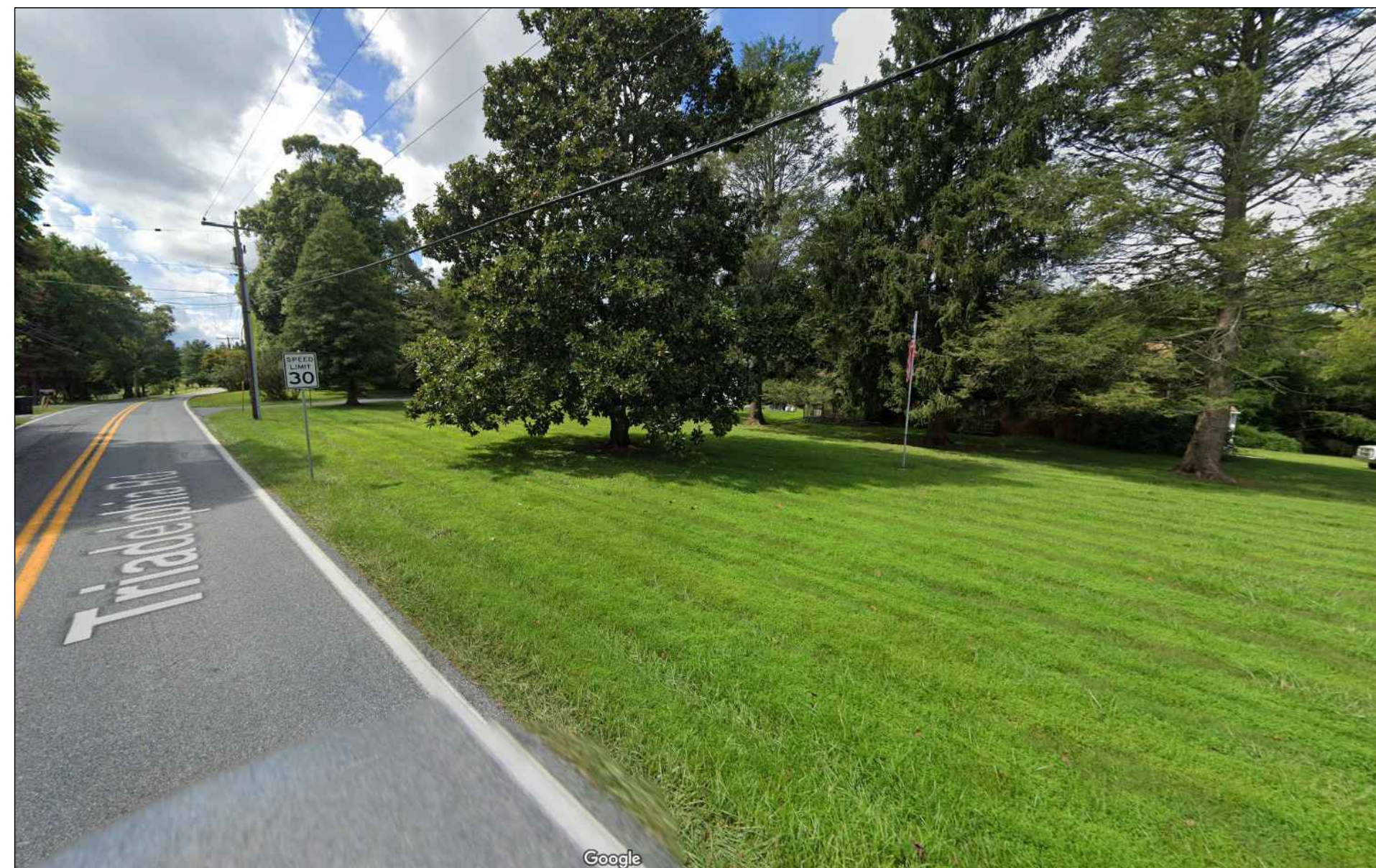


HOWARD COUNTY INTERACTIVE MAP  
NOT TO SCALE



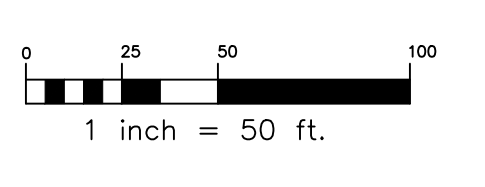
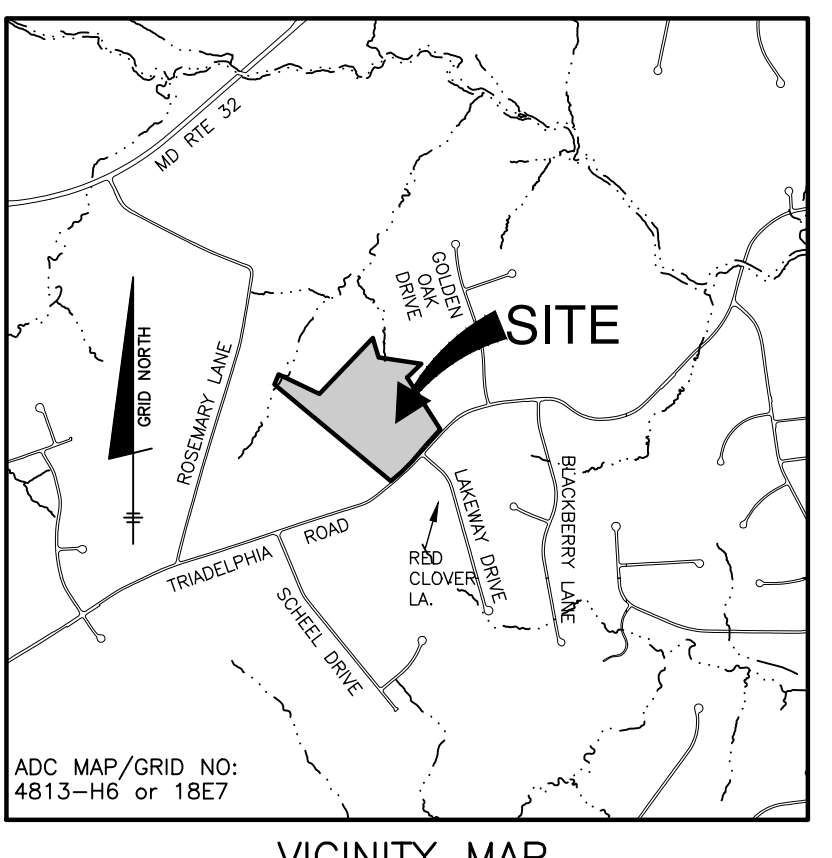
OVERHEAD VIEW  
(FROM GOOGLE IMAGES)  
NOT TO SCALE



