

GENERAL NOTES:

- The existing property is served by public water and private sewer.
- Building and use setbacks per Section 105.0.E.4.a 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 105.0.E.5) required; 100' ± provided
- Maximum Height Limitations per Section 105.0.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 131.0.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. Raphael and Associates.
- Old Frederick Road (MD Route 99) is a public road maintained by Maryland SHA.
- 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
- 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 OF THE FINAL DECISION AND ORDER; AS DEFICED ON THE CONDITIONAL USE PLAN FOR "MOUNT PLEASANT" SUBMITTED ON FEBRUARY 22, 2002; AND AS MAY BE REVISED 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).

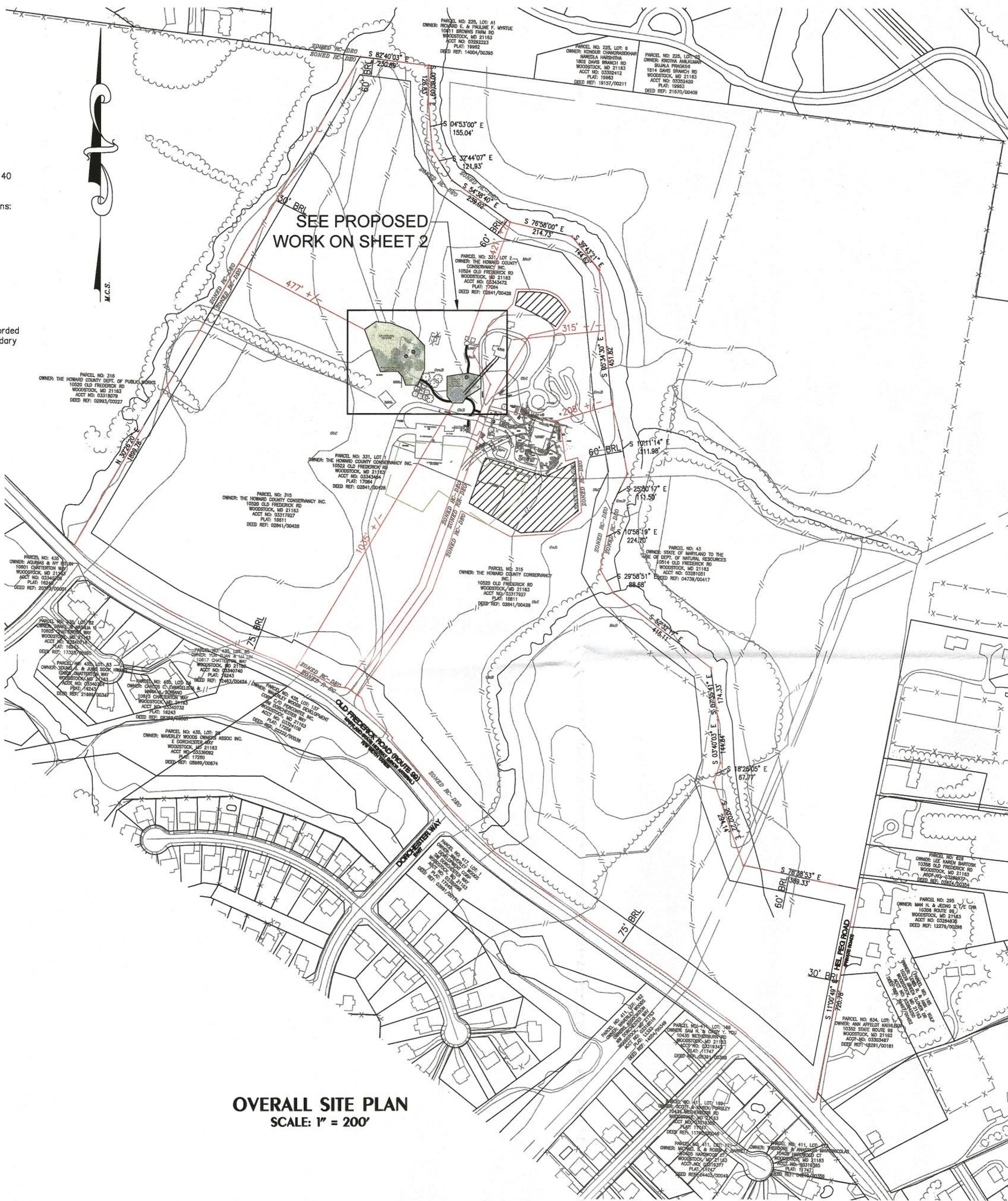
WP-03-146 - A REQUEST TO WAIVE SECTION 16.155.A.(1) FOR A CONDITIONAL USE FOR A MEMORIAL GARDEN AND PATHWAY WAS APPROVED JULY 3, 2003, SUBJECT TO THE FOLLOWING CONDITIONS.

