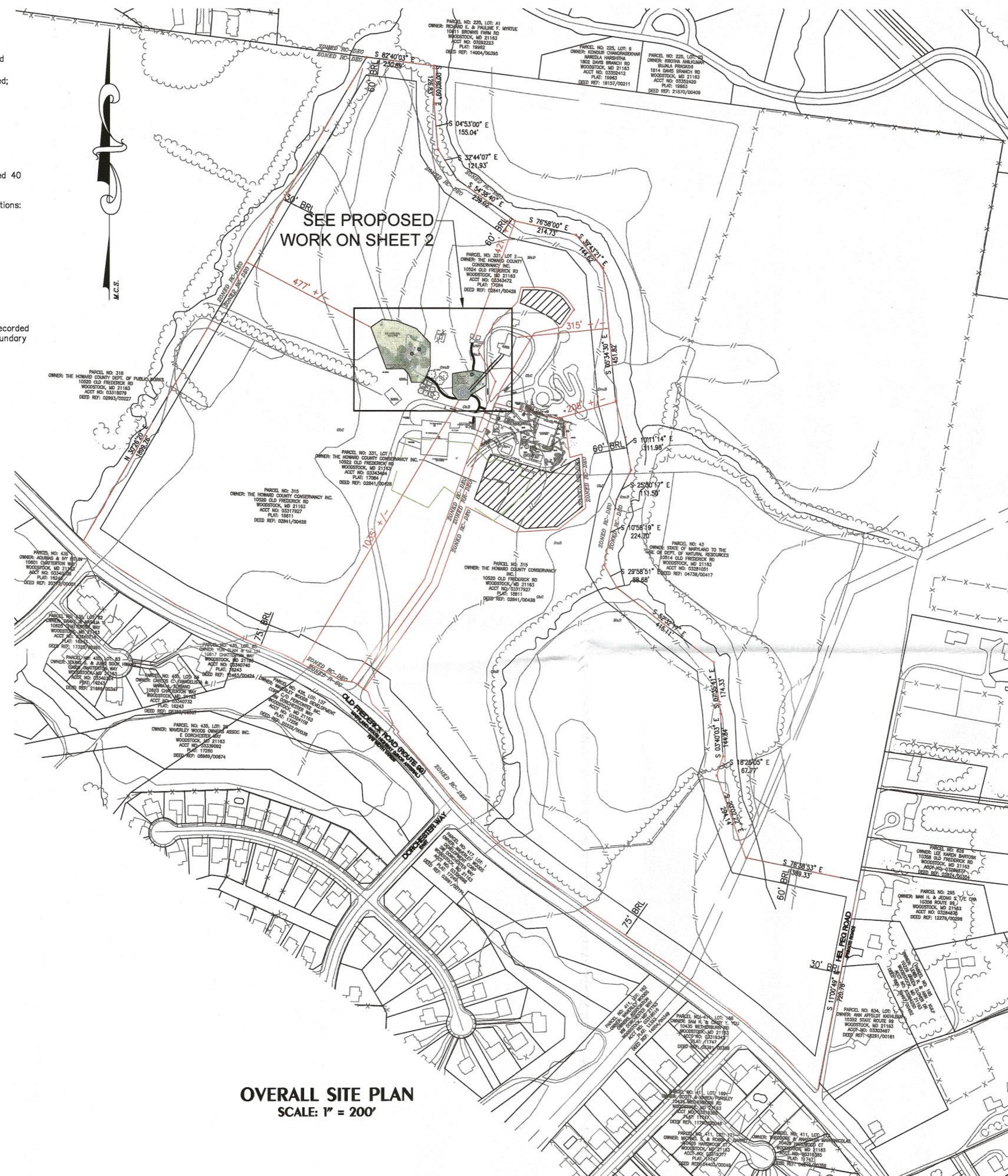
BA-16-023C - A CONDITIONAL USE FOR THE ENLARGEMENT AND ALTERATION OF AN EXISTING CHARITABLE OR PHILANTHROPIC INSTITUTION WAS APPROVED OCTOBER 27, 2016 SUBJECT TO THE FOLLOWING CONDITIONS.

1. A REVISION TO THE CURRENT SITE DEVELOPMENT PLAN IS REQUIRED AND SHALL BE APPROVED.

2. ANY REQUIRED BUILDING PERMITS SHALL BE ISSUED.

3. THE SITE CONFORMS SUBSTANTIALLY TO THE CONDITIONAL USE PLAN THAT WAS SUBMITTED WITH THE PETITION AND TO ANY CONDITIONS IMPOSED BY THE HEARING EXAMINER.

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).