EXISTING VIEW ALONG  
TRIADELPHIA ROAD  
LOOKING LEFT



EXISTING VIEW ALONG  
TRIADELPHIA ROAD  
LOOKING RIGHT



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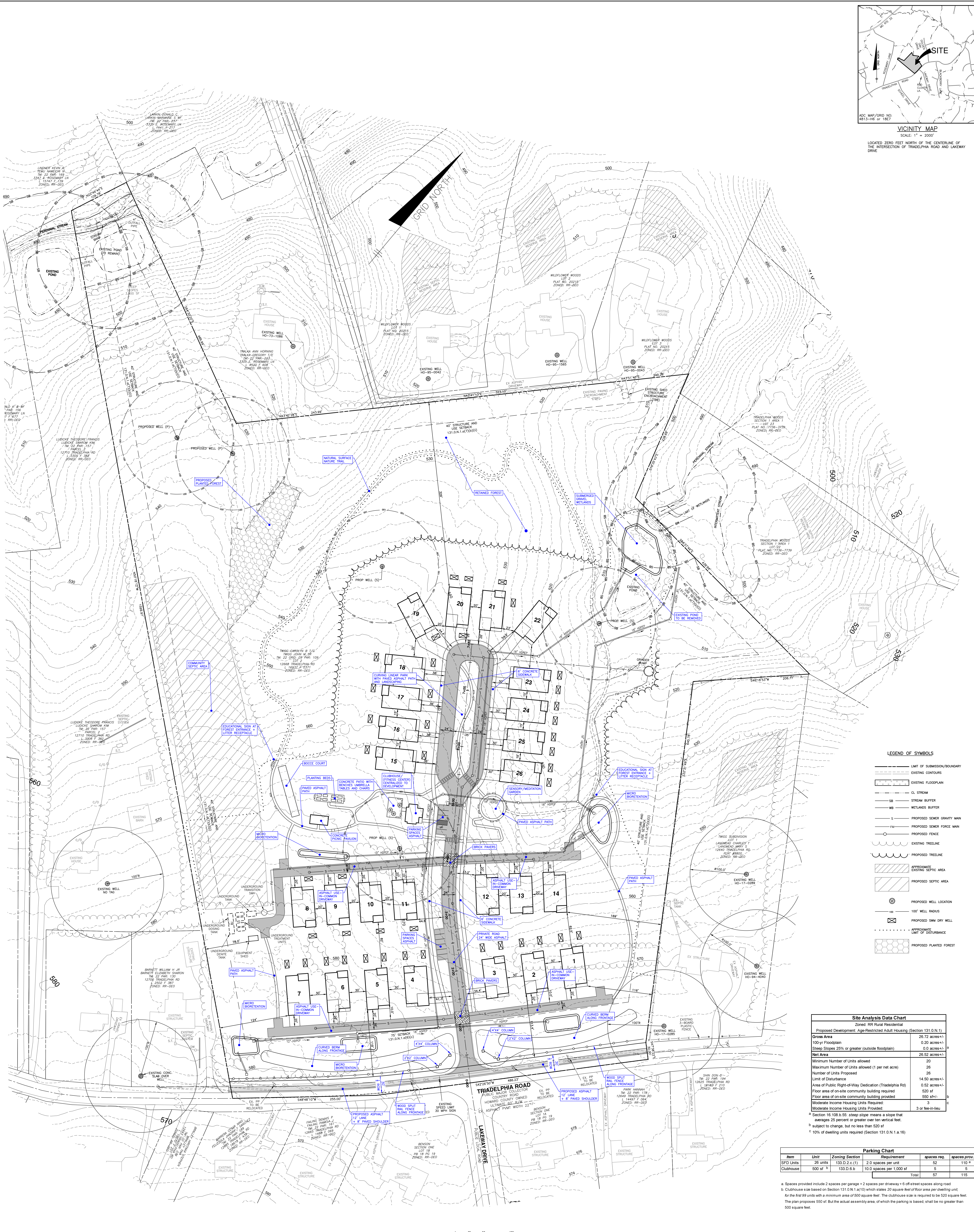
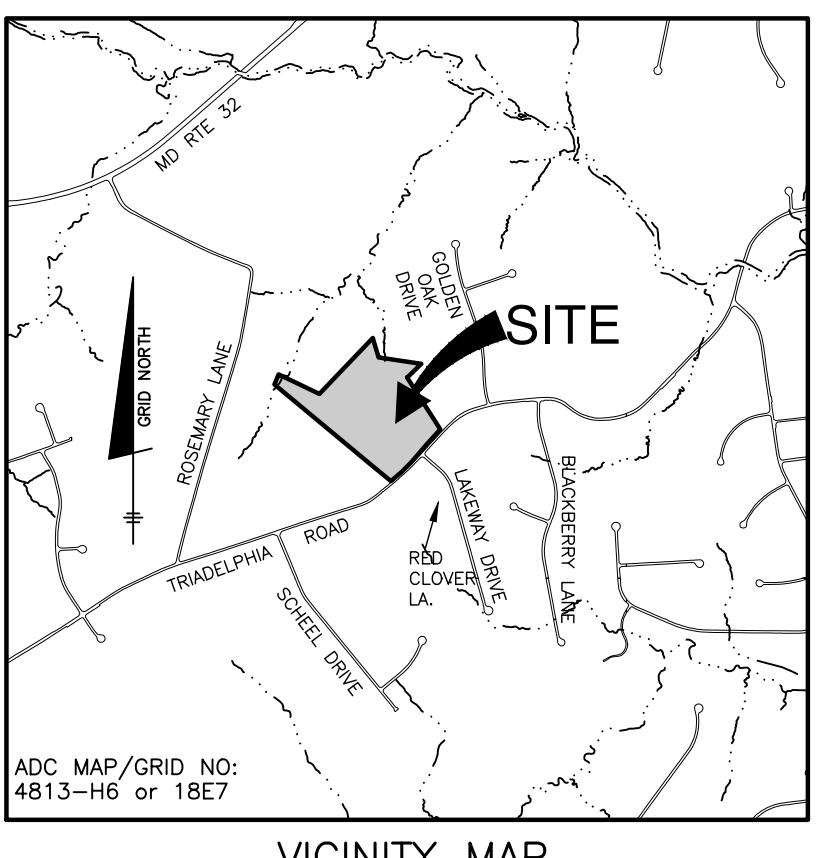
JOHN M. TWIGG, JR.  
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**TWIGG PROPERTY**  
LOT 2  
TAX MAP: 22 GRID: 05 PARCEL: 109  
ZONED: RR-DEO  
ELECTION DISTRICT NO. 03  
ELLICOTT CITY, MD 21042  
HOWARD COUNTY, MARYLAND

**EXISTING CONDITIONS PLAN**  
Exhibit #3



**LEGEND OF SYMBOLS**

- LIMIT OF SUBMISSION/BOUNDARY
- - - - - EXISTING CONTOURS
- EXISTING FLOODPLAIN
- CL STREAM
- STREAM BUFFER
- WETLANDS BUFFER
- PROPOSED SEWER GRAVITY MAIN
- PROPOSED SEWER FORCE MAIN
- EXISTING TREELINE
- PROPOSED TREELINE
- APPROXIMATE EXISTING SEPTIC AREA
- PROPOSED SEPTIC AREA
- PROPOSED WELL LOCATION
- 100' WELL RADIUS
- APPROXIMATE SHM DRY WELL
- APPROXIMATE LIMIT OF DISTURBANCE
- PROPOSED PLANTED FOREST

**Site Analysis Data Chart**  
Zoned for Rural Residential

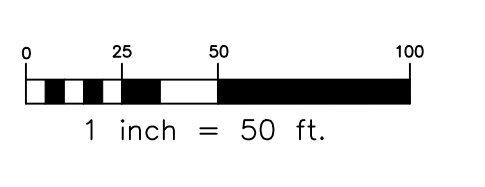
Proposed Development: Age-Restricted Adult Housing (Section 131.0.N.1)	
Gross Area	26.72 acres ±
100-yr Floodplain	0.20 acres ±
Slope Slopes 25% or greater (outside floodplain)	0.0 acres ±
Max Area	26.52 acres ±
Minimum Number of Units allowed	20
Maximum Number of Units allowed (1 per net acre)	26
Number of Units Proposed	26
Limit of Disturbance	14.50 acres ±
Area of Public Right-of-Way Dedication (Tradelphia Rd)	0.52 acres ±
Floor area of on-site community building required	520 sq ft
Floor area of on-site community building provided	550 sq ft
Moderate Income Housing Units Required	3
Moderate Income Housing Units Provided	3 or fee-in-lieu

a Section 16.108.b.55: steep slope means a slope that averages 25 percent or greater over ten vertical feet.  
b subject to change, but no less than 520 sq ft  
c 10% of dwelling units required (Section 131.0.N.1.a.16)

**Parking Chart**

Item	Unit	Zoning Section	Requirement	spaces req.	spaces prov.
SFD Units	26 units	133.D.2.c.(1)	2.0 spaces per unit	52	110*
Clubhouse	500 sf	133.D.6.b	10.0 spaces per 1,000 sf	5	5
				<b>Total</b>	<b>57</b>

\* Spaces provided include 2 spaces per garage + 2 spaces per driveway + 6 off-street spaces along road  
b Clubhouse size based on Section 131.0.N.1.a.(10) which states 20 square feet of floor area per dwelling unit for the first 99 units with a minimum area of 500 square feet. The clubhouse size is required to be 520 square feet. The plan proposes 550 sf. But the actual assembly area, of which the parking is based, should be no greater than 500 square feet.