- THE PETITIONER SHALL OBTAIN A GRADING PERMIT AND ANY REQUIRED BUILDING PERMITS, PRIOR TO COMMENCEMENT OF WORK.
- THE PETITIONER SHALL PROVIDE ANY SEDIMENT AND EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE SOIL CONSERVATION DISTRICT (SCD).
- THE SCOPE OF WORK IS LIMITED TO INSTALLATION OF THE OYSTER SHELL PATHWAY, THE GAZEBO, AND BENCHES.
- 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.

- A REVISION TO THE CURRENT SITE DEVELOPMENT PLAN IS REQUIRED AND SHALL BE APPROVED.
- ANY REQUIRED BUILDING PERMITS SHALL BE ISSUED.
- 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).

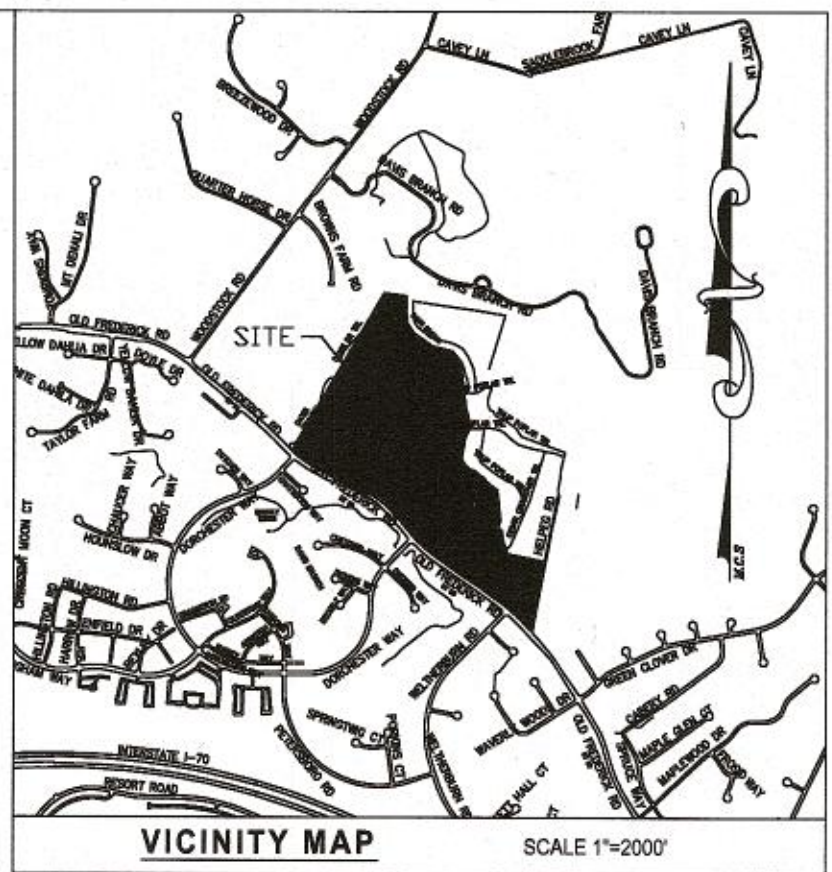


OVERALL SITE PLAN
SCALE: 1" = 200'

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-1M
BM-1M ZONING LINE
- EXISTING STREAM
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING SOIL DIVIDE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERFLOW GRASS PARKING AREA



BENCHMARK/DATUM
HOWARD COUNTY CONTROL STATION 101A
N 540246.2
E 830522.5
ELEV. 442.707
HOWARD COUNTY CONTROL STATION 17AB
N 537666.2
E 836191.4
ELEV. 508.178

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
Road
TAX ACCOUNT NO.: 03-317927
TAX MAP: 10
GRID: 24
DEED: Parcel 316
AREA: 2841, folio 428
TOTAL AREA: 3,416,854 sf = 78.44 ac.
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 5,471 sf
FIRST FLOOR 3,875 sf
LOFT 1,311 sf
TOTAL BUILDING AREA: 10,657 sf
- OUTDOOR AREA: LOWER LEVEL PATIO 850 sf
FIRST FLOOR DECK 880 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 ps 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.
BA-16-023C - CONDITIONAL USE FOR THE ENLARGEMENT AND ALTERATION OF AN EXISTING CHARITABLE OR PHILANTHROPIC INSTITUTION WAS APPROVED OCTOBER 27, 2016.
- 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.
- SITE DEVELOPMENT PLAN: SDP-03-123. APPROVED JUNE 7, 2004.

