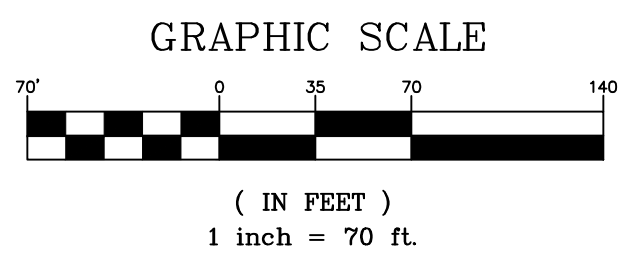


- VICINITY MAP**  
 SCALE: 1"=2000'  
 ADC MAP: 19 000D 5
- GENERAL NOTES:**
1. THIS SUBJECT PROPERTY IS ZONED R-ED PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
  2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  3. **SITE DATA ANALYSIS:**  
 TOTAL AREA: 17.26 AC.  
 AREA OF FLOODPLAIN: 5.59 AC.  
 NET TRACT AREA: 11.67 AC.
  4. BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC. IN DECEMBER, 2009.
  5. ONSITE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOCIATES INC. IN DECEMBER, 2009. OFFSITE TOPOGRAPHY BASED ON HOWARD COUNTY GIS.



NO.	REVISION	DATE

**CONDITIONAL USE EXHIBIT**  
**EXISTING CONDITION PLAN**

**ST. CHARLES WOODS**  
 10611 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042  
 TAX MAP: 16 PARCEL: 248 GRID: 23 BLOCK: ZONING: R-ED  
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND



**MILDENBERG, BOENDER & ASSOC., INC.**  
 8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043  
 (410) 997-0296 | CONTACT@mba-eng.com

PROJECT	DATE
3/27/2026	3/27/2026
ILLUSTRATION	ENGINEERING
MMA	APPROVAL
SCALE	1"=70'
EXP DATE	06/06/2027
SAMER A. ALOMER, P.E.	DATE

