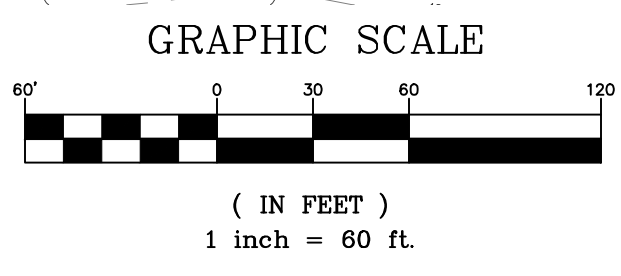


VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP: 19 GRID: D5



**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.

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**OWNER/DEVELOPER**  
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443-538-9547  
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| 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

**MBA**  
ENGINEERS PLANNERS SURVEYORS  
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|  |  |  |          |
|--|--|--|----------|
|  | <b>PROFESSIONAL CERTIFICATION</b><br>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.<br>LICENSE NO. 26859<br>EXP DATE 08/08/2027 | PROJECT DATE<br>5/28/2026<br>ILLUSTRATION ENGINEERING<br>MMA<br>SCALE APPROVAL<br>1"=60'<br>DATE<br>5/28/2026<br>SAMER A. ALOMER, P.E. | 01 OF 05 |
|--|--|--|----------|

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**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.
  - AREA OF FLOODPLAIN: 5.59 AC.
  - NET TRACT AREA: 11.67 AC.
  - NUMBER OF UNITS ALLOWED=11,674÷46
  - NUMBER OF UNITS PROPOSED= 27
  - TYPE OF PROPOSED UNITS: SFA, SFSD, 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 HOWARD COUNTY'S MODERATE INCOME HOUSING REQUIREMENTS.
- 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               | 62.1000        | 125      |
| COMMUNITY BUILDING  | 10 PER 1000 SQ.FT.  | 540.0000 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)  | C (PERIMETER 3)  | A (PERIMETER 4)   | B (PERIMETER 5)*   | A (PERIMETER 6)**   |   |
| LINEAR FEET OF PERIMETER                               | 518.5 LF   | 811 LF   | 1,820 LF  | 60 LF  | 772 LF  |   |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)  | YES, 518.5 LF  | YES, 682 LF  | YES   | N/A  | NO  |   |
| CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) | NO   | NO   | 600 LF. OF PRIVACY FENCE  | N/A  | NO  |   |
| NUMBER OF PLANTS REQUIRED                              | 0 SHADE TREES<br>0 EVERGREEN TREES<br>0 SHRUBS                         | 3 SHADE TREES<br>6 EVERGREEN TREES<br>0 SHRUBS                         | 30 SHADE TREES<br>0 EVERGREEN TREES<br>0 SHRUBS                         | 0 SHADE TREES<br>0 EVERGREEN TREES<br>0 SHRUBS                         | 13 SHADE TREES<br>0 EVERGREEN TREES<br>0 SHRUBS                         | 46 SHADE TREES<br>6 EVERGREEN TREES<br>0 SHRUBS                         |
| NUMBER OF PLANTS PROVIDED                              | 0 SHADE TREES<br>0 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>0 SHRUBS | 3 SHADE TREES<br>6 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>0 SHRUBS | 30 SHADE TREES<br>0 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>0 SHRUBS | 0 SHADE TREES<br>0 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>0 SHRUBS | 13 SHADE TREES<br>0 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>0 SHRUBS | 46 SHADE TREES<br>6 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>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<br>0 EVERGREEN TREES<br>0 SHRUBS   |
| NUMBER OF PLANTS PROVIDED | 22 SHADE TREES<br>0 EVERGREEN TREES<br>0 OTHER TREES (2:1 SUBSTITUTION)<br>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<br>14 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>0 SHRUBS | 3 SHADE TREES<br>4 EVERGREEN TREES<br>0 SUBSTITUTION TREES<br>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 L.F.       | 1 TREE / 40 L.F.     | 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 L.F.    | 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           |        | QLEDTISIA 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> |        |   |  |                  |

