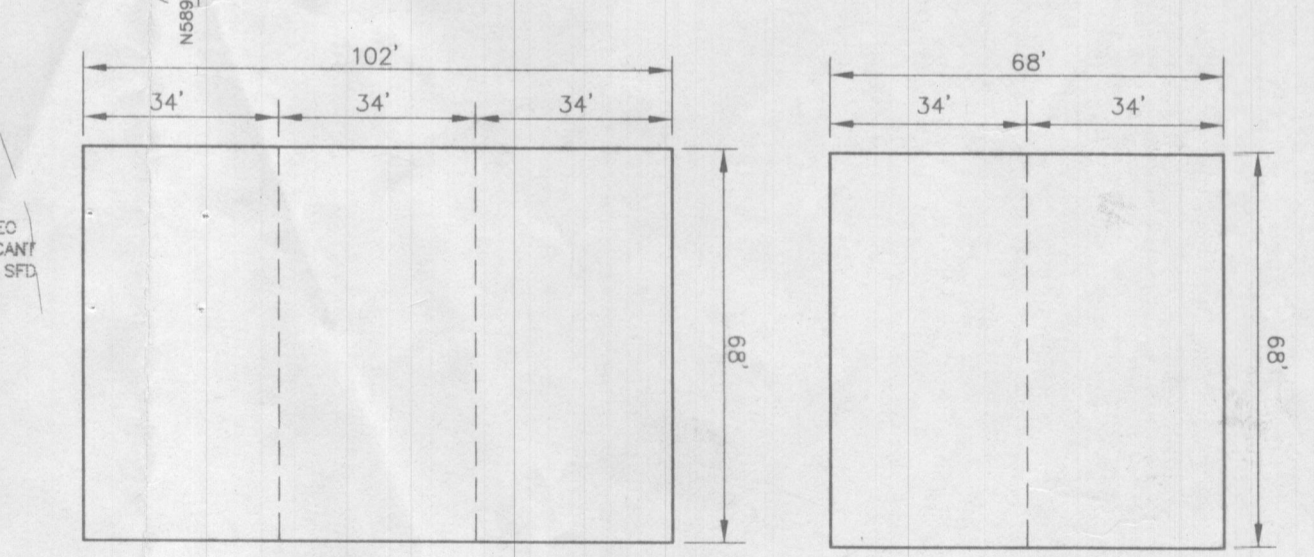


Project	98057	Date	AUG. 1998
Illustration	KR	Engineering	RH
Scale	1"=100'	Approval	

- NOTES:**
1. SITE DATA:  
ADDRESS: 11036 FREDERICK ROAD, ELLICOTT CITY, MD 21042  
ELECTION DISTRICT: 3RD.  
TAX MAP: 16  
PARCEL: 99  
DEED: 2999/0065  
AREA: 13.75 AC.±  
LOCATION: NORTH SIDE OF FREDERICK ROAD, ACROSS ITS INTERSECTION WITH FOLLY QUARTER ROAD.  
EXISTING USE: VACANT/ABANDONED RESTAURANT.
  2. DEVELOPMENT DATA:  
PROPOSED USE: ELDERLY HOUSING  
PROPOSED STRUCTURES: 2-4 TWO STORY TOWNHOUSE UNITS  
NUMBER OF UNITS ALLOWED AT 2/1 AC.=27 UNITS  
NUMBER OF UNITS PROPOSED: 25 UNITS  
NUMBER OF PARKING SPA. REQUIRED: 1SPA./2 UNITS=13 SPA.  
NUMBER OF PARKING SPA. PROVIDED:  
OFF STREET: 2PER UNIT=50 SPA.  
ON STREET: 11 SPA/  
TOTAL PARKING SPA. PROVIDED: 61  
REQUIRED OPEN SPACE: 50% OF GROSS AREA=6.9 AC.  
PROVIDED OPEN SPACE: 9.0 AC±
  3. EXISTING STRUCTURES TO BE REMOVED.
  4. BOUNDARY AND ON SITE TOPOGRAPHY BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT JULY 1998. OFF-SITE TOPOGRAPHY BASED ON HOWARD COUNTY 200' SCALE AERIALS.
  5. WETLANDS DELINEATION BY JOHN TRACH ON OR ABOUT JULY 1998.
  6. NOISE STUDY BY WILDMAN ENVIRONMENTAL SERVICES DATED SEPTEMBER 1998.
  7. SITE HAS SUFFICIENT SIGHT DISTANCE. ACCESS TO BE IN ACCORDANCE WITH SHA REQUIREMENTS.
  8. NO CEMETERY OR HISTORIC STRUCTURES EXIST ON SITE.
  9. FLOODPLAIN LIMITS BASED ON HOWARD COUNTY DATA AND MODIFIED TO REFLECT THE IMPACT OF SWM FACILITY.
  10. SITE IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER TO BE UTILIZED.
  11. ON SITE LIGHTING TO BE IN ACCORDANCE WITH HOWARD COUNTY REQUIREMENTS.
  12. BUILDING SURFACES TO BE A MIXTURE OF BRICK AND VINYL.



\*Public water  
\*Condos - 25 units - no foodservice elderly

TURF VALLEY GOLF CLUB  
TAX MAP 16  
ZONING RC-C  
EXISTING USE GOLF CLUB

U.S. ROUTE 40  
144

65' dBA (UNMITIGATED)

WINFRED D. MANN ET AL.  
4603/0420  
TAX MAP 16  
PARCEL 249  
ZONING RC-DEO  
EXISTING USE VACANT

ST. JOHN THE EVANGELIST BAPTIST CHURCH  
4195/0438  
TAX MAP 16  
PARCEL 203  
ZONING RC-C  
EXISTING USE CHURCH  
PROPOSED USE CHURCH

APPROX. 100 YR FLOOD PCAN  
CENTERLINE STREAM  
25' WETLAND BUFFER  
25' WETLAND BUFFER

AHMAD BAGHERI  
2999/0065  
TAX MAP 16  
PARCEL 99  
ZONING RC-DEO

WELPER ENTERPRISES, INC.  
0997/0322  
TAX MAP 16  
PARCEL 98  
ZONING RC-DEO  
EXISTING USE RESTAURANT/LOUNGE (FRIENDLY INN)

ANDREW HARRIN  
985/0113  
TAX MAP 16  
PARCEL 014  
ZONING RC-DEO  
EXISTING USE VACANT

PHILLIP CARROL  
TAX MAP 23  
PARCEL 71  
ZONING RC-DEO  
EXISTING USE VACANT

TAX MAP 16  
PARCEL 94  
ZONING RC-DEO  
EXISTING USE VACANT  
PROPOSED USE SFT

*10/15/98*

**LEGEND**  
WETLAND

**COUNSEL:**  
THOMAS MEACHUM, ESQ.  
REESE AND CARNEY  
10715 CHARTER DRIVE  
COLUMBIA, MD 21044  
(410) 740-4600

**OWNER:**  
AHMAD BAGHERI  
C/O MILDENBERG, BOENDER & ASSOC., INC.  
5072 DORSEY HALL DRIVE, SUITE 202  
ELLICOTT CITY, MD 21042  
(410) 997-0296

**FREDERICK ROAD PROPERTY**  
TAX MAP 16 PARCEL 99  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SPECIAL EXCEPTION PETITION EXHIBIT

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Fax (410) 997-0298 Fax