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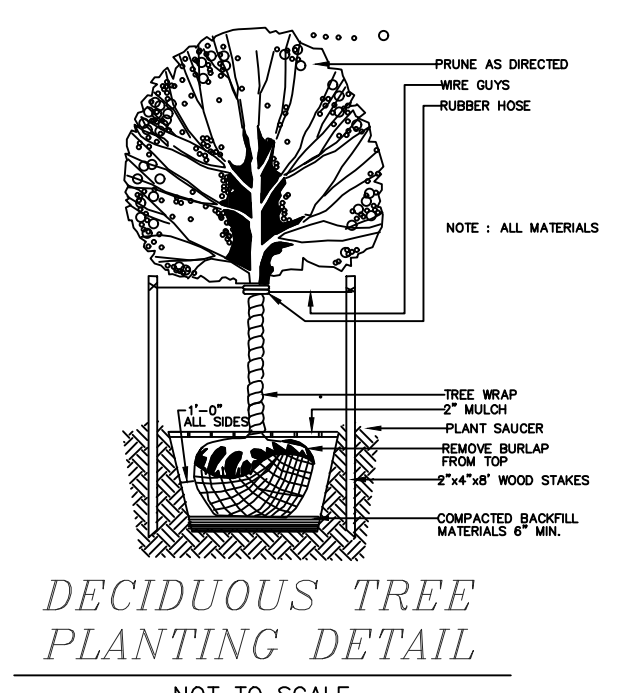
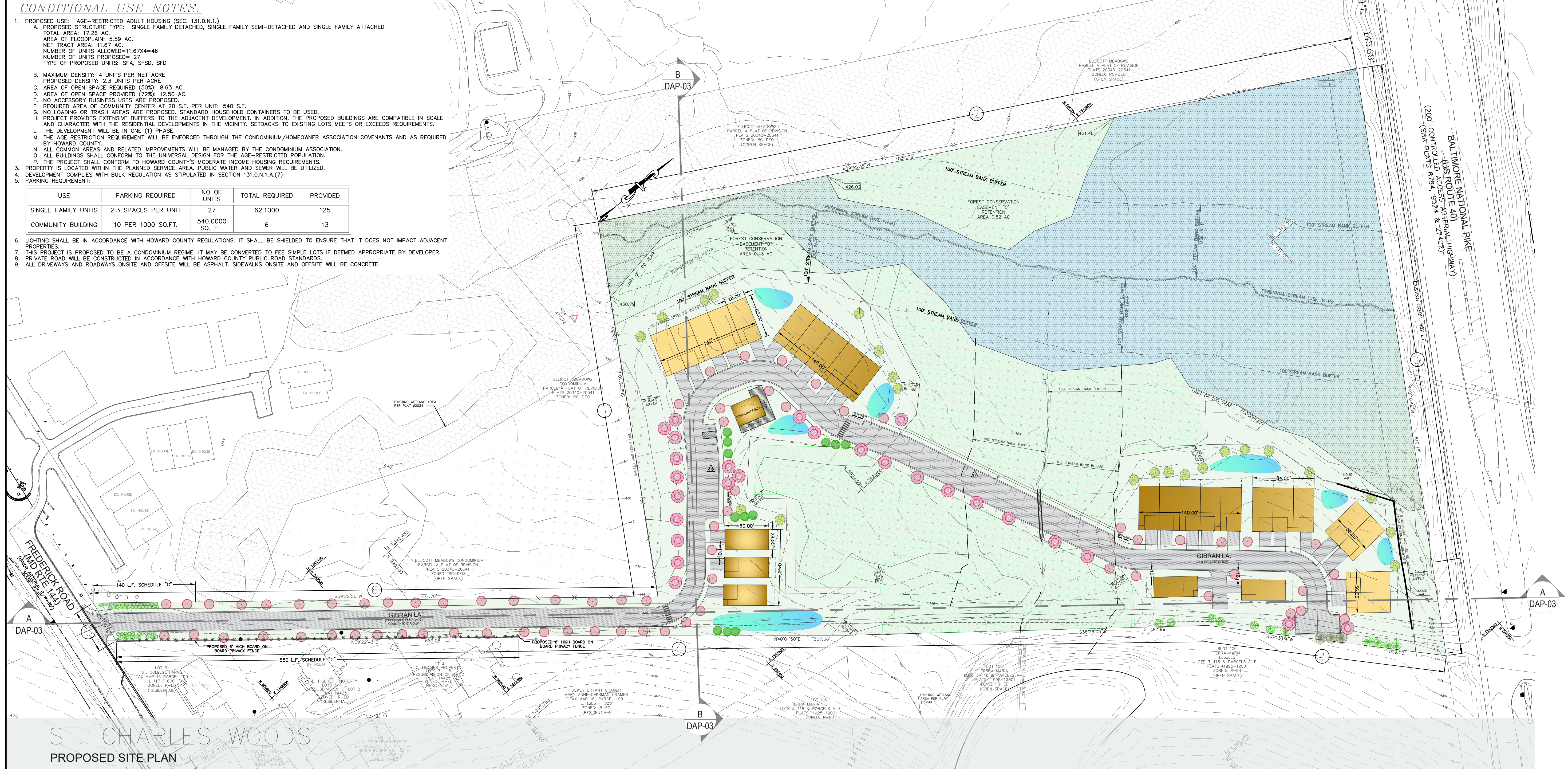
**COUNCIL**  
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**OWNER/DEVELOPER**  
 CADOGAN PROPERTY, LLC  
 5550 STERRETT PLACE SUITE 103  
 COLUMBIA, MD 21044  
 443-538-9547  
 JHIKMAT@HOTMAIL.COM

**CONDITIONAL USE NOTES:**

- PROPOSED USE: AGE-RESTRICTED ADULT HOUSING (SEC. 131.0.N.1.)
    - PROPOSED STRUCTURE TYPE: SINGLE FAMILY DETACHED, SINGLE FAMILY SEMI-DETACHED AND SINGLE FAMILY ATTACHED
    - TOTAL AREA: 17.26 AC.
    - NET TRACT AREA: 5.59 AC.
    - NUMBER OF UNITS ALLOWED=11,674=46
    - NUMBER OF UNITS PROPOSED= 27
    - TYPE OF PROPOSED UNITS: SFA, SFSO, SFD
  - MAXIMUM DENSITY: 4 UNITS PER NET ACRE
    - PROPOSED DENSITY: 2.3 UNITS PER ACRE
  - AREA OF OPEN SPACE REQUIRED (50%): 8.63 AC.
  - AREA OF OPEN SPACE PROVIDED (72%): 12.50 AC.
  - NO ACCESSORY BUSINESS USES ARE PROPOSED.
  - REQUIRED AREA OF COMMUNITY CENTER AT 20 S.F. PER UNIT: 540 S.F.
  - NO LOADING OR TRASH AREAS ARE PROPOSED. STANDARD HOUSEHOLD CONTAINERS TO BE USED.
  - PROJECT PROVIDES EXTENSIVE BUFFERS TO THE ADJACENT DEVELOPMENT. IN ADDITION, THE PROPOSED BUILDINGS ARE COMPATIBLE IN SCALE AND CHARACTER WITH THE RESIDENTIAL DEVELOPMENTS IN THE VICINITY. SETBACKS TO EXISTING LOTS MEETS OR EXCEEDS REQUIREMENTS.
  - THE DEVELOPMENT WILL BE IN ONE (1) PHASE.
  - THE AGE RESTRICTION REQUIREMENT WILL BE ENFORCED THROUGH THE CONDOMINIUM/HOMEOWNER ASSOCIATION COVENANTS AND AS REQUIRED BY HOWARD COUNTY.
  - ALL COMMON AREAS AND RELATED IMPROVEMENTS WILL BE MANAGED BY THE CONDOMINIUM ASSOCIATION.
  - ALL BUILDINGS SHALL CONFORM TO THE UNIVERSAL DESIGN FOR THE AGE-RESTRICTED POPULATION.
  - THE PROJECT SHALL CONFORM TO HOWARD COUNTY'S MODERATE INCOME HOUSING REQUIREMENTS.
- PROPERTY IS LOCATED WITHIN THE PLANNED SERVICE AREA. PUBLIC WATER AND SEWER WILL BE UTILIZED.
  - DEVELOPMENT COMPLIES WITH BULK REGULATION AS STIPULATED IN SECTION 131.0.N.1.A.(7)
  - PARKING REQUIREMENT:
 