RECEIVED
JAN 23 2026
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



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

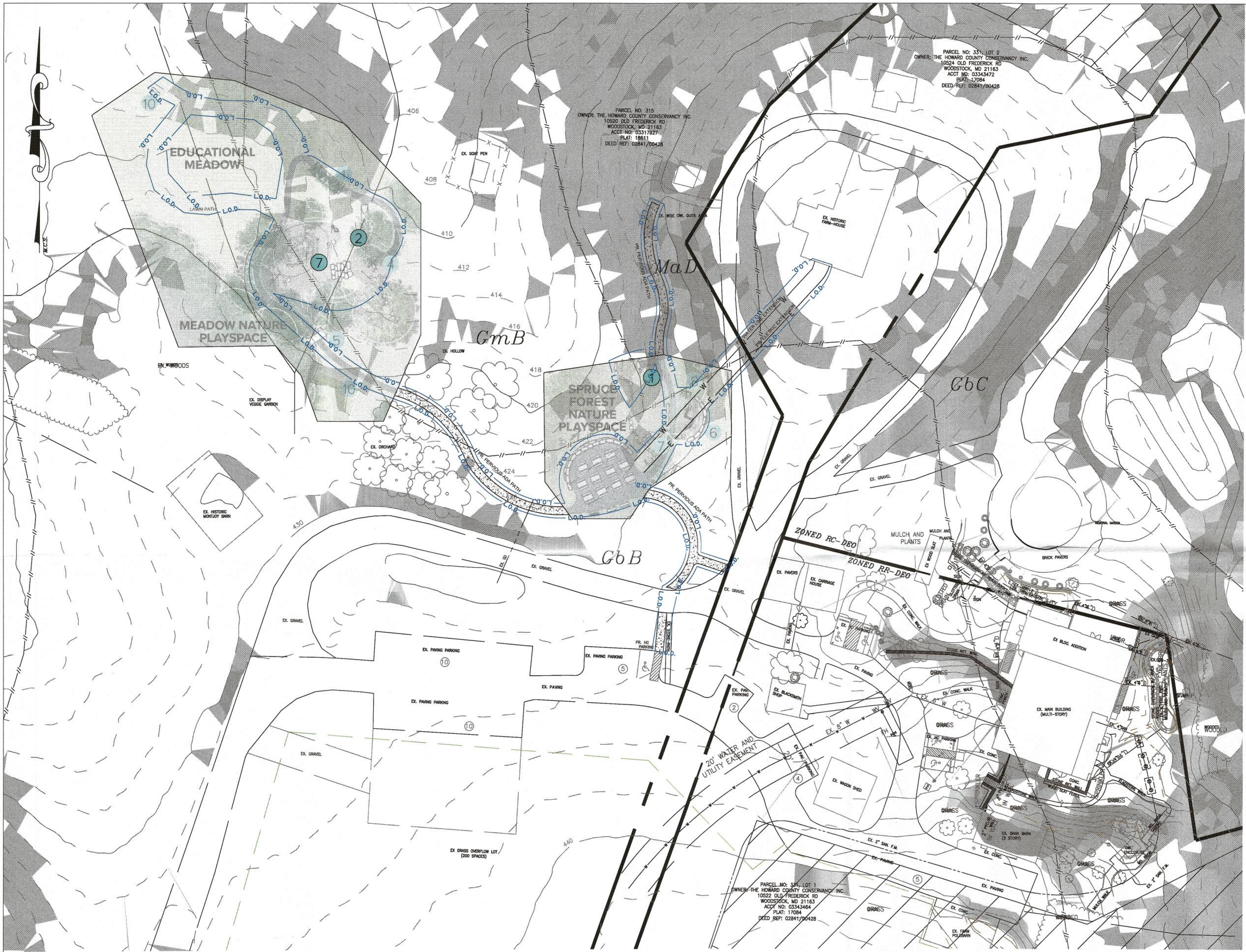
REVISIONS	
DATE	DESCRIPTION

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	Section/Area
MOUNT PLEASANT	315, 331
HOWARD COUNTY CONSERVANCY	
L/F 2841/428	Grid # 24
Water Code: H05	Zoning RC-DEO
	RR-DEO
	10
	Election District 03
	Census Tract 6012
	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