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**TWIGG PROPERTY**  
LOT 2  
TAX MAP: 22 GRID: 05 PARCEL: 109  
ZONED: RR-DE  
ELECTION DISTRICT: NO. 03  
ELLICOTT CITY, MARYLAND

**CONDITIONAL USE PLAN**  
Exhibit #4



Open Space Chart		
Description	Acres	Percentage
Gross Site Area	26.72 acres +/-	
Area of Open Space Required (50% of gross)	13.36 acres +/-	50.0%
Area of Open Space Provided	19.36 acres +/-	72.5%

OPEN SPACE AREA

**TWIGG PROPERTY**  
 LOT 2  
 TAX MAP: 22 GRID: 05 PARCEL: 109  
 ZONED: RR-DEO  
 ELECTION DISTRICT NO. 03  
 ELLICOTT CITY, MD 21042  
 HOWARD COUNTY, MARYLAND

**OPEN SPACE PLAN**  
 Exhibit #5

OWNERS:  
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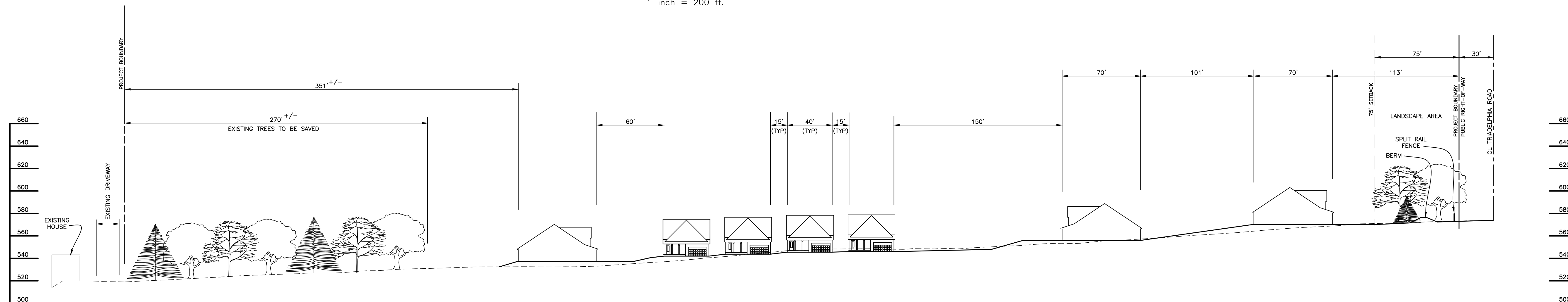
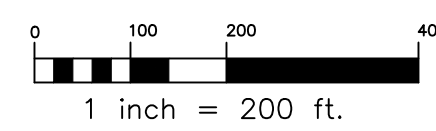
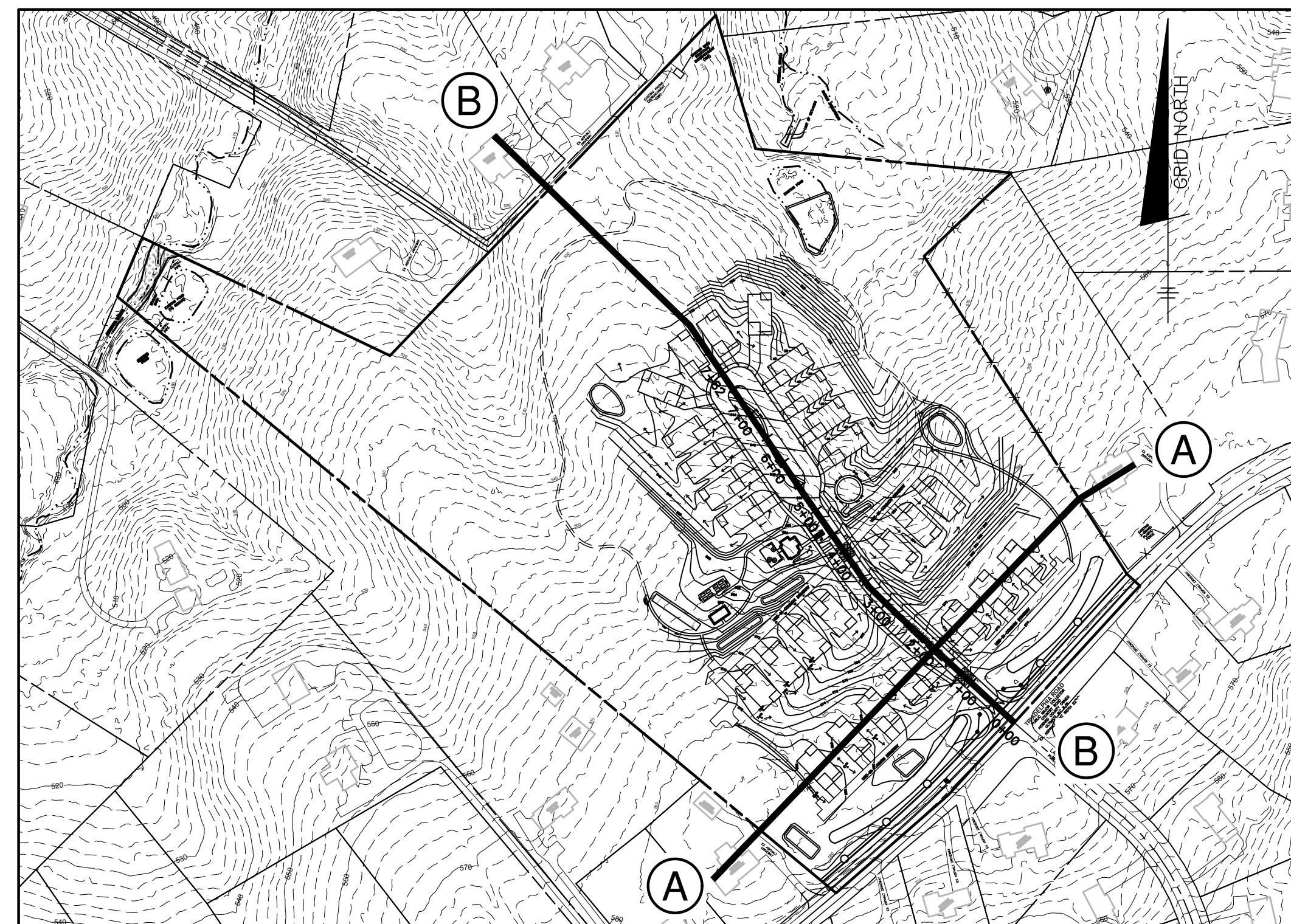
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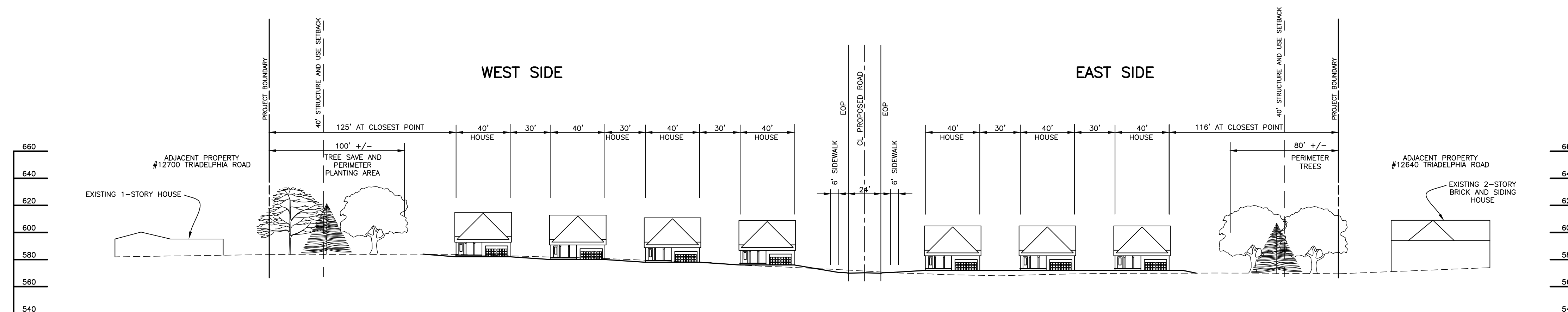
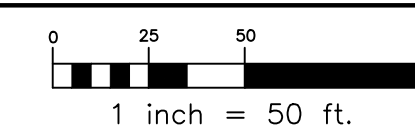
PETITIONER/DEVELOPER:  
 ESC TRADELPHIA ROAD, LLC  
 5074 DORSEY HALL DRIVE, SUITE 205  
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TFARIS@ELMSTREETDEV.COM

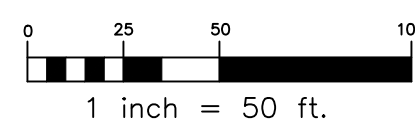
**BENCHMARK**  
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 (410) 445-6100 (F) 410-445-6444  
 WWW.BE-CIVILANDSURVEYING.COM