USE	PARKING REQUIRED	NO OF UNITS	TOTAL REQUIRED	PROVIDED
SINGLE FAMILY UNITS	2.3 SPACES PER UNIT	27	62,100	125
COMMUNITY BUILDING	10 PER 1000 SQ.FT.	540,000 SQ. FT.	6	13
  - LIGHTING SHALL BE IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS. IT SHALL BE SHIELDED TO ENSURE THAT IT DOES NOT IMPACT ADJACENT PROPERTIES.
  - THIS PROJECT IS PROPOSED TO BE A CONDOMINIUM REGIME. IT MAY BE CONVERTED TO FEE SIMPLE LOTS IF DEEMED APPROPRIATE BY DEVELOPER.
  - PRIVATE ROAD WILL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY PUBLIC ROAD STANDARDS.
  - ALL DRIVEWAYS AND ROADWAYS ONSITE AND OFFSITE WILL BE ASPHALT. SIDEWALKS ONSITE AND OFFSITE WILL BE CONCRETE.



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**SCHEDULE "A": PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	C (PERIMETER 3)	A (PERIMETER 4)	B (PERIMETER 5)*	A (PERIMETER 6)**
LINEAR FEET OF PERIMETER	518.5 LF	1,057 LF	811 LF	1,820 LF	60 LF	772 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 518.5 LF	YES, 1,057 LF	YES, 682 LF	YES	N/A	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	600 LF OF PRIVACY FENCE	N/A	NO
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	30 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	13 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	30 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	13 SHADE TREES 6 EVERGREEN TREES 0 SHRUBS

\* LANDSCAPING ALONG PERIMETER 5 IS NOT REQUIRED SINCE THE WIDTH AT THE PROPERTY LINE IS 60' AND THE WIDTH OF PROPOSED ENTRANCE ONTO GIBRAN LANE IS 50', RESULTING IN NO LANDSCAPING OBLIGATION FOR PERIMETER 5.

**SCHEDULE B : RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

NUMBER OF DWELLING LOTS	22
DWELLING TYPE	SFA
NUMBER OF PLANTS REQUIRED	22 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	22 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)

**SCHEDULE C ADDITIONAL LANDSCAPING PER WP-15-077**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	B (PERIMETER 4)	B (PERIMETER 6)
LINEAR FEET OF PERIMETER	550 LF	140 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	YES 550' OF PRIVACY FENCE	NO
NUMBER OF PLANTS PROVIDED	11 SHADE TREES 14 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS

NOTE: THIS ADDITIONAL LANDSCAPING HAS BEEN PROVIDED AS ONE OF THE REQUIRED CONDITIONS FOR APPROVAL OF WP-15-077. FINANCIAL SURETY FOR THIS ADDITIONAL LANDSCAPING WILL BE PROVIDED WITH THIS PLAN.