SITE PLAN
SCALE: 1" = 30'

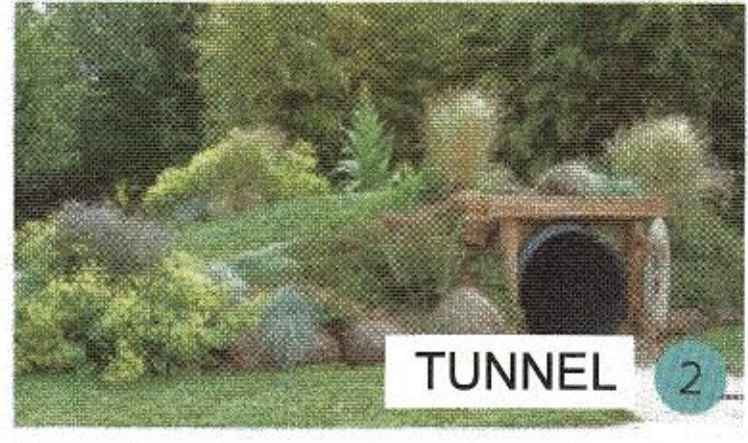
NOTE
LIMIT OF DISTURBANCE SHOWN = 19,000 SQUARE FEET



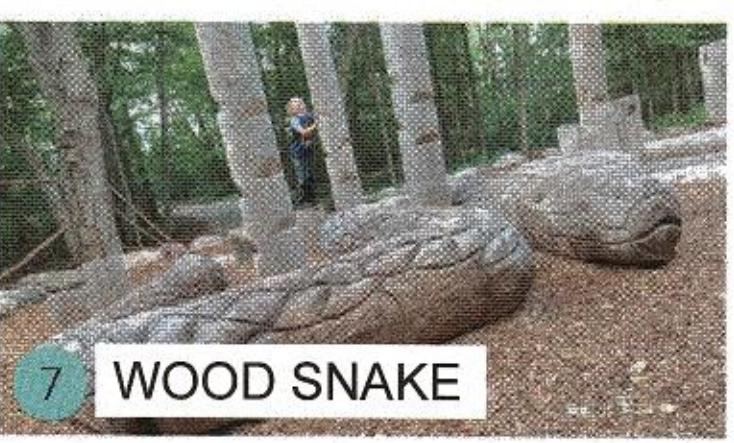
WILLOW TUNNEL 1



WATER MUD PLAY 6



TUNNEL 2



WOOD SNAKE 7



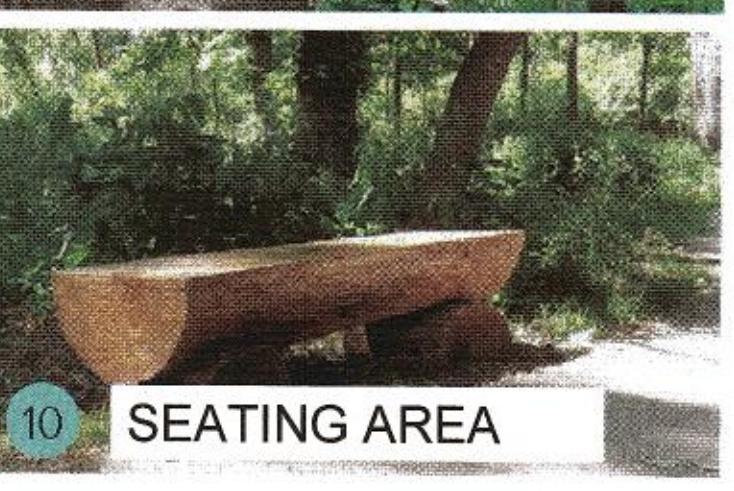
LEAF CLIMBER 4



LOOSE PARTS PLAY AREA 8



ELM TUNNEL 5



SEATING AREA 10

LEGEND

- TRACT BOUNDARY
- MI-IM ZONING LINE
- BM-IM
- 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
- PROPOSED LIMIT OF DISTURBANCE

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

SLOPES

15% - 25 %	
>25%	

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
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Sewer Code: N/A	

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SCALE: 1" = 30'
DESIGNED: KCW
DRAWN: NMA
CHECKED: LAG
DATE: JAN. 20, 2026
DRAWING NO. C-2