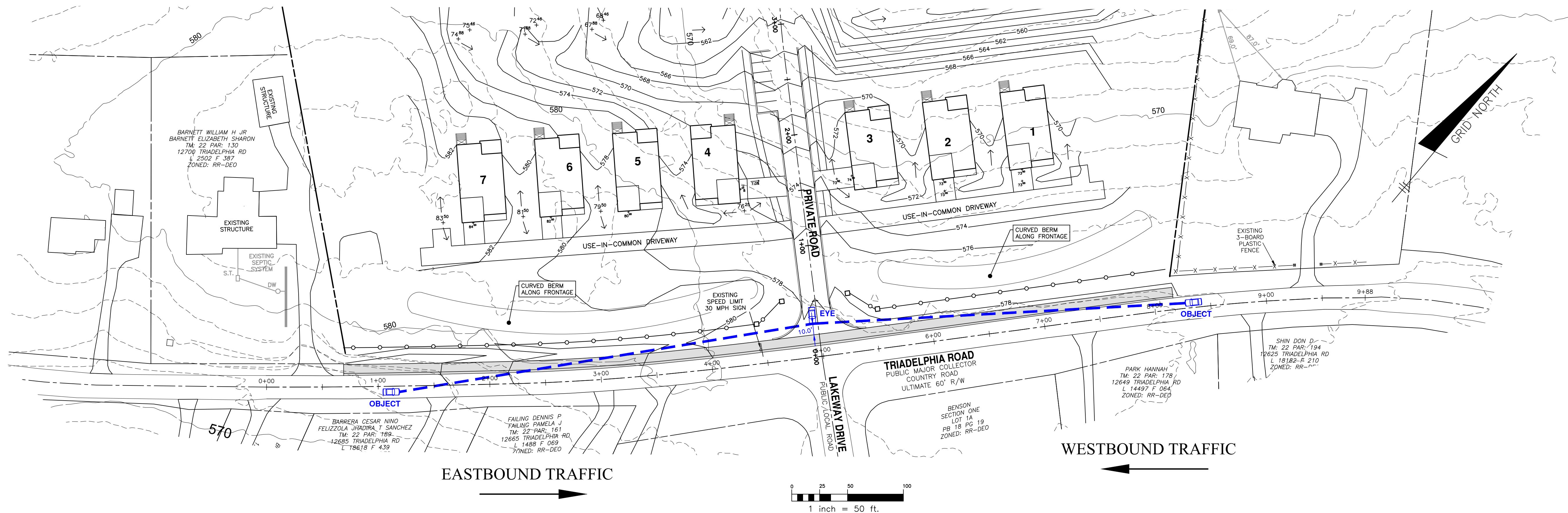


CROSS SECTION B-B



CROSS SECTION A-A





**NOTE:**

THE SPEED STUDY USED FOR THIS ANALYSIS WAS PREPARED BY TRAFFIC CONCEPTS, INC. THE SPEED ANALYSIS WAS PERFORMED ON JULY 22, 2025.

THE 85TH PERCENTILE SPEEDS WERE AS INDICATED BELOW:

TRIADELPHIA ROAD EASTBOUND: 34 mph  
WESTBOUND: 35 mph

THE POSTED SPEED LIMIT IS 30 MPH.

**NOTE:**

TOPOGRAPHY FOR ANALYSIS ALONG TRIADELPHIA ROAD IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2025.

**INTERSECTION SIGHT DISTANCE**

$ISD = 1.47(V_{major})(t_g)$

WHERE:

ISD = intersection sight distance (length of the leg of sight triangle along the major road)(ft)

$V_{major}$  = design speed of major road(mph)

$t_g$  = time gap for minor road vehicle to enter the major road (s).  
7.5s for CASE B1, 6.5s for CASE B2 and B3 per EXHIBIT 9-54 and 9-57

**NOTE:**

PER SECTION 2.1.E.3;

INTERSECTION SIGHT DISTANCE IS MEASURED USING A HEIGHT OF EYE OF 3.5 FEET AND HEIGHT OF OBJECT OF 3.5 FEET. THE DISTANCE IS MEASURED FROM A POINT 10 FEET BACK FROM THE EDGE OF PAVING OR FLOW LINE OF THE MAJOR STREET.

**CASE B-1: LEFT TURN FROM STOP**

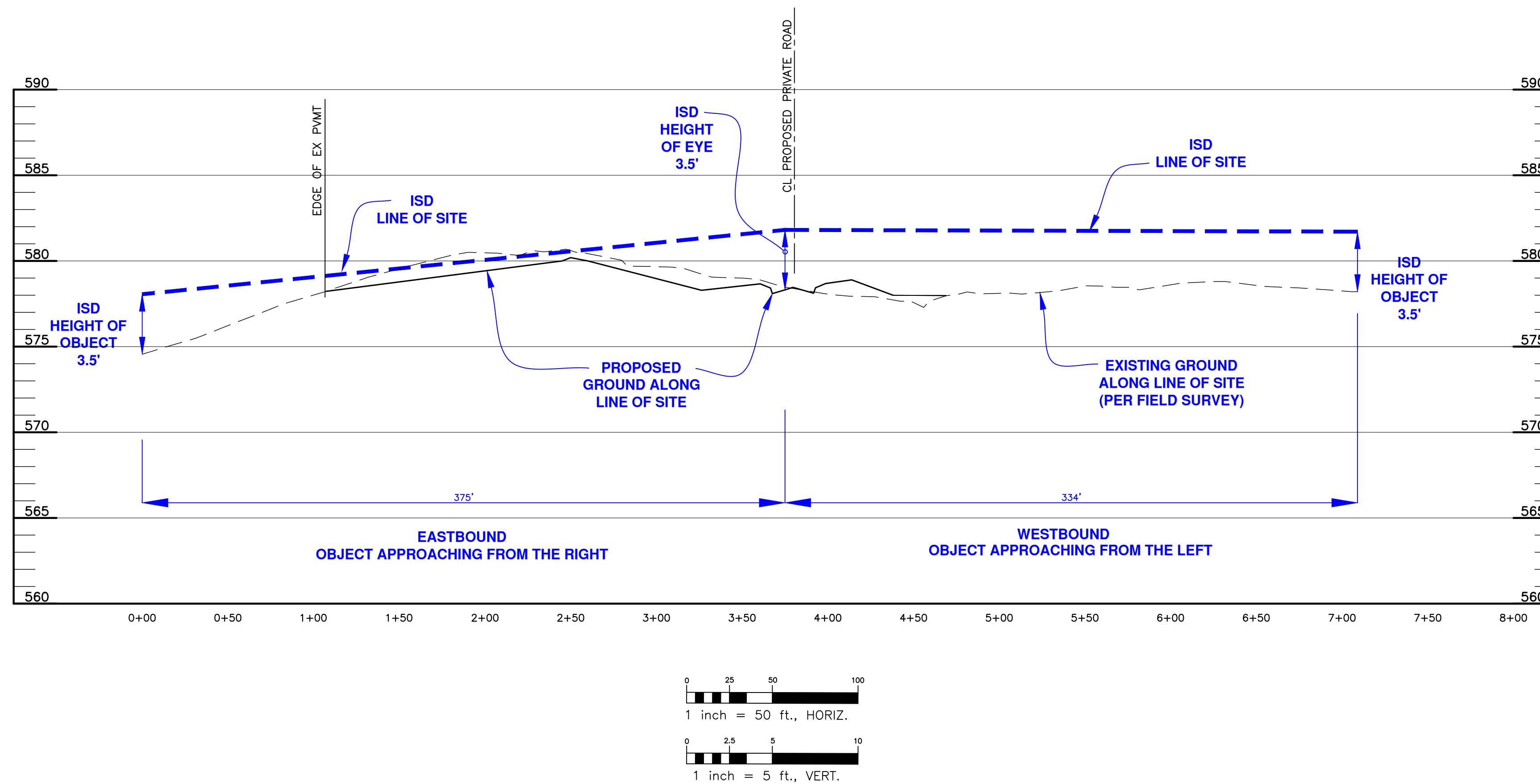
$ISD = 1.47 (34 \text{ mph}) 7.5 = 375'$

**CASE B-2: RIGHT TURN FROM STOP**

$ISD = 1.47 (35 \text{ mph}) 6.5 = 334'$

**CASE B-3: CROSSING MANEUVER**

$ISD = 1.47 (34 \text{ mph}) 6.5 = 325'$   
 $ISD = 1.47 (35 \text{ mph}) 6.5 = 334'$