**SCHEDULE D : STREET TREE CALCULATIONS**

STREET NAME	PERIMETER LENGTH	PLANTING REQUIREMENT	TREES REQUIRED	TREES PROVIDED
GIBRAN LANE	3,770 LF.	1 TREE / 40 LF.	94	94
ALMITRA LANE (PRIVATE ROAD)	N/A	N/A	N/A	N/A

**SCHEDULE "E" : PRIVACY FENCE PLANTING CALCULATIONS**

LF OF FENCE	PLANTING REQUIREMENT	NUMBER OF SHRUBS REQUIRED	SHRUBS PROVIDED
550	1 SHRUB / 10 LF.	55	55

**LANDSCAPE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
6		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
10		QUERCUS PALUSTRIS	PIN OAK OR EQUIVALENT	2 1/2" - 3" CAL.
18		GLEDITSIA TRIACANTHOS INTERMIS 'IMPERIAL'	IMPERIAL THORNLESS HONEYLOCUST OR EQUIVALENT	2 1/2" - 3" CAL.
10		CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS OR EQUIVALENT	6"-8" HEIGHT
50		TAXUS MEDIA 'HICKSI'	HICKS YEW OR EQUIVALENT	2 1/2" - 3" HT.
<b>TOTAL</b>				<b>94 (34 SHADE TREES, 10 EVERGREEN TREES, 50 SHRUBS)</b>

**STREET TREE PLANTING SCHEDULE**

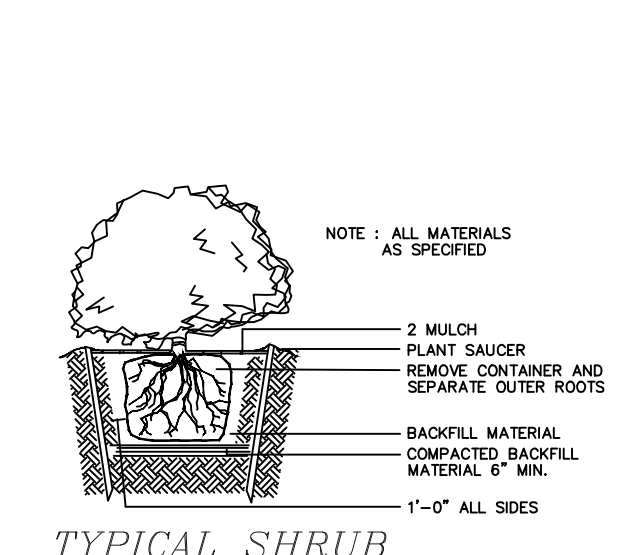
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
68		ACER RUBRUM OR EQUIVALENT	RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
26		QUERCUS PALUSTRIS OR EQUIVALENT	PIN OAK OR EQUIVALENT	2 1/2" - 3" CAL.
<b>TOTAL</b>				<b>94 STREET TREES</b>

**INTERNAL LANDSCAPE PLANTING SCHEDULE**

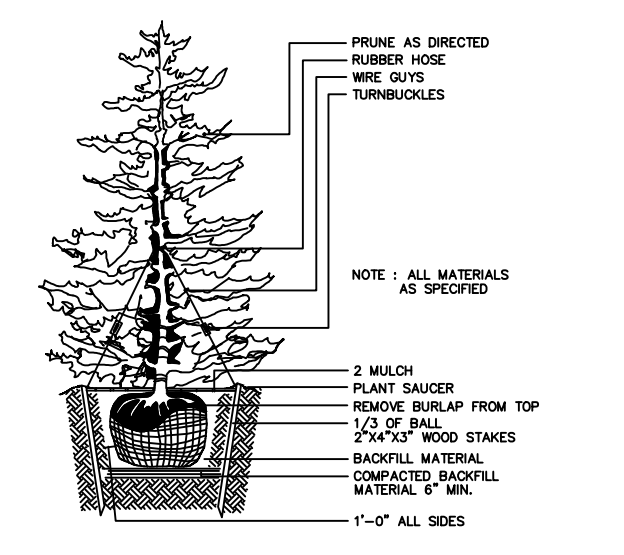
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
22		PRUNUS SARGENTII	SARGENT CHERRY OR EQUIVALENT	2 1/2" - 3" CAL.
<b>TOTAL</b>				<b>22 INTERNAL LANDSCAPE TREES</b>