**STREET TREE PLANTING SCHEDULE**

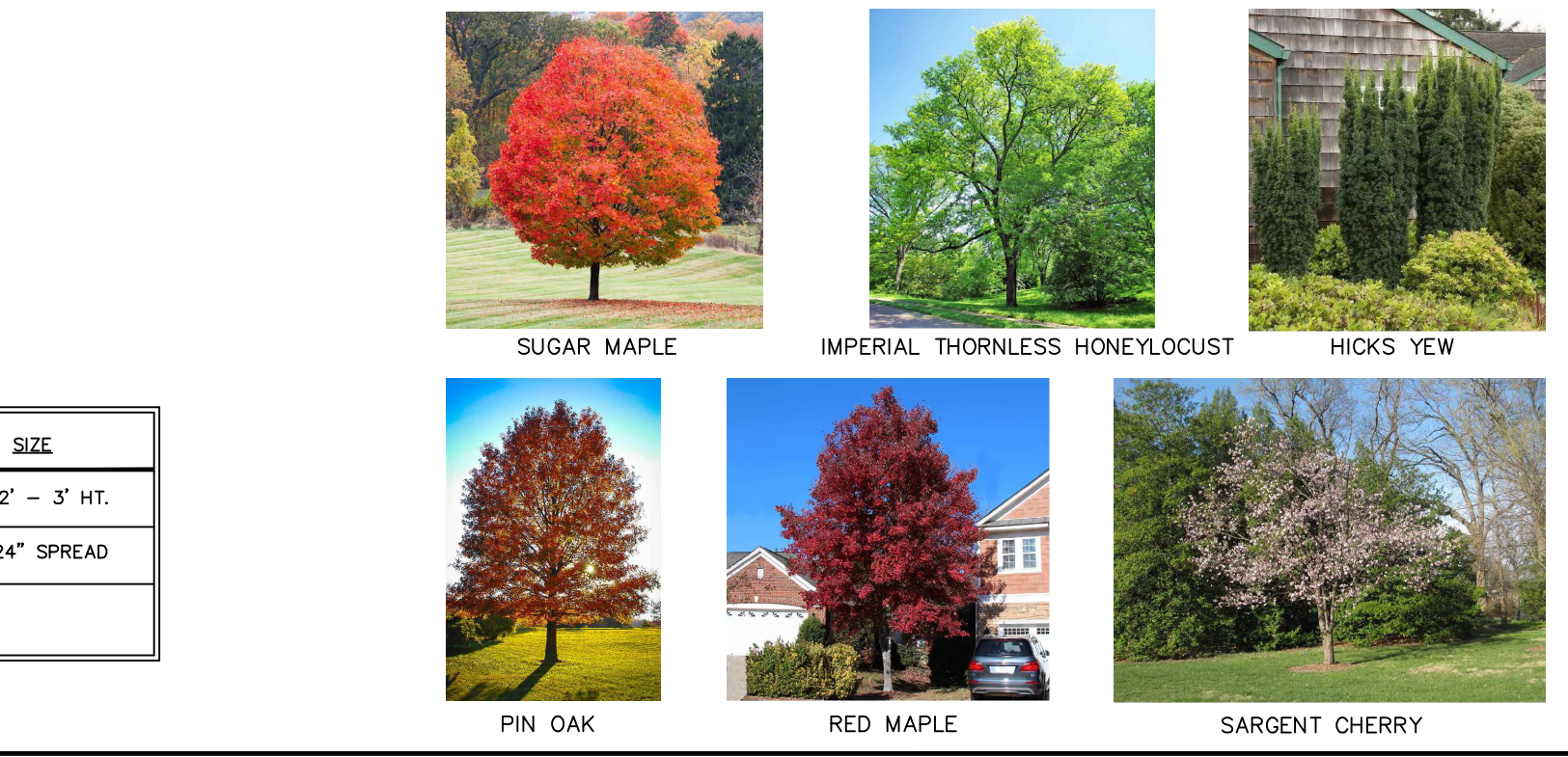
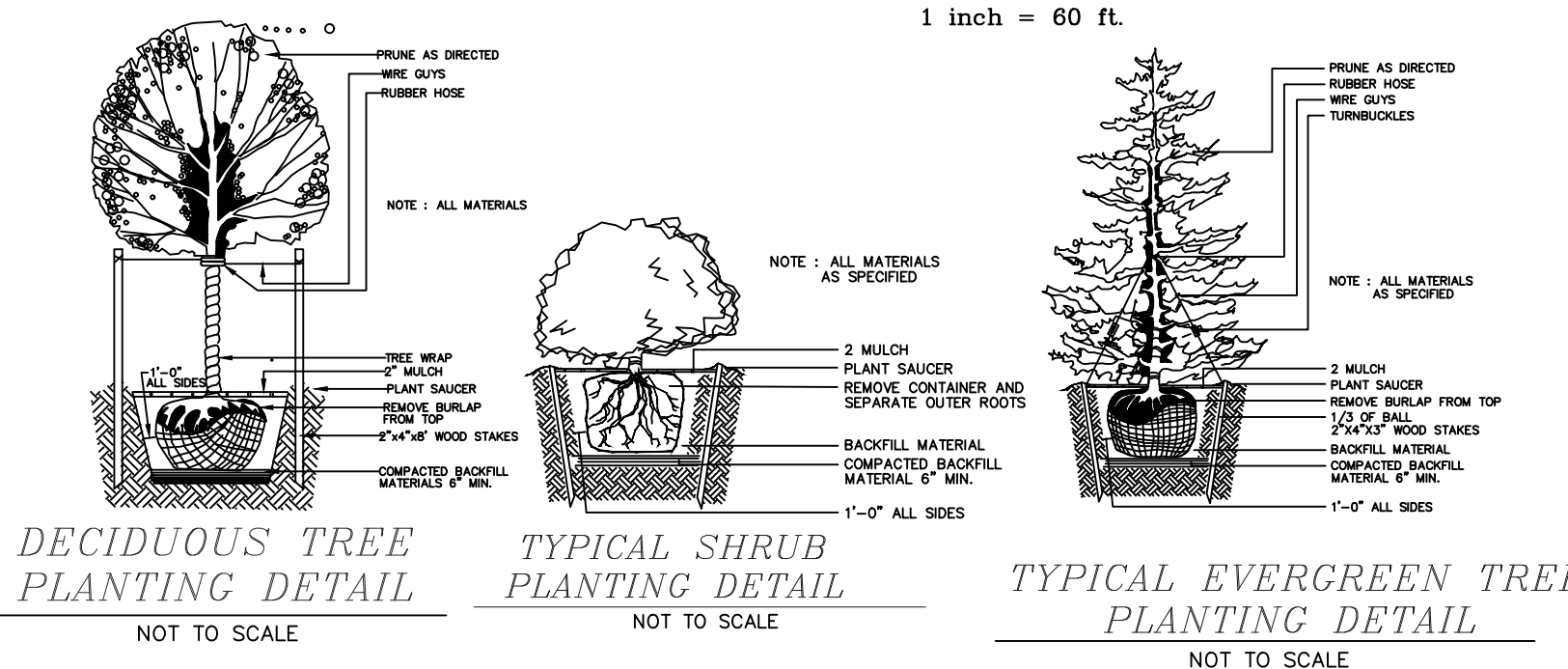
| QUANTITY     | SYMBOL | BOTANICAL NAME                  | COMMON NAME             | SIZE             |
|--------------|--------|---------------------------------|-------------------------|------------------|
| 68           |        | ACER RUBRUM OR EQUIVALENT       | RED MAPLE OR EQUIVALENT | 2 1/2"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

