

LEGEND

DESCRIPTION

--- EXISTING CONTOUR 2' INTERVAL
--- EXISTING CONTOUR 10' INTERVAL
--- EXISTING TREELINE
--- EXISTING SOILS
--- BUILDING RESTRICTION LINE
● PASSED PERC. HOLE FROM JAN. 2026
■ EXISTING MACADAM PAVING
■ EXISTING S.D.A.
■ PROPOSED S.D.A.
⊙ EXISTING WELL
⊙ PROPOSED WELL
⊙ EXISTING LIGHT POLE
--- OVERHEAD WIRE
■ PROPOSED BUILDING ADDITIONS
■ STEEP SLOPES >25%
T.B.A. TO BE ABANDONED
⊙ CRITICAL ROOT ZONE
#3 EX. SPECIMEN TREE
--- CRZ. IMPACT ZONE <30%

LANDSCAPING PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	5	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" - 3" CAL.	
	22	JUNIPERUS CHINENSIS "SARGENTII" SARGENT JUNIPER	24" SPED	

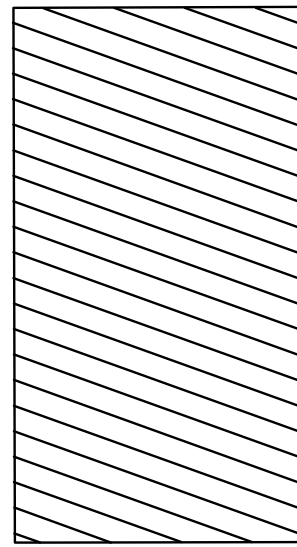
TOTALS: 5 SHADE TREES, 22 EVERGREEN SHRUBS

SPECIMEN TREE SPECIES AND CONDITIONS

TREE #	COMMON NAME / SCIENTIFIC NAME	SIZE, DBH (INCHES)	CRZ 1:1.5 (FT. RADIUS)	STATE CHAMPION (DBH)	CONDITION
1	TULIP POPLAR / LIRIODENDRON TULIPIFERA	37"	55.5'	84.08	GOOD
2	TULIP POPLAR / LIRIODENDRON TULIPIFERA	31.5"	47.25'	86.94	GOOD
3	TULIP POPLAR / LIRIODENDRON TULIPIFERA	35.5"	53.25'	88.85	GOOD



VICINITY MAP
SCALE : 1" = 2,000'



PLAT BOOK No. 5 Pg. 43

CONDITIONAL USE AREA: 41,797 SF
0.96 Ac
SCALE : 1" = 100'

General Notes:

- SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THIS BOUNDARY AND COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 29GD AND NO. 2906 TAKEN FROM A FIELD RUN SURVEY BY FISHER, COLLINS & CARTER, INC. DATED JANUARY, 2026.
- STRUCTURE AND USE SETBACKS PER SECTION 131.N.38 OF THE CONDITIONAL USES ZONING CODE:
 - FROM EXTERNAL PUBLIC STREET RIGHT-OF-WAY: 40'
 - EXCEPT FOR PARKING USES AND FENCES ADJOINING PARKING USES: 50'
- PLAN SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS.: PLAT BOOK 5 Pg. 43
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- THE SITE DOES NOT CONTAIN AN EXISTING 100-YEAR FLOODPLAIN.
- THERE ARE NO STEEP SLOPES WITH A CONTIGUOUS AREA OF 25% OR GREATER LOCATED ON THIS SITE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS AND CARTER, INC. DATED JANUARY, 2026 AND OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS DATA.
- PROPERTY TO BE SERVED BY PRIVATE WATER AND PRIVATE SEWER.

BACKGROUND INFORMATION:

- SUBDIVISION NAME: PATUXENT HILL
- USE: ASSISTED LIVING FACILITY
- EXISTING BUILDING AREA: 2,961.78 sqft, PROPOSED ADDITIONS AREA: 1,582.29 sqft, TOTAL: 4,544.07 sqft, HEIGHT: 18 FT
- LIMIT OF DISTURBANCE: 6,447.38 sqft
- TAX MAP NO.: 29
- F. PARCEL NO.: 114
- G. ZONING: RC-DEO PER 10/6/13 COMPREHENSIVE ZONING PLAN.
- H. ELECTION DISTRICT: FIFTH
- I. TOTAL AREA OF LOT 5: 41,797 SF (0.96 AC.±)
- J. AREA OF STEEP SLOPES 25% AND GREATER = 0 AC.±
- K. NO. OF BUILDABLE PARCELS: 1
- L. AREA OF BUILDABLE PARCELS: 0.37 AC.±
- M. TOTAL AREA OF ROADWAY TO BE DEDICATED: 0 AC.±
- N. AREA OF FLOODPLAIN: 0.00 AC
- O. DEED REFERENCE: L. 23006 F. 469

PARKING DATA

PARKING REQUIREMENTS: ASSISTED LIVING / RESIDENTIAL CARE FACILITY
1.0 PARKING SPOT PER 2,800 SF
PROVIDED: 6 SPACES (INCLUDING 1 HC SPACE)

OWNER

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COUNSEL

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CONDITIONAL USE EXHIBIT

11752 CLARKSVILLE PIKE

LOT 5
PATUXENT HILL
L. 23006 F. 469
TAX MAP: 29 GRID: 14 PARCEL: 114
ZONED: RC-DEO
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: AUGUST, 2026