**PRIVACY FENCE LANDSCAPE PLANTING SCHEDULE**

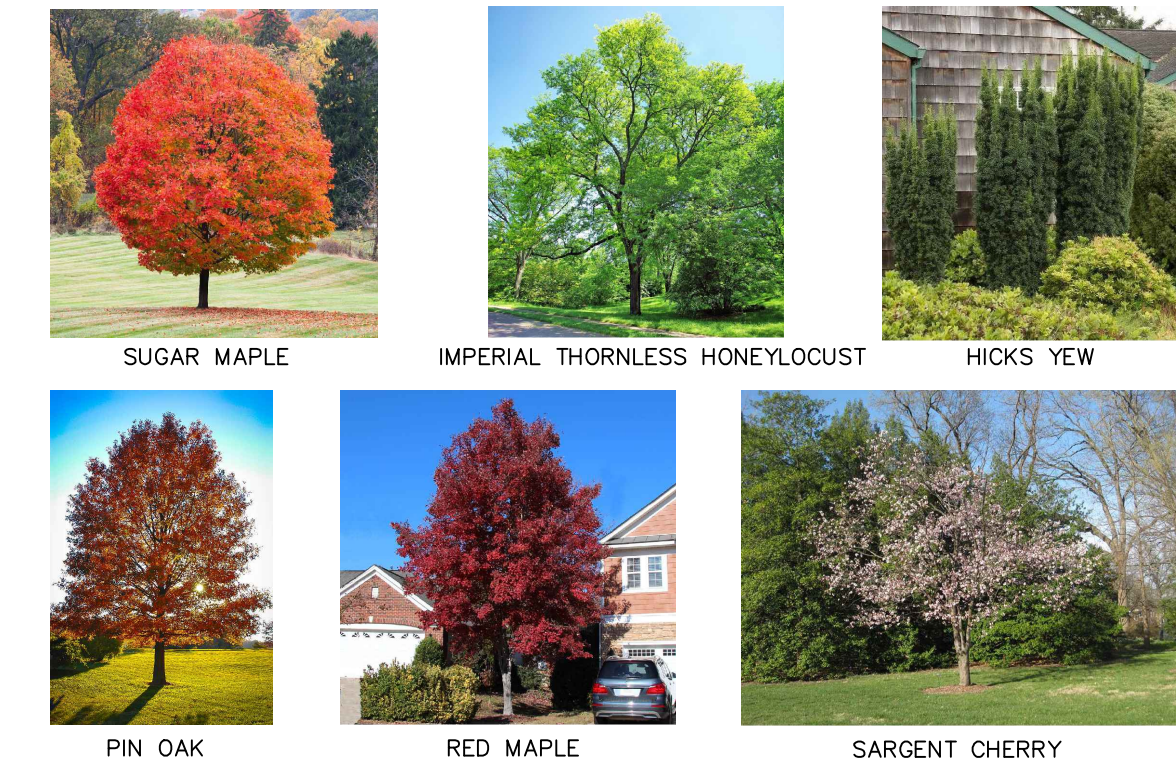
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
28		FORSYTHIA SUSPENSIVA VAR. 'SIEBOLDII'	SIEBOLD WEEPING FORSYTHIA OR EQUIVALENT	2 1/2" - 3" HT.
27		AZALEA 'HERSHEY RED'	HERSHEY RED AZALEA OR EQUIVALENT	18"-24" SPREAD
<b>TOTAL</b>				<b>55 SHRUBS</b>