**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> |        |                  |                              |                  |

**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> |        |                                       |   |                 |



**CONDITIONAL USE EXHIBIT**

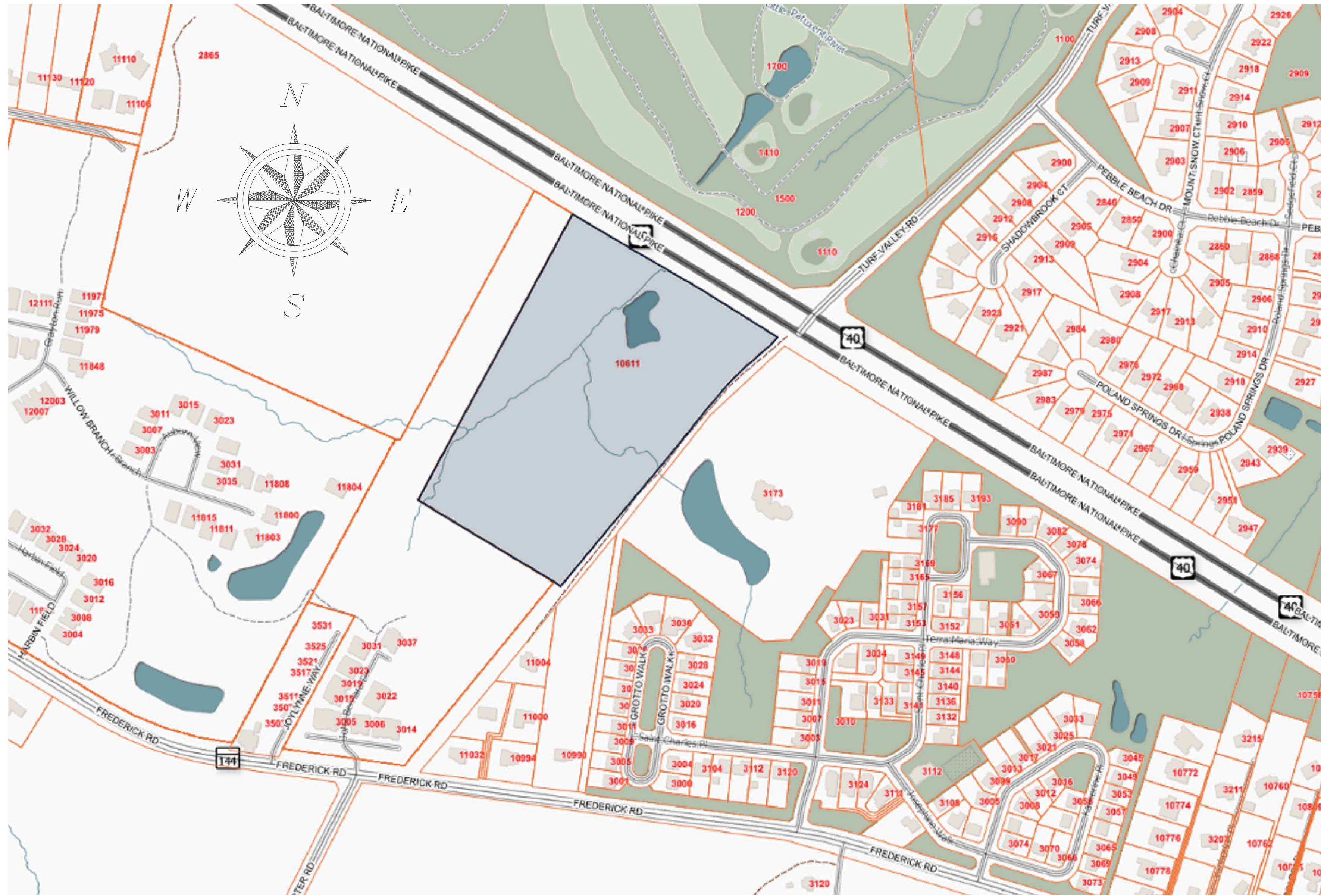
TAX MAP: ## PARCEL: ## GRID: ## BLOCK: # ZONING: ##  
## ELECTION DISTRICT - ##

**MBA**  
ENGINEERS PLANNERS SURVEYORS  
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PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 28858  
EXP. DATE 08/08/2027

PROJECT: 5/28/2026  
ILLUSTRATION: ENGINEERING  
SCALE: 1"=60'  
APPROVAL: ##  
DATE: 5/28/2026

02 OF 05



NEIGHBORHOOD



BIRD'S EYE VIEW



PROJECT ENTRANCE LOOKING NORTH



PROJECT ENTRANCE LOOKING EAST



PROJECT ENTRANCE LOOKING WEST

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |

**CONDITIONAL USE EXHIBIT**  
EXISTING AERIAL & NEIGHBORHOOD

**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



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EXP. DATE 08/08/2027  
SAMER A. ALOMER, P.E. DATE 5/28/2026

| PROJECT           | DATE        |
|-------------------|-------------|
| ST. CHARLES WOODS | 5/28/2026   |
| ILLUSTRATION      | ENGINEERING |
| MMA               | APPROVAL    |
| NTS               | DATE        |