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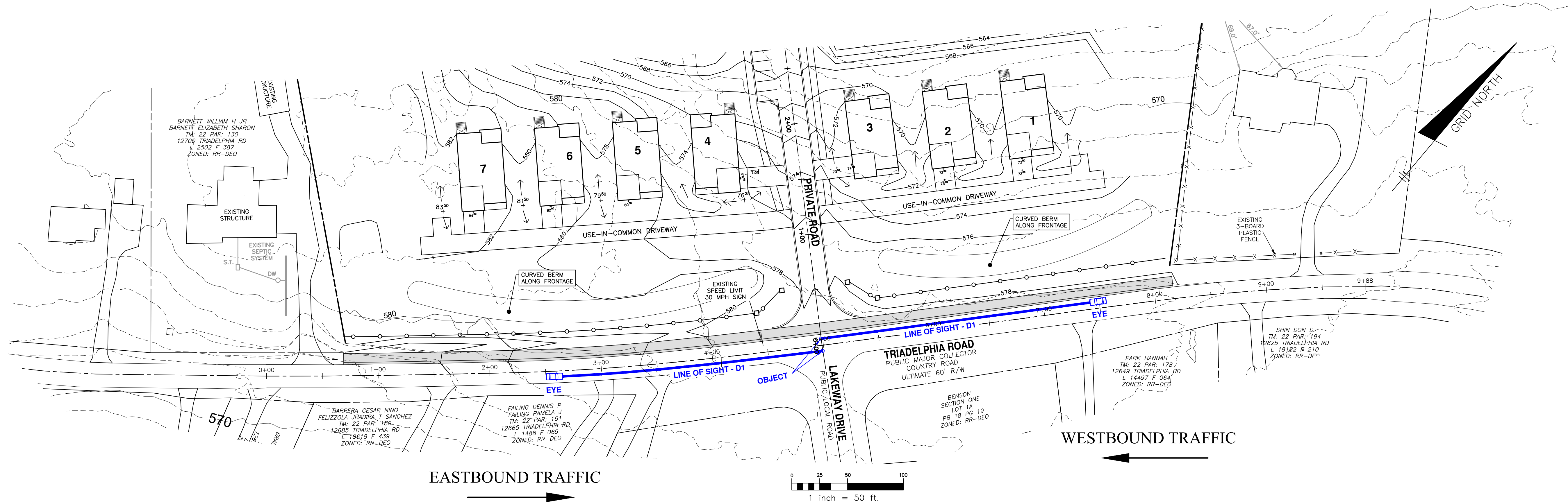
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**TWIGG PROPERTY**  
LOT 2

TAX MAP: 22 GRID: 05 PARCEL: 109  
ZONED: RR-DEO  
ELECTION DISTRICT NO. 03  
ELLICOTT CITY  
HOWARD COUNTY, MARYLAND

**SIGHT DISTANCE ANALYSIS**  
**INTERSECTION SIGHT DISTANCE**

Exhibit #7



**NOTE:**

THE SPEED STUDY USED FOR THIS ANALYSIS WAS PREPARED BY TRAFFIC CONCEPTS, INC. THE SPEED ANALYSIS WAS PERFORMED ON JULY 22, 2025.

THE 85TH PERCENTILE SPEEDS WERE AS INDICATED BELOW:

TRIADELPHIA ROAD EASTBOUND: 34 mph  
WESTBOUND: 35 mph

THE POSTED SPEED LIMIT IS 30 MPH.

**NOTE:**

TOPOGRAPHY FOR ANALYSIS ALONG TRIADELPHIA ROAD IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN SEPTEMBER, 2025.

**STOPPING SIGHT DISTANCE**

$$d = 1.47vt + 1.075(v^2/a)$$

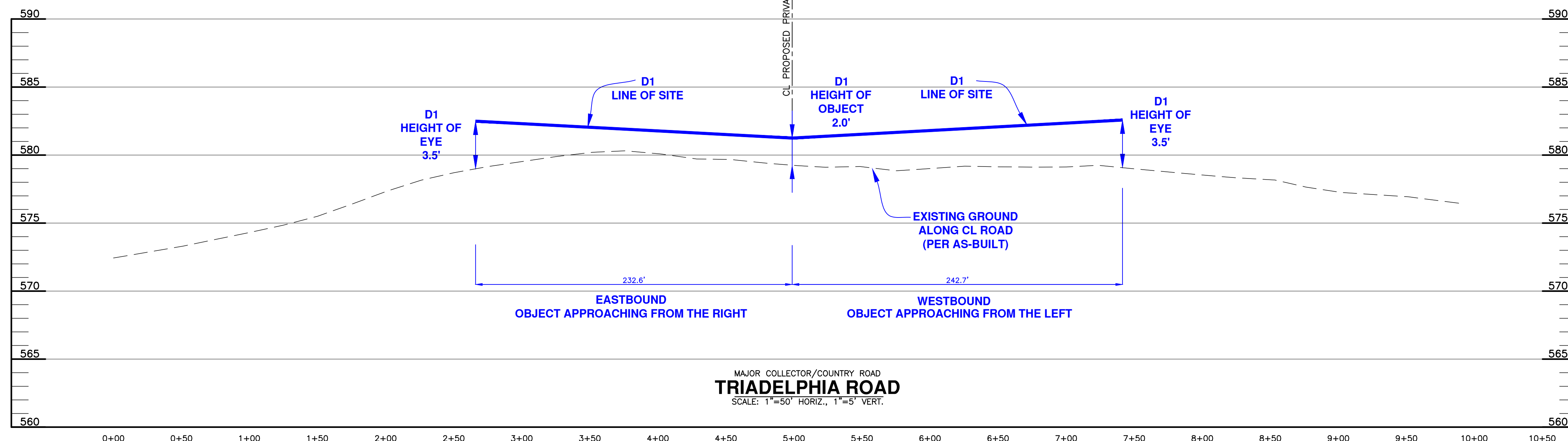
**WHERE:**

- d = stopping sight distance
- t = brake reaction time, 2.5s
- v = design speed, mph
- a = deceleration rate, ft/s<sup>2</sup>  
3.4 m/s<sup>2</sup>

**NOTE:**

PER SECTION 2.1.E.1;

STOPPING SIGHT DISTANCE IS MEASURED BETWEEN AN EYE HEIGHT OF 3.5 FEET AND AN OBJECT HEIGHT OF 2.0 FEET.



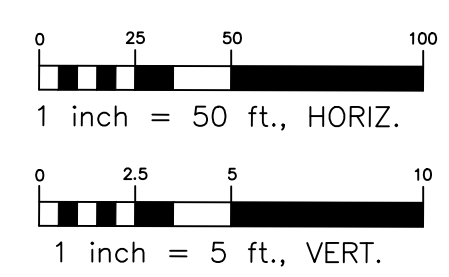
Triadelphia Road - Eastbound

SSD =	232.6
V =	34 mph
t =	2.5 s
a =	11.2 ft/s <sup>2</sup>
G =	0.01 percent of grade/100

Triadelphia Road - Westbound

SSD =	242.7
V =	35 mph
t =	2.5 s
a =	11.2 ft/s <sup>2</sup>
G =	0.01 percent of grade/100

MAJOR COLLECTOR/COUNTRY ROAD  
**TRIADELPHIA ROAD**  
SCALE: 1"=50' HORIZ., 1"=5' VERT.



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**TWIGG PROPERTY**  
LOT 2  
TAX MAP: 22 GRID: 05 PARCEL: 109  
ZONED: RR-DEO  
ELECTION DISTRICT NO. 03  
ELLICOTT CITY  
HOWARD COUNTY, MARYLAND