**TYPICAL SHRUB PLANTING DETAIL**  
NOT TO SCALE



**TYPICAL EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



**CONDITIONAL USE EXHIBIT**

**PROPOSED SITE PLAN**

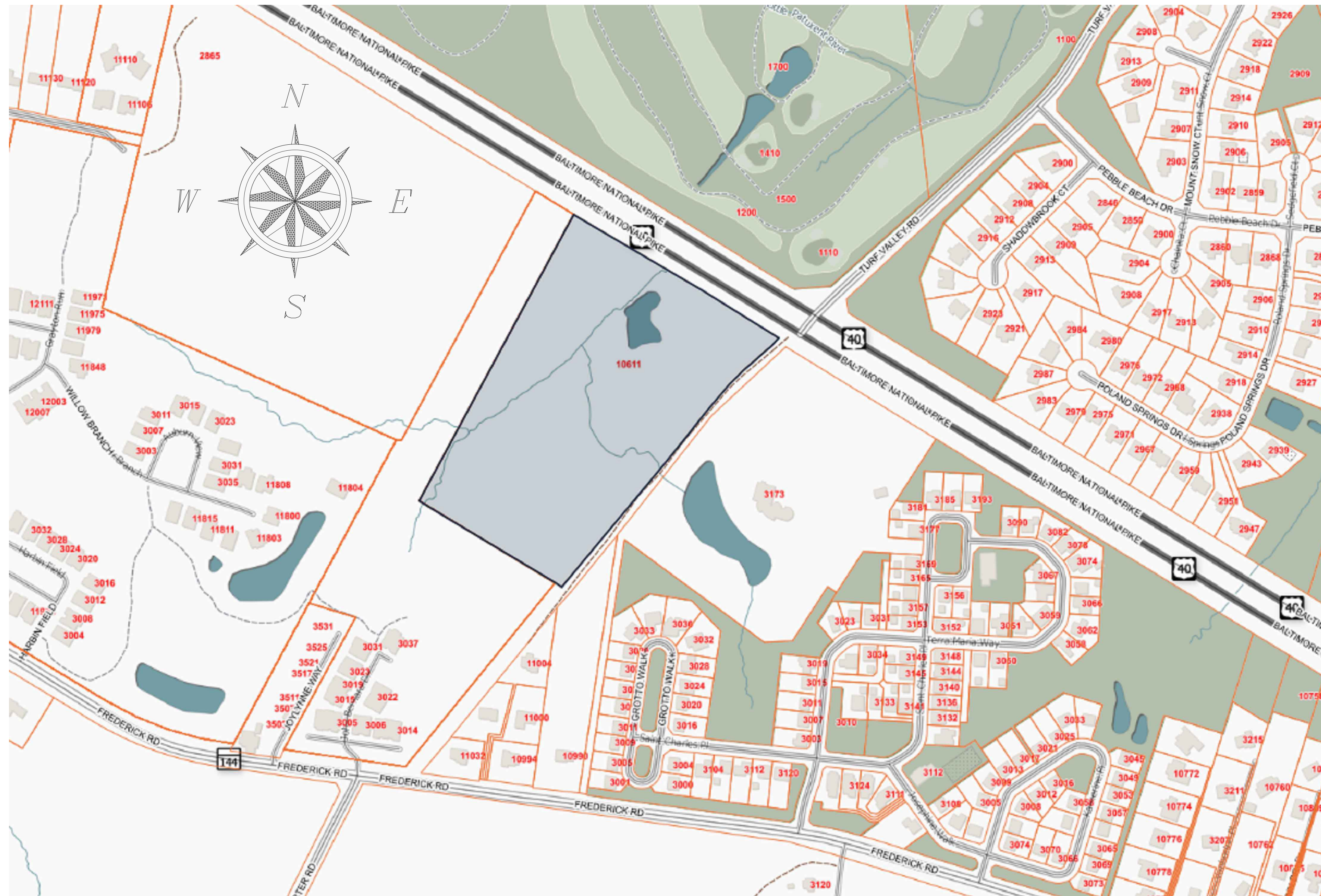
**ST. CHARLES WOODS**  
 10611 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21042  
 TAX MAP: 16 PARCEL: 248 GRID: 23 BLOCK: ZONING: R-ED  
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

**MBA**  
 ENGINEERS PLANNERS SURVEYORS  
**MILDENBERG, BOENDER & ASSOC., INC.**  
 8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043  
 (410) 997-0296 | CONTACT@mba-eng.com

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 26855 EXP. DATE 06/08/2027  
 SAMER A. ALDOR, P.E. DATE 3/27/2026

PROJECT DATE: 3/27/2026  
 ILLUSTRATION ENGINEERING  
 SCALE APPROVAL  
 NTS

02 OF 05



NEIGHBORHOOD



BIRD'S EYE VIEW



PROJECT ENTRANCE LOOKING NORTH



PROJECT ENTRANCE LOOKING EAST



PROJECT ENTRANCE LOOKING WEST

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NO.	REVISION	DATE

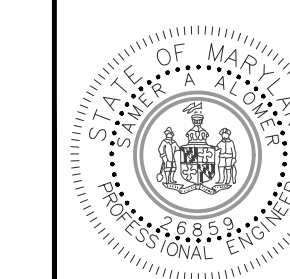
**CONDITIONAL USE EXHIBIT**  
**EXISTING AERIAL & NEIGHBORHOOD**

**ST. CHARLES WOODS**

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 LICENSE NO. 26850  
 EXP. DATE 06/08/2027