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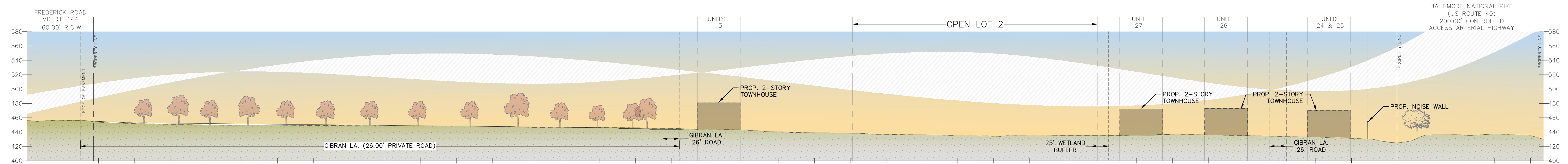
PROPOSED 2-STORY SINGLE DETACHED



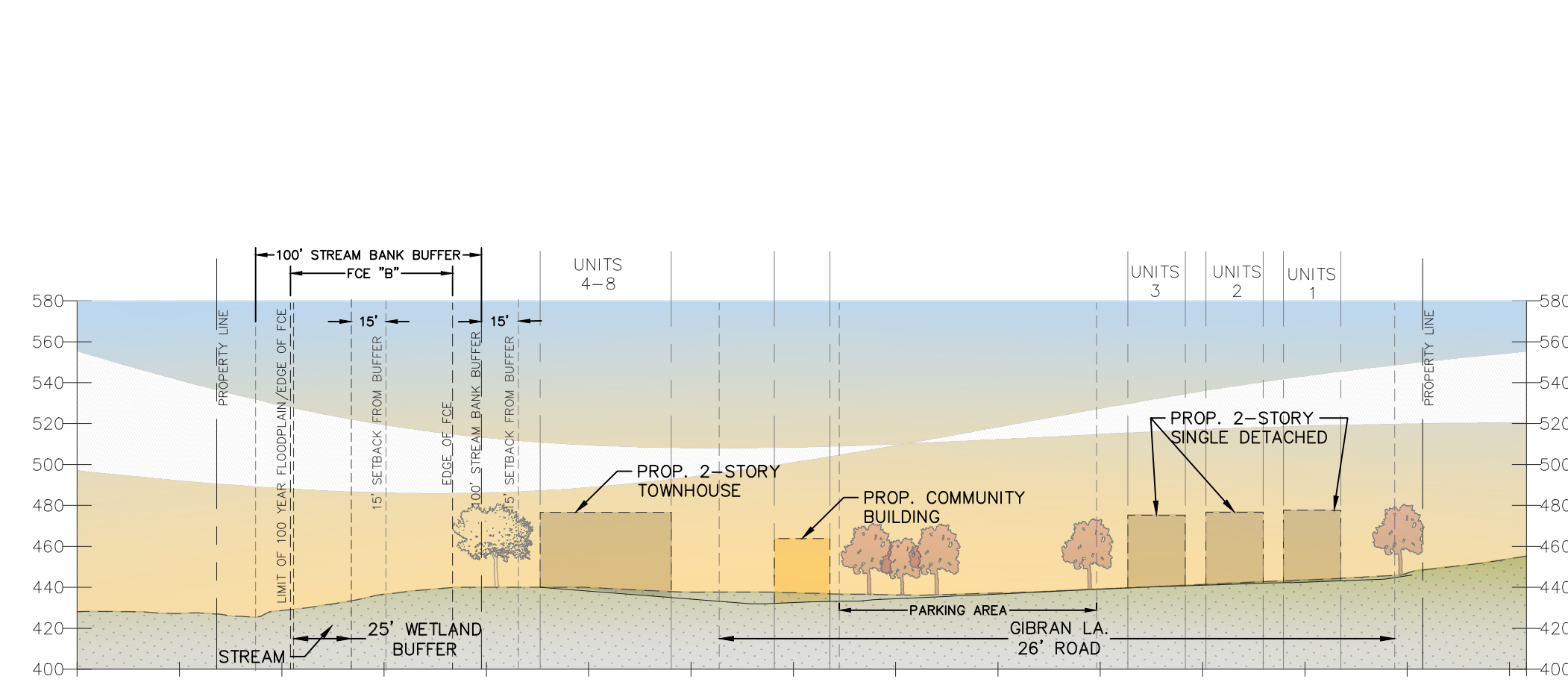
PROPOSED 2-STORY TOWNS



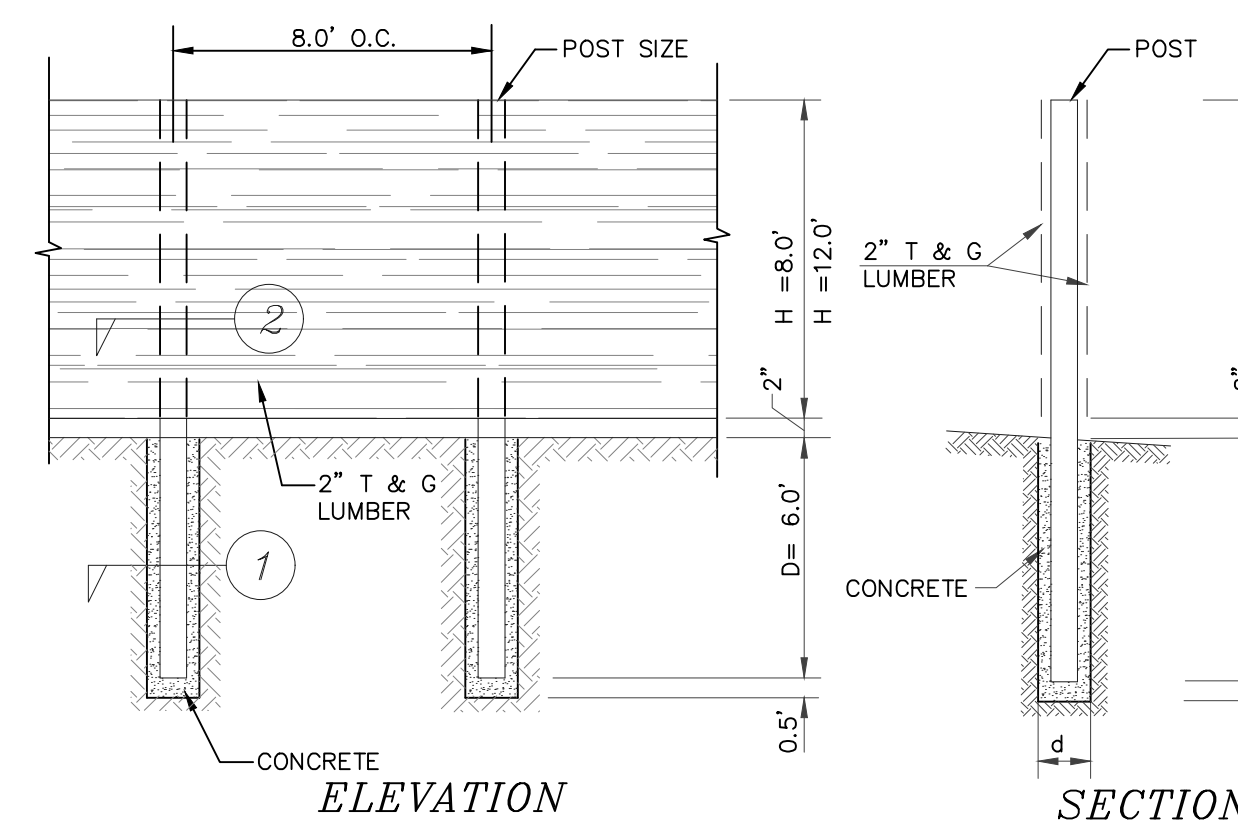
POSSIBLE FINISHES



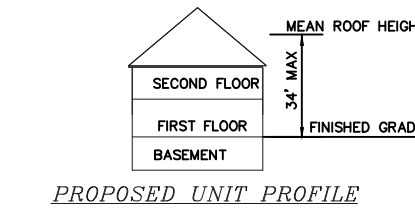
SITE SECTION A-A  
(SCALE 1"=70 H, 1"=70 V)



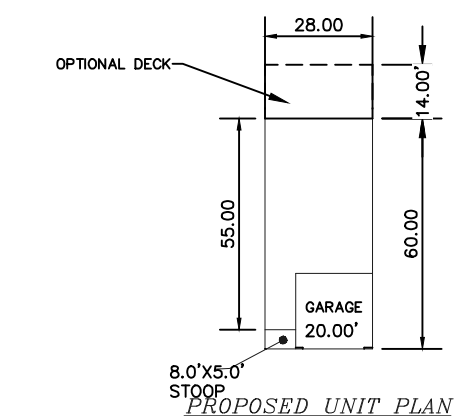
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(SCALE 1"=70 H, 1"=70 V)