**SIGHT DISTANCE ANALYSIS**  
**STOPPING SIGHT DISTANCE**  
Exhibit #8



VIEW AT SITE  
ENTRANCE



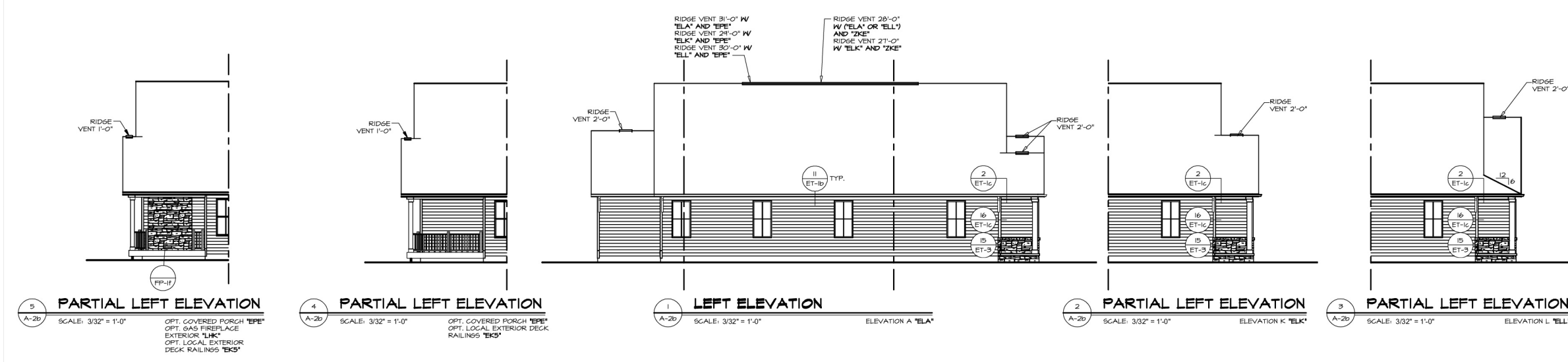
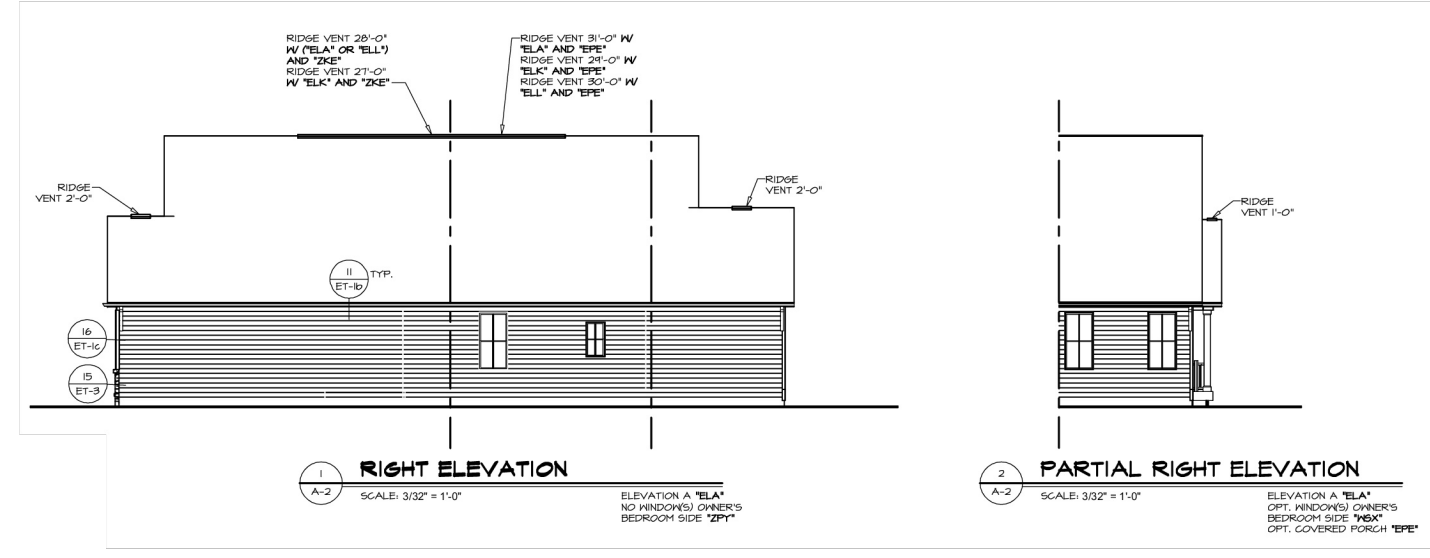
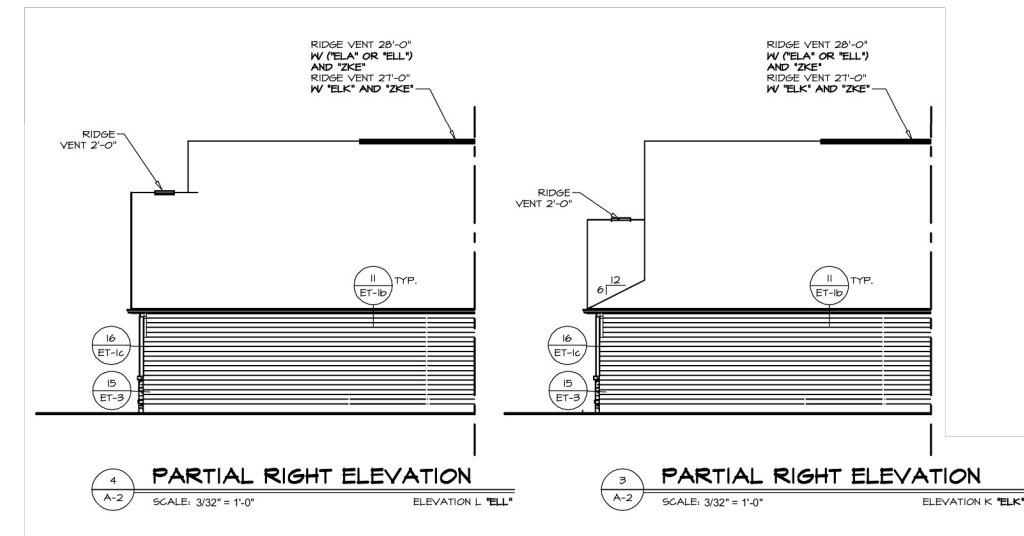
VIEW LOOKING NORTH  
TOWARDS SITE ENTRANCE