SAMER A. ALOMER, P.E. DATE 3/27/2026

PROJECT	DATE
--- ILLUSTRATION	3/27/2026
--- M&A	ENGINEERING
--- APPROVAL	NTS
--- SCALE	---

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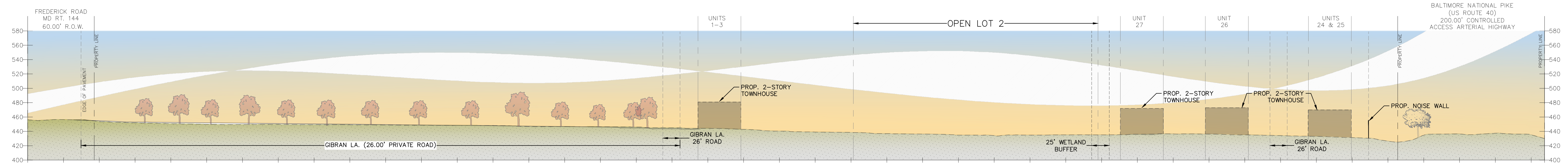
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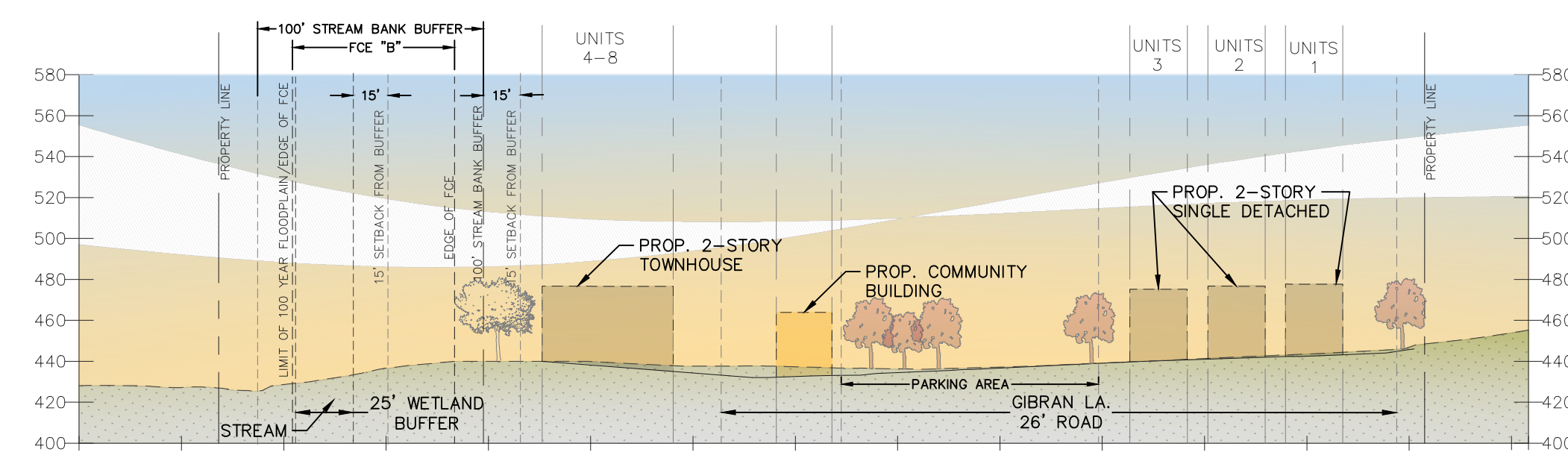
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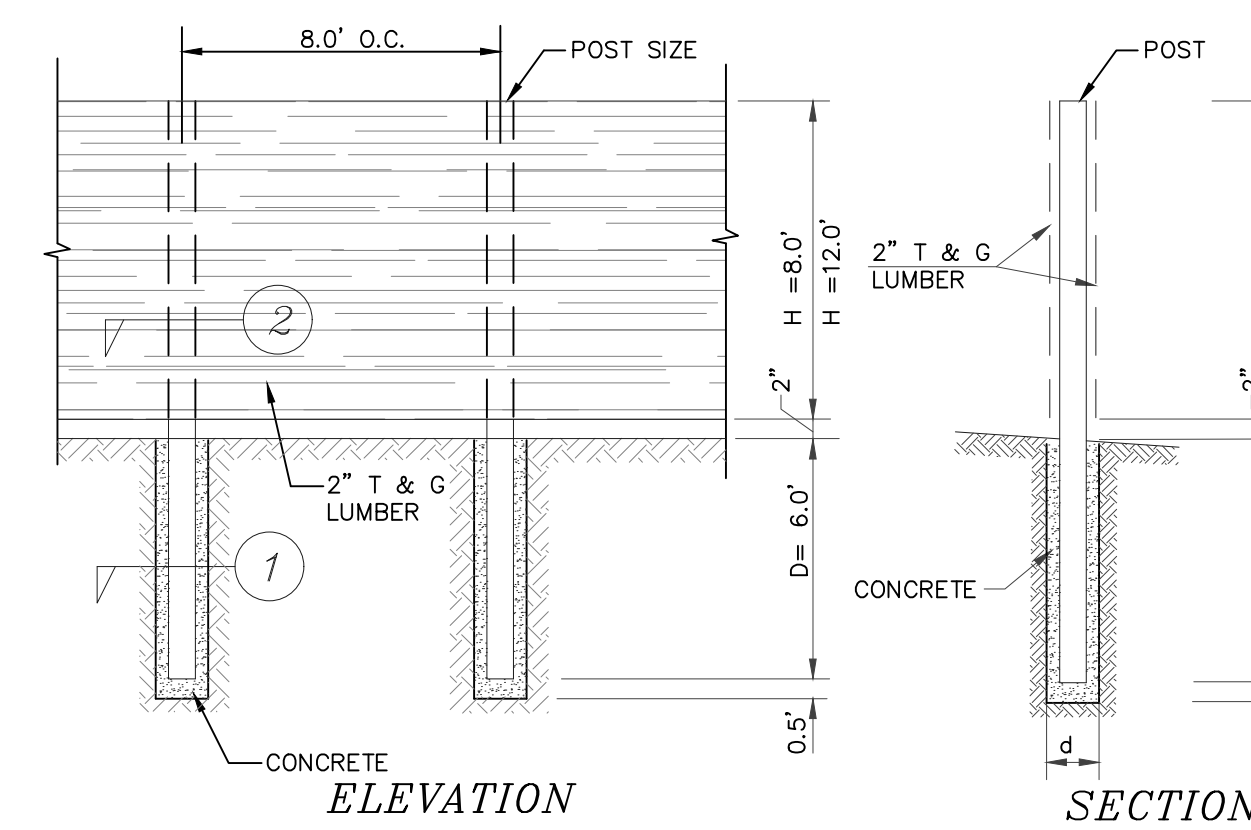
POSSIBLE FINISHES