OVERALL SITE PLAN

SCALE: 1' = 200'

NOTE: THIS PLAN IS BASED ON MCS
 HORIZONTAL DATUM: NAD 83
 VERTICAL DATUM: NAVD 88

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	BUILDING RESTRICTION LINE
	ML-IM
	BM-IM
	EXISTING STREAM
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING SOIL DIVIDE
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERFLOW GRASS
	PARKING AREA



BENCHMARK/DATUM
 HOWARD COUNTY CONTROL STATION 10A
 N 542042.2
 E 83222.5
 ELEV. 442.707

HOWARD COUNTY CONTROL STATION 17A
 N 537982.6
 E 838197.4
 ELEV. 509.178

PROJECT DATA

- OWNER: THE HOWARD COUNTY CONSERVANCY, INC.
 10520 OLD FREDERICK ROAD
 P.O. BOX 175
 WOODSTOCK, MD 21163-0175
 ATTN: MEG BOYD, EXECUTIVE DIRECTOR
 PH: 410-465-8877
- PROPERTY LOCATION: 10520 Old Frederick Road 10522 Old Frederick Road 10524 Old Frederick

Road	TAX ACCOUNT NO.: 03-317927	03-343464
	TAX MAP: 10	10
	GRID: 24	24
PARCEL:	Parcel 315	Parcel 331, Lot 1
.DEED:	2841, folio 428	2841, folio 428
AREA:	3,410,854 sf = 78.44 ac.	150,316 sf = 3.45 ac.
TOTAL AREA:	3,644,560 sf = 83.67 ac.	
- COUNCIL DISTRICT: 2
- ZONING: RC-DEO (80.22 ac.) and RR-DEO (3.45 ac.)
- EXISTING LAND USE: PHILANTHROPIC INSTITUTION, ASSEMBLY BUILDING AND MEMORIAL GARDEN
- PROPOSED LAND USE: SAME AS EXISTING WITH PROPOSED NATURE BASED PLAYSPACE & ADA WALKING PATH
- BUILDING AREA:

LOWER LEVEL	Total 5,477 sf
FIRST FLOOR	3,875 sf
LOFT	1,311 sf
TOTAL BUILDING AREA:	10,687 sf
- OUTDOOR AREA:

LOWER LEVEL PATIO	Covered 650 sf
FIRST FLOOR DECK	850 sf
TOTAL	1,500 sf
- 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 ON GRASS OVERFLOW AREA PER PARKING NEEDS ANALYSIS APPROVED BY HOWARD COUNTY AND BA-02-10C.
- ZONING CASE: BA-02-10C - CONDITIONAL USE FOR A PHILANTHROPIC INSTITUTION AND FOR A NEW ASSEMBLY BUILDING WAS APPROVED MAY 15, 2002.
- WAIVER PETITION: BA-16-023C - CONDITIONAL USE FOR THE ENLARGEMENT AND ALTERATION OF AN EXISTING CHARITABLE OR PHILANTHROPIC INSTITUTION WAS APPROVED OCTOBER 27, 2016.
- SITE DEVELOPMENT PLAN: SDP-03-123, APPROVED JUNE 7, 2004.

RECEIVED
 JAN 23 2020
 BY:

REVISED

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

REVISIONS

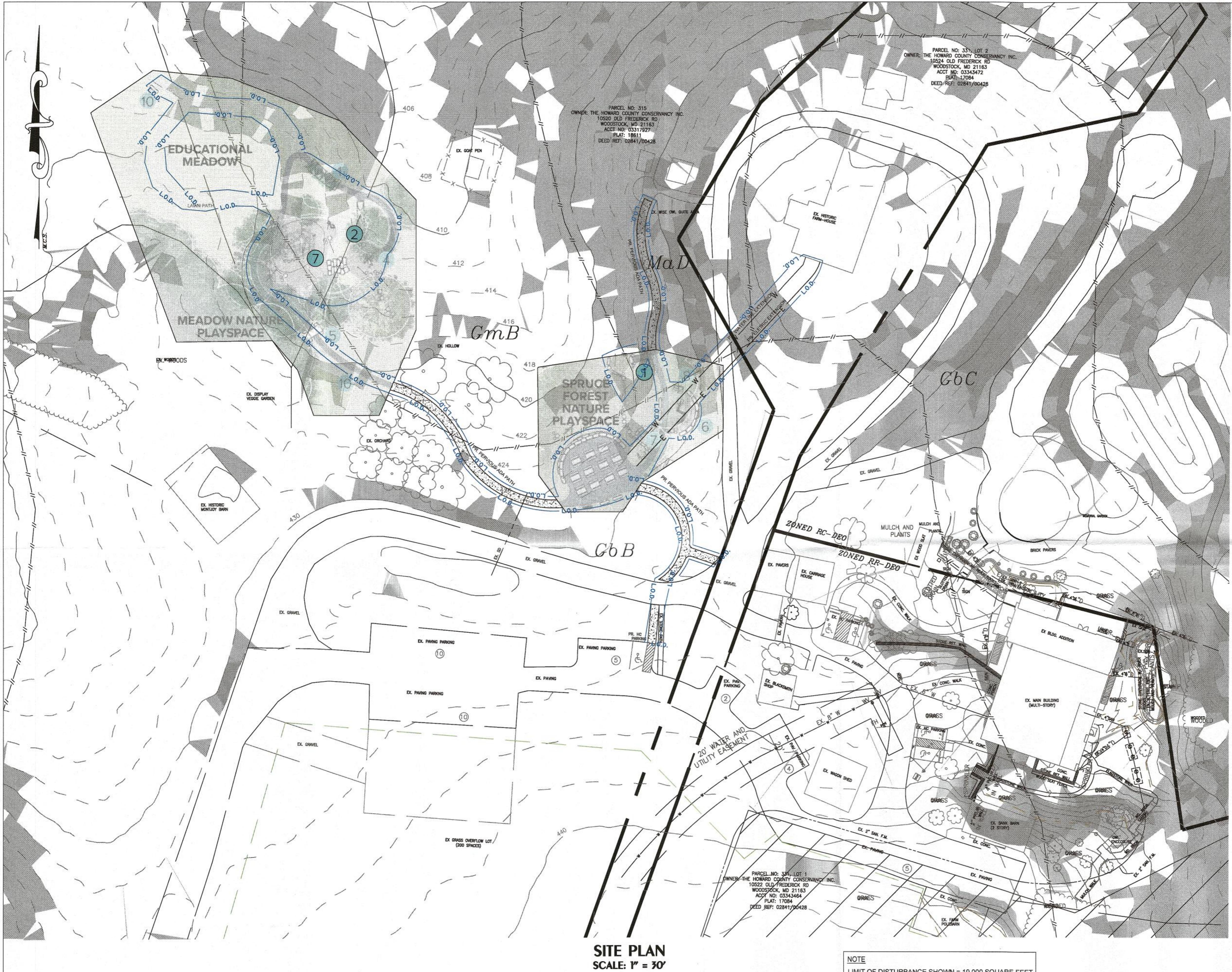
DATE	DESCRIPTION

ARCHITECT:

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

ADDRESS CHART
 Parcel # Street Address
 315 10520 OLD FREDERICK ROAD
 331, LOT 1 10522 OLD FREDERICK ROAD
 331, LOT 2 10524 OLD FREDERICK ROAD
 PERMIT INFORMATION CHART
 Subdivision MOUNT PLEASANT Section/Area _____ Parcel # 315, 331
 HOWARD COUNTY CONSERVANCY Zoning RC-DEO Tax Map _____
 L/F 2841/428 Grid # 24 RR-DEO 10 Election District 03 Census Tract 6012
 Water Code: H05 Sewer Code: N/A

KCW J.O.: 2150236
 SCALE: 1" = 200'
 DESIGNED: KCW
 DRAWN: NMA
 CHECKED: LAG
 DATE: JAN. 20, 2026
 DRAWING NO. C-1



LEGEND	
<u>ML-IM</u>	TRACT BOUNDARY
<u>BM-IM</u>	ZONING LINE
<u>113</u>	EXISTING 1" CONTOUR
<u>115</u>	EXISTING 5" CONTOUR
<u>8" SAN</u>	EXISTING SANITARY
<u>18" SD</u>	EX. STORM DRAIN
<u>10" W</u>	EX. WATER
<u>//fcC2//</u>	SOIL DIVIDE
<u>X</u>	EXISTING BUILDING
<u>EX. METAL FENCE</u>	EXISTING METAL FENCE
<u>EX. SEWAGE DISPOSAL AREA</u>	EXISTING SEWAGE DISPOSAL AREA
<u>EX. OVERFLOW GRASS PARKING AREA</u>	EXISTING OVERFLOW GRASS PARKING AREA
<u>PROPOSED WATER</u>	PROPOSED WATER
<u>PROPOSED ELECTRICAL</u>	PROPOSED ELECTRICAL
<u>PROPOSED ADA WALK</u>	PROPOSED ADA WALK
<u>L.O.D.</u>	PROPOSED LIMIT OF DISTURBANCE

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

CONDITIONAL USE PLAN			
NATURE BASED PLAYSPACE MOUNT PLEASANT HOWARD COUNTY CONSERVANCY 10520 OLD FREDERICK ROAD			
TAX MAP 10, GRID 24 PARCELS 315, 331			
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.BODY@HOWARDNATURE.ORG	ADDRESS CHART	KCW J.O.: 2150236 SCALE: 1" = 30' DESIGNED: KCW DRAWN: NMA CHECKED: LAG DATE: JAN. 20, 2026 DRAWING NO. C-2	
REVISIONS	PERMIT INFORMATION CHART		
DATE	Section/Area	Parcel #	
DESCRIPTION	Name	315	
	MOUNT PLEASANT	10520 OLD FREDERICK ROAD	
	HOWARD COUNTY CONSERVANCY	331, LOT 1	
		10522 OLD FREDERICK ROAD	
		331, LOT 2	
		10524 OLD FREDERICK ROAD	
	Grid #	315, 331	
	L/F	Zoning RC-DEO Tax Map	
	2841/428	RR-DEO 10	
	24	Election District 03	
		Census Tract 6012	
	Water Code:	Sewer Code:	
	H05	N/A	