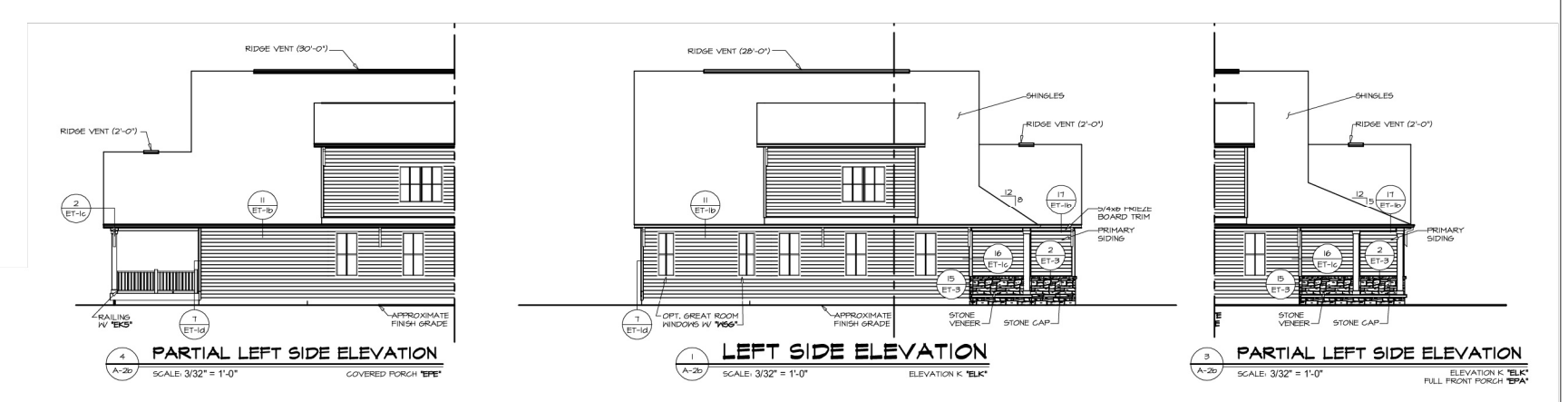
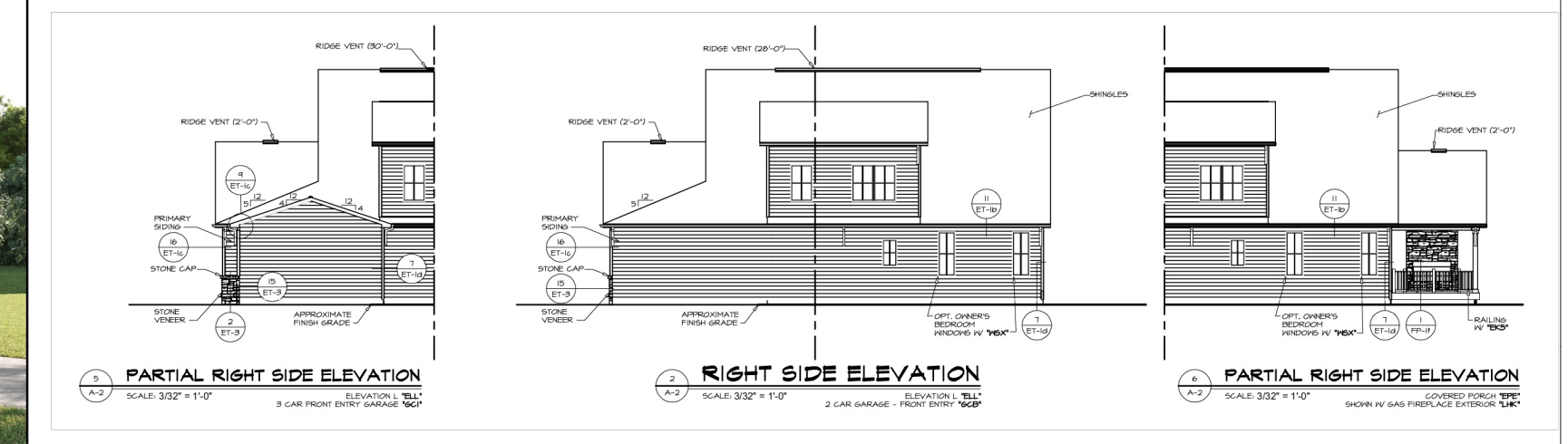
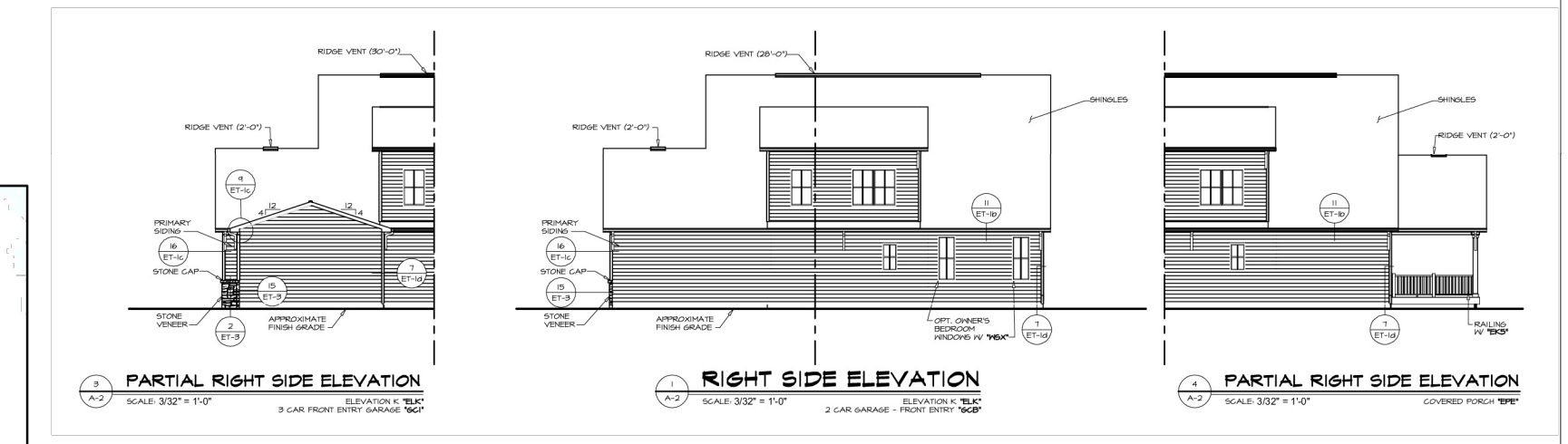
VIEW LOOKING SOUTH  
TOWARDS SITE ENTRANCE



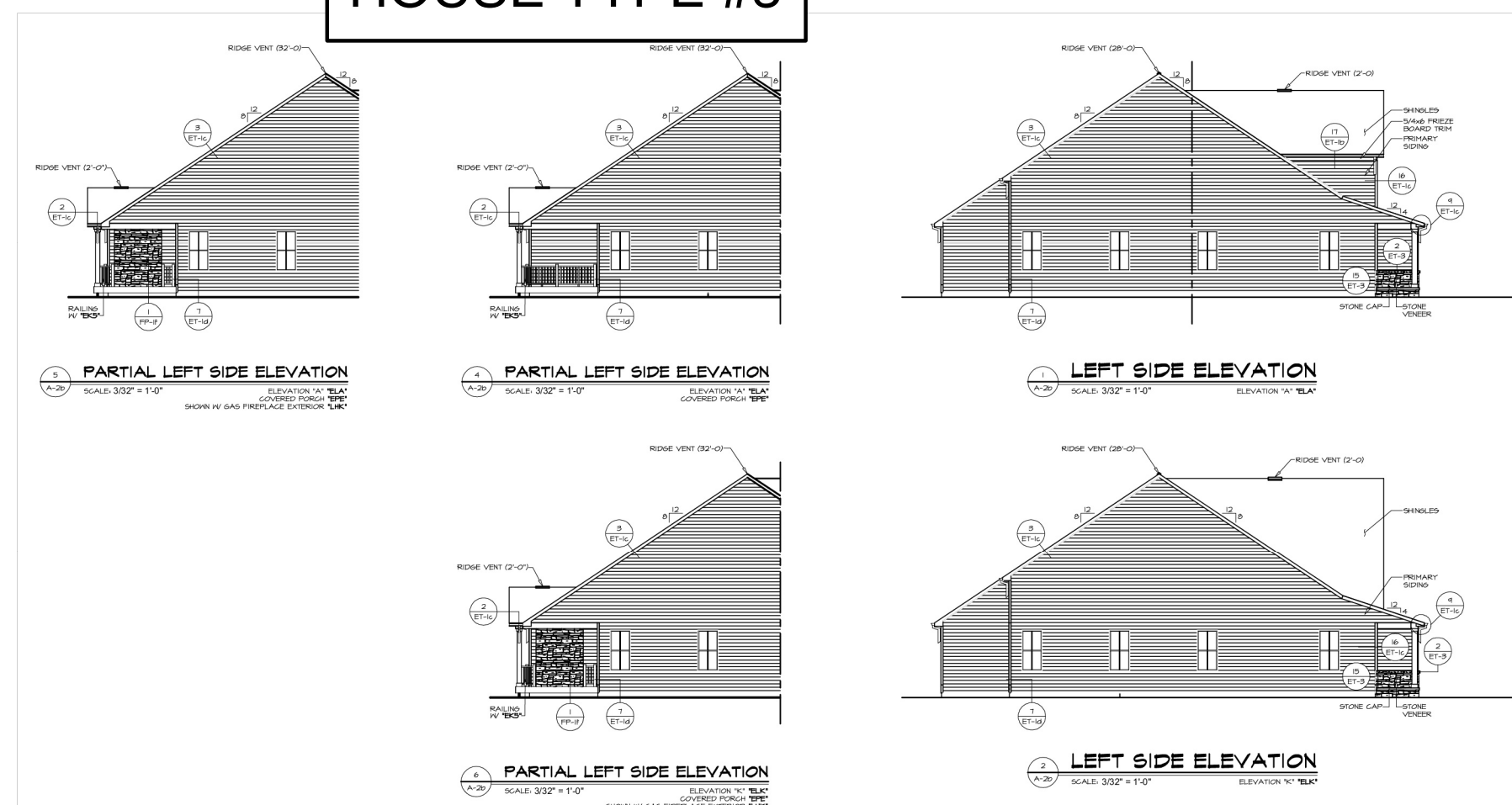
HOUSE TYPE #1



HOUSE TYPE #2



HOUSE TYPE #3



HOUSE FOOTPRINT: APPROX. 40' X 72'

HEIGHT: APPROX. 22'

Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.

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TWIGG PROPERTY  
LOT 2

TAX MAP: 22 GRID: 05 PARCEL: 109  
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STRUCTURE ELEVATIONS

Exhibit #12



**CLUBHOUSE**

CLUBHOUSE FOOTPRINT: APPROX. 34' X 30'

CLUBHOUSE HEIGHT: APPROX. 12'

Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.



**PAVILION STRUCTURE**

PAVILION FOOTPRINT: APPROX. 16' X 32'

PAVILION HEIGHT: APPROX. 12'

Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.



**EQUIPMENT SHED FOR SEPTIC AREA**

SHED FOOTPRINT: APPROX. 9' X 17'

SHED HEIGHT: APPROX. 8'

Building Height: The vertical distance from the mean elevation of the lowest and highest elevation points at grade adjoining the exterior walls of the building to the highest point of a flat roof; to the deck line of a mansard roof; and to the mean height between the eave and ridge of the highest roof section for a gable, hip or gambrel roof.