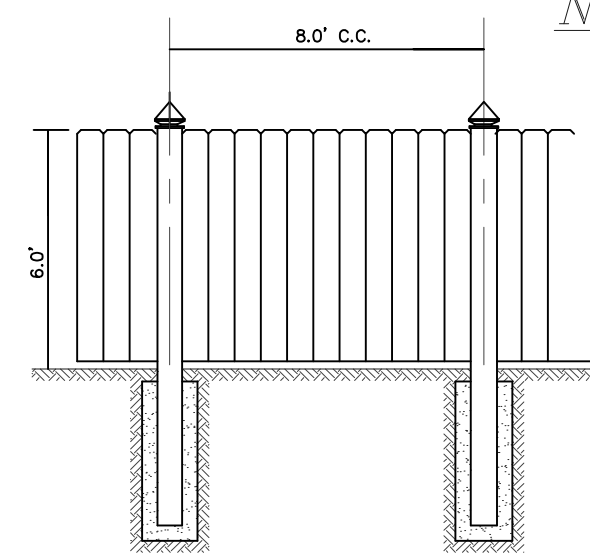
NOISE WALL DETAIL  
NTS



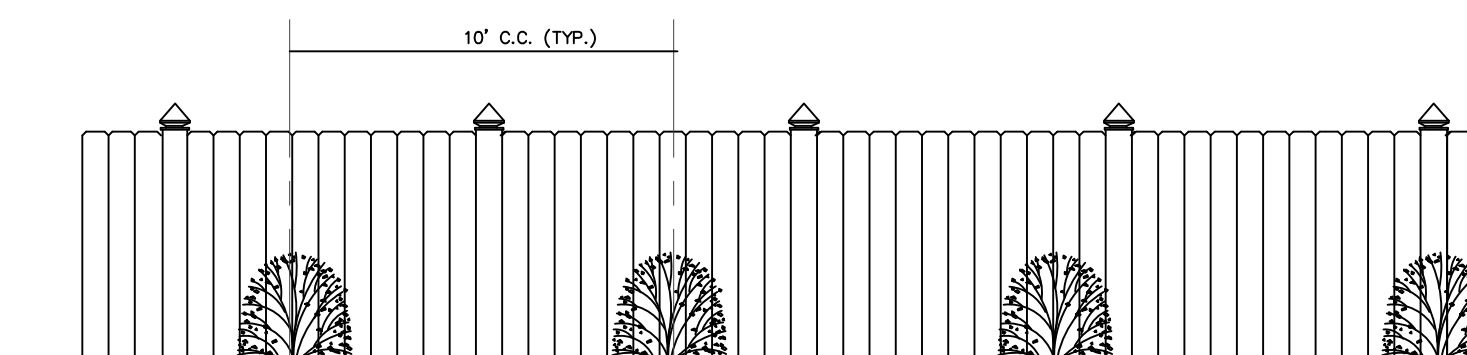
PROPOSED UNIT PROFILE  
NTS



PROPOSED UNIT PLAN  
1"=30'



PRIVACY FENCE DETAIL  
NTS



PRIVACY FENCE LANDSCAPE DETAIL  
NTS

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| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |

**CONDITIONAL USE EXHIBIT**

TAX MAP: ## PARCEL: ### GRID: ## BLOCK: # ZONING: ###  
### ELECTION DISTRICT - #####



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| PROJECT   | DATE        |
|---|-------------|
| #####   | 5/28/2026   |
| ILLUSTRATION  | ENGINEERING |
| ###   | ###         |
| SCALE   | APPROVAL    |
| NTS   | ###         |
| PROFESSIONAL CERTIFICATION  | DATE        |
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| SAMER A. ALOMER, P.E.   | DATE        |



| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |

**CONDITIONAL USE EXHIBIT**

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TAX MAP: ## PARCEL: ### GRID: ## BLOCK: # ZONING: ###  
 ### ELECTION DISTRICT - #####



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|  | <b>05 OF 05</b>  |  |
|  | #####  |  |

**COUNCIL**  
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