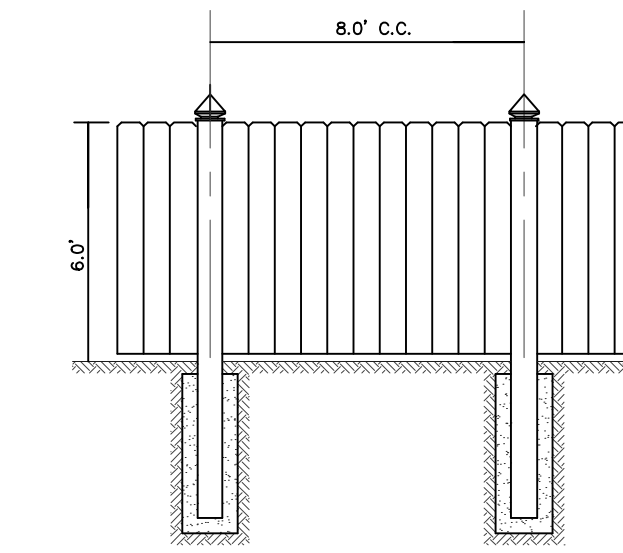
SITE SECTION A-A  
(SCALE 1"=70' H, 1"=70' V)



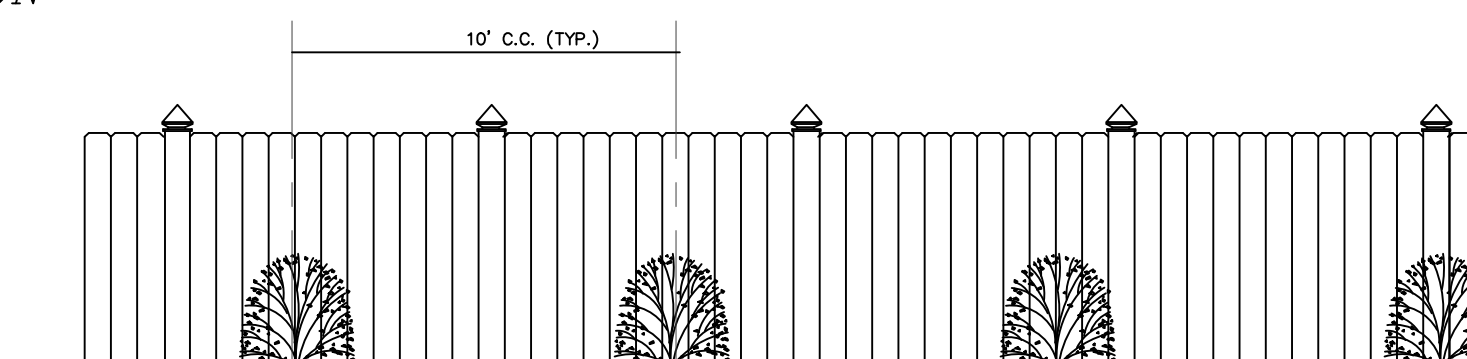
SITE SECTION B-B  
(SCALE 1"=70' H, 1"=70' V)



NOISE WALL DETAIL  
NTS



PRIVACY FENCE DETAIL  
NTS



PRIVACY FENCE LANDSCAPE DETAIL  
NTS

NO.	REVISION	DATE

**CONDITIONAL USE EXHIBIT**  
PROPOSED BUILDING ELEVATIONS AND FACADE & SITE SECTIONS

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SAMER A. ALOMER, P.E. DATE	SCALE NTS	APPROVAL 	04 OF 05

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