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**TWIGG PROPERTY**  
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HOWARD COUNTY, MARYLAND

**STRUCTURE ELEVATIONS**  
Exhibit #13

**TWIGG PROPERTY | LANDSCAPE EXHIBIT**  
**LANDSCAPE CONCEPT PLAN**



- MICRO-BIORETENTION FACILITY/PLANTED GARDEN AMENITY, TYP.
- PAVED TRAIL SYSTEM WITH BENCH SEATING, TYP. ACROSS SITE
- PAVED TRAIL SYSTEM TO TIE INTO PAVED DRIVEWAYS
- LAYERED PERIMETER TREE PLANTINGS WITHIN MEADOW
- SPLIT RAIL FENCING WITH STONE PIERS AND ACCENT PLANTINGS FLANKING ENTRANCE; TYP. BOTH SIDES
- SPECIAL PAVING AT PEDESTRIAN ROADWAY CROSSINGS
- 3' HIGH BERM WITH MEADOW AND TREE PLANTINGS

SCALE: 1" = 60'-0"  
 0' 30' 60' 120'

# TWIGG PROPERTY | LANDSCAPE EXHIBIT

## LANDSCAPE MANUAL TABULATIONS

SCHEDULE A: PERIMETER LANDSCAPE EDGE		
LANDSCAPE EDGE ADJACENT TO ROADWAYS (P-1 ON PLAN)		
LAND USE	ORIENTATION OF STRUCTURE OR USE TO ROADWAY	LANDSCAPE EDGE TYPE
SINGLE FAMILY DETACHED (SFD)	FRONT ADJACENT TO ROADWAY	NONE
NUMBER OF PLANTS PROVIDED:		20
LANDSCAPE EDGE ADJACENT TO PERIMETER PROPERTIES (P-2 ON PLAN)		
LAND USE	ADJACENT LAND USE	LANDSCAPE EDGE TYPE
SINGLE FAMILY DETACHED (SFD)	ALL USES	A (LIGHT BUFFER)
ENTIRE P-2 LENGTH		4550 LF
CREDIT FOR EXISTING FOREST TO REMAIN		3120 LF
REMAINING LF PERIMETER BUFFER REQUIRED		1430 LF
NUMBER OF PLANTS REQUIRED:		24
SHADE TREES (1/60 LF)		24
NUMBER OF PLANTS PROVIDED:		each 36
SHADE TREES (1/60 LF)		21
EVERGREEN TREES (SUB 2 PER SHADE TREE)		9
ORNAMENTAL TREES (SUB 2 PER SHADE TREE)		6

SCHEDULE B: STREET TREES			
ROAD KEY	LENGTH OF ROW (LF) PUBLIC /PRIVATE	PROVIDED TREES	
		REQUIRED TREES (1/40 LF)	SHADE TREES (1/40 LF)
ROAD A (MAIN DRIVE + LOOP)	1085 LF	27	27
ROAD B (DRIVEWAYS COMBINED)	995 LF	25	25
TOTAL TREES (EACH)		52	52

SCHEDULE C: PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	11
NUMBER OF TREES REQUIRED	
RESIDENTIAL (1:10)	2
NON-RESIDENTIAL (1:20)	
NUMBER OF TREES PROVIDED	
SHADE TREES	2
OTHER TREES (2:1 SUB)	

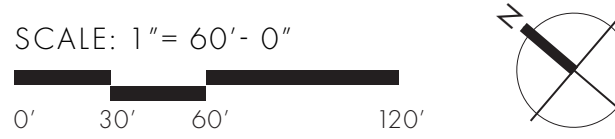
SCHEDULE E: RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	26
NUMBER OF TREES REQUIRED	13
SINGLE FAMILY ATTACHED (1 TREE : 2DU)	13
NUMBER OF TREES PROVIDED	13
SHADE TREES	13
OTHER TREES (1:1 SUB UP TO 50% REQ'D)	
SHRUBS	

SCHEDULE F: RECREATION OPEN SPACE	
REQUIRED RECREATION OPEN SPACE	
REQUIRED PLANT BED AREA (SF)	TBD
IF REQUIRED, 5000-7900 SF	300
IF REQUIRED, >8000 SF	
100 SF FOR FIRST 5,000 SF	100
100 SF PER EACH ADDITIONAL 1,000 SF	
PROVIDED PLANT BED AREA (SF)	TBD
SHRUBS	
HERBACEOUS PERENNIALS + GRASSES	
PERENNIAL GRASSES	

SCHEDULE G: NATIVE PLANTS + BIODIVERSITY			
PLANT TYPE	% NATIVE REQUIRED	PROVIDED PER SITE CONDITION	
		PERIM LANDSCAPE	INTERNAL RES OPEN SPACE
SHADE TREES	70%		
SMALL DECIDUOUS TREES	70%		
EVERGREEN TREES	40%		TBD
SHRUBS	60%		
HERBACEOUS PERENNIALS + GRASSES	80%		

SCHEDULE H: STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	935
NOT REQUIRED PER HOWARD COUNTY LANDSCAPE MANUAL	
DESIGNS TBD PER MDE MANUAL	

ADDITIONAL TREES DEPICTED IN RENDERING (NOT REQUIRED):  
SHADE TREES: 125  
UNDERSTORY (EVERGREEN + FLOWERING TREES): 225



SCHEDULE A:  
24 TREES  
(all green trees depicted)

SCHEDULE A  
20 TREES

SCHEDULE B  
52 TREES

P-1  
742 LF FRONTAGE

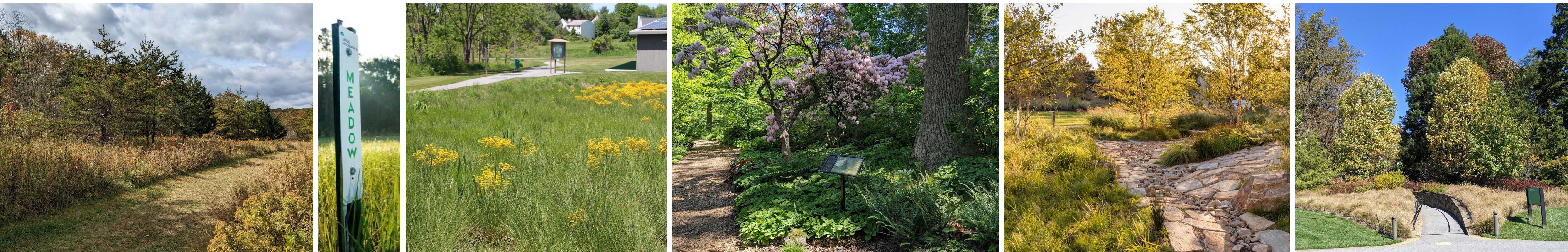
**TWIGG PROPERTY | LANDSCAPE EXHIBIT**  
HARDSCAPE + LANDSCAPE PRECEDENTS



TRAIL NETWORK + NEIGHBORHOOD IDENTITY



GATEWAYS + AMENITY AREAS



MEADOW, WOODLAND, + BIORETENTION PLANTINGS

# TWIGG PROPERTY | LANDSCAPE EXHIBIT

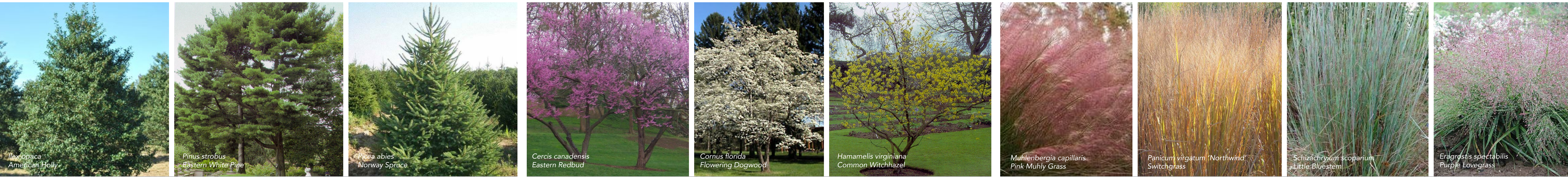
## NATIVE PLANT PALETTE



MAJOR + MINOR SHADE TREES



SHRUBS



EVERGREEN TREES

FLOWERING TREES

ORNAMENTAL GRASSES



PERENNIALS